

TOWN OF YARMOUTH
AFFORDABLE HOUSING TRUST
MINUTES
October 8, 2019

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PRESENT: Daniel Knapik, Chair, Robert C. Lawton, Jr., Tom Roche, Nate Small, Erik Tolley
STAFF: Mary Waygan
OTHERS:
LOCATION: Room A, Town Offices, 1146 Route 28, South Yarmouth, MA

Exhibits:

- Real Estate Listing of 15 acres on Route 6A in Yarmouth Port (Assessor's Map 125 Lot 39)
- Draft application to the Community Preservation Committee for the purchase of 75 Meadow Brook with the possible relocation of the house to an affordable housing lot.
- Memo from Gary Ellis, Chair of the Community Preservation Committee, regarding Request for Input on Anticipated Community Preservation Act Applications dated September 26, 2019. Draft list of anticipated housing projects and applications.
- Notice of the Home Preservation Program for Homes Damaged by the 2019 Wind and Tornado Event
- Report on the Yarmouth Commons Lottery

Seeing quorum Vice Chairman Lawton opened the meeting at 4:00 P.M.

TRUST BUSINESS:

Chairman's Report: The Chair reviewed the items on the October 29, 2019 Special Town Meeting Warrant.

Correspondence: None

Minutes: None

Meeting Schedule for 2019 – 2020: The Trust will meet the third Tuesday of the month at 4 PM. The next meetings would be Nov 19th and Dec 17th.

NEW BUSINESS

Purchase of 15 acres on Route 6A: The Trust reviewed the realty listing of this land, noting the price of \$1.2 Million. The Trust took no action on the parcel at this time as there had been several offered submitted on the property already.

Veteran Housing and the 75 Meadow Brook CPA Application: The Trust reviewed the draft CPA Application for 75 Meadow Brook, which included a budget to move the home at 75 Meadow Brook to an affordable lot at 282 Winslow Gray, owned by Building Dreams. The Trust felt the total cost of the affordable housing component may exceed typical subsidies and took no action at this time.

Community Preservation Action Plan: The Trust reviewed the list of anticipated CPA Applications. Thrust did not add to or remove any project from the list.

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OLD BUSINESS:

Repair Homes with Tornado Damage: One Yarmouth household has taken the application and is expected to apply for financial assistance as their insurance payout is not enough to cover all damages.

Buy Down Program: The program contract is under review. Gael Kelleher is reviewing the lottery plan with the state which should include a household size preference such that a household of one would not be able to purchase a two or three bedroom home through this program.

Mill Pond Village: The Trust asked for a written update from Peter Freeman, who represents the Mill Pond Village Condominium Trust.

Motel Redevelopment Program:

881 Rt 28 – The Yarmouth Commons construction is complete and tenants selected by lottery are currently moving in to the units. Staff provided statistics to the Trust from the lottery, noting 26% of all applicants were Yarmouth residents, 24% were from off-Cape, 22% were from Barnstable, 11% from Dennis, 4% from Harwich and 3% from Falmouth. Most (46%) households were 1 person households, 27% were two-person households and 14% were three-person households, and 9% were 4 households. 214 households qualified for local preference, which should be plenty to fill the 48 local preference units at the development.

497 Rt 28 – The Yarmouth Gardens closing cannot occur until the state and county has completed the environmental review required by U.S. HUD. This may push the closing to late December 2019.

17 Buttercup Lane: No Update

28 Plymouth Road: Staff continues to work with Town Counsel and the Dept. of Housing and Community Development to prevent this foreclosure. The Trust authorized \$400 fee for Hands of Hope to meet with this affordable owner to verify the homeowners income and capacity to maintain the mortgage with some financial assistance from the Trust.

NEXT MEETING: The Trust meets next on November 19, 2019.

ADJOURN: On a motion by Nate Small, seconded by Tom Roche, the Trust voted unanimously to adjourn with Daniel Knapik, Robert C. Lawton, Tom Roche Jr., Erik Tolley, and Nate Small voting affirmatively.

Respectfully submitted,
Mary Waygan

Approved: December 17, 2019