

## ORLEANS HOUSING NEEDS ASSESSMENT

### COMMUNITY FORUM SUMMARY

*Prepared by JM Goldson LLC September 2023*

#### OVERVIEW

On September 7, 2023, JM Goldson and the Town of Orleans hosted an interactive community forum at the Snow Library. The forum consisted of a presentation led by the consultant team, five interactive poster boards, and small group discussions. Attendees were invited to share their thoughts and ideas about the seven draft Housing Stock Goals and talk with the consultant team to learn more about the Orleans Housing Needs Assessment Project. Approximately 25 community members participated in this forum.

A transcript of participant data and responses can be found in the Appendix.

#### KEY FINDINGS

- Participants were interested in exploring financial strategies, such as differential tax rates for vacation rentals and incentives for adaptive reuse of commercial buildings into residential units.
- Community members discussed the potential for zoning changes to allow for the creation of ADUs, increase density, implement design guidelines, and allow multifamily units by right in Orleans.
- The commercial vacancies in the village center were mentioned as potential areas to build more housing units.
- There is an apparent tension between rental units used for year-round rentals and short-term vacation rentals or Airbnb's.

#### PARTICIPANTS

- At least 25 Orleans community members participated in the community forum.
- Demographics questions reveal that most respondents were Orleans homeowners aged 65 or older affiliated with Orleans for 20 years or more.
- More than half (64 percent) of respondents identified themselves as "Very Familiar" with Orleans' affordable housing organizations.

#### COMMUNITY FORUM MEETING FORMAT

Members of the JM Goldson consulting team greeted community members. The chair of the Housing Committee gave an introduction. The consultant team began with a brief presentation explaining what a Housing Needs Assessment entails and gave a project overview. The consultant team then briefly presented each of the seven draft housing stock goals, with 10 minutes of discussion for each goal. During the small group discussions, participants were invited to share any strategy ideas or suggested changes to the goals. At any time, participants were invited to interact with five poster boards with information about the project, space to answer questions about participant demographics, and space to leave additional comments not covered in the group discussions.

At the end of the forum, each group shared one of their ideas with the larger group. There was also a chance for participants to ask additional questions about the project, the draft goals, and the housing needs identified in Orleans.

## HOUSING STOCK GOALS DISCUSSION

Participants discussed the seven Draft Housing Stock Goals in small groups. The small groups had 10 minutes to discuss each goal, facilitated by a member of the Town staff, the Affordable Housing Committee, or the Affordable Housing Trust. During the community forum, there were a total of four small groups.

### *Goal 1: Develop year-round “missing-middle” housing in the village center.*

All four groups discussed using vacant commercial properties as potential housing locations and the possibility of adaptive reuse for historic properties in the village center to be transformed into housing. Two groups gave several examples of vacancies that could be converted to meet housing needs, including underused parking lots, the laundromat, and Hearth and Kettle. Other ideas for this housing goal included zoning changes for higher density and mixed-use buildings and streamlining the development permitting process. Two groups also raised concerns about ensuring units were economically feasible to develop and affordable for residents.

### *Goal 2: Increase the proportion of year-round housing stock available to rent.*

All four groups discussed using economic incentives to encourage year-round rentals, such as having different tax rates for part-time residents or penalties for properties exclusively used for short-term rentals. Zoning was again mentioned, particularly zoning for multifamily housing and mixed-use areas. Other financial strategies, like creating a rental assistance program with town funding, were discussed. Another group mentioned zoning changes, such as allowing a greater density of units by right.

### *Goal 3: Support healthy aging in the community by enabling residents to “age in place” and expanding the number of smaller units available to Orleans residents, especially accessible units.*

Participants in two of the four groups mentioned using ADUs to meet the need for accessible senior units. ADU’s zoning amendments for smaller lot size allowances for residential and by-right multifamily developments were also discussed in two groups. Hotels and motels that are ADA compliant were also brought up as a potential housing solution to create smaller, accessible senior housing units. One group also mentioned incentivizing the subdivision of lots to increase the land available for development and encourage the development of smaller homes. Finally, one group mentioned the need for the town’s Affordable Housing Trust to inform and educate the public about different housing types and needs in Orleans.

### *Goal 4: Support low-income homeowners with housing problems to preserve their homes.*

One group discussed using community-building tools and partnerships with local tradespeople and the local community college to build community support networks for home repairs. Another group mentioned putting together a centralized source of information and resources for homeowners. One group also mentioned the importance of including marginalized voices in the data collection and the potential need for more long-form community engagement processes. Finally, one group mentioned increasing the use of Habitat for Humanity as a source of homes for low-income residents.

