

Affordable Housing Committee Meeting Minutes – DRAFT

December 12th, 2023 at 7:15pm

Members in attendance: Cyndi Koebert, Eddie Parsons, Harry Hibbard, Irwin Nesoff, Jim Richman, Kelly Reilly, Bob Pezzini, Katie Barclay, Vinny Harte

1. Approval of November 14 Meeting Minutes (Harry moved, Jim seconded)

2. Committee Reports

A. Hull Community Planning Grant – Housing Feasibility Study

- i. **Status of the grant:** the contract is signed with Jennifer Goldson of JM Goldson Consulting, she will be meeting with Town Planner's office.
- ii. **Proposed scope of services:** Ms. Goldson will have the list of 28 properties from the Housing Production Plan which she will review with the subgroup and narrow down to 3-4 priority sites and determine which sites can be built on considering environmental and legal constraints. Findings and recommendations will be reviewed with Town staff and AHC. The goal is to have this process done in time for Town Meeting. AHC discussed that if this is presented at Town Meeting, Ms. Goldson should be the person to present. However, unsure if there is a benefit to presenting for informational purposes only at Town Meeting. Katie mentioned potential additional sites at Newport Rd and Nantasket Rd. Cyndi also mentioned Housing Authority property that may be buildable, she will look into this and follow up.
- iii. **Role of the AHC:** AHC will be involved throughout this process, with the subgroup from AHC (Bob and Ed) meeting directly with Ms. Goldson and with her reporting back to the AHC at the beginning and end of her work. Select Board and Planning board discussed seeking additional members for subgroup to work with consultant. Cyndi will write letter to Select Board reiterating our understanding of our role throughout this process. *Separately, Habitat for Humanity is looking at sites in Hull that are less than ½ acre.*

B. Report from AHC Special Projects Sub-Committee Meeting of December 5, 2023

One presentation regarding affordable housing development, a brief overview of the process and what it takes. Another presentation from an architect who does a lot of neighborhood outreach. She discussed the process of involving and educating the community regarding affordable housing, which will be helpful for our committee. On January 23, NeighborWorks Housing Solutions CEO will be attending the Subcommittee Zoom call to talk about the development they've accomplished.

3. **New Business** – Cyndi discussed that AHC should be thinking about our goals and potential partnerships for the next year, i.e. partnering with other Boards and Committees on community outreach to talk about affordable housing within the community. Irwin stated we should pursue community education before identifying any potential sites. NeighborWorks could be a good partner in this venture for the educational piece, No Place for Hate could be a resource for the event. Vinny suggested we focus on educating our own AHC members first, then potentially have the AHC educate members of the community. Plan for further discussion at next meeting.