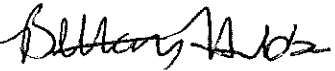


Joint Meeting

'23 NOV 22 9:50AM

Affordable Housing Committee with the Affordable Housing Trust Board



Tuesday, November 7, 2023 4:30pm

ORLEANS TOWN CLERK

MINUTES

There was a joint hybrid meeting held between the Affordable Housing Committee (AHC) and the Affordable Housing Trust Board (AHTB) on November 7, 2023 at 4:30pm in the Nauset Room. The meeting was available on Channel 8 and Zoom. In attendance from the AHC were Chair Renn, Ms. McClennen, Mr. Stoeckert, Ms. Carlson, Mr. Flood, Ms. Smith, and Ms. Paine. Present for the AHTB were Chair McClennen, Mr. Ghory, Mr. Herman, Mr. Jurkowski, Mr. Madden, Mr. Cole (via Zoom) and Ms. Mathison (via Zoom). Mr. Brehm and Ms. Wibby were absent. Community Housing Manager Ms. Allgeier attended. Lauren Smead via Zoom presented on behalf of JM Goldson.

Call to Order – Chair Nancy Renn of AHC called the meeting of the AHC to order. Chair Alan McClennen called the meeting of the AHTB to order.

Mr. McClennen briefly introduced new AHTB member Bill Madden.

Review and discuss the draft Town of Orleans 10-Year Housing Plan - Ms. Smead led a discussion of goals and strategies from Chapter 2 in the draft version of the Town of Orleans 10-year Housing Plan.

PRODUCTION Goal: Create and/or preserve a minimum of 300 housing units in the next ten years to meet projected housing shortages.

There was much discussion about the appropriateness of the proposed goal of 300 units. Some felt the number was not based on adequate review of resources or capability while others felt it was not aggressive enough. Ms. Allgeier explained that 300 was based on the projected need for 500-600 units in 2030 per the UMDI Cape Cod Housing Needs Analysis of 2022. It was noted that the Town of Orleans or AHTB did not have to fund new construction or deed restrict all 300 properties and that the 300 number included many types of housing and many kinds of support that help keep already housed individuals in their homes. Ms. Allgeier also noted that the 2017 Community Housing Study recommended a target of 100 units against a projected shortage of 900 units. Such figures should be aspirational and may be exceeded, if possible. By consensus, the committees agreed, for now, to add a qualifier (*a minimum of 300 units*) to the Production Goal. Other topics discussed included achieving higher density, incentivizing the conversion of seasonal housing for year-round use, and funding the AHTB.

The goals and strategies to accomplish the production goal were divided into three categories: 1) Planning, Policies, and Zoning (three goals); 2) Local Initiatives and Programs (seven goals); and 3) Capacity, Coordination, and Education (four goals).

PLANNING, POLICIES, AND ZONING

Goal 1. Amend the zoning bylaws to incentivize the development of “Missing Middle” housing (types) in the village center and along Rt 6A served by public sewer.

The committees discussed and agreed to clarify the term “Missing Middle” by describing it as housing **types** or styles. This distinguishes missing middle housing types from the use of “missing middle” to refer to households whose incomes exceed 100% AMI yet fall short of income levels required to rent or purchase market housing without spending more than 30% of available income. Distinctions were teased out among various types of housing including “employee housing” and dormitory-style housing. A point was made that Orleans already allows “apartments” for employees in its zoning. Various strategies were discussed, and corrections and refinements suggested for consideration and re-wording by JM Goldson.

Goal 2. Amend the zoning bylaws to allow and encourage smaller homes in the residence district.

The various strategies to achieve this goal were briefly discussed. It was noted that Community Development Partners has a large grant to investigate how Cape Cod towns can best support ADUs. Intricacies among zoning policies governing density were examined. One specific suggestion was to explore working with the Board of Health to re-consider current limits to density that are tied to regulations regarding the use of septic systems.

Goal 3. Create and preserve more deed-restriction affordable housing serving low-income households.

The committees had few responses to this section, as this work is more familiar to them from projects already underway.

LOCAL INITIATIVES AND PROGRAMS

Goal 4. Incentivize the development and preservation of financially attainable year-round rentals.

The committees made few comments on this goal or the strategies. It was noted that the Governor’s pending housing bill proposes a way to offer incentives to owners who rent to low-to moderate-income households year-round.

Goal 5. Support the housing stability of year-round low-income renter households.

There were no changes proposed for the strategies for this goal.

Goal 6. Support existing cost-burdened homeowners through outreach, programs, and funding.

There were no changes proposed for the strategies for this goal.

(Mr. Cole, AHTB, left the meeting)

Goal 7. Support opportunities for first-time homebuyers up to 200% AMI.

There was some discussion of Wellfleet's program to assist new homebuyers and the substantial size of down payment assistance needed to service a mortgage on available properties. Down payment assistance for smaller units, such as condos, might work better. It was noted that the Orleans Town Meeting approved a home rule petition to seek state legislature approval for the AHTB to serve the housing market for households earning between 100% and 200% AMI.

CAPACITY, COORDINATION, AND EDUCATION

Goal 8. Foster partnerships with local and regional organizations and employers to address housing needs in Orleans and the region.

There were no changes proposed for the strategies for this goal.

Goal 9. Sustain and increase as needed dedicated and experienced Town staff to continue coordinating the Town's housing efforts and partnerships, including the Housing Coordinator and Planning Department staff.

There were no changes proposed for the strategies for this goal.

Goal 10. Increase funding for the Trust, with accountability for leadership in implementing the 10-Year Housing Plan.

It was noted that there is proposed legislation authored by Julian Cyr and Sarah Peake that supports the strategies for this goal.

Goal 11. Engage the community through outreach and education and reporting.

There was some discussion about the appropriateness or feasibility of some of the strategies, but it was generally agreed that ongoing communication and collaboration with the community is an essential part of the mission of the AHC and the AHTB.

Ms. Allgeier requested that feedback comments for the consultant regarding Chapter 2 that was discussed tonight should be directed to her by the end of the week. She will compile comments and share them with the consultants who will modify the draft. Various ways to re-format or align the information were proposed, including ways to format an Action Plan and Calendar. Ms. Smead will consider these options while preparing the next draft.

Mr. Herman will ask for the Housing Study to be on the Select Board's agenda for either the November 29 or December 13 meeting.

Mr. Herman moved to adjourn the meeting of the AHTB at 6.30pm. Mr. Ghory seconded the motion. All voted Aye. Motion carried: 6-0-0.

Respectfully submitted: Jennifer Fountain and Ward Ghory