

DRAFT

Hull Affordable Housing Committee

May 9, 2023, 7:15pm

Members in attendance: Cynthia Koebert, Edwin Parsons, Vinny Harte, Kelly Reilly. Others in attendance: Liz Kay

- Meeting called to order at 7:15pm. Cynthia circulated an article that states the cities of Somerville, Cambridge, Lynn, and Salem have a compact requiring developers to submit a diversity, equity and inclusion plan.
- Discussed the importance of locating or creating a charter describing what our committee is charged to do. Unsure if there is a historical charter as the group initially began in 2005 or 2006. It would be beneficial for Town Counsel Jim Lampke to discuss this further with us. Plan to see if he can attend our next meeting.
- Some discussion around goals although it was noted that the charter should be the first priority before we begin setting goals. Reviewed goals from Housing Production Plan and discussed potential partnerships with agencies such as Habitat for Humanity, or affordable housing developers who can give us some “Housing 101” information.
- Discussed Town Land. Town Hall may move to the Middle School in 4-5 years, which would leave current Town Hall space as potential area for affordable housing. XYZ property and how it is still in litigation. Unsure of condition of property and if public access to waterfront would be maintained once it is developed. Would a land swap with XYZ lot be a possibility? Would be helpful if Town Planner Chris Diorio could attend a future meeting to discuss more.
- Discussion with community member in attendance regarding the importance of defining affordable housing. The CHAPA public education, if our application is approved, would address this. Discussed mixed use buildings with businesses on the first level and housing above. Also spoke about the importance of understanding the community demographics. Vinny shared that Wellspring has commissioned a full needs assessment of their catchment area, separated by town, which will show Hull’s demographics and various elements/community resources via an interactive map. Some additional information could come from real estate board, ie if recent home purchases going primarily to summer residents or full time residents, families or single individuals, etc. School enrollment in Hull has been declining for years, unsure of the reason.

- CHAPA application to be submitted prior to our next meeting along with letters of support from Wellspring, COA board, Chamber of Commerce, Veteran's representative.
- Town website needs to be updated with current members and need to look into our term dates as all expire in May or June 2023.
- Plan to invite Town Counsel Jim Lampke and Town Planner Chris Diorio to our next meeting to discuss AHC charter and XYZ lot.

Next meeting: Tuesday, June 13th at 7:15pm.