

Town of Yarmouth
Affordable Housing Trust
MINUTES
January 18, 2022

The January 18, 2022 meeting of the Affordable Housing Trust was held in a hybrid model, both in person in Conference Room B of Town Hall 1146 Route 28, South Yarmouth, MA and via the virtual conference platform Zoom. The public was able to attend the meeting in person or via the Zoom virtual conference platform. Committee members were allowed to participate through remote participation/virtually pursuant to Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on June 16, 2021.

At 3:37 PM, seeing quorum, Chairman Robert L. Whritenour., Jr. opened the meeting.

Members present: Robert L. Whritenour, Jr., Robert C. Lawton, Jr. (by remote participation), Tracy Post, and Nate Small (by remote participation)
Staff Present: Mary Waygan

TRUST BUSINESS

Annual Report: On a motion by Tracy Post, seconded by Robert C. Lawton, Jr., the Trust voted unanimously to approve the annual report as presented, by roll call vote:

Robert L. Whritenour, Jr.: YES
Robert C. Lawton, Jr.: YES
Tracy Post: YES
Nate Small: YES

YARMOUTH TOWN CLERK

'22JUL14PM12:11 REC

Minutes: On a motion by Nate Small, seconded by Tracy Post, the Trust votes unanimously to approve the minutes of December 29, 2021 as amended, by roll call vote:

Robert L. Whritenour, Jr.: YES
Robert C. Lawton, Jr.: YES
Tracy Post: YES
Nate Small: YES

NEW BUSINESS

Ready Renter Program Update: Staff reported that the Plymouth Redevelopment Authority (PRA) now has staff qualified by the state to administer an affordable housing lottery. The contract between the Trust and PRA for the administration of the Ready Renter Program will be reactivated.

OLD BUSINESS

Housing Production Plan (HPP) Update: Staff reported that the Town successfully held the first of two Housing Summits on Jan 11, 2022, in-person at the Senior Center; 35 people attended. The second session will be an all-virtual event and scheduled for held on February 3, 2022.

Veteran Housing Update: Staff is continuing to meet with local veteran groups to develop a plan to bring veteran housing online in Yarmouth. These groups include the Cape and Islands Veteran Outreach Center and the Massachusetts Military Family Foundation. There was a preference for

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veteran housing with wrap around services, multi-family rental housing, and year-round rental housing. The Town may need to analyze its zoning to ensure there are no barriers to producing the type of housing needed by local veteran households.

Affordable Housing Buydown Program Staff reported that Housing Assistance Corporation (HAC) would not be able to accept the terms of the award of funds to administer the Yarmouth Buydown Program. HAC felt that a subsidy of \$150,000 per home would not be adequate. Considering the current, historically high median sale price of home in Yarmouth, the Trust did not pursue negotiations with HAC and tabled this item for six (6) months. Related, the Trust did not act on the request from HAC for \$150,000 to assist the current tenant at 15 Hazelmooor Road purchase the home, as the unit would probably not qualify for the DHCD CH 40B Subsidized Housing Inventory.

Town-owned Land: The Trust discussed the possibility of using Town-owned land at 520 Old Town House Road and land north of West Great Western of affordable housing. Staff was asked to contact Jeff Colby, the Town's DPW Director regarding the current use of the land by the DPW, and further to research how this land was acquired by the Town. The Trust briefly discussed the implications of Article 97 (an amendment to the Constitution of the Commonwealth of Massachusetts) on the use of the land north of West Great Western for Affordable Housing as it may be considered a change of use requiring a land swap.

Adjournment: On a motion by Nate Small, seconded by Robert C. Lawton, Jr., the Trust voted unanimously to adjourn by roll call vote:

Robert L. Whritenour, Jr.: YES

Robert C. Lawton, Jr.: YES

Tracy Post: YES

Nate Small: YES

Exhibits:

1. Draft Minutes of December 29, 2021
2. Draft 2021 Annual Report of the Yarmouth Affordable Housing Trust
3. Email from Gael Kelleher of Housing Assistance Corporation regarding Affordable Home at 15 Hazelmooor, dated January 12, 2022.

Minutes Approved May 24, 2022