### *Goal 5: Preserve and increase the proportion of deeply subsidized year-round housing stock available to extremely low-income households.*

Three groups provided comments on this goal. Again, the idea of having different tax rates for part-time and full-time residents was mentioned, as well as the financial consequences of properties being used solely for short-term vacation rentals. Education, community outreach, and social media platforms were also mentioned to increase public awareness about the issue and were suggested by two groups. One group also suggested working with local hotels and similar institutions as a potential housing source. Finally, one group mentioned this issue as it related to state and regional housing policies.

### *Goal 6: Create and preserve financially accessible housing appealing to families with children.*

Three groups provided comments on this goal. One group mentioned converting vacant commercial properties into housing and converting existing single-family homes into duplexes or multifamily homes. Another group

suggested cohousing programs, modular affordable houses, and using ADUs. All three groups mentioned the need to encourage the creation of smaller homes on smaller lots.

*Goal 7: Address housing needs to support a viable economy.*

Three groups provided comments on this goal. One group discussed the affordability issue regarding rent increases, specifically concerning minimum wage and rental increases during summer. Another group mentioned the need to support local businesses with funding to provide more employee housing. This could be done with town funding or tax incentives.

**EVENT PHOTOS**









**APPENDIX**

*What is your connection to Orleans?*

Answer	Count
I live in Orleans Year-Round	15
I Live in Orleans Part-Time	1
I don't live in Orleans, but I work here	0
I don't live in Orleans, but I own property here	0
I have a different connection to Orleans than those listed here	0
<b>Total:</b>	<b>16</b>

*How old are you?*

Answer	Count
Under 18	0
18-34	1
35-64	5
65 or older	11
<b>Total:</b>	<b>17</b>

*What is your housing status?*

Answer	Count
I own my home	12
I rent my home	1
I am a dependent and do not pay for my housing	0
other	0
<b>Total:</b>	<b>13</b>

*How long have you been affiliated with Orleans?*

Answer	Count
Less than 5 years	0
5-10 years	2
11-19 years	3
20+ years	11
<b>Total:</b>	<b>16</b>

*How familiar are you with Orleans' affordable housing organizations (i.e. the Affordable Housing Committee)*

Answer	Count
Not familiar at all	0
Not very familiar	4
Somewhat familiar	2
Very Familiar	11
<b>Total:</b>	<b>17</b>

What ideas do you have for improving the draft housing stock goals?

Goal 1	
Group	Comment
Group 1	recent zoning changes-- enables sizes and mixed use
	recent sewers downtown
	virtually no available land "downtown"
	but where e\ housing go on/adjacent to 6A corridor?
	empty parking lots
	empty storefronts and other spaces
	"Shows"
	mixed use-- commercial and residential together
	Mashpee Commons
	sidewalks
	how to get affordable and profitable
	where to build workforce and seasonal housing
Group 2	work towards converting vacant commercial spaces that have remained vacant
	streamline permits
	utilize vacancies like Hearth and Kettle
	Cuffy's vacancy
	Christmas Tree Shop Building
	List of Orleans town owned property
	can motels and hotels be coordinated with?
	rezone commercial properties
	better outreach to the community
	social media for the committee to
Group 3	missing middle housing in village center
	repurpose historically valuable V.C structures vs tearing them down
	create foundation to preserve and repurpose historic stock
	if it doesn't work economically, it doesn't work
Group 4	We can't be afraid of height
	celebrate our past, this is not new
	if done to reasonable architectural standard, all missing middle types are acceptable, and most are within
	only cape cod vernacular will get voted
	ownership concentration in Village Center
	What are the facts
	laundromat behind village store

	ownership in downtown sewer area is diverse
	reach out to lodge owners to share housing study
	is height limit actually outdated?
	zoning bylaws all follow the historic pattern
	we used to have all these housing types
	18 years of planning and zoning boards in CT
	zoning is only thing you have to stand up to big developers
	residential property is being purchased by non-resident investors
	need to give people a chance to get started in ownership
	need to sup
<b>Goal 2</b>	
<b>Group</b>	<b>Comment</b>
Group 1	zoning: multifamily and mixed use
	rent
	where?
	level of funding
	how many year-round rentals?
	includes condos and low-income housing
	incentive --> \$\$
	yuannid/house
Group 2	increase available rental units
	differential tax rates for part time residents
	penalty for having 2nd properties that go vacant?
	incentive for renting yearlong rentals or under market
	figure out who is renting out personal properties vs hording as an industry for vacation homes on air bnb
	penalize
	research if anything like the HUD reinvestment program still exists
	can leftover town funding be used towards the rent differences?
Group 3	incentives to lure STR market into yr.-round rental market-- match or exceed STR income
	create rental assistance program
	create gap funding
	create deed restriction programs
	p-town full time landlord or rental exemption

