

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

Board/Meeting: Affordable Housing Trust (AHT)

Date/Time/Place of Meeting: Wednesday, November 15, 2023, 8am, Town Hall Cranberry Room & Zoom

Board Members Attending:

Kathleen Dunn, AHT Chair and LWVPA member
Stephen Michael Palmer, Vice Chair
Lee Hartmann, Planning Director
Christopher Knoth, Attorney (Zoom)
Lisa Reilly, Plymouth Housing Authority (Zoom)
Michael Sinclair, Banker
Mark Snyder, Member at Large (Zoom)
Sandra Smith, Real Estate Agent
Adrienne White, Real Estate Agent

Other Attendees:

Peggy Whalen, Community Development Director
Michele Rowe, Community Development Program Coordinator
Phoebe Flynn, LWVPA Affordable Housing Chair and LWVPA Observer Corps
Patrick Farah, Plymouth Conservation Commission and Community Development Office
Christine Silva, Plymouth Resident
Kevin Canty, Select Board Member (Zoom)
Bill Licata, Redbrook Resident and Town Meeting Member (Zoom)
Keith Graveline, Redbrook Resident (Zoom)
Bill Butler, Pinehills Resident (Zoom)
Pat Adelman, LWV and Town Meeting Member (Zoom)
Lori Downs, Local Citizen (Zoom)
Pete, 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 10/18/23, presented and approved.

Topics:

- Introductions: Sandra Smith and Adrienne White, both real estate agents, briefly introduced themselves as new members of the AHT Board.
- Plymouth Independent Article: The Plymouth Independent is a new nonprofit news organization coming to Plymouth that has been conducting interviews for an article on affordable housing in Plymouth for publication after the paper officially launches the week of 11/20/23.

- Tax Title Properties: Patrick Farah presented the three tax title land parcels previously discussed at the September AHT meeting (17 Snowberry Ln, 195 Wareham Rd, and 40 Colchester Dr) as candidates for AH and asked the board for a way ahead. The board voted to pursue these properties for AH purposes, which will include public outreach to ensure neighbors are aware of the plan (Stephen Michael Palmer and Patrick Farah), and then a request for vote at the Spring Town Meeting for these parcels to be transferred to the AHT for AH purposes (Lee Hartman).
- Plymouth Housing Production Plan: Lee Hartmann provided an update that the current housing production plan is valid until January and that he is comfortable with the goals as written for the upcoming joint planning meeting and public hearing at the end of December. Kathy Dunn also led a detailed review of the goals and strategies as written, which will continue at the December AHT meeting, but the board voted all in favor of approving the document as written, pending any edits to the goals.
- Redbrook Housing Proposal: Kathy Dunn provided an update regarding a meeting with Grantham LLC, developer for Redbrook. The project is currently in the conceptual stages with plans focusing 4 years out but may include a 55+ community and/or assisted living facility with 50 affordable units at 60% AMI or below.
- Financial Update on Inclusionary Payments & Amounts Paid: Peggy Whalen presented the latest budget update, with no changes since the last board meeting and a current AHT Fund Account balance of \$783,966.50.
- AHT Funding Application: Kathy Dunn provided an update that the board received the AHT application from Rick Vayo, Megryco, Inc. (Contractor for Carver Landing). Rick was originally offered \$565k for his completion of six total units [five AH units (\$90K each) and one Americans with Disabilities Act (ADA) unit (\$90k+\$25k each)], but the actual breakdown for the six units includes two ADA units, which increases the cost by \$25k for the second ADA unit. The board voted unanimously to include an additional \$25k for the second ADA unit, for a total of \$590k. The board said all six units are currently occupied by these populations (AH and ADA) and managed well by Megryco, Inc.
- The meeting opened at 8:03 and adjourned at 9:03.

Handouts:

- Agenda for 11/15/23
- AHT Financial Summary as of 11/15/23
- Housing Production Plan (hardcopies available through Peggy Whalen in the Town Hall Community Development Office)

Observer: Phoebe Flynn, LWVPA Observer Corps