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ORLEANS TOWN CLERK

**AFFORDABLE HOUSING TRUST BOARD
Joint Meeting with the Select Board
and the Affordable Housing Committee**

MINUTES

February 21, 2023

The Affordable Housing Trust Board (AHTB) held a hybrid meeting on Tuesday, February 21, 2023 at 4:30 PM in the Nauset Room at Town Hall and via Zoom. Both the Select Board and the Affordable Housing Committee (AHC) were part of this meeting. Real-time public access was provided by Orleans Channel 18 on the Town website.

Representing the AHTB were Chair McClennen, Vice Chair Mathison, Clerk Ghory, Mr. Landreth, Mr. Brehm (on zoom), Mr. Cole (zoom), Mr. Herman, and Mr. Jurkowski. Ms. Wibby was excused.

Representing the Select Board were Chair Reed, Vice Chair Mr. Herman, Mr. Mathison and Clerk Runyon (via zoom). Mr. Galligan was excused.

Representing the AHC were Chair Renn, Vice Chair Stoeckert, Clerk James, Ms. McClennen, Ms. Collins, Ms. Paine, and Mr. Flood. Community Housing Manager Ms. Allgeier attend via Zoom.

1. Call to Order – Chair McClennen called the meeting to order at 4.32pm.

Two Trust agenda items were addressed while members from the other groups joined.

5. Update on any current projects – Mr. McClennen provided a brief update about Pennrose and the possibility of accessing Barnstable County ARPA funds for shovel-ready projects. He said the 107 Main Street project is still awaiting news on their application for funds.

(Mr. Stoeckert arrived for AHC)

6. HECH Housing Rehab Loan – Consideration and possible vote.

Mr. Landreth moved the AHTB approve the HECH rehabilitation loan for the project outlined. Mr. Ghory seconded the motion. Vote by roll call: Mr. Brehm, Mr. Ghory, Mr. Landreth, Mr. Herman, Ms. Mathison, Mr. Jurkowski, Mr. Cole, and Mr. McClennen voted AYE. The motion passed: 8-0-0.

(Mr. Runyon arrived via zoom for the Select Board. Mr. Mathison arrived in the room)

Chair Reed called the Select Board to order at 4.37. Chair Renn called the AHC to order at 4.38.

2. Public comment – No one presented for public comment.
3. Joint meeting with Select Board re: former Governor Prence property.
 - a. Ms. Allgeier briefly summarized the further responses to the Governor Prence Request for Information (RFI). The respondents suggested the Request for Proposal (RFP) should offer some flexibility but be clear about the limits that might be set by the Town. There was discussion about including access to the rail trail in the plans. After discussion, there was consensus that access to the bike trail was not required as part of this project. Further

discussion noted that "great design" was desired from RFP submissions and should include community-use space(s) and can suggest alternative approaches to density. There was some discussion about the value of keeping the property under municipal control versus selling it. Creative ways to incorporate mixed use or the missing middle were touched on briefly.

- b. The RFP is still to be developed.
- c. Regarding a possible state grant for demolition costs, Mr. McClennen briefly discussed the possibility of applying for a grant to assist with the hazardous waste removal from the site. This matter is deferred until Mr. Meservey can elucidate the terms of a possible grant.
- d. Regarding discussion and possible vote on a warrant article for the disposal of the Governor Prence property,

Ms. Mathison moved to submit a warrant article for the Spring Town Meeting to dispose of the former Governor Prence property. Mr. Herman seconded the motion. Vote by roll call: Mr. Brehm, Mr. Landreth, Mr. Ghory, Mr. Herman, Ms. Mathison, Mr. Jurkowski, Mr. Cole, and Mr. McClennen voted AYE. The motion passed the AHTB: 8-0-0. Mr. Runyon, Mr. Mathison, Mr. Herman, and Ms. Reed voted AYE. The motion passed the Select Board: 4-0-0. Mr. Herman moved to adjourn the meeting of the Select Board. Mr. Mathison seconded the motion. All Select Board members voted AYE. Meeting adjourned with a vote of 4-0-0.

