

LEAGUE OF WOMEN VOTERS OF THE PLYMOUTH AREA OBSERVER CORPS REPORT

Board/Meeting: Affordable Housing Trust (AHT)

Date/Time/Place of Meeting: Wednesday, July 17, 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 (present)
Sandra Smith, Real Estate Agent (present)
Adrienne White, Real Estate Agent (present)
Christopher Knoth, Attorney (not present)
Mark Snyder, Member at Large (present - Zoom)

Staff:

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

Other Attendees:

Amy Belmore, Executive Director, Habitat for Humanity
Jim Middleton, Project Director, Habitat for Humanity
Phoebe Flynn, LWV Affordable Housing Chair and LWV Observer Corps

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

Topics:

- Approval of Meeting Minutes from June 26, 2024: Approved
- Financial Update: AHT provided \$15,000 in down payment assistance and received April and May interest as well as in lieu of payments from Sawmill and Waverly Oaks (all total \$60,379.63) for a current balance of \$279,913.57.
- Habitat for Humanity Presentation: Amy Belmore, Executive Director, and Jim Middleton, Project Director, provided the AHT an overview of an upcoming project to rehabilitate and put an addition on a Wareham Road home in Plymouth to create a renovated affordable 2BR home. The rehabilitation aspect of the project helps it qualify for special state grants, so Habitat is only requesting \$55,000 from the AHT. The AHT voted to support this request. The team also provided an update on progress with the ongoing Indian Ave property, which is going through a final punch list, with the new family tentatively occupying on August 1st.

- AHT Reorganization: members have been sworn in for their new terms, but reorganization included the loss of Lisa Reilly for the upcoming term. Based on the current members, the board discussed leadership positions for the upcoming term where Kathy Dunn and Stephen Michael Palmer were voted by all members present to continue as Chair and Vice-Chair respectively.
- Master Plan Meeting Report: the AHT discussed the survey that is currently available to residents, as well as upcoming Master Plan meetings for attendance and participation.
- Tax Title Properties: The AHT discussed plans for developing their tax title properties into affordable homes, to include different ways to solicit development proposals through agencies like Habitat for Humanity, other developers, or potentially the Plymouth South High School College Career and Technical Education (CCTE) program. There also may be Mass Housing grants that could apply. The board discussed the restrictions and time constraints that the different options present, leaving Habitat likely the most viable option.

Handouts:

- Agenda for 7/17/24
- AHT Financial Summary as of 7/17/24
- Habitat for Humanity Plymouth Affordable Housing Trust Request for Funding

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>