

Kingston Affordable Housing Trust

Minutes of in-person/online meeting January 5, 2023

Meeting called to order at 5:08 PM.

Trustees in attendance: Jean Landis Naumann, Paul Armstrong, Jennifer Alukonis, Nathan Hedberg (Zoom)

Pine duBois, representing Jones River Watershed, presented information regarding the potential town purchase of a cranberry farm and attached properties and buildings on Wapping Road. She reported she has submitted a request to the CPC for funding for an appraisal of this property and has toured the property with the Conservation Agent. Her goal is to have the town purchase this 61A property and create a town conservation property management hub. There is an 1830 house on the property that she suggested may be suitable as affordable housing. She provided a map and will email the owner's separate appraisal of the property. There is the possibility of using the outbuildings as cold storage for town equipment. The trustees agreed that they would like to continue this conversation as the project progresses.

The minutes of December 1, 2022 were approved (4-0) Jean reported that she received a response from Elizabeth Lydon, town counsel, regarding the yearly audit and what needs to be done to reconcile the language in the state statute, Declaration of Trust and town bylaw. Elizabeth submitted draft language for a warrant article to update the bylaw to resolve the internal conflicts. She has also sent information regarding including the yearly audit in the town general audit to the town administrator. She will also send us an updated declaration for the current trustees to sign. A new declaration is required every time there is a change in trustees.

Voted: to submit the proposed warrant article language to the BOS for inclusion in the ATM warrant (4-0)

Jean reported she spoke with Donna Rodriguez about the second and third videos. A new contact will work on completing these videos as Donna is no longer an employee but a vendor. She has promised to see these videos to completion. Jean will talk with her again on 1/12 regarding completion of both videos. Donna reminded us that we can do public service announcements on PAC TV. The trustees also discussed providing sound bites for the town administrator's weekly and monthly update programs.

Jean reported she has an appointment with the BOS January 17 to introduce and show the first video. A link to the video will be placed on the town web site.

Jean and Nathan reported on their meeting with 2 representatives of the Marshfield Housing partnership. A new chairman will be selected soon for that group and they are most interested in working with Kingston on hiring a housing coordinator. Nathan offered to follow up with them to see where things stand.

Jean reported receiving an email from the Town Treasurer stating the trust money is now in an account earning 3.25% yearly. This should generate about \$2000 interest monthly.

Voted: to thank Carl for investigating and finalizing a better investment rate for the trust's funds (4-0)

Jean reported on the most recent Senator Moran roundtable discussion on housing.

Jean will let the trustees know the meeting date with CPC and the subsequent public hearing.

Paul will check on the status of the 2 affordable units built by Dacey on Elm Street.

Jean reminded the trustees of the material available from Mass Housing Partnership, including videos of meetings and training sessions.

A motion to adjourn was approved at 6:20 PM.

The next meeting is scheduled February 2 at 5:00 PM as a hybrid, offering in-person as well as remote participation.

Submitted by Jean Landis Naumann