



NATICK AFFORDABLE HOUSING TRUST FUND

Meeting Minutes

Date & Time **Tuesday September 12, 2023, 7:30pm**

Meeting Format Virtual / Zoom Meeting

Present	NAHT	Vote 1 Adjourn	Vote 2		
X	Randy Johnson	Y			
X	Ganesh Ramachandran, Chair	Y			
Absent	Glenn Kramer, Vice Chair				
Absent	Greg Bazaz				
X	Jay Ball	Y			
Absent	Kathryn Coughlin				
X	Chris Therrien	Second - Y			
Absent	Gonzalo Puigbo				
X	David Fishman	Y			
X	Reginald Leese	Y			
X	Sue Crossley	Motion - Y			

Also attending: Christine McKenna-Lok, RHSO
Tina Noonan – NSC,
Erica Ball

OPEN SESSION

- 1) Call to Order
Meeting called to order by Chair- G. Ramachandran at 7:31 PM
- 2) Public Speak
None

1) Main Discussion Topics:

a) Subcommittee Updates

- Strategic Planning

Sue Crossley will proof read plan, and discuss with G. Ramachandran and G. Kramer
S. Crossley discussed committee format to supply quantified measurements of progress toward achieving goals.

- 5 Auburn St

- Pre-development funding discussion

- (a) Review of Grant Agreement

“Meet the Developer” night was held

- Bacon Street

R. Johnson: Continued good performance by property manager.

G. Ramachandran: Future use?

R. Johnson: Options – Maintain ownership with management by others

Sell as affordable housing

Sell at market value

There is on-going agreement with Family Promise

S. Crossley – summary of Family Promise usage of the site.

Family Promise purchase, with some subsidy.

Sell as affordable housing to home buyers.

G. Ramachandran: Form committee to explore options. Members: R. Leese, R. Johnson and S. Crossley

- RHSO Liaison

Christine McKenna-Lok, RHSO – introduction

David Fishman – request to add Natick to the Mission Statement

Asked about statewide advocacy –

response was that RHSO does not do advocacy / lobbying

Reggie Leese – request to get info from other municipalities regarding ADU’s

- Accessory Dwelling Units

Ganesh Ramachandran – CA regulations – ADU by right

R. Leese / D. Fishman – no info on “family suites” in the past was available.

Worcester relaxed ADU rules

Franklin failed to pass ADU and failed

Travis Rd – two DU’s, but second unit is without a stove. For sale, now vacant

Opinion piece in Boston Globe – Scott Bailey

Working on presentation about ADU’s

Timing is right – a lot of momentum

G. Ramachandran discussion with T. Evans – “More effective coming from State” –

Best approach is Planning Board / Trust / Admin working together.

First Step: C. Therrien will talk to PB Chair about interest.

S. Crossley – has ADU within current house.

R. Leese:

15% of housing approvals in CA were ADU's in a recent year.

Salem, MA: \$45 K grant for construction.

E. Ball: Tie in with preservation of existing large housing, e.g. large Victorians

R. Leese: Newton bylaw covers historic buildings

b) 246 North Main updates

Current obstacle is utility connections – moratorium may affect. Need to determine status

D. Fishman – Potential funding from Chambers?

R. Johnson will ask DPW director of status of moratorium – John Westerling 508 647 6550

G. Ramachandran will send copy of existing roadway utilities

c) Natick Affordable Unit Updates

- 13 Morgan Drive Unit 302, 42 Sienna Lane, Unit 21

Mortgage release –

Money has been returned.

Table discussion

d) Natick Service Council Funding Request

Tina Noonan – NSC, Director of Development and Outreach:

Request for additional support - \$15,000

Jay Ball: Post Covid, What is purpose / nature of typical recipient?

Response – High rents, inflation, work issues – support to keep people in their homes

There is a cap - \$3600 per year per household – served 35 families. Overall budget - \$103 K

Other funds through grants, individual contributions, fund rail

Randy Johnson – Trust should check the original contract, as to whether a renewal is needed, etc.

e) West Metro HOME Consortium funding

Purpose of discussion is to look at how to maintain a good position to take advantage of available funds.

RHSO will get back to the Trust with suggested steps to develop an administrative framework

f) R. Johnson employment in a multi-party agreement including MetroWest Collaborative Development

R. Leese -Engage counsel or go to state ethics board to take care of this upfront.

J. Ball – Letter of disclosure to town clerk

Action: Recuse from Auburn Street funding votes.

2) Standing Items

a) Budget Update

On track for expenditure of budget line.

- 3) Brief Updates
 - a) CPA Update
At Atty Generals office for approval, then appointment of the CPA committee.
 - b) Community Outreach Update
 - Natick Days
Successful, active day, with much discussion.

 - First Annual NAHT Speaker Series
 - September 21 from 6:30pm to 7:30pm
 - Room in the Senior Community Center booked
 - Speaker Amy Dain – MBTA communities
 - Discussion to add Kibbey presentation
Bill Verner is available
 - Natick Pegasus may record.
- 4) Other Items
 - a) Upcoming Meeting Dates in 2023:
Oct 10, Nov 14, Dec 12
 - b) Review and approval of minutes from:
 - August 8, 2023 NAHT Meeting Minutes
No vote taken - tabled
 - c) Trust member reimbursements
(None)
 - d) Future agenda items
Jay Ball – What single change to Natick Zoning bylaws would advance the cause of affordable housing in the town. Get an answer, and pursue

ADJOURNMENT

Vote #1 – 9:15 PM

Minutes recorded by R. Johnson