

**WELLESLEY HOUSING DEVELOPMENT CORPORATION**

May 1, 2012

Great Hall, Wellesley Town Hall

8:40 am

Minutes

In attendance: Tim Barrett, Bob Goldkamp, Bob Kenney, Dona Kemp, Sara Schnorr, Susan Troy

Guests: Gig Babson, Allan Port, Meghan Jop, Don McCauley, Ellen Gibbs

Citizen Speak-none

Ms Babson said that the Board of Selectmen is looking for WHDC feedback on suggested plans for the St James site at 900 Worcester Street. Jop said that housing on the lot near Dale Street would have flood plain issues. DPW might consider housing on some of the 76,000 sf on Dale Street that is under their jurisdiction. Jop pointed out that over the past 10 years there has been a lot of new affordable housing in Town, starting with the three townhouses developed by Steve Burt and including housing produced as a result of Inclusionary Zoning. Except for the renovation of Sprague fields Recreation has had little in that time. Barrett suggested looking at the DHCD template for affordable housing and map the St James property onto it to see if there is a fit.

Ms Babson had a few comments/questions: If the WHDC thinks 900 Worcester Street is a good site for affordable housing then perhaps the Town shouldn't purchase it. Does the WHDC have an opinion on the recreation plan for the site? Do we need to study the plan? Do we think it should contain some housing? The Board of Selectmen will talk about a Senior Center on Tuesday May 8<sup>th</sup>; they will have a hearing about the 900 Worcester site with Advisory on May 16<sup>th</sup>; and would like the WHDC to appear before them to discuss the site on May 14<sup>th</sup>.

After Selectmen left directors discussed the use of the site at 900 Worcester Street for housing and concluded it is a poor location. Criteria considered included proximity to schools, shopping, and transportation. Schnorr suggested making a chart for the Selectmen including Town housing policy, WHDC criteria for housing, DHCD criteria.

Barrett reported on the issue of nonprofit status that has been raised by the IRS. He and Schnorr are working on it.

9:55 adjourn