- 4. The Joint meeting with the AHC now resumed, touching on five points in the continuing discussion with AHC regarding support for housing needs among those earning above 100% AMI.
 - a. Mr. McClennen briefly reviewed the legislative proposal by Cyr/Peake allowing towns to create their own year-round housing restrictions. Discussion followed about the options such legislation might provide the Town. Supporting the bill would not bind Orleans to enact any particular housing restrictions.

Mr. Herman moved to request the Select Board to support the proposed legislation SD 1040 for the Spring Town Meeting. Mr. Jurkowski seconded the motion. Vote by roll call: Mr. Brehm, Mr. Landreth, Mr. Ghory, Mr. Herman, Mr. Jurkowski, Mr. Cole and Mr. McClennen voted AYE. Ms. Mathison voted No. The motion carried: 7-1-0

- b. Review and consideration of previous meeting and votes taken. Discussion revealed the need to clarify the votes from the meeting of February 7, 2023.

Mr. Landreth moved to reconsider the motions and votes from the February 7, 2023 joint meeting of the Affordable Housing Committee and the Affordable Housing Trust Board regarding the scope of the Trust. Mr. Ghory seconded the motion for the AHTB. Vote by roll call: Mr. Brehm voted NO. Mr. Landreth, Mr. Ghory, Mr. Herman, Ms. Mathison, Mr. Jurkowski, Mr. Cole, and Mr. McClennen voted AYE. Motion passed: 7-1-0

Ms. McClennen moved to reconsider the motions and votes from the February 7, 2023 joint meeting of the Affordable Housing Committee and the Affordable Housing Trust Board regarding the scope of the Trust and the decisions regarding one or two trusts. Ms. James

seconded the motion. Vote by roll call: Ms. Paine voted NO. Ms. James, Ms. McClennen, Ms. Carlson, Mr. Stoeckert and Ms. Renn voted AYE. Motion passed: 5-1-0

c. Expansion of the Trust's scope to cover 200% AMI

Substantial discussion followed regarding the need for reconsideration of the vote for warrant article to expand scope to 200% of AMI. Several members agreed there was a need for further opportunity to consult together about the pros and cons of the issue. Many members emphasized the serious need for housing among those earning between 100% and 200% AMI and maintained the importance of supporting this group without jeopardizing support for those earning less than 100% AMI. After discussion, it was clear that three distinct issues needed to be addressed: whether or not there would be one trust, whether or not there would be guidelines to protect funding for those under 100% AMI, and whether or not to extend the scope to 200%. It was suggested a cleaner vote would clarify support from the AHTB and AHC for this issue at town meeting.

Mr. McClennen reviewed the procedures to reconsider the vote and asked for a roll call decision to reconsider the votes on each of the three topics voted by the AHC and the AHTB on February 7, 2023. Roll call vote by the AHTB for reconsideration: Mr. Brehm voted No. Mr. Landreth, Mr. Ghory, Mr. Herman, Ms. Mathison, Mr. Jurkowski, Mr. Cole and Mr. McClennen voted AYE. Ms. Paine, Ms. James, Ms. Renn, Ms. McClennen, Ms. Carlson, and Mr. Stoeckert voted AYE. Motion carried with the AHTB: 7-1-0 and the AHC: 6-0-0.

For the AHTB, Mr. Landreth moved that one trust support both those earning less than and more than 100% of AMI. Mr. Jurkowski seconded the motion. For the AHC, Ms. McClennen moved that one trust support both those earning less than and more than 100% of AMI. Ms. Carlson seconded the motion. Vote by roll call for the AHTB: Mr. Brehm, Mr. Landreth, Mr. Ghory, Mr. Herman, Mr. Jurkowski, Mr. Cole, and Mr. McClennen voted AYE. Ms. Mathison abstained. The motion carried for the AHTB: 7-0-1. Vote by roll call: Ms. Paine, Ms. James, Ms. Renn, Ms. McClennen, Ms. Carlson, Mr. Flood, and Mr. Stoeckert voted AYE. Motion carried for the AHC: 7-0-0.

