

AFFORDABLE HOUSING TRUST BOARD with the AFFORDABLE HOUSING COMMITTEE

MINUTES

February 7, 2023 4:30 p.m.

The Affordable Housing Trust Board (AHTB) joined a hybrid meeting of the Affordable Housing Committee (AHC) on Tuesday, February 7, 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.

Present for the AHC: Chair Nancy Renn, Fran McClennen, Nancy James, Bill Stoeckert, Elizabeth Paine, Scott Flood.

Present for the AHTB: Chair McClennen, Alexis Mathison, Ward Ghory, Michael Herman, Duane Landreth. Online for the AHTB were Henry Brehm, Tom Jurkowski, and Katy Wibby.

Community Housing Manager Marsha Allgeier attended via zoom. Director of Planning & Development George Meservey and Select Board Chair Andrea Reed were also in attendance.

1. Call to Order: Ms. Renn called the AHC meeting to order at 4.30. Mr. McClennen called the AHTB meeting to order at 4.31pm.

2. Welcome new AHC member, Scott Flood- Ms. Renn introduced the new committee member Scott Flood.

3. Updates on Housing Needs Study RFP and Website- Ms. Allgeier summarized the status of the Housing Needs Update for which a contract has just been issued. An initial meeting is planned for April and it is estimated the study will take about six months to complete.

Ms. Allgeier also reviewed the reorganization of the website which mostly includes existing material. Any issues should be forwarded to Ms. Allgeier. The Trust and Committee each have a separate webpage and can review, edit or add material, with Ms. Allgeier's assistance.

4. Affordable Housing Committee and Affordable Housing Trust Board Discussion and Recommendation re: process/plan/strategies to raise AMI percentages – A significant discussion occurred about the options to address the “missing middle,” the segment of the population earning between 100% and 200% AMI. Both committees primarily discussed 1) whether to extend the Trust's scope to include this segment or to form a new Trust dedicated to this population, and 2) whether to raise support to 200% AMI or to a lesser figure. The matter of how to fund the expanded reach was not probed deeply.

Ms. Mathison sought to address the issue of the level of support with a motion but it was felt her motion should incorporate which body would provide support. After much discussion, it was evident that the meeting wanted to separate the discussions about the scope of support from the decision about which body would provide support.

Ms. Mathison moved to draft a warrant article to amend the Affordable Housing Trust to increase support to 200% of AMI via a warrant article approved by Town Meeting and then submitted to the state legislature for approval. Ms. McClennen seconded the motion. After substantial discussion, Ms. Mathison and Ms. McClennen withdrew their motion.

Mr. Meservey provided some data regarding the earnings of a family of 2 at 200% AMI or 150% AMI. Several people were eager to ensure that the segment of the housing market at 30% or 60% of AMI not be overlooked or short-changed, either deliberately or inadvertently. Mr. McClennen asserted it was important to act quickly to allow for the lengthy legislative process to approve changes which might take as long as two years. He also raised the issue of where monies would come from to serve the breadth of need in the housing market. It was generally felt a further meeting to discuss this matter was required.

Ms. Paine moved that the Affordable Housing Committee and the Affordable Housing Trust Board increase support to 200% AMI (with or without the creation of a second trust). Ms. James seconded the motion.

Mr. Ghory moved an amendment to the motion stating the AHC and AHTB increase their scope to 200% AMI with the understanding that there will be guidelines and safeguards to ensure support and protect funds designed for those earning less than 80% AMI. Mr. Herman seconded the amendment. A vote on the amendment was first taken by the AHC. The motion passed the AHC with a vote of 6-0-0. A vote on the amendment was then taken by roll call for the AHTB with Ms. Wibby, Mr. Brehm, Mr. Jurkowski, Mr. Herman, Mr. Landreth, Mr. Ghory, and Mr. McClennen voting AYE. Ms. Mathison voted NO. The amendment passed: 7-1-0.

Discussion included a reminder that the \$275,000 in annual funds from the Town are earmarked only to serve 80% AMI and below.

Now, the vote on the motion by Ms. Paine as amended was held with the AHC voting 6-0-0. The Affordable Housing Trust Board voted by roll call. Mr. Jurkowski abstained. Mr. Brehm, Mr. Landreth, Mr. Ghory, Ms. Wibby, Mr. Herman, Ms. Mathison and Mr. McClennen voted AYE. The motion passed AHTB: 8-0-0.

Ms. Paine moved to continue with one Trust and go to town meeting with a warrant article to increase the Affordable Housing Trust to 200% of AMI with the amendment to create safeguards as voted. Seconded by Ms. McClennen. The Affordable Housing Committee voted to approve the motion: 6-0-0. The Affordable Housing Trust Board voted by roll call. Mr. Jurkowski abstained. Mr. Brehm, Mr. Landreth, Mr. Ghory, and Mr. McClennen voted AYE. Ms. Wibby, Mr. Herman, and Ms. Mathison voted NO. The motion passed AHTB: 4-3-1.

The AHTB invited the AHC to join the AHTB meeting on February 21, 2023 at 4:30pm to continue discussing matters that might result in a Warrant Article for the upcoming Town Meeting.

7. Adjourn -- Mr. Herman moved to adjourn the AHTB meeting. Mr. Landreth seconded the motion. The motion to adjourn the AHTB meeting was agreed AYE, by consensus.

*Respectfully submitted,
Jennifer Fountain and Ward Ghory*