

Affordable Housing Committee Meeting Minutes
Tuesday, June 13th at 7:45pm

Introductions of present members: Cyndi Koebert, Bobby Corrigan, Harry Hibbard, Kelly Reilly

1. Reviewed and approved minutes from previous meeting.

2. Mission and membership discussion needed for Town website

Cyndi invited town counsel Jim Lampke to talk about structure of committee and mission. Unsure if he will attend an upcoming meeting. Chris Dilorio (Director of Community Development & Planning) plans to be at the July meeting.

Town website lists current members term dates. As most members' terms expired May 31, 2023, we need to communicate with the town clerk and select board to reappoint members and confirm that all have been sworn in. The Housing Authority representative has not participated; Cyndi has been unable to reach Anne-Margaret Gould MacEachern. She has no contact info listed, working on it through Michael Flaherty, the Housing Authority executive director.

Cyndi made efforts via Donna Pursel to get an appointment with Select Board to fill liaison vacancy, response stated it needs to be done via Economic Development Committee which has not met recently. Could we discuss Select Board liaison instead of Economic Development Committee?

Vinny Harte is not a Hull resident, Cyndi questions if he is a voting member of our Committee, however Harry says Vinny is voting a member as CEO of Wellspring, not as a citizen.

Clarification needed for Committee: what is our authority, where does it come from, how do we connect? Need a charter.

Irwin Nesoff, in attendance, confirms Select Board is appointing authority, says we can write proposal for additional seats.

Cyndi suggests we write a mission statement and consult Affordable Housing Committees in other towns. Pembroke and Orleans each have AHC website with info. Kelly, Cyndi, Bobby will work on mission statement.

XYZ property - unclear if still in litigation.

3. Community Preservation Act

Article published in Commonwealth Magazine stating Hull is 1 of 8 municipalities that has not spent any Community Preservation Act money despite having funding. Suburban towns have spent 19% on housing. Cyndi proposes goal: Make a proposal to Community Preservation Committee to make funds available for housing in Hull. Harry states we should wait for a quorum at our next meeting to make this decision.

Discussion regarding use of funds: Could use funds for rehab loans (roofing repairs, improvements to existing units), or for first time home buyers, or to access larger grants for affordable housing, but need a lot of discussion as programs come with a cost (rehab loans would require at least one person to administer). Application due in September.

There could be potential to partner with agencies like Habitat for Humanity to build homes, or with Hull Housing Authority to make improvements to existing units. At minimum, 270k seems to be in the reserve for housing under the Community Preservation Act.

4. Town's application to the Commonwealth's DHCD Community Planning Grant

Town learned of opportunity to apply for funds for a community planning grant which would identify town owned land as a potential resource to consider for affordable housing. The Town has already identified properties over 1/2 acre but could look at open space as developable lots.

The grant application asked for funding to get technical assistance in looking at these sites and determining feasibility, to examine necessary partnerships and sources needed to make housing viable. Application went in for 49k and was approved for 46k. Cyndi reached out to consultants and asked if they'd like to propose a scope of service. Affordable Housing Committee was invited to weigh in on what we believe the scope of the work should be.

Irwin Nesoff clarified that the purpose of grant is to create an inventory of town owned properties, while the Housing Production Plan was limited to properties over 1/2 acre, this is broader, examining feasibility for developing affordable housing. Grant covers entire cost of planning, no town funds needed. This would create a full inventory of every parcel in town in terms of affordable housing feasibility. This includes looking at sites and conditions, and prioritizing parcels of land.

Four consultants responded with scopes of services recommended for the proposal. This is a research project, no public meetings required. Town will then roll out decision making.

5. Other business

CHAPA MEI grant application was being considered yesterday, no update yet.

Community members in attendance weigh in: In terms of housing, it's important to look at Hull as a community with not a lot of options to develop. It is important to include as many people as possible in discussions regarding affordable housing. Number of summer residents vs full time residents, and demographics would be helpful.

CHAPA grant could help with outreach, identifying partners, and education. Grant would provide 2 outreach sessions. If it gets funded we will do press release for engagement. While we don't know exact demographics of Hull, Wellspring's forthcoming needs assessment will help. Town of Orleans is doing a Housing Needs Assessment, something to watch and potentially consider for the future.

6. Adjournment

Next meeting: Tuesday July 11 at 7:15pm

Community Preservation Act funding is a time sensitive issue requiring thoughtful attention.