



## NATICK AFFORDABLE HOUSING TRUST FUND

Date & Time            **Tuesday, February 10, 2026, 7:30pm**

Meeting Format        **Virtual / Zoom Meeting**

Attendance	NAHT Members	Vote #1  Move to fund the current requisition invoice in the amount of \$141,683.83 for pre- development costs presented to the Trust by MWCD	Vote #2  Approval of 1/13/2026 Meeting Minutes.	Vote #3  Meeting Adjournment.
Present	Patrick Cavanagh	Yes	Yes	Yes
Present	Sue Crossley	Yes (2 <sup>nd</sup> )	Yes	Yes (2 <sup>nd</sup> )
Present	Patrick Duggan	Yes	Yes (2 <sup>nd</sup> )	Yes
Present	David Fishman	Yes	Yes	Yes
Present	Randy Johnson	Yes (Movant)	Yes	Yes
Present	Reginald Leese, Vice Chair	Yes	Yes (Movant)	Yes (Movant)
Present	Ganesh Ramachandran, <i>Chair</i>	Yes	Yes	Yes
Absent	Jay Ball, Kim Chagnon, Kathryn Coughlin, and Gonzalo Puigbo			

**Call to Order:** Meeting called to order by Chair, Ganesh Ramachandran, at 7:32PM

**Members of Public in Attendance:**

Glenn Kramer – Associate Member

Brodie Thomas – Natick Bookkeeping

Ashley Wyatt – Administrator

Chelsea Gaylord – Metro West Collaborative Development

Barney Heath – Metro West Collaborative Development

Jeremy Kadden – Community Preservation Committee (Town of Natick)

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

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**5 Auburn Street:**

Chelsea Gaylord, Senior Real Estate Project Manager of Metro West Collaborative Development (MWCD), stated she met with Mr. Johnson in January and is continuing to work with the architect to integrate the Trust's ideas, with focus on the community room, bike room, and property management office integration. MWCD is making progress toward the One Stop Application for state funds (due March 19, 2026) and is also set to attend the Conservation Commission public hearing on February 19<sup>th</sup>. Pre-development requestion #5, in the amount \$141,633.83 was approved by the Trust.

**246 North Main/Habitat for Humanity:**

Mr. Cavanagh reported that the draft purchase and sale agreement has been received from legal counsel and was found to be straightforward. The next step is to present it to the Habitat for Humanity team for review prior to their March meeting.

**299/301 Bacon Street:**

Mr. Leese noted that Family Promise is in conceptual agreement with the structure of our term sheet regarding a proposed sale of the property whereby we provide seller financing. The price needs to be finalized and they are hoping for a deposit of \$100,000 versus our proposal of 25% of the purchase price. The Trust discussed the deposit amount and its financial impact. Mr. Leese proposed a lower deposit with an increased sale price to offset the additional financial risk. If no response is received by the end of February, the Trust will begin evaluating alternative disposition options, including a market rate sale. Mr. Kramer proposed moving discussions from subcommittee to executive session for greater transparency.

The Trust discussed the maintenance and improvements needed, with Ms. Crossley noting that one apartment requires repainting. Mr. Johnson will contact the property manager to determine whether there are any additional outstanding projects, including boiler repairs.

**Wilson Gardens:**

Chair Ramachandran plans to submit the Johnson School Position Paper to the Select Board, proposing a potential Article 97 land swap.

**Outreach Committee:**

Chair Ramachandran and Mr. Duggan attended the MAGIC meeting hosted by the Littleton Affordable Housing Trust and shared valuable informative information about its successful grant program, which funds home repairs for seniors. Chair Ramachandran would like to invite members of their board to a future meeting to provide the Trust with additional insight on their grant programs.

**Budget Updates:**

Ms. Thomas provided a budget update, confirming receipt of an in-lieu payment from Trask Development in the amount of \$131,000. The in-lieu payment from 23 Willow Street remains pending. The Trust discussed the remaining \$40,000 in town appropriated funds and the need to determine how to best allocate the balance. Ms. Thomas will provide an updated five-year budget projection.

**Town Update/Affordable Housing Vacancies:**

Ms. Loomis confirmed the lottery process had closed on Monday, January 12<sup>th</sup>, 2026, for Natick Corner and Union Place Apartments. The Trust anticipates receiving an in-lieu payment from the upcoming 52 Everett Street project, however, the amount has yet to be determined, as the project remains in the permitting process.

The 273 West Central (Natick Crossing) project is pending Design Review Board and could become the first potential project within the West Central Corridor. Ms. Loomis also noted that there are currently 12 accessory dwelling unit (ADU) projects under review and six in the construction phase.

**Housing for All:**

The Trust discussed its strategy for rolling out the new program, with Mr. Duggan emphasizing the importance of a staggered approach to prevent funds from being depleted too quickly and to allow for evaluation and adjustments during the initial rollout. Ms. Crossley will develop a tracking document to monitor the applications and outcomes in order to identify areas of need more effectively.

**Administrative Matters:**

- The Trust discussed plans for a public event in spring or summer to promote ADUs, including a panel discussion featuring homeowners, contractors, and town officials. It was also hoped that the Kibbey Award be presented to the Select Board at this event.
- The meeting on April 14, 2026, is currently scheduled to be held in person.
- The January 13, 2026 meeting minutes were approved.

**Adjourned at 8:47PM**