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ORLEANS TOWN CLERK

TOWN OF ORLEANS  
COMMUNITY PRESERVATION COMMITTEE

Minutes  
January 4, 2024, 4:30 p.m.

A hybrid meeting of the Community Preservation Committee (CPC) was held in the Nauset Room of Town Hall and via Zoom beginning at 4.30pm on January 4, 2024. Real-time public access was provided by Orleans Channel 8 on the Town website and cable television.

Attending for the CPC were Chair North, Vice Chair Alper, Clerk Christie, Mr. Ellis, Mr. Galligan, Mr. Lipman (on zoom), Ms. Gaskill, Ms. Minkoff, Ms. Francolini.

4.30pm Call to Order – The Chair called the meeting to order at 4.30pm.

Public Comment - There was no public comment.

Presentation regarding Grant Application for Affordable Housing Trust general funding – Director of Planning & Community Development Mr. Meservey presented a summary of the use of funds by the Affordable Housing Trust. He noted the current available balance in the Trust is \$1,968,867 (including the commitment to 107 Main Street for \$876K). The CPC has given the Trust \$2.1M over the previous years. Non-CPC allocations total \$3,475,000. Mr. Meservey shared the ambitious goal of 350 units in the next 10 years of which it is hoped 150 will be deed restricted affordable housing. He said the Trust needed funds to be able to have an ample balance so as to quickly assess and evaluate properties for purchase and/or conversion to affordable housing units. Affordable Housing Trust Chair Mr. McClennen explained Orleans is on the crest of achieving the 2017 goal of one hundred affordable housing units. However, the new goal is significantly greater. He explained there may be some opportunities for seasonal communities to get affordable housing assistance in the Governor's Bond Bill which will be decided on June 30, 2024. Mr. McClennen also discussed regional work on affordable housing. Mr. Alper said he felt Orleans should take a leadership role in regional responsiveness to affordable housing needs, rather than follow what other towns do through their CPC allocations. Committee members asked questions and clarified goals.

Presentation regarding Grant Application for Affordable Housing Trust Rental Assistance Program – Mr. Meservey shared information on the cost-burden of households in Orleans and the need for rental assistance. All nine lower Cape communities have rental assistance programs in place. The proposal Orleans is suggesting includes management services by the Housing Prevention Council (HPC) and counselling/guidance for participants. He briefly walked through the fee structure. Mr. Galligan raised the issue of limited available funding from the CPC in FY25. Cutting contingency was suggested. There was some discussion of other possible ways to fund the program. There was some clarification around who would be served by the program and how need is determined or assessed by the HPC. The

CPC asked for guidance from the Trust as to preferences for which funding request is a priority if CPC funds cannot contribute to both grant applications.

Presentation regarding Grant Application for affordable housing at Spring Hill, Brewster – Ms. Shklovsky from POAH and Mr. Quinn from HAC presented some information about the Spring Rock Village, Brewster. It is a forty-five unit project on a town-owned piece of land. POAH and HAC have worked together on many projects around Cape Cod. The proposed development includes apartments and units (up to five bedrooms) in seven buildings with as much open space as possible. The aim is to create a neighborhood feel. Architecture and Streetscape images were shared. Preferences for residents will be 70% will be from Brewster with 15% of that for the rest region (i.e., Orleans). The request is for .5% of the project's total cost. The project is asking for funds from eight communities. It is hoped that the project will have keys in door in the autumn of 2026 assuming all applications for funding are successful. Eastham and Brewster CPCs have approved project funding, but other towns have not yet decided. Eastham chose to support construction costs so that if it does not proceed, the funds will not be used.

Presentation regarding Grant Application for Finch Skatepark – Ms. E. O'Reilly spoke about the Finch Skatepark and how it is run/managed. The Rec Departments of Eastham, Brewster and Orleans contribute to ongoing costs. The park gets over 8,000 visits per year and contrary to some public opinion, the park is very well used. There may be plans for a new skatepark in the new Eldredge Master Plan, but safety upgrades are needed before fulfilment of the new plan. \$7,500 was requested from each of the other towns. The Eastham CPC has approved \$7,500.

Review legal opinion (as available) for FY 25 grants and next steps. It was noted that the legal opinion had just been received and would be reviewed at the next meeting.

6pm *Mr. Lipman left the meeting.*

Approval of minutes of December 28, 2023.

**Mr. Galligan moved to approve the minutes of December 28, 2023. Ms. Christie seconded the motion. All said Aye. Motion was approved by consensus.**

6.15pm Adjourn.

**Mr. Alper moved to adjourn the meeting. Mr. Galligan second the motion. All voted Aye. Meeting adjourned.**

*Respectfully,  
Jennifer Fountain*