



NATICK AFFORDABLE HOUSING TRUST FUND

Date & Time **Tuesday, January 13, 2026, 7:30pm**

Meeting Format **Virtual / Zoom Meeting**

Attendance	NAHT Members	Vote #1 Move to award the Kibbey Award and a proclamation to the Select Board in recognition of their contributions to housing opportunities for the citizens of Natick and their support of the 5 Auburn Street project.	Vote #2 Approval of 11/12/2025 Meeting Minutes.	Vote #3 Meeting Adjournment.
Present	Jay Ball	Yes	Yes	Yes
Present	Patrick Cavanagh	Yes	Yes	Yes
Present	Kim Chagnon	Yes	Yes	Yes
Present	Sue Crossley	Yes (2 nd)	Yes (Movant)	Yes (2 nd)
Present	Patrick Duggan	Yes	Yes	Yes
Present	David Fishman	Yes	Yes	Yes
Present	Randy Johnson	Yes (Movant)	Yes	Yes
Present	Reginald Leese, Vice Chair	Yes	Yes (2 nd)	Yes (Movant)
Present	Ganesh Ramachandran, <i>Chair</i>	Yes	Yes	Yes

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Present	David Fishman	Yes	Yes	Yes
Present	Randy Johnson	Yes (Movant)	Yes	Yes
Present	Reginald Leese, Vice Chair	Yes	Yes (2 nd)	Yes (Movant)
Absent	Kathryn Coughlin and Gonzalo Puigbo			

Call to Order: Meeting called to order by Chair, Ganesh Ramachandran, at 7:31PM

Members of Public in Attendance:

Caitlin Hughes – Associate Member

Glenn Kramer – Associate Member

Amanda Loomis – Directory of Community & Economic Development (Town of Natick)

Brodie Thomas – Natick Bookkeeping

Ashley Wyatt – Administrator

Chelsea Gaylord – Metro West Collaborative Development

Barney Heath – Metro West Collaborative Development

Sharone Small – Metro West Collaborative Development

Kathryn Doran – Member of the Public

Wayne Gates – Member of the Public
Rita Martins – Member of the Public
Chris Milford – Member of the Public

Quick Recap:

- MWCD provided an update on their recent 5 Auburn Street project, including funding achievements, ongoing permitting processes, and proposed river improvements.
- MWCD submitted for Pre-Development Requestion #5, in the amount of \$141,633.83.
- 246 North Main Street deed to NAHT is pending review from legal counsel and Town officials.
- A new tenant has been secured for 299/301 Bacon Street while property sale is under discussion with Family Promise Metrowest.
- A Johnson School position paper has been drafted for submission to the Select Board, proposing an Article 97 land swap to support building veteran housing at the Wilson Gardens site.
- A town update was provided for available affordable housing opportunities.
- The Housing for All subcommittee is working to streamline fund distribution by finalizing intake, billing, and eligibility procedures with partner programs.
- The NAHT Retreat is scheduled for January 24, 2026, at 9:00 AM at the Massachusetts Audubon Broadmoor Sanctuary.
- The Kibbey award was voted to be awarded to the Town of Natick Select Board.

5 Auburn Street:

Sharone Small (Director of Real Estate) of Metro West Collaborative Development (MWCD) presented a project update and highlighted recent funding achievements. In addition to the previously approved \$750,000 in Community Preservation Act (CPA) funding, MWCD has now been awarded \$1.2 million state historic tax credits. MWCD also received an \$850,000 loan/subsidy award from the Federal Home Loan Bank of Boston, which is expected to strengthen their Community One Stop for Growth application to the state in March of 2026. MWCD reported that the project remains in the permitting phase with the Natick Conservation Commission and major stormwater permitting. The next hearing is scheduled for January 15, 2026.

Pre-development requestion #5, in the amount of \$141,633.83, was submitted by MWCD and will be reviewed by the Trust. Mr. Ball requested additional information regarding the intended river improvements.

