

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

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

**Date/Time/Place of Meeting:** Wednesday, May 15, 2024, 8am, Town Hall Cranberry Room & Zoom

**Board Members:**

Kathleen Dunn, AHT Chair and LWV member (present)  
Stephen Michael Palmer, Vice Chair (present)  
Lee Hartmann, Planning Director (not present)  
Lisa Reilly, Plymouth Housing Authority (not present)  
Michael Sinclair, Banker (not present)  
Sandra Smith, Real Estate Agent (Zoom)  
Adrienne White, Real Estate Agent (present)  
Christopher Knoth, Attorney (Zoom)  
Mark Snyder, Member at Large (Zoom)

**Staff:**

Peggy Whalen, Community Development Director (present)  
Michele Rowe, Community Development Program Coordinator (present)

**Other Attendees:**

Phoebe Flynn, LWV Affordable Housing Chair and LWV Observer Corps  
Kat Miller, Planning & Program Specialist – MassHousing municipal support (Zoom)  
Angelo Nuby – MassHousing Support for homeownership (Zoom)

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

**Prior Meeting Minutes:** Meeting Minutes from 4/17/24, presented and approved.

**Topics:**

- Open Meeting: 8:03am
- Approval of Meeting Minutes from April 17, 2024: Approved
- Public Comment: None
- Financial Update: Available Balance in AHT account is currently \$234,533.94
- MA Housing Virtual Presentations
  - Kat Miller – MassHousing municipal support for new affordable housing with pre-development planning.
    - Provide grants of consultant services to municipalities that are working to increase their supply of affordable housing.

- Grant funds will support predevelopment planning activities that create development ready sites, including technical assistance with municipally led RFP process.
- [Masshousing.com/programs-outreach/planning-programs/planning-housing-production](https://masshousing.com/programs-outreach/planning-programs/planning-housing-production).
- AHT Tax Title lots need to be assessed and organized for the bidding process.
- Angelo Nuby – MassHousing Support for homeownership.
  - MassHousing is a mortgage lender; they lend money in the form of home mortgage loans for first time homebuyers in Massachusetts.
  - Down payment assistance is offered to be used to buy a home in every city and town in the state.
  - Mortgage Payment protection and fixed interest rates are also offered.
- Land Acknowledgement - Phoebe Flynn (the observer for this meeting was asked to speak on this topic and provided an overview of the current land acknowledgement being presented by the League of Women Voters to different committees in Plymouth)
- Day of Service for Habitat for Humanity / T-shirts
  - Habitat Day June 7th, 2024. Split shifts with photos at 11:30, when everyone is there.
- Down Payment Assistance - New Application presented for approval.
  - Peggy Whalen presented a new Down Payment Assistance Application, offering up to \$15,000. (approved)
- Old / New Business
- Adjourned: 9:06am

**Handouts:**

- Agenda for 5/15/24
- AHT Financial Summary as of 5/15/24

**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>