

LEAGUE OF WOMEN VOTERS OF THE PLYMOUTH AREA OBSERVER CORPS REPORT

Board/Meeting: Affordable Housing Trust (AHT)

Date/Time/Place of Meeting: Wednesday, January 17, 2024, 8am, Town Hall Cranberry Room & Zoom

Board Members Attending:

Kathleen Dunn, AHT Chair and LWV member (Zoom)
Stephen Michael Palmer, Vice Chair
Lee Hartmann, Planning Director
Lisa Reilly, Plymouth Housing Authority
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, LWV Affordable Housing Chair and LWV Observer Corps
Keith Graveline, Redbrook Resident (Zoom)
Lori Downs, P17 Town Meeting Member (Zoom)
Greg Parquette, 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 11/15/23, presented and approved with suggestions.

Topics:

- Financial Update on Inclusionary Payments and Amounts Paid: Balance is \$789,914,35. Purchase order created for payment to Megryco for Carver Landing and paperwork is with attorney for review.
- Article 10: Parcel Transfer to Affordable Housing Trust – Town Meeting in April 2024. Stephen Michael Palmer visited the abutters for all three properties to let them know the plan and see if there were any concerns. A 2/3 vote will be required to pass at Town Meeting, so the AHT will generate a letter to send to each Town Meeting Member with the progress so far on these properties and other details helpful for Town Meeting Member decision making.
- Achievements of 2023
 1. Housing Heroes Document requesting donations. The AHT plans to update this document for another push in 2024.

2. Updated Website with thanks to Michele Rowe for her hard work.
 3. Better interest rate for our account that yielded \$2.3k in interest since changing accounts.
 4. Presentation to Lunchtime Rotary to increase AHT awareness.
 5. New Application Process with clear guidelines for contractors, both for profit and nonprofit, which was used for Carver Landing.
 6. Two new members to Affordable Housing Trust: Sandra Smith and Adrienne White.
 7. 2024 Production Plan presented, with unanimous Select Board approval.
 8. Partnership with Habitat for Humanity to build a 3BR home that is now under construction with foundation poured and lumber delivered. Stephen Michael Palmer visits weekly to monitor progress.
 9. Partnership with Megryco, Inc. for six deed restricted 1BR affordable units in Carver Landing that are all rented.
 10. Three Tax Title lots to be part of the Spring Town Meeting warrant to be set aside for AHT to use as potential affordable buildable lots, with thanks to Patrick Farah who proposed these properties to the AHT.
- Discussion of Goals for 2024
 1. Work with Non-Profits to explore ways we can build more housing (invite Neighborhood Works to come speak at an upcoming AHT meeting)
 2. Partnership with Plymouth Planning Board (invite to AHT meetings)
 - a. Land Bank
 - b. Creative ideas from Affordable Housing Trust Board and Planning Board
 3. Approval of Accessory Dwelling Units (ADUs). The AHT voted to support approval of ADUs with seven in favor, one opposed, one abstaining, and one absent.
 4. Continued Partnerships with Habitat for Humanity, Megryco, Inc. and CPC
 5. Possibility of Administrative help with grants and other ways to raise money and grants of land. The AHT discussed having a full time assistant like CPC and COPC, but will see what resource are already available to the AHT and petition town meeting if more help is needed.
 6. Guest speakers/visitors for AHT meetings such as Planning Board members and Neighborhood Works.
 - Redbrook Affordable Housing Plan. In December, the Community Preservation Committee (CPC) voted to give \$4M for the Redbrook AH plan that will require approval at Town Meeting. AHT did not receive invite to Jan 10th Planning Board Joint Meeting, so will request a presentation at upcoming AHT meeting.

Handouts:

- Agenda for 1/17/24
- AHT Financial Summary as of 1/17/24

Observer: Phoebe Flynn, LWV Observer Corps

When the minutes of this meeting have been approved, they will be available at plymouth-ma.gov website. Go to the Government tab, click Agendas and Minutes, scroll down to and click Affordable Housing Trust, look to the right and click the minutes icon.