MWCD described a plan to remove invasive species, notably Japanese Knotweed on-site. They also intend to replace the lawn with native seeds, grasses, and shrubs, providing a more meaningful habitat. Additionally, MWCD plans to implement a stormwater quality system for Auburn Street which will filter particles and oils prior to reaching the river. Mr. Johnson raised concerns about the space planning for the community hall and requested a schematic design packet.

The conversation ended with Barney Heath introducing himself as the new Executive Director of MWCD.

246 North Main/Habitat for Humanity:

The board discussed the ownership structure and the pending title transfer to NAHT. However, progress was limited due to pending review by legal and Town officials. Mr. Cavanagh expressed eagerness to accelerate the project schedule in order to avoid delaying the purchase by Habitat for Humanity.

299/301 Bacon Street:

Mr. Leese provided an operational update and noted a successful tenant transition late last year, with Family Promise agreeing to cover rent for the vacancy for November and December 2025. A new tenant was secured for the space under a nine-month lease, followed by a month-to-month agreement. This provides additional flexibility for ongoing negotiations with Family Promise regarding the potential sale of the property, which may include an upfront lump sum payment with financing agreement over a three to five term. Legal counsel is being consulted for guidance and advice related to direct lending and the proposed property sale.

Wilson Gardens:

The Trust discussed the Johnson School Position Paper drafted by Chair Mr. Ramachandran, for submission to the Select Board. The document proposes an Article 97 land swap that could allow for the potential development of veteran housing at the Wilson Gardens site in exchange for the designation of permanent open space at the Johnson School site. Mr. Johnson suggested that following circulation of the working document, a subcommittee be formed with stakeholders outside of the NAHT, including Town residents and other Town officials, to assist with outreach and communication.

Outreach Committee:

The subcommittee completed the onboarding tool document after incorporating comments from the Trust members. Ms. Crossley will work with Family Promise, Natick Service Council, and Council on Aging to develop a community outreach program outlining the benefits of

affordable housing opportunities. Chair Mr. Ramachandran requested that the subcommittee adapt portions of the onboarding document for publication on the NAHT website to increase visibility.

Budget Updates:

Ms. Thomas inquired about pending in-lieu payments and the logistics of CPA funding. Ms. Crossley clarified that CPA funds would be distributed to the Trust in installments over a two-year period, with participating organizations submitting invoices for reimbursement. Ms. Loomis will monitor and report to the Trust on the in-lieu payments from 23 Willow Street. Mr. Leese clarified that revenues and expenses for Bacon Street would now run the full year as an anticipated sale in Spring 2026 will now not happen.

Town Update:

Ms. Loomis shared that due to strict income and asset requirements, it has been difficult for applicants to qualify for available affordable rental units. Several affordable housing listings are currently available including Natick Corner, Union Place, 21 Summer Street, and 45 E Central Street. The Trust discussed the possibility of highlighting application criteria and guidelines on the website to help streamline the application process.

Housing for All:

The subcommittee aims to create a streamlined process to simplify and expedite the distribution of funds by meeting with representatives from partner programs to finalize intake, billing, and eligibility procedures. An update is expected at the February 2026 meeting. Ms. Crossley emphasized that the program is not limited to Natick residents, but also includes individuals with connections to the Town of Natick through work or relocation.

January 2026 Trust Retreat:

A subcommittee will meet to draft an agenda for the upcoming NAHT Retreat, scheduled for January 24, 2026, at 9:00 AM at the Massachusetts Audubon Broadmoor Sanctuary. Attendees will review progress on the five-year plan and discuss future priorities.

West Natick Corridor

Ms. Loomis confirmed that the new West Central Corridor (WCC) bylaws require the construction of affordable housing units rather than a fee-in-lieu payment. She noted with enthusiasm that landowners who previously did not provide input are now engaging with the Town to explore development opportunities.

Kibbey Award Nomination:

The Trust voted to award the Kibbey Award to the Select Board for its support of the 5 Auburn Street project, which will provide expanded affordable housing opportunities for the citizens of Natick.

Administrative Matters:

The November 12, 2025 meeting minutes were approved.

Adjourned at 8:47PM