

Affordable Housing Committee Meeting Minutes
July 11, 2023

Members in attendance: Cyndi Koebert, Vinny Harte, Harry Hibbard, Eddie Parsons, Kelly Reilly

1. Review draft minutes from June 16, 2023 meeting - reviewed & approved

2. Invited guest: Chris Dilorio, Town Planner. Chris discussed his role, including managing daily operations for the Planning Board, reviewing development plans, reviewing zoning, project management (currently for the parks around town), overseeing engineering and construction, historic preservation projects (Fort Revere tower, Village Fire House). Long range plans in town include transportation, economic development, and housing. He discussed working with Norwell AHC in a previous role, where Community Preservation Act funds were utilized to develop 18 affordable units in a former police department (worked with a private developer). He updated us that the XYZ lot in Hull is complex due to legal issues but that inclusionary zoning will help. Site is in private hands and a paper street (Cadish Ave) running through the property. Land for the roadway was approved but the legal issues complicated matters and slowed progress.

DHCD Grant to conduct feasibility study of Town-Owned property for housing development: No funds yet, there are 4 estimates for entities that can conduct study. Discussion that AHC has no fiduciary responsibility.

3. Old Business: Charter, membership, goals and target dates for 2023. Reviewed AHC mission statements from other towns. Discussed that a mission statement should be broad, ie to develop and preserve affordable housing. Discussed some tools that we have to accomplish a mission, such as Community Preservation Act (CPA) funding. Discussed community needs such as aging in place, maintaining current housing through home improvements, possible rehab loans, no-interest loans, or an affordable housing trust. Discussed that administering loan programs or trusts would likely require staff members.

A letter of intent needs to be prepared for the **Community Preservation Act grant proposal**, application due in September for 2024 Town Meeting. Data would be needed on affordable housing trusts, perhaps Neighborworks could help, or Wellspring's attorney could potentially advise. Will look into Habitat For Humanity's loan program to determine if a trust is necessary. Vinny updated us that Wellspring's needs assessment will be complete soon.

Discussed membership and term dates. Cyndi will email the Select Board regarding the number of committee seats. After some discussion, we feel 9 is a good number for membership seats.

CHAPA Grant application: No update, if grant is awarded public education sessions regarding affordable housing could take place as early as September.

4. New Business: There will be a Special Town Meeting in September, the Accessory Dwelling Unit citizen's position will be discussed.