

COHASSET AFFORDABLE HOUSING TRUST

DATE: Wednesday, July 14, 2021
TIME: 8:30 AM
PLACE: VIA ZOOM Webinar

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

Trust Member Absent: 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: Rob Henry – Aye, Tom Meade – Aye, Ted Carr – Aye, Cindy Matheison-Aye and Steve Gaumer - Aye

Update on 808 Jerusalem Road

Jennifer Oram advised the Board that Noreen Browne of Habitat for Humanity will be coming into Town Hall to meet with Planning Director, Lauren Lind, and Building Inspector, John Hallin. They will be reviewing the permitting that will be required.

- **Member Diane Kennedy joined the meeting at 8:36AM**

Member Rob Henry if anyone new how they are doing regarding funding. Chairman of the Affordable Housing Steering Committee (AHSC), Rob Jeffers, added stated that they will first go out and fundraise by approaching bid doners in Town. The AHSC is gathering a list for them. They will try to raise 50-60% from donations, some grants, and the rest from smaller fundraising efforts.

Request for Funding – 390 Chief Justice Cushing Highway Project – Attorney Jeff De Lisi

Documents:

- Letter from Attorney Jeffrey De Lisi on behalf of his clients dated July 6, 2021

Chairman Gaumer asked if the Trust members had read the letter and that the request was modest. He then recognized Attorney De Lisi. Attorney De Lisi addressed the Board and reviewed the project at 390 Chief Justice Cushing Highway. The project has 20 rental units, they will be deed restricting 25% of them, or 5 units. This will make it so all 20 units will count toward the SHI. He stated that the Sewer Commission has credited them \$250,000 toward the Sewer hook-up. They are before the Trust today to see if it would draft a letter of support to the Water Commission issuing a credit toward the water hook-up fee for this project.

Chairman Gaumer stated that he has attended the Sewer Commission meetings and was pleased to see the plan for this project has been accepted. He thinks water is more important and is support of the letter. Member Meade agreed. Attorney De Lisi added that the credit will help with their cash flow issue. Vice Chairman Carr said that he recalls the Trust discussing this type of support in the past and thinks they should draft a policy. Special Counsel for the Trust,

APPROVED MINUTES

Cindy Amara stated that the Trust will need to be clear and have language in the policy that it will look at all the developments equally.

Chairman Gaumer an agenda item be added for the August meeting to discuss this policy.

Select Board Member, Diane Kennedy, agreed with everyone on establishing a policy. She believes that Attorney De Lisi most likely needs something now. She asked if Attorney Mara or Chairman Gaumer could draft something. Vice Chairman Carr added that they should also take a vote showing their support of this project. Chairman Gaumer asked the Trust to vote today on the Affordable Housing component of 390 Chief Justice Cushing Highway and for the fee relief from the Water Commission.

MOTION BY VICE CHAIR CARR: **To support the applicant’s request for an Affordable Housing Credit.**
SECONDED: **Member Tom Meade**

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

MOTION CARRIES – 6-0

Ms. Oram will send a word version of a previous letter of support the Trust has and Vice Chairman Carr and Member Meade will draft it. The letter will be sent to the Water Commission prior to their July 20, 2021, meeting.

Other Updates:

Chair of the AHSC, Rob Jeffers, updated the Board on several items. He is still trying to get in touch with companies that handle Affordable Housing Trust lotteries. They did get in touch with LDS, but they have not connected with the main person as they were out of the office. Their process is slow. 147 South Main Street that is before the Planning Board and the Zoning Board has agreed to Deed restrict on of their three units; so, all three will count toward the Town’s SHI. These units are all ADA compliant, which is great for the elderly and Veteran’s. The AHSC did send a letter of support for this project to the ZBA. The AHSC has been looking at Town owned property. They suggest the Trust request that a property on Mill Lane owned by the Town possibly be turned over to the Trust to develop one or possibly two Affordable Units. Two other properties owned by the Town, one on Heather Drive and the other on Windsor Road, the Steering committee suggest these properties be turned over to the Trust and sold. Vice Chairman Carr asked if the Trust could request additional information on the site conditions at all these properties. Mr. Jeffers stated they have done some research on these but will continue to do more. Ms. Oram will also investigate obtaining maps of the parcels for the Trust. Select Board Kennedy advised that they should bring the Select Board into the loop sooner rather than later.

Finance and Bills:

Ms. Oram advised that the Finance Director is still rolling over FY21 to FY22 and so it is not possible to get accurate reporting as of now.

Approval of Minutes

MOTION BY MEMBER MEADE: **To approve the minutes of June 9, 2021.**
SECONDED: **Member Rob Henry**

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

MOTION CARRIES – 6-0

APPROVED MINUTES

Invoices:

Documents:

- MHTL Bill #80886
- MHTL Bill #81326
- MHTL Bill #81056

**MOTION BY VICE CHAIRMAN CARR:
SECONDED:**

**To approve MHTL bills provided in the Trust's packets
Member Tom Meade**

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

MOTION CARRIES – 6-0

Adjournment:

**MOTION BY MEMBER KENNEDY:
SECONDED:**

**To Adjourn the meeting at 9:33AM
Vice Chairman Carr**

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

MOTION CARRIES – 6-0

Meeting adjourned at 9:33AM

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