

COHASSET AFFORDABLE HOUSING TRUST

DATE: Wednesday, March 31, 2021
TIME: 8:30 AM
PLACE: VIA ZOOM Webinar

Trust Members Present: Steve Gaumer, Chairman
Rob Henry
Diane Kennedy
Cindy Matheison
Tom Meade

Trust Member Present: Ted Carr
David Fifer

Others Present: Jennifer Oram, Assistant Director, PP & I, Recording Secretary
Cindy Amara, Special Counsel

The Meeting was called to order by Chairman Steve Gaumer at 8:32am

Roll Call Vote: Cindy Matheison – Aye, Rob Henry – Aye, Tom Meade – Aye, & Steve Gaumer - Aye

Chairman of the Affordable Housing Steering Committee (AHSC), Rob Jeffers, also present.

Policy Approval – Tom Meade – Strategic Vision for the AHT – Discussion/Vote:

Trust Member, Tom Meade, updated the Trust on the avenues of attack to address the mission of the Trust and the thought process behind this document. It has started to morph into some general themes. Once the document is in place, the Trust will need to discuss how it wants to network, to get the word out that they exist and have funding. After further review and discussion, Member Meade asked for more time to tighten up the language on the draft. Cindy Matheison will review to edits and then Ms. Oram will send to Special Counsel Amara for review.

Member Rob Henry asked if the Trust could get a copy of the Housing Production Plan (HPP).

Annual Town Meeting

Community Preservation Committee (CPC) Funding:

Chairman Gaumer and Member Meade attended the CPC Meeting. The Trust requested \$400,000 and the CPC voted for \$500,000. Member Gaumer stated that the Trust now has project #1 in the pipeline [808 Jerusalem Road] and if these funds are approved, they have project #2.

AHT Bylaw Amendments:

Diane Kennedy stated that the AHT Bylaw amendments have gone to Town Counsel for review. She anticipates they will be back within days. She does not anticipate any changes.

Review Purchase and Sale Agreement 808 Jerusalem Road – Update:

The Trust discussed the 808 Jerusalem Road and certain edits to the Purchase & Sale agreement. Discussed were the transfer of the Deed to the parcel, deed restriction, working with Habitat Humanity and the timeframe for the project.

APPROVED MINUTES

Next Meeting Dates:

Chairman Gaumer stated the next meeting dates for the Trust will be April 14th and May 12th; they may need to add a meeting to approve the Purchase & Sale for 808 Jerusalem Road.

Review of Finances and Bills:

Approval of Bills from Murphy, Hesse, Toomey & Lehane; January 2021 (Bill #79878).

MOTION BY MEMBER KENNEDY:

To approve the January Bill from MHTL

SECONDED:

Member Rob Henry

ROLL CALL VOTE: Rob Henry – Aye, Tom Meade - Aye, Cindy Matheison – Aye, Diane Kennedy – Aye, & Steve Gaumer - Aye

MOTION CARRIES – 5-0

Approval of Minutes:

MOTION BY MEMBER KENNEDY:

To approve the minutes of 10.19.20, 11.18.20, 12.9.20, 2.10.21 & 3.3.21.

SECONDED:

Member Henry

ROLL CALL VOTE: Rob Henry – Aye, Tom Meade - Aye, Diane Kennedy – Aye, Cindy Matheison – Aye, & Steve Gaumer - Aye

MOTION CARRIES – 5-0

Discussion – Identify next steps / future projects – Rob Jeffers, Chairman of the Affordable housing Steering Committee (AHSC):

Mr. Jeffers addressed the Trust and reviewed what types of housing etc. the AHSC has been looking into. He shared a chart that reviewed the max housing payments in Cohasset, along with the sale price calculations. Purchasing homes in Cohasset and then placing a deed restriction on them is not surprisingly, very expensive. They have identified Town owned land and suggests that the Trust meet and identify a parcel and move forward; they think that would be a good next project.

Chairman Gaumer suggested that at an upcoming meeting the Trust hold an Executive Session so they can discuss specific parcels.

Adjournment:

MOTION BY MEMBER KENNEDY:

To Adjourn the meeting at 9:55AM

SECONDED:

Member Matheison

ROLL CALL VOTE: Diane Kennedy – Aye, Cindy Matheison - Aye, Steve Gaumer – Aye, Tom Meade – Aye, & Rob Henry - Aye

MOTION CARRIES – 5-0

Meeting adjourned at 9:55AM

APPROVED MINUTES

**Respectfully Submitted,
Jennifer Brennan Oram
Assistant Director, Planning Permits & Inspections /
Recording Secretary**

APPROVED