Group 4	need to clarify vocabulary
	some confusion about terminology: workforce, attainable, missing middle, 100%-200% of AMI
	not in favor of rent control, diminished quality of housing
	multifamily housing as a right in specific areas, need a special permit
	mixed use construction is allowed downtown
	>3 units of residential is special permit, 4-6 units in certain areas should be allowed by right
	same amount of sq feet for retail = by right
	set specific standards in zoning by laws
	support developers in meeting them
	are still too obtuse over by-law
	gap financing: they need somewhere to go to get gap financing
	good role for Trust and Planning Dept.
Banks should be oriented to how to get help	

**Goal 3**

Group	Comment
Group 1	Works @ West Road -- close to town post office
	similar incaithy these units
	What about multifamily by right
	what do we think about 40 R
	more density?
	Allow smaller lots for residential development
Group 2	in law apartments
	Affordable housing Trust, inform and educate
	how do you make 2nd or 3rd levels accessible?
	inform and educate before meetings
	formulas for cut offs need work
Group 3	work with local hotels and motels with existing ada compliance
	where is this a priority vs families and workforce
	single family vs large project incentives and scale for subsidies
	tackle cost of building



	should housing be designated as senior or ADA?
	build bungalow/ 1 story housing stock or ADUs
	Aim benefits @ landlords because they pay taxes
Group 4	over housed people cannot find alternative housing in Orleans
	Love Road
	Ryan Webber, Copley Center
	Gov Prence can we lead the developer horse to water
	current RFP conveys interest in varied housing stock, maybe half low-income housing credits
	25% affordable paid for by 5% market rate
	competition is fierce pre application big round in Jan and small round in July
	municipalities have an obligation to 10%, 90% inclusionary is too restrictive
	update inclusionary %
	rehabilitation funds to make is sustainable
	try to sub divide at the same time
	incentivize subdividing huge houses
	housing stock is underutilized
<b>Goal 4</b>	
<b>Group</b>	<b>Comment</b>
Group 1	more habitat homes
Group 2	reach out to tradespeople about helping households that are low income
	incentivize kindness
	community engagement
	create a neighborhood potluck?
	create an advocate for home preservation?
	raffles?
	communicate with the different financial institutions
Group 3	create central information for homeowner resources and coordinate outreach

	involve CC tech and engage students
Group 4	town sponsors its own survey of housing needs
	BIPOC, single parent, elderly: be sure they are surveyed
	could help identify homeless prevention, lower large outlet, police
	expand access to existing sources of home improvement funds
	lumping cost burdened with facility problem is confounding the accuracy of the data
	promoting donations of home
	prioritize which problems we seek to address, concentrate on fewer goals
	replicate 45 Lawrence Road Studio G
	Collect data with natural neighborhood groups by supporting micro-local leadership
<b>Goal 5</b>	
<b>Group</b>	<b>Comment</b>
Group 1	
Group 2	differential tax rates for part time residents
	inform the population what low income means, destigmatize
	work with local hotels, motels, inns and resorts, tax incentives
	penalize companies' hording units for Airbnb
	social media outreach-- TikTok, X, meta, newsletter,
	newsletter and flyers at libraries
OSGS pays about \$1700.00 a month	
Group 3	create housing preferences for all employees
	ask Ted Malone to come talk to us
	housing preferences for housing we create?
	Barnstable AMI \$64k, \$74k, \$83k, \$92k for 1, 2, 3, and 4 people respectively
Group 4	tell the Orleans housing story in more accessible terms, who and where
	concentrate the message

	fuel assistance = one data source/ source outreach one year for identifying those most in need
	this is really a state issue, housing bond bill
	challenging goal, hard to find funds outside section 8
	housing authorities are state agencies under funded
	hundreds of names are on the statewide list for housing in Orleans

**Goal 6**

<b>Group</b>	<b>Comment</b>
Group 1	
Group 2	convert commercial vacancies
	are there any sea captain houses available that could be converted into duplexes?
	boats? Ships?
	modular affordable housing
	(jumbleweed, Green Magic Homes)
Group 3	cohousing programs
	ADU's in sewerred areas
Group 4	hard to get good data on families and children who want to live here
	need better data
	create a street-by-street Orleans census to capture key need indicators
	break hold of 40,000 sq ft zoning
	can through a variance get more than limit
	incentivize people who sub divide their property

