

LEAGUE OF WOMEN VOTERS OF THE PLYMOUTH AREA OBSERVER CORPS REPORT

Board/Meeting: Affordable Housing Trust (AHT)

Date/Time/Place of Meeting: Wednesday, February 21, 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
Sandra Smith, Real Estate Agent
Adrienne White, Real Estate Agent
Christopher Knoth, Attorney (Zoom)
Mark Snyder, Member at Large (Zoom)

Other Attendees:

Peggy Whalen, Community Development Director
Michele Rowe, Community Development Program Coordinator
Daniel Gorcyca, Vice President/Project Executive for A.D. Makepeace Company's Redbrook Community
Patrick Farah, Plymouth Conservation Commission and Community Development Office
Walter Ohanion, Grantham Group Managing Director (Zoom)
Michael Cucchiara, Grantham Group Director of Development (Zoom)
Andrew Eufrazio, Realtor with Keller Williams (Zoom)
Mari Ryan, Redbrook Community Representative (Zoom)
Keith Graveline, Redbrook Resident (Zoom)
Lori Downs, P17 Town Meeting Member (Zoom)
Phoebe Flynn, LWV Affordable Housing Chair and LWV Observer Corps (Zoom)

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

Prior Meeting Minutes: Meeting Minutes from 1/17/24, presented and approved.

Topics:

- Public Comment: Mari Ryan, Redbrook Community Representative, requested the AHT not support the proposal presented by A.D. Makepeace (ADM) and Grantham for the affordable housing project in Redbrook. Mari briefed that based on a survey of over 400 Redbrook Residents, the feedback was overwhelmingly in favor of affordable housing in Redbrook, but over 50% of the respondents expressed concerns with the current proposal. Mari said ADM and Grantham

have been listening to the residents and implementing changes to the proposal, but the community still has issues with the footprint of the building, concerns about traffic and pedestrians, and questions about how ADM will meet their full obligation of 103 affordable units.

- Redbrook Senior Affordable Housing Project: Daniel Gorcyca from A.D. Makepeace with Walter Ohanion and Michael Cucchiara from Grantham Group presented a project overview for Cranberry Commons, the Redbrook Senior Affordable Housing Project. The project plans to provide 62 affordable units for seniors that will be deed restricted in perpetuity, with preference given to Plymouth residents. In response to feedback from the town and Redbrook, ADM and Grantham have made changes to the building location, orientation, and parking plan, but are also asking the town to contribute funding for the project, to include \$500,000 from the AHT.
- Town Meeting Preparation update:
 - Article 10: 3 x Tax Title Parcel Transfer to Affordable Housing Trust. Kathy Dunn and Patrick Farrah briefed that the Select Board and Advisory and Finance Committee voted in favor of giving these three properties to the AHT. Kathy Dunn also wrote a letter to all abutters and gave them contact information for the community development office if they had any questions or concerns. Michele Rowe sent the letters out the week prior, and to date had not received any questions or correspondence. Patrick informed the AHT that there is a 4th lot (19-48) that abuts one of the proposed properties (19-49 off Colchester) that could allow for a 2BR vs 1BR home, and 17 Snowberry presents a similar opportunity, but the AHT will move forward with the three properties as listed for Spring Town Meeting, and look at these new updates for the Fall. Christopher Knoth inquired about a title check on the properties and they have not run one yet since the properties were already slated for auction, but if the Spring Town Meeting warrant passes for the AHT to have the properties, they would then invest the \$250 per property to run that 50 year title check.
 - Accessory Dwelling Units (ADUs): Presented by Lee Hartmann and approved by FINCOM with a unanimous vote.
 - Kathy Dunn and other AHT reps, as well as Patrick Farrah, will attend as many of the precinct caucuses as possible leading up to Spring Town Meeting to ensure all representatives are aware of these topics and have a chance to ask questions.
- Habitat for Humanity
 - The AHT attended a welcome event for a new family that won the affordable housing lottery to build a home with Habitat for Humanity. Members of the AHT and Community Development Team were there to meet and welcome the family, and Lisa Reilly is working to schedule a volunteer day for the AHT to work on the home with Habitat for Humanity.
- Old/New Business
 - Affordable Homes Act: At a future AHT meeting, Art Desloges, Mass Housing Speaker, will give a briefing on the Affordable Homes Act to

ensure the members of the AHT are familiar with the Act as it goes before the State Legislature, so they can speak on the topic.

- AHT closed by ensuring they had a quorum present to sign the document restricting Carver Landing, which was already voted on previously and reviewed by the attorneys, but needed to be signed to release the funds.
- Updated Housing Heroes Document: This item was on the agenda, but likely not discussed due to time constraints. It may have been handed out in the conference room for those attending in person (observer corps representative was remote).
- Observer Corps Note: This meeting covered a tremendous amount of information and the members worked through the sequence of public comment, professional presentations, and other agenda items very smoothly to ensure everyone's information was given the proper attention without going over on time.

Handouts:

- Agenda for 2/21/24
- AHT Financial Summary as of 2/21/24

Observer: Phoebe Flynn, LWV Observer Corps

For your information: When the official minutes from this meeting have been approved, they will be available on the town website at <https://www.plymouth-ma.gov/agendacenter>