

TOWN OF PLYMOUTH
Plymouth Affordable Housing Trust
MINUTES OF THE MEETING
August 16, 2023

The Plymouth Affordable Housing Trust held the scheduled meeting at via Zoom, staff was in person at Plymouth Town Hall, 26 Court Street, Cranberry Meeting Room, and Plymouth, MA 02360.

Present: Kathleen Dunn, Chair, Stephen Michael Palmer, Vice-Chair and Trustee's, Lee Hartmann, Mike Sinclair, Christopher Knoth, Lisa Reilly and Evelyn Strawn

Staff: Peggy Whalen and Michele Rowe

Disclosure: These minutes are not verbatim – they are the Staff's interpretation of what took place at the meeting. – Open Meeting Law, G.L. c. 30A § 22.

All materials presented during this meeting are available in the Office of Community Development.
Administrative Business – May include topics not reasonably anticipated by the Chair 48 hours in advance of the meeting.

Kathleen Dunn opened the meeting at 8:00 am

- Minutes from July 19, 2023

Stephen Michael Palmer 1st motion to revise and discuss at next meeting.

Lee Hartmann 2nd motion

Voted unanimously 6-0

Public Comment: Stephen Michael Palmer stated headlines in the Boston Globe, business section, home prices in the area reach a record high in July.

Financial Update on Inclusionary Payments and Amounts Paid

Stephen Michael Palmer 1st motion to accept report

Lisa Reilly 2nd motion

Voted unanimously 6-0

Revised Application and Guidelines for AHT

- Lower Rental rates if Rick Vayo wants more money, Judi Bartlett doesn't; want to increase AMI - Shouldn't change policy for each builder
- Predevelopment – nonprofits only – this was added back.

Lee Hartmann 1st motion to accept as Final Application

Mark Snyder 2nd motion

Voted unanimously 6-0

Discussion of Carver Landing Proposal:

- 75,000 for AMI of up to 60-80%
- \$150,000 for AMI of less than 50 %

This will be discussed at the next meeting

Kathleen and Michele are working to make the website more user friendly

- Add Funding application
- Information for renters and homeowners

- Available information for seniors

Property at 6 Guild Road:

Patrick Farah, Planning Staff, this property is Tax Title Property, he receives a routing sheet for properties that is given to all departments to look at to keep or sold at auction. These could be good for Habitat for Humanity, abutters or open space.

Invitation to present to Rotary - Sept 25, 2023, 12:00 pm at Alden Park
Stephen Michael Palmer will attend.

Pat Adelman, member of the League of Woman voters – joined from to listen in.

- Old / New Business
Kathy Dunn received Joseph Assiradoo, resignation.
Mark Snyder 1st motion to notify Select Board
Stephen Michael Palmer 2nd motion
Voted unanimously 6 – 0

Samantha Nichols was asked to resign at the last meeting. Kathy Dunn sent the attendance record to clerk's office, they have certified the records.

Mike Sinclair 1st motion to accept
Stephen Michael Palmer 2nd motion
Voted unanimously 6 – 0

Affordable Housing Trust will have two vacant spots.

Chappa Training in Boston 9/12/23 and 9/13/23 attend \$50/day 9:30 – 12:00, One Beacon Street, Peabody, MA, attendance free for Redevelopment. Stephen Michael Palmer and Kathleen Dunn will attend.

- Adjourn
Lee Hartmann 1st to adjourn
Mike Sinclair 2nd
all in favor

Approved:
September 20, 2023