**Goal 7**

<b>Group</b>	<b>Comment</b>
Group 1	
Group 2	private rentals expect renters to demonstrate 3x rent income
	part time, 30 hours, \$15 an hour, \$1700 monthly take home
	seasonal summer rent rate bump
	buildings get sold; rents go up
	inform, educate the public about reality
	create more community building
	abolish the term "low income"
	and let's find a way to help people and find a way for the town to pay for it



Group 3	what happens if we do nothing?!
	build rental and ownership opportunities-- whole spectrum
	create year-round higher paying jobs!
	under 200k/yr. can't enter the market (firefighter and nurse)
	explore VaillIndeed type programs for Orleans
	leverage 2nd homeowners for private match funding
Group 4	support (employers) business leaders in ways to create employee housing with tax rate deduction with Trust's assistance
	Colorado will subsidize your purchase price if you deed restrict to employees who work in town over 100% AMI
	town developed small housing units for rent to employees
	escrow 50% of rent for use as future
	viable economy=people on pathway to home ownership



**THANK YOU FOR JOINING US TODAY!**  
**PLEASE USE THE STICKERS TO ANSWER THE FOLLOWING QUESTIONS AND GIVE US A SENSE OF WHO YOU ARE.**

**1: WHAT IS YOUR CONNECTION TO ORLEANS?**

<p>I LIVE IN ORLEANS YEAR-ROUND</p>	<p>I LIVE IN ORLEANS PART-TIME</p>	<p>I DON'T LIVE IN ORLEANS, BUT I WORK HERE</p>	<p>I DON'T LIVE IN ORLEANS, BUT I OWN PROPERTY HERE</p>	<p>I HAVE A DIFFERENT CONNECTION TO ORLEANS THAN THOSE LISTED HERE</p>
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**2: HOW OLD ARE YOU?**

<p>UNDER 18</p>	<p>18-34</p>	<p>35-64</p>	<p>65 OR OLDER</p>
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**3: WHAT IS YOUR HOUSING STATUS?**

<p>I OWN MY HOME</p>	<p>I RENT MY HOME</p>	<p>I AM A DEPENDENT AND DO NOT PAY FOR MY HOUSING</p>	<p>OTHER</p>
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**4: HOW LONG HAVE YOU BEEN AFFILIATED WITH ORLEANS?**

<p>LESS THAN FIVE YEARS</p>	<p>5-10 YEARS</p>	<p>11-19 YEARS</p>	<p>20+ YEARS</p>
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**5: HOW FAMILIAR ARE YOU WITH ORLEANS' AFFORDABLE HOUSING ORGANIZATIONS (I.E. THE AFFORDABLE HOUSING COMMITTEE)?**

<p>NOT FAMILIAR AT ALL</p>	<p>NOT VERY FAMILIAR</p>	<p>SOMEWHAT FAMILIAR</p>	<p>VERY FAMILIAR</p>
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**ORLEANS HOUSING NEEDS ASSESSMENT**

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 CREATING COMMUNITY

## HOUSING STOCK GOALS

### WHAT IS A GOAL?

Goals are conditions to aim for; they are often measurable and time bound.

#### DRAFT HOUSING STOCK GOALS

1. Develop year-round 'missing middle' housing in the Village Center and other districts that allow higher density development and are served by the public sanitary sewer system.
2. Increase the proportion of year-round housing stock available for rent.
3. Support healthy aging in the community by enabling residents to "age in place" and expanding the number of smaller units available to Orleans' residents, especially accessible units.
4. Support low-income homeowners.
5. Preserve and increase the proportion of deeply subsidized year-round housing stock available to extremely low-income households.
6. Create and preserve financially accessible housing appealing to families with children.
7. Address housing needs to support a viable economy.

### WHAT IDEAS DO YOU HAVE FOR IMPROVING THESE GOALS?

## HOUSING NEEDS IN ORLEANS, MA

### AFFORDABLE HOUSING CAPACITY IN ORLEANS

Local organizations and staff focused on addressed housing needs in Orleans include:

- Housing Coordinator
- Affordable Housing Committee (AHC)
- Affordable Housing Trust Fund Board
- Orleans Council on Aging

Ongoing local municipal organizations and initiatives working to address affordable housing, include:

- As of 2023, 76 rental units are in the development pipeline representing a significant portion of the housing production goal (85 rental units) between 2018 and 2028.
- **Capacity Building:** community education, establishing a Municipal Affordable Housing Trust Fund, and hiring a part-time Housing Coordinator.
- **Zoning Strategies:** more accessory dwelling units, exploring inclusionary zoning, and exploring dormitory-style housing for seasonal workers.
- **Development Strategies:** partnering with private developers, regional partnerships, and identifying Town-owned property for affordable housing.

