

Town of Yarmouth
Affordable Housing Trust
June 16, 2020 4 P.M.
REMOTE MEETING
MINUTES

'20AUG11PM3:49 REC

Please note that the Yarmouth Affordable Housing Trust meeting was held by remote participation pursuant to Massachusetts Governor Charles D. Baker's Order Suspending Certain Provisions of the Open Meeting Law dated March 12, 2020. On this date, no in-person attendance of members of the public was permitted due to the state of emergency caused by the spread of the new coronavirus COVID-19.

At 4:07 PM, the Trust voted to meet remotely, by roll call vote:

Daniel Knapik – present
Robert C. Lawton, Jr. – present
Erik Tolley - present
Nathan Small – present

Tom Roche entered meeting at 4:10 PM The staff members present were Mary Waygan, Affordable Housing/CDBG Program Administrator and Kyle Pedicini, Economic Development Coordinator.

Trust Business

Chairman's Report: The Town is preparing for Town Meeting on June 22nd with ample precautions to prevent the spread of the new coronavirus COVID-19.

Minutes of May 19, 2020: On a motion by Robert C. Lawton, Jr., seconded by Nate Small, the Trust voted to approve the minutes of May 19, 2020 as presented, by roll call vote:

Daniel Knapik – yes
Erik Tolley – yes

Robert C. Lawton, Jr. – yes
Nathan Small – yes

Yarmouth Town Meeting: Town Meeting will be held June 22nd at 6 PM. Robert C. Lawton, Jr., plans to attend and will be available to address any questions regarding the Trust's application for \$200,000 of Community Preservation Funds.

Ready Renters Program Performance Summary: Staff reported that the program over 55 units using the list in Yarmouth, Orleans, Barnstable, Dennis and Falmouth, including a current 20-unit affordable housing development in East Falmouth. Staff will provide a financial performance summary to the Trust at the July meeting.

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Old Business

Motel Redevelopment Updates:

Yarmouth Commons (881 Rt 28): On May 16, 2020 all tenants received a notification from Yarmouth Commons, the development owner, that smoking on the property or on surrounding private property was not allowed, and could be reason for eviction or a trespassing complaint. By email to the Town, Yarmouth Commons stated they continue to explore the possibility of establishing a smoking area on Yarmouth Commons property.

Yarmouth Gardens (497 Rt 28): Staff reported that the gas lines to the property must be removed prior to the start of demolition, and as this type of road work is not permitted in the summer on Cape Cod, this may delay the start of the demolition. However, Jim Perrine of Commonwealth Community Developers is researching this process. The Trust asked staff to follow up with Mr. Perrine for the start date of the site abatement.

Veteran Housing

Cape and Islands Veterans Outreach Center – Dennis Home: Staff will follow up with Town Counsel on the possibility of using Trust money for the group home in Dennis. Also, staff will provide notification to the Outreach Center about the availability of Community Preservation Funds.

Winslow Gray Property: Seeing interest in the possible construction of veteran housing at this site, staff will prepare an RFP for Affordable Housing Creation.

Rental Assistance Program Updates:

Hands of Hope: Contract are in place and program is on-going.

Housing Assistance Corp: Contract are in place and program is on-going.

Food Security Programs:

Yarmouth Senior Center: Contract are in place and program can process any invoices.

Yarmouth Food Pantry: Contract are in place and program can process any invoices.

Yarmouth Buy Down Program Update: Gael Kelleher of Housing Assistance Corporation reported that three pre-approved Buy Down Households are currently looking for homes to purchase. The market is tight, however, the homes in the program's price range should secure high quality homes, albeit on the smaller scale. Staff will advertise the Buy Down Program as actively purchasing homes, and anyone interested in participating in the program should contact Housing Assistance.

Town-wide Homes: Purchase of home 9 Circuit Road is scheduled for June 26th. Staff will contact Town Counsel to draft mortgage documents

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Next Meeting July 21, 2020 4 PM

Adjourn: On a motion by Nate Small seconded by Thomas Roche the Trust adjourned by roll call vote:

Daniel Knapik – yes
Thomas Roche – yes
Erik Tolley – yes

Robert C. Lawton, Jr. – yes
Nathan Small – yes

EXHIBITS:

1. Draft minutes of May 19, 2020

Approved: July 28, 2020