Ms. Paine moved to submit an article to the Town Meeting to increase the scope of the current Trust to 200% of AMI. Ms. Renn seconded the motion for the AHC. Mr. Brehm moved to submit an article to the Town Meeting to extend the scope of the current Trust to 200% of AMI. Mr. Jurkowski seconded the motion for the AHTB. Vote by roll call for the AHC: Ms. Paine, Ms. James, Ms. Renn, Ms. McClennen, Ms. Carlson, Mr. Flood and Mr. Stoeckert voted AYE. Motion carried: 7-0-0. AHTB vote by roll call: Mr. Brehm, Mr. Landreth, Mr. Ghory, Mr. Herman, Ms. Mathison, Mr. Jurkowski, Mr. Cole, and Mr. McClennen voted AYE. Motion carried: 8-0-0.

Mr. Herman noted the name of the Trust will need to be changed when/if the vote succeeds at Town Meeting.

Mr. Ghory moved that if the Town Meeting approves and the Legislature permits the use of a single Trust with the scope to support up to 200% AMI, the Trust shall establish safeguards and guidelines about how to appropriately spend and receive funds. Mr. Jurkowski seconded the motion for the AHTB. Ms. James moved that if the Town Meeting approves and the Legislature permits Orleans to set up a single Trust with the scope to support up to 200% AMI,

the Trust shall establish safeguards and guidelines about how to appropriately spend and receive funds. Ms. Carlson seconded the motion for AHC. Vote by roll call for the AHTB: Mr. Brehm, Mr. Landreth, Mr. Ghory, Mr. Herman, Mr. Jurkowski, Mr. Cole, and Mr. McClennen voted AYE. Ms. Mathison voted No. Motion carried: 7-1-0. Vote by roll call for the AHC: Ms. Paine, Ms. James, Ms. Renn, Ms. McClennen, Ms. Carlson, Mr. Flood and Mr. Stoeckert voted AYE. Motion carried: 7-0-0.

Ms. Paine noted for the record she did not think the Affordable Housing Committee had the power to vote on what the Trust does. It was clarified that the vote was meant in support of the Trust's intended actions.

- d. Agenda item d. about ways to fund housing needs beyond 100% AMI was tabled.
- e. Discussion and possible vote regarding a warrant article requesting an increase to the existing annual appropriation of \$275,000 per year for affordable housing.

A preliminary discussion clarified that this sum was originally selected in 2018 because it represented 1% of taxes raised. As time and revenue has advanced, the sum for affordable housing support has not kept pace.

Ms. James moved to ask the Select Board to include a placeholder warrant article to increase the funding request for the AHTB from \$275,000. Ms. Carlson seconded the motion. Vote by roll call for the AHC: Ms. Paine, Ms. James, Ms. Renn, Ms. McClennen, Ms. Carlson, Mr. Flood and Mr. Stoeckert voted AYE. Motion carried: 7-0-0. Vote by roll call for the AHTB: Mr. Brehm, Mr. Landreth, Mr. Ghory, Mr. Herman, Ms. Mathison, Mr. Jurkowski, Mr. Cole, and Mr. McClennen voted AYE. Motion carried: 8-0-0

This matter will be discussed further at the AHC meeting (held jointly with the AHTB) on March 7, 2023.

- 7. Matters Arising or Items for further consideration None introduced.
- 8. Minutes to be approved: Jan 17, 2022 and February 7, 2022.

This matter was deferred to a future meeting.

- 9. Adjourn.
Mr. Stoeckert voted to adjourn the AHC meeting. Ms. Carlson seconded the motion. All voted Aye. Motion carried. 7-0-0.
Mr. Herman moved to adjourn the AHTB meeting. Mr. Ghory seconded the motion. All voted AYE. Motion carried. 8-0-0.

*Respectfully submitted,
Jennifer Fountain and Ward Ghory*