

---

Natick Affordable Housing Trust Fund  
Minutes of Board Meeting

Date: April 23, 2009  
Time: 6:30 PM  
Meeting Number: #12  
Present:

- X Bruce Weisberg, Chair (BW)  
Scott Joseph, Vice Chair (SJ)
- X Randy Johnson, Clerk (RJ)
- X Jay Ball (JB)
- X Carol Gloff (CG)  
Rick Keirnan (RK)  
Julie Kittler (JK)
- X Paul McKeon (PM)
- X Andrew Meyer (AM)

Also in attendance: Joe Merkel, Natick Housing Planner

Quorum present – meeting called to order by Bruce at 6:35 PM

Motion to approve revised version of minutes from April 7, 2009. Unanimous vote (6-0)

NOTE: Minutes are now posted on Town Website.

**A. Old Business**

8.1 Bacon Street property.

4/23/09 Intent is to proceed with investigative work; funds can be from 2009 Home.

9.1 56 Everett Street

4/23/09 Intent is to proceed with investigative work; funds can be from 2009 Home.

10.8 First Time Home-buyer Class

4/23/09 Joe presented draft contract for board review. Contract amount is \$500; contractor is Watertown Community Housing. Class will take place in Natick. Funds will be from \$40,000 amount (non-HOME). Carol's review comments included edits concerning "request for bids", redundant references to *professional standards*, and the need for the board's understanding of the insurance requirements. Joe noted that the insurance requirements have restricted potential applicants, but would not adversely affect the Watertown proposal. Carol felt that board signature of payment approval would be necessary, but not a board vote. Motion made by Carol to approve the contract, as edited. Second by Paul; unanimous vote (6-0).

10.4 General Growth

4/23/09 Andy presented background and Planning Board decision, regarding General Growth's obligation to provide affordable ownership units as part of the permitting of the mall condo development. Although developer is in bankruptcy proceedings, the zoning commitments remain in place. Approach, given current surplus of unsold units is to allow the owner to call ten units in the development affordable. Upon sale of one of these units, the developer would be required to proceed with the off-site development of an affordable unit.

Natick Town Hall  
13 East Central Street  
Natick, MA 01760

**NAHTF Board Meeting – April 23, 2009**

**Page 2 of 2**

Paul noted the prior agreement to issue a security bond in the amount of approx. \$2m to the NAHTF for the production of affordable units as one of the previously negotiated planning board options. Status of this bond is not clear.

Jay questioned whether the approach was sidestepping the obligation. Randy noted that the approach was only valid and consistent with the mission of the NAHTF if there was a surplus of affordable units, and questioned the status of the obligation to produce the units within two years.

Carol noted that the NAHTF has no say in the negotiation with the developer, and was involved only as the recipient of the bond.

10.5 Inclusionary Zoning  
4/23/09 Not discussed at meeting.

10.6 Town Meeting Warrants (Paperboard site)  
4/23/09 Not discussed at meeting.

10.7 Discussion regarding use of HOME funds that are “at risk”.  
Down Payment Assistance  
4/23/09 Joe presented proposed fee structure - \$2500 mobilization and 10% of grant, on-going. The total fee for services is less than the threshold for more involved procurement procedures. The overall approach satisfies the HOME requirements for the use of the funds, to avoid losing the “at risk” funds.

Joe presented draft description of program. This will be presented to BOS at their May 4, 2009 meeting. Andy recommended that the proposal be as specific as possible. A cover memo will be produced by Carol, Bruce et al. The time-sensitive nature of the BOS review will be emphasized. The NAHTF reviewed the draft, and made edits including the deletion of reference to two-family or larger properties, and the revision of other sections as to be appropriate for use in Natick. The target use is for affordable units. The assistance would be 50% of the downpayment, or approximately 1.5% of the purchase price. Joe will distribute a draft, for comments. Final version needs to be to the Board by April 30<sup>th</sup>. Comments will be sent only to Joe from each member (no Reply All emails). Motion by Carol to authorize Joe to proceed with the edits, for eventual presentation, as edited to the BOS. Second by Jay. Unanimous (6-0)

Second motion by Andy to authorize the full amount of the at risk HOME funds, \$53,262, for the DPA program. Second by Carol. Unanimous Vote (6-0)

**B. New Business**

(none)

MOTION TO ADJOURN: 8:00 PM; unanimous vote. (6-0)  
NEXT MEETING: Wednesday, May 13th, 2009, 6:30 PM  
(meeting date adjusted due to town meeting schedule.)

---

Randy Johnson, Clerk

Date