

LEAGUE OF WOMEN VOTERS OF THE PLYMOUTH AREA OBSERVER CORPS REPORT

Board/Meeting: Affordable Housing Trust (AHT)

Date/Time/Place of Meeting: Wednesday, August 21, 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 (present)
Mark Snyder, Certified Public Accountant (present - virtual)
Michael Sinclair, Banker (present)
Christopher Knoth, Attorney (present - virtual)
Sandra Smith, Realtor (present - virtual)
Adrienne White, Real Estate Broker (present)
Russell Shirley, Plymouth Housing Authority Chair (present - virtual)

Staff:

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

Other Attendees:

Dan Gorczyca, Vice President of Development, Redbrook
Walter Ohanian, President, Grantham Group (virtual)
Keith Graveline, Redbrook Resident (virtual)
Deb Iaquinto, LWV Affordable Housing Committee Member (virtual)
Noreen Carey-Neville, LWV Affordable Housing Committee Member
Phoebe Flynn, LWV Affordable Housing Chair and LWV Observer Corps
Tara (virtual, missed introductions)
DMOSS (virtual, missed introductions)

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

Topics:

- Meeting Opened at 8:04
- Financial Update: Current balance is \$280,841.24. Next update will include Manomet Pond in lieu of payments and a \$55K payment to Habitat that did not post yet as of 8/21/24.
- Cranberry Commons Community at Redbrook Update presented by Dan Gorczyca (Vice President of Development, Redbrook) and Walter Ohanian (President, Grantham Group)

- Grantham and AD Makepeace are requesting financial support from the AHT. The original request prior to Fall Town Meeting was \$500k, which exceeded the AHT budget and was deferred until after the town voted on the project.
- Grantham Group said they are a MA based developer with 25 years of experience and good relationships with the communities where they work.
- Project will be 100% affordable and provide 62 units, mostly at 30-60% area median income (AMI).
- Units will be available to Seniors and younger residents requiring ADA accessibility.
- Currently, the project is anticipated to receive \$20M from the state and the developer will take on \$6M in debt, but support from the town (CPC and AHT) will help increase state funding and buy down unit affordability.
- The developer has not previously looked at private contributions or programs like The Pinehills Affordable Housing Charitable Trust to show community support, but will look into those.
- Based on current funds available, Mr. Ohanian made an updated request of \$200k from the AHT. The anticipated timeline is that a finalized application is due September with the expectation of funds due at closing, o/a April 2025.
- Based on this timeline, the AHT ultimately settled on a commitment of \$100k, which was unanimously supported by all members participating in the vote.
- Affordable Homes Act signed into law August 5th: The AHT discussed what guest speakers or training could be made available to their group to help them understand and take advantage of any benefits, grants, or programs the AHA and Bond Bill include, as they manage their Tax Title Properties and other programs and projects in Plymouth.
- 195 Wareham Road, AHT Tax Title Property: discussed different options for development to include the potential role of Habitat for Humanity, the lot's proximity to Redbrook as a possible infrastructure solution, and the need for research on the safety of power lines running near the property.
- Old/New Business: The AHT briefly discussed the status of the following projects:
 - Oak Street School Housing project now requiring an additional \$140k for completion
 - Thorndike (Sawmill) access to property and proposal of additional units
 - Benny's Plaza proposal of 250 units
 - Pulte development of 150 units off Hedge Road, Court St, and Prince St
 - Claremont's 200 age restricted units
- Meeting adjourned at 9:11.

Handouts:

- Agenda for 8/21/24
- AHT Financial Summary as of 8/21/24
- 195 Wareham Rd, Tax Title site packet

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>