### ORLEANS AFFORDABLE HOUSING COMMITTEE

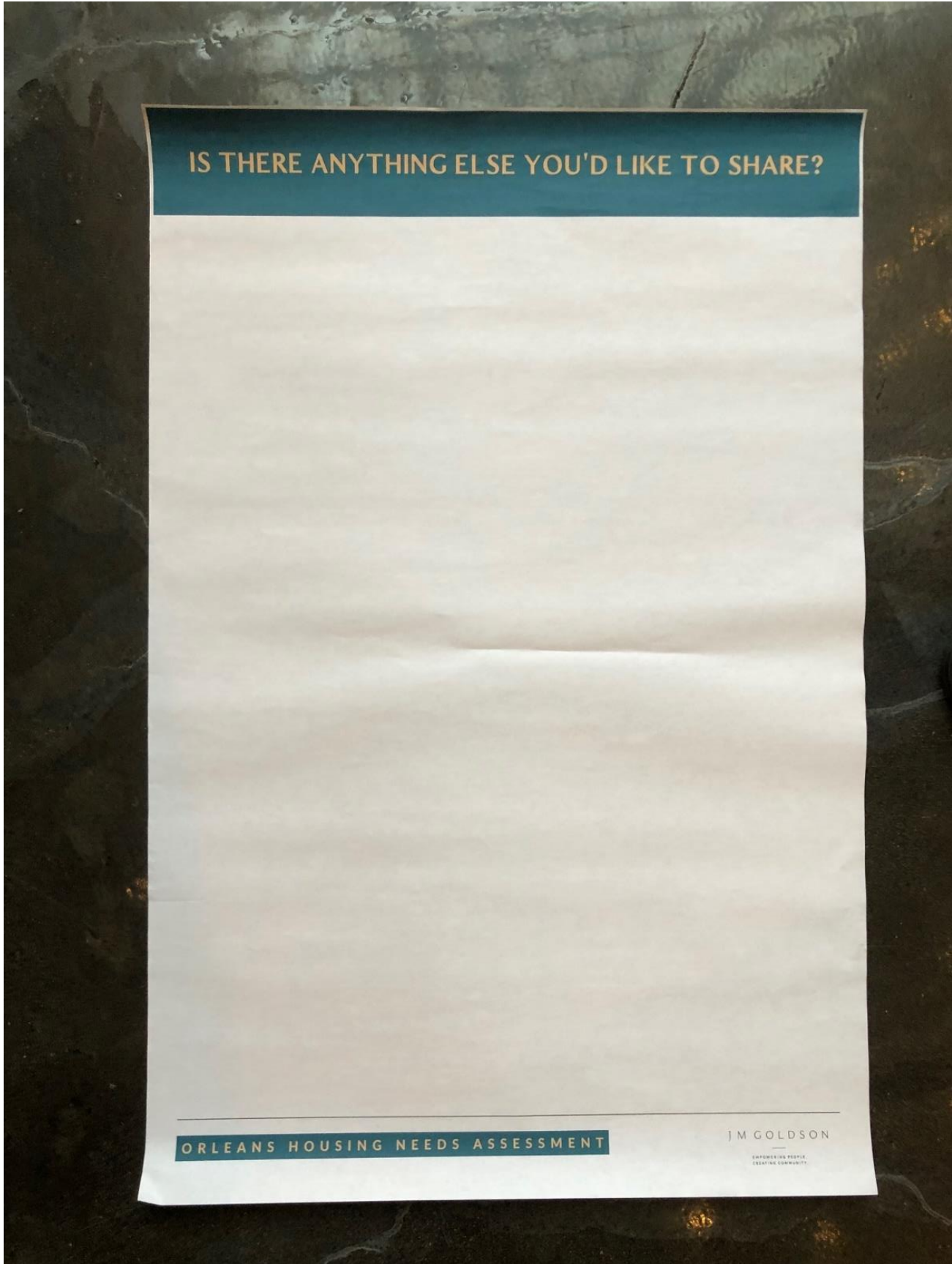


The AHC takes a broad and long-term perspective on needs, policies, and strategies to create and preserve low- and moderate-income housing opportunities for a diverse population, including all age and income levels, with particular emphasis on lower-income households with the highest housing needs and persons needed to meet the workforce demands of the local economy.

