

Affordable Housing Committee Meeting Minutes

October 10, 2023 at 7:15pm

Members in attendance: Cyndi Koebert, Eddie Parsons, Bobby Corrigan, Harry Hibbard, Vinny Harte. Others present: Housing Authority member: Jim Richman. Select Board member: Irwin Nesoff.

1. Review Draft Minutes from September 19, 2023 – *reviewed and approved*.

2. Old Business

A. Membership – Select Board to designate members at its October 11, 2023 meeting, 7 pm. In September, AHC submitted a request to the SB recommending a nine-member committee comprised of the following: 1 designee from the Housing Authority; 1 designee from the Planning Board; 1 Select Board designee; 1 designee from the Council on Aging; 1 designee from the Zoning Board of Appeals; 1 designee from a social service agency; and 3 citizens appointed by the select board. Hopefully the Select Board will determine the composition of the AHC during or subsequent to its October 11, 2023 meeting.

B. Community Preservation Act proposal – An October 11, 2023 presentation to Select Board was scheduled to request authorization for AHC to apply for CPA funding for Habitat for Humanity Workforce Homeownership Opportunity in Hull.

Although it is unlikely that the SSHfH Workforce Homeownership Opportunity pre-application request for CPA funding will advance to a final application, Beth Lyons, Executive Director and Noreen Browne, Director of Project Development of the South Shore Habitat for Humanity will attend the Select Board meeting to express SSHfH's interest in working with the AHC to explore potential opportunities for identifying a parcel in Hull on which to build affordable homeownership.

C. Status of EOHCL (formerly, DHCD) Grant to Study Feasibility of Town-Owned property for housing development. Cyndi reported the town had written an RFP for these funds. The RFP is being reviewed by Town Counsel. Cyndi will follow-up to ensure the process continues to move forward.

3. New Business

A. Massachusetts Housing Partnership Technical Assistance Opportunities

i. **Support for disposing of municipal land for affordable housing** – MHP is building its capacity in this area. Hull's AHC will be notified once these services become available.

ii. **Affordable Housing Trust fund training** – guidebook and operations manual.

AHC members were notified of this training at the August meeting. Cyndi attended three 50 minute sessions offered for AHT funds and cities and towns that may be interested in establishing AHT funds. After a brief discussion there was consensus that this is not a priority at this time. Cyndi will share recordings of the training with AHC members and suggested we periodically, or at least on an annual basis, discuss whether to recommend the formation of an Affordable Housing Trust for the Town of Hull.

B. Community Education on Affordable Housing

Harry suggested the AHC reach out to CHAPA again regarding reapplying for its Municipal Engagement Initiative (AHC submitted an MEI-Lite application in May 2023 that was not awarded).

After a brief discussion of staff turnover at CHAPA, CHAPA's monthly Zoom TA sessions on this topic, and resources available through MHP, there was consensus that seeking assistance to conduct community education on the topic of affordable housing in Hull is needed and should be pursued by the AHC.

4. Adjournment and Next Meeting

The meeting was adjourned at 8:45 pm.

The next meeting Tuesday, November 14, 2023 at 7:15pm