


AFFORDABLE HOUSING TRUST BOARD

'23 NOV 22 9:49AM


ORLEANS TOWN CLERK

MINUTES
October 17, 2023.

The Affordable Housing Trust Board (AHTB) met on October 17, 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.

Attending for the AHTB were Chair McClennen, Vice Chair Mathison, Clerk Ghory, Mr. Jurkowski, Mr. Cole, Mr. Herman with Mr. Brehm and Ms. Wibby attending via zoom. Director of Planning Mr. Meservey also attended as did CPC Liaison and Select Board member Mr. Galligan.

Call to Order. Mr. McClennen called the meeting to order just after 4:30pm.

Updates of projects.

a. 107 Main Street – Mr. Quinn of the Housing Assistance Corporation very quickly updated the committee on the project. Slightly modified plans will go to the Architectural Review Board at the end of October to seek approval for the changes required for modular construction. HAC is going through the steps of the closing process for state funding. Mr. Quinn said there had been no news about the final review of the Barnstable County ARPA funding. IN response to a question, he indicated HAC probably will require the full \$1 million grant from the CPC for the project.

b. Pennrose – Mr. McClennen noted the Pennrose project is also awaiting the Barnstable ARPA funding.

c. 66-76 Route 6A – Mr. Meservey advised that two more site visits have been made available to prospective developers on October 19 and 25th. Passive certification is still required in the RFP although the Opt-in Energy warrant article did not pass at the Town Meeting. The RFP closes November 29, 2023.

Discussion about short-term housing programs as raised in the memo of September 16, 2023 by Alan McClennen.

Mr. McClennen said he had spoken with town counsel regarding a rental assistance program. If the Trust decided to initiate a rental assistance program, it would be considered within our charge if the proposal were funded by the Community Preservation Committee and approved by the Town Meeting.

The Committee discussed the Brewster rental assistance program briefly. Brewster has 11 clients who receive up to \$6000 per year. The program operated with an annual budget of \$75,000 but it is increasing to \$150,000.

Rental assistance would be for those earning 100% of AMI or less and would, therefore, qualify under CPC funding requirements for community housing.

Michael Herman and Ward Ghory offered to investigate rental assistance programs, costs, administration, and scope. It was recommended that a third-party administrator for a rental assistance program be sought rather than program administration by the Town of Orleans. It was also suggested that "technical" support or education to assist in addressing factors contributing to the need for rental assistance be made available to recipients.

Mr. McClennen shared his expectation that soon-to-be-proposed State legislation and regulations will provide more opportunities for the AHTB.

CPC Application.

Mr. Meservey said he was preparing the first part of the grant application for CPC asking for \$500,000 toward affordable housing. There was discussion about whether to include the rental assistance program as part of the general request or to treat it separately. Committee members also weighed the option of asking for one year of funding or at least three years of operating expenses. It was suggested that funding be allocated on a per-family basis (not a flat fee) and the budget should plan for 10 to 15 families for three years. A budget of \$300,000 was suggested.

Ms. Mathison moved that the Affordable Housing Trust Board make a grant application to the CPC for FY2025 for \$500,000 general funding for the development and management of affordable housing programs. Mr. Herman seconded the motion. Vote by roll call: Mr. Cole, Mr. Ghory, Mr. Herman, Mr. Jurkowski, Ms. Mathison, Mr. Brehm, Ms. Wibby and Mr. McClennen voted Aye. Motion carried: 8-0-0.

Mr. Cole moved the Affordable Housing Trust Board make a second grant application to the CPC specifically for the rental assistance program for three years for \$300,000. Ms. Mathison seconded the motion. Vote by roll call: Mr. Cole, Mr. Ghory, Mr. Herman, Mr. Jurkowski, Ms. Mathison, Mr. Brehm, Ms. Wibby and Mr. McClennen voted Aye. Motion carried: 8-0-0

Approval of Minutes.

Mr. Ghory moved to approve the minutes of the AHTB meeting on September 19, 2023. Mr. Jurkowski seconded the motion. Vote by roll call: Mr. Cole, Mr. Ghory, Mr. Herman, Mr. Jurkowski, Ms. Mathison, Mr. Brehm, Ms. Wibby and Mr. McClennen voted Aye. Motion carried: 8-0-0.

Mr. Ghory moved to approve the minutes of the Joint Meeting of AHTB and the AHC on October 3, 2023. Ms. Mathison seconded the motion. Vote by roll call: Mr. Cole, Mr. Ghory, Mr. Herman, Mr. Jurkowski, Ms. Mathison, Mr. Brehm, Ms. Wibby and Mr. McClennen voted Aye. Motion carried: 8-0-0.

Matters for future consideration.

There is a joint meeting with the Affordable Housing Committee on November 7, 2023 at 4:30pm. There is an AHTB meeting on November 21, 2023 at 4:30pm.

Mr. Ghory thanked members for completing the lengthy survey prioritizing strategies for inclusion in the housing production plan being prepared by JM Goldson as part of their Housing Needs Assessment.

Please plan to join a discussion on November 29 with the Select Board about the Housing Study.

Mr. Jurkowski suggested exploring housing initiatives to help new hires at the Fire Station find local housing.

Mr. Herman asked to explore the mechanics and guidelines of a "deed restriction" program.

Mr. McClennen noted the CDP is also exploring deed restriction programs and their consultant should have some recommendations by Spring 2024.

Adjourn meeting.

Ms. Mathison moved to adjourn the meeting at 5.30pm. Mr. Cole seconded the motion. Vote by roll call: Mr. Cole, Mr. Ghory, Mr. Herman, Mr. Jurkowski, Ms. Mathison, Mr. Brehm, Ms. Wibby and Mr. McClennen voted Aye. Motion carried: 8-0-0.

*Respectfully submitted,
Jennifer Fountain and Ward Ghory*

Approved: 11/21/23 – 8-0-1