### ORLEANS HOUSING FAST FACTS:

- There is a mismatch of unit types and household size. Most Orleans housing units have three or more bedrooms, whereas most households have one or two people.
- More than one in three households in Orleans are housing cost-burdened, meaning that they spend more than 30% of their combined income on housing.
- Owners are a greater share of all cost-burdened households (62%) than renters (38%).
- The median sales price of single-family homes has increased by 70% in the past five years.
- There is a very high proportion of single-family homes (76% of housing stock).
- Close to 50% of all housing units in Orleans are for seasonal, recreational, or occasional use. This makes the year-round housing supply significantly constrained, pushing up housing prices.
- Working-age adults are getting priced out of Orleans. The percentage of younger adults (under 34) living in Orleans is less than half the percentage of younger adults living in Massachusetts (20%).





IS THERE ANYTHING ELSE YOU'D LIKE TO SHARE?

ORLEANS HOUSING NEEDS ASSESSMENT

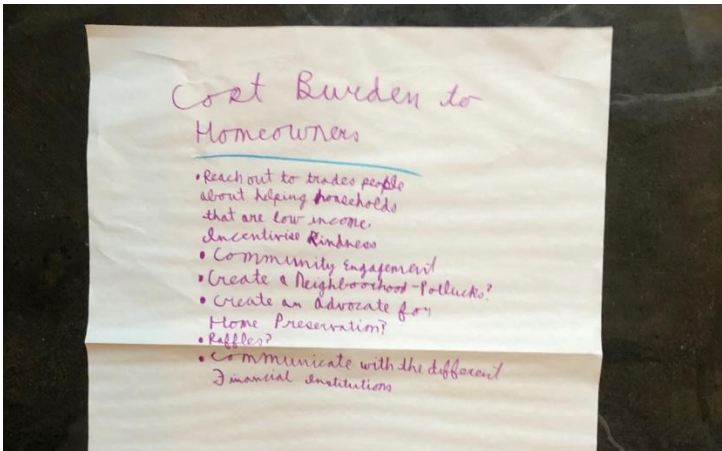
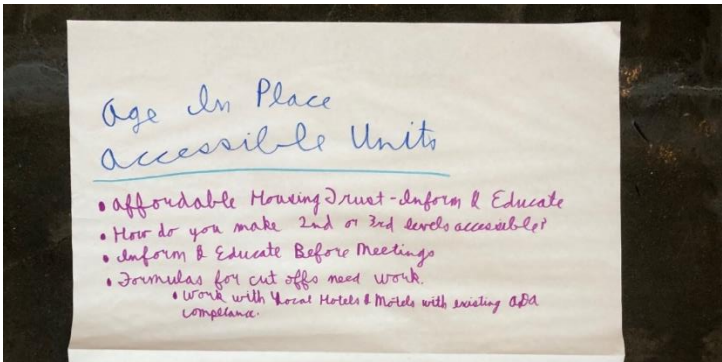
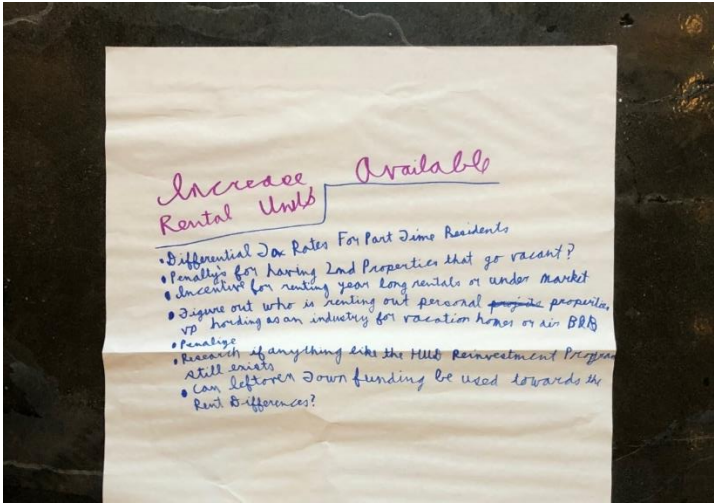
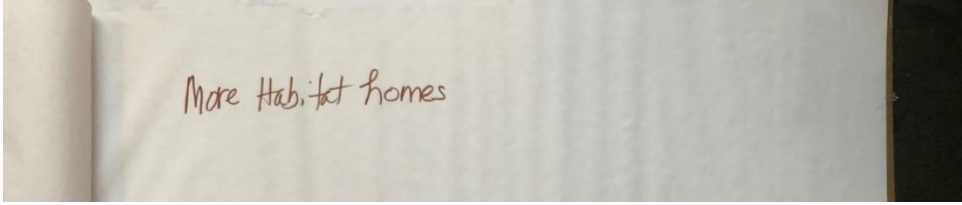
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Participant Comments (Transcribed above)

