

## LEAGUE OF WOMEN VOTERS OF THE PLYMOUTH AREA OBSERVER CORPS REPORT

**Board/Meeting:** Affordable Housing Trust (AHT)

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

**Board Members:**

Kathleen Dunn, AHT Chair and LWV member  
Stephen Michael Palmer, Vice Chair (Not Present)  
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  
Patrick Farah, Plymouth Conservation Commission and Community Development Office  
Phoebe Flynn, LWV Affordable Housing Chair and LWV Observer Corps  
Lori Downs, Redbrook Resident and P17 Town Meeting Member (Zoom)  
Al DiNardo, P17/Redbrook Resident (Zoom)

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

**Prior Meeting Minutes:** Meeting Minutes from 3/20/24, presented and approved.

**Topics:**

- Financial Update on Inclusionary Payments and Accounts Paid: The AHT currently has a budget of \$231,406.82, which was presented and approved by the board.
- Review of Town Meeting Articles: All housing-related articles passed at the 2024 Spring Town Meeting with minimal dissent. Articles that passed take effect immediately, there is a 15-day appeal period, and then the articles are forwarded to the Attorney General for approval, typically a 90 day process.
  - Accessory Dwelling Units (ADUs) (passed)
  - Article 10: Transfer of 3 x Tax Title Parcels to the AHT (passed)
  - Community Preservation Committee Articles (passed)
    - Coalition to End Homelessness Proposal will generate 26 units and community services for our population

- Redbrook Senior Affordable Housing Project (Cranberry Commons) will generate 72 affordable units
  - 132 Court St (Rick Vayo) will generate 6 subsidized units
- Redbrook Application: Members of the AHT discussed different approaches to financially committing to the Redbrook project. The board supports the effort wholeheartedly, but has financial limitations due to their account balance that currently prevents them from committing the full \$500k requested. They will see how the project progresses with the state and re-engage the topic at a future meeting. The AHT acknowledges the great need for senior affordable housing, but wants to ensure Plymouth continues to balance the development of senior affordable units with family affordable housing as well. Peggy Whalen mentioned that the Redbrook project is for seniors and those with disabilities, so may help a younger population with disabilities as well.
- Mass Housing Discussion: The AHT is interested in bringing representatives from Mass Housing and other agencies to upcoming meetings to educate them on available resources and grant processes to help develop the new Tax Title properties they've acquired and other future projects.
- Habitat for Humanity Day of Service: The contractors were not available for the AHT's original date in April, so Lisa proposed a new date of Friday, 6/7 for the AHT to assist with the current Habitat project in Plymouth. AHT Board Member Christopher Knoth has generously offered to purchase shirts for all members.
- Old / New Business
  - Lee Hartmann briefed that the property on Strand Ave has been cleared for title transfer.
  - Kathy Dunn provided information about Housing Navigator, a Massachusetts nonprofit that connects people with affordable homes and develops technology and data that promotes housing equity and brings transparency to the affordable housing market. They are a new organization and recently released their first comprehensive study of AH in MA. Conclusions were that we are not sharing AH equally across the state, trend limitations are often due to racial barriers, that there is not enough affordable inventory, inventory is too expensive (not truly affordable), and there is a trend that suburbs and more affluent areas typically chose 1BR affordable senior housing, which prevents low income families from moving to those areas.
  - Mark Snyder briefed that all members aside from Lee Hartmann, Adrienne White, and Christopher Knoth, have terms expiring this year and need to seek reappointment. Mark said he is assessing his continuation, but all other members expressed that they plan to apply for reappointment.
- Public Comment: Al DiNardo provided public comment at the end of the meeting and offered thanks and praise to the AHT for their work in educating the community to help pass Article 16c for the Redbrook Affordable Housing project and other critical articles at Spring Town Meeting. He said that the efforts of experts like Lee Hartmann and Harry Helm, helped the town make a positive and educated decision on these issues, which included a 104 to 31 vote for the

Redbrook Affordable Senior Housing Project, something the community desperately needs.

- This meeting began promptly at 8:00, completed all business smoothly, and adjourned at 8:45.

**Handouts:**

- Agenda for 4/17/24
- AHT Financial Summary as of 4/17/24

**Observer:** Phoebe Flynn, LWV Observer Corps

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