

**JOINT MEETING
AFFORDABLE HOUSING TRUST BOARD &
AFFORDABLE HOUSING COMMITTEE**

MINUTES
October 3, 2023.

The Affordable Housing Trust Board (AHTB) met jointly with the Affordable Housing Committee (AHC) on October 3, 2023 at 4:30 PM in the Nauset Room at Town Hall and via Zoom. Real-time public access was provided by Orleans Channel 8 on the Town website.

In attendance for the AHTB in the room were Chair McClennen, Mr. Ghory, Mr. Herman, Mr. Jurkowski, and Mr. Brehm. Attending via zoom were Vice Chair Mathison, Ms. Wibby, Mr. Cole. In attendance in the room for the AHC were Chair Renn, Vice Chair Stoeckert, Ms. Carlson, Ms. McClennen, Ms. Smith, and Mr. Flood.

Call to Order - AHC Chair Renn called the meeting to order. AHTB Chair McClennen called the meeting to order.

Housing Needs Assessment: Meet and discuss preliminary goals and strategies and community forum – Jen Goldson (online) and Laura Smead (in the room) led an in-depth discussion of the draft goals and strategy points. Specific comments regarding strategy points were collected for each of the 13 goals. (The discussion document is included in the meeting packet).

Goal 1 – incentivizing the “missing middle” development.
No comments.

Goal 2 – Amending zoning bylaws to encourage smaller homes.
Mr. McClennen clarified that no variance is needed for lots that are 15,000 or 20,000 square feet per 1979 zoning bylaw clause. Additionally, it was noted that sewerage enables additional housing opportunities in the central business district.

Ms. McClennen asked to include specifics regarding needed bylaw changes.

Mr. Stoeckert suggested including the Committees/departments needed to make changes.

Mr. Ghory recommended a summit with the Planning Board regarding possible changes.

Goal 3 – Programs to incentivize year-round rentals.

Mr. Meservey questioned the use of tax abatements and whether a Home Rule petition is needed.

Ms. Wibby questioned the particulars of how qualifications for rental housing would be determined, and for whom.

Goal 4 – Accommodating alternative housing.

Mr. McClennen noted many of the strategies can be accommodated in the existing Trust format.

Goal 5 – Design standards and streamlined permitting.

No comments

Goal 6 – Create and preserve deed-restricted affordable housing.

It was suggested the Trust would need a process to acquire and rehabilitate substandard housing.

There was some discussion of how deed restricted properties might skirt restrictions in the case of foreclosure.

Goal 7 – Partnerships

Ms. McClennen reminded the consultants of the Trust's line of credit with Cape Cod Five.

Goal 8 – Support housing stability

Ms. Renn suggested "coordinating and guiding" were actions beyond the desired scope of either the AHC or the Trust.

Mr. McClennen spoke about partnering with Homeless Prevention Council (HPC) during Covid and the potential to reactivate that assistance program. He also said Orleans' income levels were too high to qualify for Block Grants (CDBG).

Goal 9 – Understand cost-burdened homeowners.

Mr. McClennen mentioned the Trust association with HECH and the potential impact of betterments.

Goal 10 - Serve the 200% income threshold.

Again, it is important to determine the legality of tax deductions/abatements.

Goal 11 - Town staff, et al

Mr. Ghory suggested an Orleans Housing Roundtable needs to meet more frequently than once a year.

Goal 12 – Increase funding for the Trust.

It was suggested that 2-3% be added to short term rental charges for the Trust.

Mr. Brehm expressed concern that this might put price burdens on some people in need.

Mr. McClennen suggested careful consideration of permitting boards "negotiating" with developers for permitting.

There was some discussion about the 10% of CPC funding dedicated to addressing Affordable Housing and how to secure a greater percentage.

Goal 13 – Engage the community.

There was general agreement that community engagement and education is vital.

Mr. Herman said he wanted the 10 year plan to allow adaptability to include new initiatives as they develop.

Ms. Smead summarized the main concerns of the community forum on affordable housing as

- The need for financial incentives
- Allowing for density
- Using or refurbishing under- or unutilized commercial space
- Balancing the tension between the business of short term rentals and the ability of short term rentals to drive longer term rentals out of Orleans.

There was some discussion about how to collect feedback from all the committee members by October 10. Ms. Smead will convert the draft goals/strategy document into an online survey so people can easily indicate which items need further tweaking or explanation, are fine as is, or need removal.

Follow-up discussion re: action plan for short-term housing needs – This matter is tabled.

Discussion re: site visits to 66-76 Route 6a (former Governor Prence site) – Two RFP respondents toured the site. There are 40-50 others who have inquired about the RFP.

Mr. Brehm moved that the Affordable Housing Trust Board approve two additional site visits as part of the RFP process of 66-76 Route 6a and ask the Select Board to also vote to approve two additional site visits at the October 11, 2023 meeting. Mr. Ghory seconded the motion. Vote by roll call: Ms. Wibby, Ms. Mathison, Mr. Cole, Mr. Brehm, Mr. Jurkowski, Mr. Ghory, Mr. Herman, and Mr. McClennen voted Aye. Motion carried: 8-0-0.

Adjourn AHTB meeting –

Mr. Ghory moved to adjourn the Affordable Housing Trust Board meeting. Mr. Jurkowski seconded the motion. The chair declared the meeting adjourned by consensus at approximately 6.15pm

*Respectfully submitted,
Jennifer Fountain*