

COHASSET AFFORDABLE HOUSING TRUST

DATE: Wednesday, February 10, 2021
TIME: 8:30 AM
PLACE: VIA ZOOM Webinar

Trust Members Present: Steve Gaumer, Chairman
Ted Carr, Vice Chairman
David Fifer
Rob Henry
Cindy Matheison
Tom Meade

Trust Member Absent: Diane Kennedy

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 8:31am

Roll Call Vote: Cindy Matheison – Aye, Rob Henry – Aye, David Fifer – Aye, Tom Meade – Aye, Ted Carr – Aye, and Steve Gaumer - Aye

Policy Approval – Tom Meade – Strategic Vision for AHT – Continued Discussion / Vote
Document for Discussion: Draft Strategic Vision

Tom Meade addressed the Trust and reviewed the document. He thanked Trust Member, Cindy Matheison, for her help in editing the document. He then reviewed his thought process behind it. He thinks it is about 80% done. Trust Member Rob Henry stated he thinks it has almost done but suggested some language changes. Chairman of the Affordable Housing Steering Committee, Rob Jeffers, joined the meeting and the discussion. Mr. Jeffers stated he thinks that Mr. Meade captured inclusionary zoning well in the document. Chairman Gaumer thanked Mr. Meade and Ms. Matheison for the tremendous work and stated he thinks the document is nearly done. He asked that Trust members get their comments to Jennifer Oram and they will review it again at the next meeting.

Annual Town Meeting / Affordable Housing Trust Bylaw Update

Chairman Gaumer and Trust Member Meade attended the Advisory Committee to review the Amendment of the Affordable Housing Trust Bylaw going to the Annual Town Meeting on May 24th. Mr. Meade stated that the Advisory Committee asked good questions and the Bylaw received a unanimous recommendation from Advisory. Chairman Gaumer said the next step is to go before the Select Board for a vote and then they are done.

Update on 808 Jerusalem Road RFP

Ms. Oram updated the Trust that the Purchase & Sale for the property has been signed by Habitat of Humanity and has been mailed to the Town. Once received, Chairman Gaumer can sign it.

CHI, LLC – Affordable Housing Options – Ted Lubitz and George McGoldrick

George McGoldrick of CHI, LLC addressed the Trust. They have received approvals for the project from the Planning Board, Stormwater, and the Zoning Board of Appeals. The project consists of 23 condo units, view corridor and a public park. They must meet an inclusionary zoning requirement of three units. They have been working on trying to purchase something but have lost out on prospective projects. They were recently outbid on a six-unit building, which is.

APPROVED MINUTES

unfortunate as the buyer emptied out the building and made them higher rental units. They will continue to look for existing buildings that can be converted to affordable as it is a lot quicker to get those units onto the SHI.

Chairman Gaumer suggested they create a subcommittee to work with George and Ted to identify projects and look at lines of credit etc. Mr. Lubitz agreed that this made sense, but they, CHI, LLC, have a lot of issues with confidentiality. Chairman Gaumer suggested that the sub-committee have two members from the Trust and a member from the Affordable Housing Steering Committee. They can meet with CHI, LLC, and report back to Ms. Oram.

After further discussion:

MOTION BY CHAIRMAN GAUMER: To nominate Trust Members Rob Henry and Cindy Matheison as members of the subcommittee.
SECONDED: Member Meade

ROLL CALL VOTE: David Fifer – Aye, Ted Carr – Aye, Tom Meade – Aye, Cindy Matheison- Aye, Rob Henry– Aye, & Steve Gaumer - Aye

MOTION CARRIES – 6-0

Chairman Gaumer suggested the Trust hold an Executive Session at their next meeting with CHI, LLC.

Adjournment:

Motion by Member Meade: To Adjourn the meeting at 9:28AM
Seconded: Member Metheison

ROLL CALL VOTE: Rob Henry – Aye, David Fifer - Aye, Ted Carr – Aye, Tom Meade – Aye, Cindy Matheison – Aye, & Steve Gaumer - Aye

MOTION CARRIES – 6-0

Meeting adjourned at 9:28AM

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