

LEAGUE OF WOMEN VOTERS OF THE PLYMOUTH AREA (LWVPA) OBSERVER CORPS REPORT

Board/Meeting: Affordable Housing Trust (AHT)

Date/Time/Place of Meeting: Wednesday, October 18, 2023, 8am, Town Hall Cranberry Room & Zoom

Board Members Attending:

Kathleen Dunn, Chair
Stephen Michael Palmer, Vice Chair
Lee Hartmann, Planning Director
Christopher Knoth, Attorney (Zoom)
Lisa Reilly, Plymouth Housing Authority
Michael Sinclair, Banker
Mark Snyder, Member at Large
Sandra Smith, Real Estate Agent (newly appointed board member, not yet sworn in)

Other Attendees:

Peggy Whalen, Community Development Director
Michele Rowe, Community Development Program Coordinator
Kevin Canty, Select Board Member (Zoom)
Judi Barrett, Barrett Planning, AHT Application Author
Rick Vayo, Contractor for Carver Landing
Phoebe Flynn, LWVPA Affordable Housing Chair and LWVPA Observer Corps
Courtney Curran, Local Citizen
Lorenzo Pizarro, Local Citizen (Zoom)
Pat Alderman, Local Citizen (Zoom)

Agenda: Available in person and online at <https://www.plymouth-ma.gov/577/Affordable-Housing-Trust>

Prior Meeting Minutes: Meeting Minutes from 9/20/23, presented and approved.

Topics:

- Revised Application and Guidelines for AHT: Judi Barrett, Barrett Planning and author of revised application and guidelines, provided the AHT some background and answered questions on how the proposed numbers and figures were generated. Later in the meeting, the AHT Board discussed a number of changes to the document, which will be reviewed for approval at the next board meeting.
- Public comment: Rick Vayo, Contractor for Carver Landing, provided his position as a for profit builder on the status, cost, and way ahead for Carver Landing, requesting \$100k for each AH unit (6 total) plus an additional \$25k for one Americans with Disabilities Act (ADA) unit (included in the 6 total) to close out the project and maintain the designated units as affordable/ADA.

- Carver Landing Proposal: Board discussed proposed guidelines, contractor position, current budget, and funding, ultimately voting unanimously to offer the contractor \$90k/unit plus \$25/k additional for the ADA unit for a total of \$565k. The board will present this offer to the contractor.
- Financial Update on Inclusionary Payments & Amounts Paid: Peggy Whalen presented the latest budget update, subsequently approved by the board. Current AHT Fund Account balance is \$783,966.50.
- Plymouth Housing Production Plan Discussion & Questions: 2023 Survey is available with 661 responses to date, but majority of respondents so far are age 55-64, so the board discussed efforts to capture more age groups and demographics (School Board, School Committee, Plymouth Public Schools Monthly Newsletter, PTA/PTOs, Facebook, Wicked Local, etc.)
- AHT Presentation to Rotary, 9/25/23 at Alden Park: AHT Chair, Kathleen Dunn, and Vice Chair, Stephen Michael Palmer, attended. Comments about the presentation, attendance, questions, and feedback, were all very positive.
- Old/New Business: Lee Hartman provided updates on upcoming meetings of interest to include a joint meeting between the Select Board and Planning Board on Wednesday, 10/25/23 to discuss local MBTA status, and a future public hearing for the Planning Board to discuss accessory dwelling units with a vote later in April on the accessory dwelling bylaws (family/in-law suites vs conversions allowing the creation of two units on one lot). The AHT will discuss the positions on these issues at the next board meeting to determine if they support or oppose the proposed bylaw changes.
- Meeting adjourned at 9:15.

Handouts:

- Agenda for 10/18/23
- AHT Financial Summary as of 10/18/23
- Plymouth Affordable Housing Trust FINAL Funding Application for Rental Development Assistance Program

Reporter: Phoebe Flynn, LWVPA Observer Corps