

Affordable Housing Trust minutes for September 30, 2020.

Housing Trust Attendees: Sarah Rhatigan, Chair, Kenneth Newberg, Vice-Chair, Susan Haber, Buzzy Price, Michael Price, Tom Timko, and Harvey Boshart. Liz Valenta, RHSO Consultant.

Pubic: Keith Gross, Cathy Kurczah, James Kostaras, Melanie Watts, Alice Benson (Counsel on Aging / Housing Production Steering Committee), Ursula Nowak, Gerry Patton, Mary Gregory, Imai Aiu (Town Planner).

Public Comment:

Michael Price mentioned following up on 189 Merriam Street to discuss as a potential purchase opportunity.

Alice Benson said she was here from the Counsel of Aging and will be the appointee for the Housing Production Steering Committee.

Minutes:

Approved the meeting minutes for September 16, 2020 with a unanimous roll call vote by Sarah Rhatigan, Chair, Kenneth Newberg, Susan Haber, Buzzy Price, Michael Price, Tom Timko, and Harvey Boshart.

0 Wellesley:

James Kostaras, president and CEO of Habitat for Humanity Greater Boston (HFHGB), a respondent to the 0 Wellesley Request for Proposals, presented on behalf of Habitat for Humanity introducing his team including Weston resident Keith Gross as the project architect. Habitat for Humanity provides affordable homeownership opportunities across the country and in many countries by relying on volunteers, through fundraisers, and working closely with neighborhood and other organizations. Candidates must demonstrate both need (<80% AMI) for housing and an ability to pay a mortgage coupled with a willingness to work with HFHGB, including putting in “sweat equity” and attending intensive homeownership classes. The applicants are provided extremally low interest loans and other assistance by HFHGB. HFHGB builds green, using high levels of energy efficiency materials. HFHGB designs its homes to fit into the neighborhoods and respect the character of the community.

Keith Gross presented the draft proposal for 0 Wellesley. Presently the proposal is to have three buildings, with two units each. The first model would be side-by-side town houses with a front porch, the second is a handicap accessible flat on the first floor and another flat on the second floor. The grade indicates an access on the southerly end of the property because of steep grade changes as you move northerly along the property line. The southerly access also allows better sight lines to BPR. The building are all anticipated to be outside of 200ft riverfront line.

Susan Haber strongly recommended that HFHGB consider using a very broad network of newspapers and other media to advertise the housing lottery for these units. HFHGB discussed their expectations for the Housing Trust’s help. Community outreach was also discussed. The HFHGB is seeking approximately \$450,000 contribution to help build the property but this is a

soft number until further site testing occurs. HFHGB was open to teaming with the Affordable Housing Trust to fundraise. Initial funding would be used toward the infrastructure, foundation and other sitework. Imai asked about community labor and safety.

The Housing Trust will go to the CPC and check with its counsel to ensure the Affordable Homeownership Grant authorization will cover any contribution to HFHGB or if a new authorization is needed.

Warren Avenue:

Pass over reviewing the budget and the capital needs study for this item.

Housing Production Plan:

The new members of the committee were welcomed today. The appointed members were announced. The Housing Trust expressed excitement and optimism with the new group.

Emergency Rental Assistance Program:

Review and edit proposed CPA grant agreement. Unanimous roll call vote to authorize the Chair to execute with modifications. Voted by Sarah Rhatigan, Chair, Kenneth Newberg, Susan Haber, Buzzy Price, Michael Price, Tom Timko, and Harvey Boshart.

Other Items:

Update on the ZBA hearing re: 751 BPR.

Respectfully Submitted,

Kenneth Newberg, Clerk Pro Tem