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AFFORDABLE HOUSING TRUST BOARD Joint Meeting with the SELECT BOARD

Minutes
January 17, 2023

The Affordable Housing Trust Board (AHTB) held a hybrid meeting on Tuesday, January 17, 2023 at 4:30 PM in the Nauset Room at Town Hall and via Zoom. Real-time public access was provided by Orleans Channel 18 on the Town website.

Attending for the Affordable Housing Trust Board (AHTB): Chair McClennen, Vice Chair Mathison, Clerk Ghory, Mr. Landreth, Ms. Wibby, Mr. Jurkowski and Mr. Herman. Mr. Cole and Mr. Brehm attended via Zoom. Attending for the Select Board: Chair Reed, Vice Chair Herman, Clerk Runyon, Mr. Galligan and Mr. Mathison. Interim Town Administrator Sumner attended via Zoom. Director of Planning Merservey and Community Housing Manager Allgeier also attended.

1. Call to Order. Mr. McClennen called the meeting to order at 4.30pm
2. Welcome Tom Jurkowski. Mr. McClennen introduced the new AHTB member Tom Jurkowski.
3. Public comment. No one presented for Public Comment.
4. Joint meeting with Select Board re: former Governor Prence property
Ms. Reed called the Select Board to order.
 - a. Review Governor Prence Request for Information (RFI) Responses-
Ms. Allgeier presented a summary of responses received through the RFI process. Very briefly the responses to questions can be summarized as follows:
 - i. Lease v. Fee Simple -There were no strong preferences. Most felt Fee Simple was easier although all were familiar with leasing. If home ownership is part of the development, the land will need to be available to sell to new owners.
 - ii. Clean site – All respondents would prefer a clean site but are prepared to be flexible about work that may need to be done. There was some discussion about how the town could contribute to the removal of hazardous materials through a grant or in other ways.
 - iii. Mixed Income – This was generally felt to complicate the project but was welcomed.
 - iv. Rental v. Home Ownership- Some respondents felt rental was a simpler, preferable solution. Some respondents welcomed home ownership but noted that State funding would not be available and, therefore, significant regional/local contribution to the project would be needed.
 - v. 40B – Most respondents preferred 40B because it provided a more streamlined or clear process. Town/landowner would need to work to build consensus for project.
 - vi. Permitting – An early, speedy process was preferred. It was suggested that what was required for permitting could be built into the RFP to facilitate this.
 - vii. Density – Most felt the density was appropriate.

- viii. Phasing – Generally a single phase was suggested because of the size of the project although HAC/POAH were open to two phases.
- ix. Energy Efficiency – All understood the standards for energy efficiency but the cost of Certification for the Passive House Standard is a concern.
- x. Prefabrication – Prefab would be a possibility if it was efficient and appropriate for the project.
- xi. Challenges/Concerns – Clear processes and financial support are needed. It was suggested that the potential developers would like a clear idea of the evaluation criteria and approval process.

b. Discussion and next actions – Committee and Board members and Town representatives discussed how the housing shortage on the Cape poses opportunities for developers to address a broader market. Runyon said he strongly endorsed leasing for a large portion of the site. It was felt shaping the RFP to include the actual permit approvals needed would make things simpler for developers. Mr. Meservey said staff will begin work on the RFP and will complete an expression of interest application for a grant to help fund some of the demolition/removal at 66-76 Route 6A. Mr. Meservey and Ms. Allgeier reiterated the importance of establishing clear evaluation criteria for the project. The draft RFP will be reviewed at the AHTB meeting on February 21, 2023. It was recommended that the AHTB and the Select Board include a request to dispose of the property at the next Town Meeting. This will be added to the next AHTB agenda for discussion and vote.

Mr. Runyon moved to adjourn the Select Board meeting. Mr. Galligan seconded the motion. All voted in favor of the motion. Motion passed: 5-0-0. The Select Board meeting adjourned.

*Respectfully submitted,
Jennifer Fountain*