① recent zoning changes — enables sizes + mixed use  
recent sewers downtown  
virtually no available land. "downtown"  
but where c/ housing go on bit corridor?  
empty parking lots  
empty storefronts + other spaces  
"Shows"  
mixed use — commercial + res. together.  
sidewalks  
how to get affordable + profitable.  
where to build workforce + seasonal housing

② zoning <sup>revert</sup>  
— multi-family + mixed use  
where?  
devel. gov funding  
how many year-round rentals?  
— includes condos + low income housing  
incentive → \$  
year-round house →

Support Healthy Aging  
works w/ <sup>west</sup> ~~to~~ Cove Road — close to town  
post office  
similar nearby these units  
what about multi-family by right  
what do we think about 40R  
— more density?  
Allow smaller lots for residential development  
In-law apartments



## E-Led Households

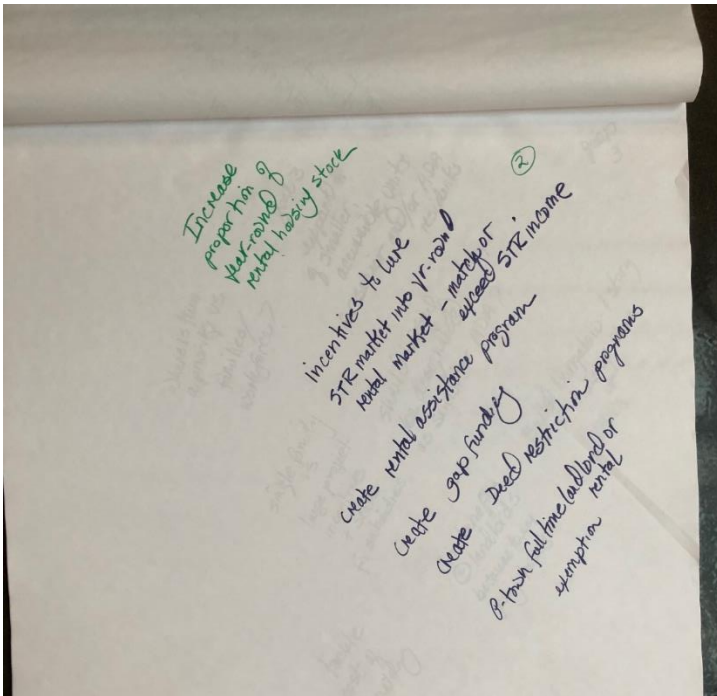
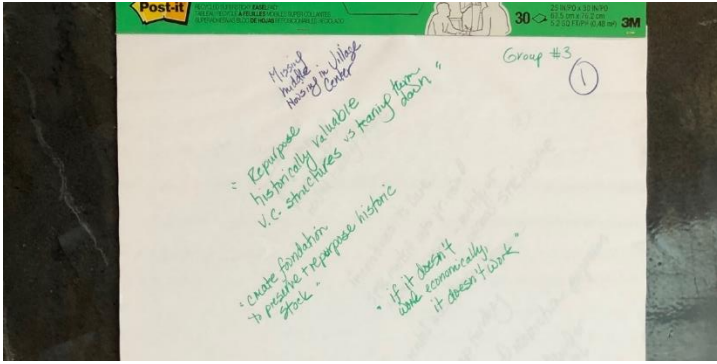
- Differential tax rates for part time Residents
- Inform the Population what low income means; destigmatize
- Work with local hotels, motels, inns, & Resorts. Tax incentives.
- Penalize companies holding units for Air B&Bs.
- Social Media Outreach - Facebook, Meet, Newsletter.
- News letters and flyers at libraries
- O&L pays about \$1700.00 a month

## Family Housing

- Convert Commercial Vacancies
- Are there any Sea Captain Houses available that could be converted into duplexes?
- Boats? Ships?
- Modular affordable housing (Dumblenwood, Green Magic Homes)

## Viable Economy

- Private Rentals expects renters to demonstrate 3x rent income
- Part time (30 hours), \$15 an hour, \$1700 monthly take home
- Seasonal Summer Rent Rate bump
- Buildings get sold. Rent goes up.
- Inform, educate the population about Reality
- Create more community building
- Abolish the term "Low Income" and let's find out to help people and find a way for the town to pay for it.



Where is this a priority vs families/workforce?

Goal 3  
Support #  
2 smaller, accessible units for senior and/or ADA residents

single row vs large project  
monthlies + scale for subsidies

should housing be designated as senior or ADA?

