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

Date: March 3, 2009
Time: 6:30 PM
Meeting Number: #10
Present:

X Bruce Weisberg, Chair (BW)
X 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) (left meeting at 7:30 pm)
X Andrew Meyer (AM)

Also in attendance: Members of Community Development Advisory Committee:
Laura Senier
Paul McKerron
Debby Harmon
(Andy Meyer)
(Carol Gloff)
(Bruce Weisberg)
Joe Merkel, Natick Housing Planner
Steve Gartrell, Director, Metrowest HOME Consortium

This meeting was a joint meeting of the NAHTF and CDAC. Meetings occurred simultaneously. Some discussion relative to CDAC is not recorded in these minutes. See CDAC meeting minutes for additional meeting record.

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

Motion to approve minutes from January 6, 2009. Carol had question about intent of last sentence in item 5.3. Meaning would be cleared up during subsequent discussion. Unanimous vote (7-0)

NOTE: Minutes are now posted on Town Website.

A. Old Business

8.1 Bacon Street property.

3/3/09 Site is not the parcel with the existing house. It is in SE corner of vacant land behind Bernardi. Site is 12,190 SF. Development to west might assist sewer installation question. Title under review by Land Court Engineering Department. General consensus of board was to not have any expenditures until title is secure. Use of HOME funds for investigative work would be at risk, if project did not proceed.

Andy summarized discussions with Habitat for Humanity, and the responsibilities of the parties involved in a Habitat project. The local committee finds the owner. Mortgage payments go to Habitat. Deed restrictions are possible.

Laura: affordable rental housing, with NHA management would be an appropriate end product.

Natick Town Hall
13 East Central Street
Natick, MA 01760

9.1 56 Everett Street

3/3/09 Carol noted different opinions on build-ability of property. Randy noted that Natick Conservation Commission had reviewed the site. Randy will get more details for next meeting.

B. New Business

10.1 Joe Merkel presented FY10 Annual Action Plan in public hearing, called to order by Carol.

Budget figures proposed:

- Consultant services – Lottery - \$19,130
- Buydown Program – purchase of expiring uses - \$56,107
- Administration - \$5,857

Fair Housing – CDAC is designated as entity in charge, with Joe as the Fair Housing Officer. Goals outlined in plan. NHA has had input.

S. Gartrell Presentation (see item 10.2 below)

Hearing closed. Unanimous vote.

Discussion regarding adjustment of budget line items. Motion by Andy to approve plan, as proposed. Second. Unanimous vote.

10.2 Steven Gartrell presentation of Metrowest HOME Consortium

Detailed summary of history, scope of Consortium presented. Discussion included the following:

- Disbursement is formula (entitlement based) as opposed to RFP process
- Not applicable to federal projects
- Funds can go to for-profit
- CHODO requirement at 15%, not currently an issue for Natick
- Line item swaps in budget greater than 25% need new hearing / vote.
- Admin. is capped at 7%.
- 25% matching required – various means, including land donations. This is not by project, but total budget.
- HOME funds applicable only to projects “under agreement”. Thus use of funds by placing them in an interest bearing account for a future project, pre-agreement with architect / developer, would not be allowed (this pertains to meeting #9, Item 5.3)
- Down payment assistance is allowable use. There are companies that will administer this.
- Tenant rental assistance is allowed, but has downside if not continuous service.

Randy suggested making presentation slides available. (Possibly on town website).

10.3 Lottery RFP results – for 2 units at Dewey (immediate need)

Consultant proposals: \$4,500 (Sudbury)
 \$2,500 (Watertown Community Housing)
 \$10,000 (Stockard Engler)

Jay: Broad spread needs explanation – Joe related spread to overhead, profit goals and output costs.

Laura: Include in requirements data about applicants, etc.

Carol: Insurance coverage has been an issue with past applicants.

No action taken by board.

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- 10.4 **General Growth**
Time table, remaining units, relative to past agreement, discussed. More research needed to assess probable outcome of slow sales of the affordable units.

- 10.5 **Inclusionary Zoning**
Pro and Con reviewed by Andy, with discussion underscored by observation that affordable housing is an ongoing mission of the planning board. Paul McKerron (Zoning Board member) noted that ZBA often includes affordability as a requirement when issuing variances. Further review by board is needed prior to vote / opinion.

- 10.6 **Town Meeting Warrants**
Andy alerted board to two articles relating to Paperboard site – one would rescind the “smart growth” zoning, the other would change zoning to RG. Part of this is in reaction to the developer’s proposed change from ownership to rental.

- 10.7 **Discussion regarding use of HOME funds that are “at risk”.**
One option is to again loan funds to other consortium members. Alternative is to find way to use funds locally. Bacon Street expenditures appear unlikely; Laura noted that the Plain Street NHA property remains an option, which could be accomplished quickly.

- 10.8 **Joe Merkel requested \$500 funding for consultant to run first time home buyer classes in Natick.**
Motion – Randy; Second – Andy; Unanimous vote
Scott noted his availability to participate.

MOTION TO ADJOURN: 8:40 PM; unanimous vote. (6-0)
NEXT MEETING: Tuesday, April 7th, 2009, 6:30 PM

Randy Johnson, Clerk _____ Date