

# Kingston Affordable Housing Trust

Minutes of in-person/online meeting February 2, 2023

Meeting called to order at 5:08 PM.

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

The minutes of January 5, 2023 were approved (4-0-1)

Jean reported that she received a response from Elizabeth Lydon, town counsel, with the warrant article language to modify the bylaw and has passed that on to the BOS.

Jean reported she spoke with Donna Rodriguez about the second and third videos. The second video was sent to the trustees and all agreed it was okay to use. Jean will notify Donna and have both videos added to the AHT web page.

Jean reported she had an appointment with the BOS January 17 to introduce and show the first video. Nathan stated he felt the presentation and video went well. Jess said she has received positive feedback from the public as well as fellow BOS members.

Jean reported she was contacted by Cory from the Marshfield Housing Partnership. Their assistant town planner has assumed the role of housing coordinator but declined to add Kingston to her role. Jean will ask for the position description and the trustees will discuss this at future meetings. Nathan discussed the related items he found on the Marshfield web site (a justification for the need for a housing coordinator as well as Marshfield's current Housing Production Plan.

Jean reported that she contacted the Town Administrator to remind him to keep the AHT involved as new housing projects are proposed and discussed after she saw a posting of a meeting for an upcoming project.

Jean reported she spoke with the Town Planner this morning and the possibility of the AHT helping to pay for an updated Housing production Plan. There was some question as to when the current plan needs to be updated and Jean will check on this, While no vote was taken, there was general consensus that the AHT could help with the cost and should ask for a significant role in the preparation and completion of an updated plan. Jean will obtain information on the expected cost. Jess stated that the BOS has discussed the HPP and fully understands the Safe Harbor category.

Jean reported that during her discussion with the Town Planner the issue of the uses of CPC money for housing was discussed and Jean sent information to the Planner on the restrictions. They also discussed the status of the September SHI submission to include additional units. The Planner has been asked for additional information which she is working on. The Planner believes these additional units may provide a Safe harbor status for a year.

Jean reported that she met with the Kingston Housing Authority on January 10. She explained what the AHT is doing and encouraged the KHA members to attend our meetings and work with us on projects. On the issue of a CPC representative, their chair Cynthia Fitzgerald stated she is going to attend on behalf of the KHA. Jean reminded her that the AHT can appoint someone if the KHA is unable to attend the CPC meetings.

Jean reported receiving an email from the Town Treasurer thanking the trustees for their recognition of his work to place the AHT money in a higher interest account.

Jean reported she will meet with CPC tonight at 6:30 on the trust's request. Jean asked if there were any corrections to the annual report she will present to the CPC tonight. There were none.

Paul reported that the lottery for the 2 Elm Street affordable units has been announced and Jean reported it was announced at the most recent BOS meeting and posted on the town website. The trustees discussed and verified that lotteries for other recently completed affordable units have been conducted. Jean stated she would like to keep a running tally of all affordable units being built and track the scheduling of the lotteries. Jess stated she would like information on how many families apply for these lotteries and how many are Kingston residents. The trustees discussed how the public is made aware of the lotteries Na Jess and Jennifer provided links to listings. Jennifer stated she believes every lottery has different criteria.

Jean reported she listened to the January 23, 2023 Planning Board meeting where Senator Moran's 40B omnibus bill was discussed. At that meeting the Town Planner discussed possible ATM warrant articles to address zoning issues. Paul volunteered to be the liaison on this issue to keep the trustees informed on what will be proposed.

Paul recommended that the Trust issue a letter to the Planning Board regarding our initiative to work with developers to subsidize additional affordable units in their projects.

Jean stated she plans to contact the developer of the Sacred Heart property to discuss the inclusion of additional affordable units in their plans.

A motion to adjourn was approved at 6:23 PM.

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

Submitted by Jean Landis Naumann