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**Natick Affordable Housing Trust Fund  
Minutes of Board Meeting**

Date: December 3, 2008  
Time: 6:30 PM  
Meeting Number: #8  
Present:

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

Also in attendance: Laura Senier (Member of Comm. Dev. Advisory Board)  
Ed Santos, Natick Housing Authority

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

Motion to approve minutes from October 14, 2008. Motion by Carol, second by Andy; 6-0-1 (Jay abstention). Randy will investigate posting meetings on town / NAHTF website

A. Old Business

5.3 Town of Natick Housing Planner

Joe Merkel – could not attend meeting – will be invited to next meeting. Memo issued by Joe to NAHTF that covers housing inventory status.

6.2 Trust Document

Cost of Trust filing - \$75. Not billed to NAHTF.

6.4 Natick Housing Authority

Ed Santos discussed NHA housing issues

- a. Cedar Gardens – Issue with egress at one section of the development (single means of egress). Goal would be to demo, and replace the units at a more downtown location. Build family units at the old location. Project financing would include low income tax credits. Syndicator could contribute to pre-development funding.
- b. In general, housing need is at the family side. Family population is characterized as renters, not buyers. Elderly waiting list is about 40, family list is about 475.
- c. Maintenance at unit turn-over is an on-going labor and cost issue. Approx 12 are unoccupied at any time, with a variety of conditions.
- d. House on Plain Street – gutted, insufficient finances to complete.
- e. NHA has started alternative school program

Natick Town Hall  
13 East Central Street  
Natick, MA 01760

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Board involvement in NHA projects discussed. Preference would be for project with a good identity and profile, i.e., Plain Street, vs. funding unit maintenance at turn-over. Predevelopment assistance would be a possible use, as this money would be returned to the board, with possible interest. Rick will contact Ed to learn more about NHA finances, so any NAHTF involvement would not duplicate other possible funding sources.

6.6 Mission Statement

Statement revised to: *To provide for the creation and preservation of affordable housing in the Town of Natick for the benefit of low and moderate-income individuals and families.*

Motion – Randy, Second Carol. Unanimous.

7.2 *Federal Fair Housing Impediments* report will be part of upcoming Board of Selectmen meeting agenda.

B. New Business

8.1 Jay has been checking on the status of the Bacon Street property.

8.2 Julie reviewed conference put on by Tina Brooks of DHCD, describing status of state housing markets. Possible use of Peer-to-Peer, technical assistance grants was discussed. Examples – housing rehab program, downtown planning issues. These could also apply to Planning Department

MOTION TO ADJOURN: 7:50 PM; unanimous vote.

NEXT MEETING: Tuesday, January 6th, 2008, 6:30 PM

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Randy Johnson, Clerk

Date