

TOWN OF PLYMOUTH
Plymouth Affordable Housing Trust
MINUTES OF THE MEETING
September 20, 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, and Lisa Reilly

Staff: Peggy Whalen, Michele Rowe, and Patrick Farah

Absent: Evelyn Strawn

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

Lee Hartmann 1st motion to approve.

Stephen Michael Palmer 2nd motion

Voted unanimously 6 - 0

Minutes from August 16, 2023

Correct Kathy did not go to the program in Boston

Stephen Michael Palmer 1st motion to revise and approve.

Lee Hartmann 2nd motion

Voted unanimously 6 - 0

Public Comment: None

Financial Update on Inclusionary Payments and Amounts Paid

Lee Hartmann 1st motion to accept report

Mike Sinclair 2nd motion

Voted unanimously 6 - 0

Revised Application and Guidelines for AHT

Rick Vayo, Megryco, Inc.

- Discussion of Carver Landing Proposal
- Change Application proposal guidelines from \$75,000, Rick Vayo suggests \$100,000, if units are ready within 3 months would that justify the increase. The numbers are too low for new construction, they are making less than they should, but he is happy to make them affordable.
- New Construction and Timing would help the process.

This will be discussed further at the next meeting.

Additions to the Website will be discussed at another meeting.

Tax Title Properties:

- 17 Snowberry Lane – 074-000-033-021 .5 acre buildable with special permit waiving residential access standards (gravel road), nice level, wooded lot perfect for small home, assess for well vs city (120' to water main)
- 195 Wareham Road – 114-000-002A-000 3-acre buildable lot near transmission lines, road frontage, close to Plymouth South Elementary School with Public water from Redbrook.
- 40 Colchester Drive - 096-000-019-049 buildable lot on town water, slopes down from road with flat area for home and space for septic with other systems.

Properties will go to auction, but if affordable housing trust wants to put a hold on the land, bid out to any non-profit auction is set up between tax collectors office. This is brought to Town Meeting in the Spring.

Plymouth Housing Production Plan 2023 Survey: The 2023 Housing Needs Survey is ready for distribution – Town Webpage, League of Women Voters, Center for Active Living, Town Meeting Members, Chamber of Commerce and Stake Holders, this is an 8-minute survey on housing needs. Current Survey results expire January 2024. Affordable Housing Trust will have Town Manager note at Select Board Meeting it to help encourage participation and timely completion.

Invitation to present to Rotary - Sept 25, 2023, 12:00 pm at Alden Park

- Kathy Dunn and Stephen Michael Palmer will attend.

Old / New Business

REDBROOK AFFORDABLE UNIT RENTAL INCREASE

- Redbrook was proposing a rent increase. Anywhere from \$300 - \$500 depending on the number of bedrooms. They did not agree at first with what we were saying about the increase being to much at one time. Finally, back and forth between Peggy Whalen, they agreed to increase the amount over 2 years.

Adjourn at 9:00 am

Mike Sinclair made 1st motion

Stephen Michael Palmer made 2nd motion

Approved:
October 18, 2023