

**Plymouth Public Lands
September 20, 2007
Minutes**

Prepared by: Elizabeth Sullivan

These minutes are not verbatim – they are staffs interpretation of what took place at the meeting. – Open Meeting Law – Section III.

Board Members: Christine Reardon, Joan Bartlett (Open Space Rep. filling in for Bill Keohan), Doris Johnson, Robert Bielen, Tim Grandy, David Malaguti, Margie Burgess, and Tom Wallace.

Staff Members: Elizabeth Sullivan, Lee Hartmann, Patrick Farah.

Approve Minutes

Minutes from the August 2, 2007 meeting were approved by a vote of 8-0.

Next Meeting

The Committee voted to hold the next meeting on October 18, 2007.

Guest Speaker – Bruce Arons, Director Community Development

Mr. Arons stated that the inclusionary bylaw had recently been revised and creating affordable housing on town owned land is an option Community Development would consider. In partnership with the Plymouth Housing Authority a guide to developing affordable housing projects was created. Mr. Arons informed the committee that the Affordable Housing trust was formed to provide alternatives and new programs for the town to provide low to moderate income housing and that the town is now in the position to take an initiative in this process.

When reviewing available town-owned land Mr. Arons stated that he is interested in developable lots within village centers, where no additional need for services would be required. The largest parcel Community Development would consider developing would be a parcel which could accommodate 20 affordable units.

Lee Hartmann added that it is not only available town-owned land but, also restoring existing town-owned properties would be an option for affordable housing. Bruce Arons agreed that existing abandoned, vacant, or under utilized town-owned buildings can be renovated to create affordable housing. One example of this would be the Cura Building.

Board members asked Mr. Arons several questions including:

Can you speak more about the Affordable housing Trust?

➤ Bruce Arons explained that the advantage of an Affordable Housing Trust is that it can receive money directly from the Community Preservation Committee. For this reason the Housing Trust will be able to initiate certain programs such as: Mixed Use Affordable Rentals Housing Program which would be deed restricted in perpetuity, rentals would be monitored. Another program would be a buy down program.

Why did Affordable Housing receive a low ranking criteria from the committee?

➤ Mr. Arons stated that 38%-40% of Plymouth residents are at low to moderate income and 30% of people's household incomes are going to mortgages. We need smart affordable housing so there is not a huge cost factor to the community. Mr. Arons stated that the town does not set the percentage of required affordable housing, the state does and it is 10%.

What is the qualifying rate for a family of 4 for affordable housing?

➤ Approximately \$60,000

What is the local site approval process for affordable housing?

➤ Bruce explained the site approval process for Chapter 40B projects.

Would tax title land be suitable for affordable housing?

➤ Yes, I believe there are suitable parcels.

Committee Focus

The Committee discussed the principles and guidelines. The Committee will hold a public hearing to hear input from the community. A presentation will be held before the Board of Selectmen and Planning Board. After the presentation to the boards is made, the committee will look at individual parcels. The next meeting the committee will make recommendations for the public hearing meeting.

Meeting Dates

Next meeting scheduled for 10/18/07 @ 7PM in the Plantation Conference Room, Town Hall The meeting was adjourned at 9:20 p.m.