

**Wellesley Housing Development Corporation (WHDC) Meeting
February 17, 2022**

Present: Robert Goldkamp, Marjorie Freiman, Holly Grace, Mike Nilles, Micah O'Neil
Others: Meghan Jop, Sally Watts, Lise Olney, Elizabeth Haney

Documents:

- Agenda
- Draft Minutes of January 20, 2022

Meeting was called to order at 8:04 am on the zoom platform.

Minutes

Upon a motion by Ms. Grace and seconded by Mr. Nilles, the WHDC moved to approve the minutes of January 20, 2022.

**Goldkamp - Aye
Freiman – Aye
Grace – Aye
Nilles – Aye
O'Neil - Aye**

Discuss FY22 Work Plan – Kick- Off Meeting – Affordable Housing Market Study with Barrett Planning Group LLC

Ms. Elizabeth Haney of Barrett Planning Group, LLC joined the meeting. Ms. Haney gave a presentation on the demographic data that has been collected for the Affordable Housing Market Study. Ms. Haney reviewed the affordable housing income tiers and the market rate median housing income for Wellesley. Ms. Haney reviewed the local preference groups considered including municipal and local employees, residents, and students attending Wellesley Public Schools.

Ms. Haney reviewed the municipal employee salary data and the census data indicating where local business workers live and are commute from to Wellesley. Ms. Chaney reviewed the Comprehensive Housing Affordability Strategy data noting the majority of Wellesley households live in owner housing and that the vast majority make over 100% of the median income.

The HDC discussed the municipal salary data noting it was inclusive of seasonal hires and stipends. Ms. Jop indicated she would see if the finance department could pull a separate listing of full-time employees and permanent part-time employees.

For non-municipal work force the most common occupation is in retail, and many of the workers are coming from Wellesley, Boston, Natick, Needham, Framingham, and Newton. Ms. Haney noted the workers coming from Boston are very high across the various industries.

Ms. Haney reviewed the market trends indicating a one-bedroom unit is approximately \$1600, while a two-bedroom unit is \$2365.

The HDC continued to discuss what is attainable housing in Wellesley, which with the median home value being over \$1.7 million, presents significant challenges.

The HDC also noted they will need to evaluate the findings of the housing study as it relates to zoning and the possibility of considering a land trust, development on town land, or increasing density given the high property valuations to bring the cost of housing down to a more attainable price point. Ms. Haney noted housing costs should be based on 1/3 of the household/individual's gross income.

Ms. Jop gave a brief update on the MBTA Housing Choice Zoning requirements. Ms. Jop noted the Commonwealth's new provisions require MBTA communities to zone land within ½ mile radius from MBTA Commuter Rail and or T locations to a density of a minimum of 15 units per acre. Ms. Jop noted the Town is currently at 17 units per acre. The HDC agreed it is important to stay in good standing with the Commonwealth and should strive to meet the new provision.

Ms. Jop noted she was able to tour the property at 156 Weston Road with the Building Inspector and the Facilities Management Director. Ms. Jop reviewed photos of the property.

Upon a motion by Mr. Nilles and seconded by Ms. Freiman the HDC moved to adjourn at 9:20 am.

Goldkamp – Aye

Freiman – Aye

Grace – Aye

Nilles – Aye

O'Neil - Aye

March 17, 2022