
Natick Affordable Housing Trust Fund
Minutes of Board Meeting

Date: May 6, 2008
Meeting Number: #2
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)
X Julie Kittler (JK)
X Paul McKeon (PM)
X Andrew Meyer (AM)

Quorum being present, meeting called to order at 6:00 PM.

Minutes from 4/1/08:

Motion to approve – RJ; Second – PM; all votes in favor, with JB abstention.

A. Old Business:

- 1.1 CG: Town meeting vote on Article 20 – approval of \$40,000 to NAHTF
Recommendation – place funds in interest bearing account
Motion to approve – CG; Second – AM; Unanimous vote (SJ / JK not present)
- 1.2 SJ: Summary of discussions with Town Counsel – John Flynn (JF)
JF will produce draft NAHTF organization papers for review, schedule is uncertain
Town Meeting approval not needed; BOS approval envisioned
Town Tax ID number is adequate
Charitable donations would be tax deductible
- 1.3 AM: ZBA / Planning Board Overview
- a. Bernardi Honda property – vacant single family at end of Bacon St. AM will investigate status.
 - b. Mathworks – Of FAR bonus funds, \$230,000 available; potential expenditures are sidewalk on Rt. 9 to town forest and McDonalds and/or purchase of old house on N. Main / Bacon Corner. This site is a potential housing development project. House is assumed to be historic. Funds must be directed to specific project, not general use.
 - c. CG / AM explained Home Consortium (and past presentation by Natick resident Steve Gartrell, town planner in Newton), where HUD funds are allotted to member communities. Natick share is \$80,000 per year. Funding can be traded to other member town, with future “repayment”, within some time limit. Funding admin. purposes is allowed.
 - d. BW asked about general ZBA / Planning Board inclination. AM noted that general “culture” of Planning Board is supportive of affordable housing. There is some potential in the zoning bylaw for affordable housing support, and the HOOP district has potential regulatory revisions that can support affordable units.

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13 East Central Street
Natick, MA 01760

NAHTF Board Meeting – May 6, 2008

Page 2 of 2

- 1.4 PM: Discussion of other AHTF boards
- a. Haverhill – not active – function largely taken by other non-profit affordable housing developer.
 - b. Somerville – has active affordable housing production organization.
- 1.5 CG: Distribution of Town of Natick 2006 Housing Plan.
- B. New Business:
- 2.1 CG: Pond Street development near Course Brook
Developer’s agreement (2005 ZBA decision), \$10K / unit , up to \$90K for affordable housing
- 2.2 AM: Natick Paperboard - \$200,000 mitigation money – potential for AHTF funding?
- 2.3 BW: General question – NAHTF mission / goals.
- a. JB: As an example of housing production – Habitat for Humanity house production.
 - b. Observation made that HH products do not have deed restriction.
 - c. RJ opinion: Deed restrictions should not be prerequisite for NAHTF projects.
 - d. Discussion about deed restrictions / what is acceptable to DHCD as contributing to stock of subsidized affordable housing.
 - e. AM option: down payment assistance – Redman Drive example. AM recommended some recapture on the down payment in future projects. PM expressed concern about holding liens on properties.
 - f. JB: Examine list of town owned property (Open Space inventory)
 - g. CG: Example of Southborough developer produced affordable unit.
 - h. Mention of site on Cottage Street recommended by Ken Soderholm.
- 2.4 CG: Meeting must be posted by Clerk. 48 hours prior (not including Sundays) to meeting time required.

NEXT MEETING: June 3rd, 6:30 PM

MOTION TO ADJOURN: 7:00 PM; unanimous vote.

Randy Johnson, Clerk

Date