

Kingston Affordable Housing Trust

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

Meeting called to order at 5:04 PM.

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

The minutes of January 5February 2, 2023 were approved (4-0)

Jean reported she has had no response to an email or phone call to Donna Rodriguez regarding the video project. Jess reported she has shared video 1 with a resident who contacted her about affordable housing.

Jean reported she left a voice mail for a gentleman that contacted the BOS about affordable housing this week.

Jean reported she met with Fred Monaco, the new chairman of the Marshfield Housing Partnership, and discussed how the two groups can work together. He has supplied a copy of the vacancy announcement they used to advertise for a housing coordinator. She has requested he also send the position description.

Jean noted that the most recent housing production plan was approved in 2019 and will need to be updated in 2024. She received no additional communication from the Town Planner on this issue.

As Paul was not present, there was no update on proposed zoning changes for Town Meeting, the date of which has been changed to April 29.

Jean stated she will be attending the CPC meeting later in the evening to do a short presentation on the AHT request for additional funding (about \$49,000).

The current balance of is \$789,389.44 (CPC funded), a compilation of the 2 grants (\$600,000 and \$180,000) plus interest.

Jean thanked Jess for sharing the link to the regional web site for housing lotteries. The only current lottery in Kingston is for 2 units on Elm Street.

There was a brief discussion about using CPC funds for rental assistance. The trustees also briefly discussed the MBTA housing zoning requirement in Plymouth and Kingston.

The group briefly discussed a proposed 40B housing project for 113-117 Wapping Road, which may be age-restricted. Jess will contact the developer about meeting with the Trust.

The proposed 120 unit rental housing at 48 Howland Road needs more sewer capacity than is currently available. Approximately \$8,000,000 is needed to develop the needed leaching fields on the Davis property to provide additional sewage capacity.

The housing proposal on the Sacred Heart property will requires resolving water and sewer access. Jess believes the developer will be making a presentation to the BOS in late March.

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 announced the request from Emma Belliveau, graduate student in the Department of Urban and Environmental Policy and Planning at Tufts University. In collaboration with the Massachusetts Housing Partnership (MHP), she currently supports a research project focused on Affordable Housing Trust Funds in the State of Massachusetts. Her project group is looking to conduct a 30- to 45-minute interview with members of the Kingston Affordable Housing Trust board to better understand how it operates. Their project will be the first to centralize information about affordable housing trusts in Massachusetts, and they hope its findings will strengthen the ability of communities across the state to create and preserve affordable housing.

Jean thanked Jen for asking to know about the distribution of the final report and Jean has requested the questions that will be asked in order for the participants to be better prepared to reply.

A motion to adjourn was approved at 5:45 PM.

The next meeting is scheduled April 6 at 5:00 PM as a hybrid, offering in-person as well as remote participation.

Submitted by Jean Landis Naumann