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ORLEANS TOWN CLERK

**Affordable Housing Committee Meeting Minutes
Town of Orleans
Tuesday, September 5, 2023 at 4:30 pm
In person in the Nauset Room and
on Orleans Channel 18 on the Town website and cable television**

In attendance: Nancy Renn, Susan Carlson, Scott Flood, Fran McClennen, Elizabeth Paine, Marsha Allgeier (Housing Coordinator) and Andrea Reed (Select Board liaison)
Absent: Maria Smith, Bill Stoeckert

Call to Order – Ms. Renn called the meeting to order at 4:30 pm.

Review of status of housing projects and housing study: Pennrose and 105 Main St. projects are expecting to receive final acceptance of ARPA funds by month's end and will have financing to commence construction. RFPs for development of the Governor Prence property have been published with proposals due in November. The Housing Needs Assessment is in process and expected to be completed, with further review, in November and shared with the Select Board at that point. A Community Forum on Housing and preliminary results from the Housing Needs Assessment will take place at Snow Library Thursday, September 7th at 6:00 pm.

Preliminary discussion of strategies and objectives relative to the Housing Needs Assessment:

Ms. Renn asked that we focus our discussion around three questions:

- 1) What do we want to know more about?
- 2) What can we do short-term with information we have already received from the assessment?
- 3) What do we need to work on in collaboration with the Affordable Housing Trust Board?

In addition, we should keep in mind a) what do we want as a final document from JM Goldson and b) what highlights will we want to spread throughout the community?

Regarding #1:

Is there an addendum to the Housing Needs Assessment to further examine cost-burdened seniors in town? Can we identify these households specifically to let them know of help that is available to keep them in their homes through coordination with other agencies that can help with seniors' living needs.

We want to know more from the business community and municipality about housing needs for staff, staff salaries – to gain a greater grasp on workers' needs in town. What are the goals of the Economic Development Committee? Ms. Reed noted that this committee is just meeting for the first time next week, and that we do have some of this data through the Chamber of Commerce as well as the Planning Board study. Some businesses have taken significant measures to provide for worker housing. What can we learn from them?

Regarding #2:

We should decide on priorities to tackle (e.g., housing for young families through restricted deeds, rental assistance, perhaps in concert with options for elderly to move out of larger homes). Certain areas highlighted in the Housing Needs Assessment have become more pressing. Having

one or two priorities could focus our work more effectively. Should we be establishing priorities in concert with other town committees?

We should think about breaking initiatives into smaller components – for example, with seniors living alone in 3-bedroom homes, might they be open to taking in renters?

Ms. Allgeier noted that the report will contain a recommended 10-year production plan to help us set priorities.

Orleans has many goals, but priorities may not always be clear. What about bringing members from different boards together to keep working on priorities. Ms. Reed noted that Select Board priorities are 1) wastewater and 2) housing.

Regarding #3

Can we have a conversation about possible warrant articles to replicate positive programs in other towns (e.g., rental assistance programs/down payments assistance in towns such as Wellfleet, Eastham, Chatham)? Ms. Paine noted that Provincetown and Nantucket have really prioritized innovative approaches to housing and that we might learn more from them.

To do this, our committee needs to develop the same knowledge base around these positive programs on the Cape and elsewhere. Can we have people come to make a presentation to us or could our committee members research approaches and make a presentation to our committee?

How to incentivize homeowners to rent on a full-year basis? What could a town do? Provide monetary support, tax incentives? How do we identify these homes if we were to reach out to the owners? Do we have a part-time homeowners association in Orleans? Ms. Reed offered that we could conduct interviews with owners who rent in the summer, asking what would it take to incentivize year-round rentals that would at least compensate for what they already earn.

We have supported large size developments such as Pennrose (and upcoming at Governor Prence) and small developments such as 104 Main St. A condo was purchased at Old Colony Way as an affordable unit and Habitat for Humanity built a home. What size projects do we next want to support? Do we want an emphasis on smaller, quicker developments? Let's evaluate past projects – what they cost.

Do we need to develop subgroups within the AHC and the Trust to address different priorities so we are not just reliant on monthly meetings.

Sharing the Housing Needs Assessment with the public

We will want to provide the public with highlights from the report. Do we also want to do this through sharing our priorities based on the report (e.g., rental assistance). We might want to earmark a “media day” to provide a blitz of information about the report's findings. Ms. Reed also noted that the public may want to know about what they can personally do to improve availability of affordable housing (such as donating to the Trust, voting at Town Meetings).

Approval of minutes from August 1, 2023

Ms. McClennan moved to approve the minutes from 8/1/23.

Mr. Flood seconded the motion.

All voted Aye. Motion carried 5-0-0.

Adjournment of AFC meeting

Mr. Flood moved to adjourn the AHC meeting at pm.

Ms. McClennan seconded the motion.

All voted Aye. Motion carried 5-0-0.

The meeting was adjourned at 5:45 pm.

Next AHC meeting

The next meeting will take place on Tuesday, October 3, 2023 as a joint meeting with the Affordable Housing Trust Board.

Respectfully submitted,

Susan Carlson, Clerk