Build burndown - 1 story housing and ADUs

Can benefits be tracked because they pay for?

handle cost of building

page 3

Goal 4  
No to use support + Homeless + Cost Burdened Homeless

Create Central information for home-innovative resources + coordinate outreach

involve CC Tech + engage students

page 3

create housing preferences for all employees  
 increase pressure + Goal 5  
 Dec Restrict all units  
 ELI households  
 Bounded April 20K 2 3 4  
 people 1 2 3 4  
 ASK Ted Maloney to come talk to us.  
 Housing preferences for housing we create?

Goal 6  
 create financial assistance housing for families of children  
 Group 3  
 Housing programs  
 ADU's in unmet areas

Goal 7  
 support housing + support viable economy  
 Group 3  
 what happens if we do nothing?  
 Build rental + ownership opportunities - whole spectrum  
 support Vail Indeed type programs for Orleans  
 Leverage 2nd home owners for private match funding  
 create year-round higher paying jobs!  
 Under \$20K/yr cant enter the market (for higher + more)

Group #4 (1)

Can't be afraid of height  
 Celebrate our past This is not new.  
 If done to reasonable aesthetic standard  
 all missing middle typologies are acceptable  
 only Cape Cod vernacular will get visited most are within

Ownership concentration in Village Center  
 what are the facts?  
 • laundromat behind Village Store  
 Ownership in downtown sewer area  
 is extremely diverse

\* look out to large owners to share housing study  
 is height limit actually outdated?  
 zoning by-laws all follow the historic pattern  
 we used to have all these housing types

18 years of planning zoning boards in CT  
 zoning is ~~the~~ best thing you have to stand up to by developers  
 residential property is being purchased by non-resident investors  
 need to give people a chance to get started in ownership  
 need to step

Need to clarify vocabulary  
 Some confusion about terminology  
 workforce, affordable, missing middle  
 ↳ 100% - 200% of AAI

(2)  
 Increase proportion of rental housing  
 as affordable point entry

Not in favor of rent control -- diminishes quality of housing  
 Multi-family housing as a right in specific areas  
 need a special permit  
 mixed use construction is allowed downtown  
 3 units of residential special permit 4-6 units in certain areas should be allowed  
 same amount of sq ft for retail = by right by right

\* Set specific standards in zoning by-laws  
 \* Support developers in meeting them  
~~pass the~~ still too strict  
 our by-law

gap financing they need somewhere to get gap financing  
 handbook for Trust + Planning Dept.  
 Banks should be oriented to how to get help

(3)  
assist in place  
expanding # of smaller units.

Over housed people cannot find  
alternatives in housing in Orleans

Core Road  
Ryan Webber City Gate developer  
GoProce can we lead the horse to water  
Current RFP conveys interest in unusual housing, state  
might help Low Income Housing Tax Credits  
25% affordable for 5% market rate  
competition is fierce pre-application Big Road in Town and Small Road in City

Municipalities have an obligation to  
10% 90% inclusionary is too restrictive

\* Increase inclusionary %  
\* Rehabilitation funds to make it sustainable  
try to subdivide at the same time  
\* encourage subdividing large houses

(4)  
help low-income  
renters secure current housing

\* Town sponsors its own surveys  
of housing needs  
BPAC (single parent elderly) describe they are surveyed  
Housing Prevention (low cost outlet) could help identify  
Patio help identify  
improvement funds

\* expand access to existing sources of home improvement funds  
with facility problem is confounding  
the accuracy of the data

\* Jumping cost-burdened

\* Promoting donations of home

\* Prioritize which problems we seek to address  
concentrate on fewer goals

\* replicate 75 Lawrence Road Studio G

\* Collect data with natural neighborhood  
groups by supporting micro-local leadership

(5)  
assist in  
development of affordable units at  
various income levels

\* tell the Orleans housing story  
in more accessible terms  
who + when  
concentrate the message  
date source / one year for  
fuel assistance = one for identifying  
these mostly and

\* This is really a state issue housing bond bill

challenging goal  
hard to find funds  
outside Section 8  
Housing Authorities are  
state agencies worker funded  
hard to get names on a  
state-wide list for  
Orleans housing

~~hard to get~~ hard to get good data on families with children who want to buy home  
 create private housing for families with children (6)  
 write Orleans census as strategy to capture key small individuals  
 \* break hold of 40,000 sq ft zoning can't change unless get new form limit  
 incentivize people who ~~subdivide~~ subdivide their property  
 \*

Support business leaders who create employee housing with tax rate deduction with Trust's assistance  
 your land rights for you and employees (7)  
 \* Colorado will subsidize if you purchase price if you ~~subdivide~~ subdivide restrict to employees who work in Town over 100% AMI  
 \* Town developed small housing units for rent to employees success 50% of rent for use as future  
 \* def-in-t  
 \* viable economy = people on path way to home ownership