



'23 APR 10 10:53AM

Affordable Housing Committee Meeting Minutes
Town of Orleans
Tuesday, February 7, 2023 4:30 p.m.
In person in the Nauset Room and
on Orleans Channel 18 on the Town website and cable television

Attending: Nancy Renn, Fran McClennen, Bill Stoeckert, Nancy James, Elizabeth Paine, Scott Flood, Marsha Allgeier as Town Liaison, and Andrea Reed as Select Board Liaison.

Nancy Renn, Chair, called the meeting to order at 4:30 p.m.

Nancy Renn welcomed new member Scott Flood who joins the Committee with experience in business, innovation strategy, marketing, land and water stewardship, and sustainable growth and development.

Update on Housing Needs Study RFP and Website

Marsha Allgeier reported that the contract for the RFP is completed, that the Selection Committee met and interviewed two of three vendors who have applied, and that they have recommended one vendor to the Select Board. Their first meeting in April will be devoted to work on terms and scheduling.

Marsha also reported that the current content on the Town website housing page has been reorganized with improved navigation. She requested feedback and asked for recommended topics and questions for the FAQ. Bill Stoeckert remarked on the exceptional work on this page and the content, and noted that there is nothing like in any of the surrounding towns. Nancy Renn recommended a link to this page be placed on the Affordable Housing Committee page and the Affordable Housing Trust Board page.

Joint meeting of the Affordable Housing Committee and the Affordable Housing Trust Board

On June 17 the Affordable Housing Trust Board voted to meet with the Committee to discuss funding and support for housing above the current AMI level of under 80%, with the goal of amending the Charge for the Trust. This would involve a Warrant Article directing a request to the State Legislature. The Affordable Housing Committee would make this recommendation to the Trust.

A recommendation would include direction on creating a separate trust or increasing the AMI on the current trust. Following discussion, it was moved, seconded, and subsequently withdrawn to recommend that a warrant article be drafted for a request to the State Legislature that the Affordable Housing Trust Board be permitted to increase the AMI to 200%.

After further discussion it was moved and seconded that both the Affordable Housing Committee and the Affordable Housing Trust Board support an AMI of 200%. After discussion an amendment to this motion was moved and approved, that language be added defining guardrails and guidelines to protect funding for housing up to 80% of AMI. The amendment passed on a vote of 6-0-0 by the Affordable Housing Committee and on a vote of 7-1-0 by the Affordable Housing Trust Board. The main motion, now including the amendment, passed on a vote of 6-0-0 by the Affordable Housing Committee and a vote of 8-0-0 by the Affordable Housing Trust Board.

After discussion it was then moved and seconded to continue with one trust, and not create a second trust, and to go to Town Meeting with a warrant Article to increase the AFTB to 200% of AMI as voted and amended to include safeguards protecting funding for housing up to 80% of AMI. This motion was approved on a vote of 3-2-1 by the Affordable Housing Committee, and a vote of 4-3-1 by the Affordable Housing Trust Board.

The Affordable Housing Trust Board will revisit the question of one or two trusts at their meeting on February 21 at 4:30pm. The Affordable Housing Committee is invited to attend this meeting.

Topics for March 14 Affordable Housing Committee Visit to Planning Board Meeting

This meeting will be rescheduled for a later date. Gratitude was expressed for George Meservey's visit to the Committee meeting.

Minutes of December 6, 2022 were approved on a 5-0-1 vote.

The Meeting adjourned at 6:00pm.

The next meeting will be Tuesday, March 7, 2023

Respectfully submitted, Nancy James, Clerk