

Cohasset Affordable Housing Trust

Date: Wednesday, February 9, 2022

Time: 9:00 AM

Place: Via Zoom

Total Members Present: Steve Gaumer, Chair
 Ted Carr, Vice Chair
 David Fifer
 Rob Henry
 Diane Kennedy
 Cindy Matheison
 Tom Meade

Others Present: Lauren Lind, Planning Director
 Cindy Amara, AHT Legal Counsel

The Meeting was called to order by Chairman Gaumer at 9:00am

Role Call Vote: Rob Henry - Present, David Fifer – Present, Ted Carr – Present, Cindy Matheison – Present, Tom Meade – Present, Steve Gaumer – Present, Diane Kennedy – Present

Status Update on agreement between AHT and owner of 147 South Main St.

Lauren Lind provided this update: Owner of the property has signed the agreement for distribution of funds to support affordable housing process designation for his property 147 South Main St.

Cohasset Hospitality Partners have submitted their proposal to provide 4 Affordable Housing Units in offsite building with DHC.

Proposal to transfer ownership of Town-owned properties on Heather Drive and Mill Lane to AHT:

Chair Gaumer updated Trust on presentation and discussion with Select Board from 02/01/2022. Rob Jeffers, Chair of Affordable Housing Steering Committee informed SB that Town will likely have enough Affordable Housing Units qualified to meet the 10% of housing stock – the letter of the law, but not necessarily the spirit of the law. Both AHSC and AHT hope to generate broad level of support to expand affordable housing within the Town. Questions arose during the SB meeting as to whether the town

should consider selling the parcels and using funds for other Town projects/expenses. Chair Gaumer noted that AHT is less encumbered, able to move more swiftly to make use of funds generated from sale of Town-owned parcels.

Member Kennedy raised question about how the Town acquired the property with implications as to whether it would require Town Meeting or simply approval by SB to transfer to AHT. Planning Director Lind thought both parcels may have been acquired through tax liens and would then require Town Meeting Approval. Attorney Amara agree to research the deeds to the two parcels and report back to AHT in March, so as to include on Town Warrant on or before April 8 closure deadline.

New Business Goals for 2022

Member Henry began the discussion by listing four objectives leading to three goals for calendar 2022

Objectives:

1. Establish a list of properties available for possible AH development (Build on the list created by AHSC)
2. Effectively communicate status/project updates of ongoing AH projects with Town officials and citizens
3. Develop relationships with 3 additional nonprofit developers
4. Develop relationships with additional financing partners (local banks, nonprofits) to work with on future projects

Goals:

1. Start construction on existing projects – 808 Jerusalem, 147 S Main St.
2. Let town recognize the progress of AHT
3. Identify additional AH properties for construction

Member Meade agreed the PR/communication component is important, Trust wants to show positive forward movement.

Member Kennedy suggested AHT build a financial plan to clarify how AHT plans to allocate funds on an ongoing basis which will help make the case to Town boards on Affordable Housing investments. It was agreed that this action should be adopted as a fifth objective.

Member Meade volunteered to create a project pipeline of all existing AH opportunities active at present and possible in near future. Chair Gaumer supported this idea and added it would allow AHT to develop the financial plan mentioned by member Kennedy – with the ability to offer support for the soft costs of creating Affordable Housing Units to property owners. Planning Director Lind reminded the Trust all such collaborative efforts must be directed to her, not other members to maintain compliance with Open Meeting Law.

Chair Gaumer asked Members Meade and Henry to please prepare a draft for project pipeline, noting that any potential project discussed in an open, publicly recorded meeting may be included in the draft pipeline. Attorney Amara noted, for example, if a potential project was discussed by the Planning Board,

the AHT could include it's broad scope within a project pipeline, but has the discretion not to discuss details of the project or the value of any property.

Chair Gaumer asked to defer discussion of Objectives 3 and 4 to next meeting. He requested Member Matheison and Vice Chair Carr draft a communications program for the AHT. Such a program would inform Town Boards and citizens as well as government entities, banks and other financing agencies and the local community of developers about the work of the Cohasset AHT and its readiness to collaborate with all potential partners toward making more affordable housing available within the town.

Chair Gaumer offered to prepare a draft financial plan for the AHT to be discussed at its next meeting.

Administrative

Planning Director Lind confirmed next meeting date as March 9, 2022 and requested it begin at 8:45am.

She also updated board that the property owner of a 45-acre parcel of land off of Jerusalem Road may return to the Planning Board to discuss a potential project (after having been previously denied). If so, due to the number of potential housing units, it would trigger an inclusionary zoning requirement.

Chairman Gaumer thanked Member Henry for articulating objectives and goals for the Trust.

Members Kennedy and Fifer left the meeting earlier (10:00AM),

Motion to Adjourn Meeting at 10:15 by Member Meade, Seconded by Member Henry

Roll call vote: Rob Henry – Aye, Tom Meade – Aye, Ted Carr – Aye, Cindy Matheison – Aye, Steve Gaumer – Aye.

Motion carries – 5-0