

OBSERVER CORPS REPORT

Observer: Phoebe Flynn, LWV Observer Corps

Board/Meeting: Affordable Housing Trust (AHT)

Other Boards/Agencies Participating: Finance Commission, Evelyn Strawn (did not attend)

Date/Time/Place of Meeting: Wednesday, September 20, 2023, 8am, Town Hall Cranberry Room & Zoom

Chaired by: Kathleen Dunn, Chair

Board Members Attending:

Kathleen Dunn, Chair
Stephen Michael Palmer, Vice Chair
Lisa Reilly (Zoom)
Christopher Knoth (Zoom)
Lee Hartman (Plymouth Town Planning Director)
Mike Sinclair
Mark Snyder (Zoom)

Other Attendees:

Peggy Whalen, Community Development Director
Michele Rowe, Community Development Program Coordinator
Phoebe Flynn, Plymouth Area League of Women Voters
Rick Vayo, Contractor
Patrick Farah, Community Development Office

Agenda provided? Yes

Minutes of prior meeting? Yes

Topics:

- Approval of Meeting Minutes from 7/19/23 and 8/16/23: Approved
- Public comment: None
- Financial Update on Inclusionary Payments & Amounts Paid: Peggy Whalen provided information that interest rates on the AHT account were updated to increase revenue and the AHT paid Judi Barrett for her work on revised application and guidelines.
- Revised Application & Guidelines for AHT: Rick Vayo presented concerns with the revised numbers provided (\$75k/unit), especially considering new construction vs conversion, but he would like to see Carver Landing off Carver Road continue in this direction. Rick said the proposed \$75k/unit would not be possible as the

market cost would be \$150, but he would be willing to meet in the middle at \$100k/unit to get the project completed. Discussion followed about where the \$75k/unit came from and if adjustments might need to be made for new construction vs conversions, size of project, ready now projects, etc. AHT and Rick discussed an installment plan for future projects, but Rick requested payment to close out the current project sooner since it has had a long timeline and several reductions.

- Discussion of Carver Landing Proposal (see above)
- Additions to Website (on agenda, but not discussed to save time)
- Properties in Tax Title with Affordable Housing Potential: Patrick Farah from the Community Development Office provided a presentation on three sites. Sites like these usually come to light after a resident shows interest through auction and the routing sheet identifies other uses such as AH. AHT discussed other ways to identify these properties and creating a land bank for AHT candidates. Next steps include going to Town Meeting to take properties off the auction list and then provide property list to bidders for development once approved.
 - 17 Snowberry Ln: ~ .5 acre buildable with special permit waiving residential access standards (gravel road), nice level lot perfect for small home, assess for well vs city (120' to water main)
 - 195 Wareham Rd: ~ 3 acre buildable lot near transmission lines, road frontage, close to PSES with public water from Redbrook
 - 40 Colchester Dr: buildable lot on town water, slopes down from road with flat area for home and space for septic with other systems
- Plymouth Housing Production Plan 2023 Survey (Hartman): The 2023 Housing Needs Survey is ready for distribution (town webpage, LWV distribution, Center for Active Living, town meeting members, etc.), ~8 min survey on housing needs. Current survey results expire January, so this survey will update that data. AHT will have Town Manager note it to help encourage participation and timely completion. Hardcopy survey provided to attendees.
- Old/New Business: Redbrook Affordable Unit Rental Increase (Whalen): Redbrook proposing an increase in rental prices of ~\$300-500 per unit depending on the number of bedrooms. Copy of email traffic provided with Agenda.
- Invitation to present to Rotary, 9/25/23, 12:00 pm at Alden Park: AHT Chair, Kathleen Dunn, will plan to attend this event.
- Adjourn

Handouts:

- Agenda
- AHT Financial Summary as of 9/20/23
- Email traffic related to Redbrook rental increases
- Plymouth Needs Housing Heroes flier
- Plymouth Housing Production Plan 2023 Survey
- Zoning Permit Packets for 17 Snowberry Ln, 195 Wareham Rd, and 40 Colchester Dr