

1. Agenda

Documents:

AHTB_REVISED_2022-1-18.PDF
SELECT_BOARD_WITH_AFFORD_HSG_TRUST_2022-01-18_0.PDF
STATUS_REPORT_2022-01-10.PDF
AHTB_2021_DRAFT_REPORT_3.PDF

AFFORDABLE HOUSING TRUST BOARD

Revised Agenda

January 18, 2022
Nauset Room, Orleans Town Hall
4:30 PM

The Affordable Housing Trust Board will hold a **remote** meeting on Tuesday, January 18, 2022 at 4:30 PM in the Nauset Room of the Orleans Town Hall via Zoom. Real-time public access will be provided by Orleans Channel 18 on the Town website.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89481567866>

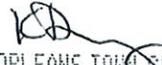
Or Telephone: +1 646 558 8656

Webinar ID: 894 8156 7866

1. Call to Order.
2. Public comment.
3. Meet with David Quinn from Housing Assistance Corporation (HAC) for update on 107 Main Street
4. Update on planning for Governor Prence site. (Wibby) **Meet with the Select Board to discuss current insurance issues and whether to proceed to prepare plans and specifications for the demolition of the motel units.**
5. Update from the Affordable Housing Committee. (Wibby) Select Board invitation to meeting with the Affordable Housing Committee on February 1, 2022 to discuss housing crisis on the Lower Cape.
6. Discussion re: application for funding from CPC and presentation on Feb 3, CPC meeting.
7. Consider to vote to join efforts by Citizens Housing and Planning Association (CHAPA) through H.1377 and S.868 which would allow cities and towns to enact a local transfer fee to support affordable housing.
8. Review and discussion of Status Report, dated January 10, 2022 (Ghory)
9. Vote to approve HECH request for Applicant O.HELP.17.02 for emergency loan in the amount of \$29,095.26.
10. Status of ADU's in Orleans (McClennen)
11. Financial report.
12. Review and approve proposed annual report statement for 2021.
13. Minutes to be approved: November 16, 2021.
14. Adjourn.

Items in blue were modified since the original agenda was issued.

'22 JAN 13 3:04PM


ORLEANS TOWN CLERK



TOWN OF ORLEANS

19 SCHOOL ROAD ORLEANS MASSACHUSETTS 02653-3699

Telephone (508) 240-3700 – Fax (508) 240-3703

<http://www.town.orleans.ma.us>

SELECT BOARD

TOWN
ADMINISTRATOR

SELECT BOARD MEETING

Tuesday, January 18, 2022

This will be a virtual meeting convened via remote participation, with real-time public access provided by Orleans Channel 18 on the Town website and cable television.

Join Zoom Webinar via Computer or Mobile Device: <https://us02web.zoom.us/j/89481567866>

Dial in via Phone: (646) 558-8656

Webinar ID: 894 8156 7866

AGENDA

- 4:30 p.m. 1. Call to Order
2. Meet with the Affordable Housing Trust Board
- Update on planning for Governor Prence site and discussion on current insurance issues and whether to proceed to prepare plans and specifications for the demolition of the motel units.
3. Adjourn

Affordable Housing Committee and Affordable Housing Trust
Status Report for FY 2021
 (January 10, 2022)

Goals and Tasks	Responsibility					Status	Comments
	AHC	AHT	PD	SB	TM		
Organize Affordable Housing Trust							
Explore expanding AHT charge to include moderately-priced housing (>80% AMI).		x		x	x	In process	This involves legislative action and likely a separate trust. Pennrose project includes 10 such units.
Preserve existing affordable housing							
Monitor need to support emergency rental assistance during pandemic.		x				Completed	AHTB contributed to development of an Outer/Lower Cape process chaired by CDP to monitor need. No funds requested from AHTB to date.
Redevelop existing properties for affordable rental or ownership							
Support Town control of Governor Prence Motel and adjacent property for future affordable housing.	x	x	x	x	x	Completed	Feasibility Study funded 50% by AHT indicated affordable housing as top priority. May Town Meeting approved purchase by Town with \$450,000 AHTB subsidy. Community planning process now underway with AHC and AHTB represented on steering committee.

Goals and Tasks	AHC	AHT	PD	SB	TM	Status	Comments
Support Pennrose bid to convert Cape Cod Five operations center on West Road to 52 units of affordable housing ($\leq 80\%$ AMI), plus 10 units of community housing ($\leq 100\%$ AMI).	x	x	x	x	x	Completed	Comprehensive zoning permit approved based on design concept developed by AHTB/AHC. May Town Meeting approved \$2.0M subsidy from CPC, funded through innovative bonding approach introduced by AHTB.
Publish developer RFP for conversion of Masonic Lodge at 107 Main Street to affordable housing.	x	x	x			Completed	RFP prepared by Planning Department through multiple drafts reviewed by AHTB/AHC. In two public meetings, abutters invited to give input and review RFP draft. AHTB approved RFP 4/20/21.
Select developer and negotiate transfer of property agreement for 107 Main Street.		x	x	x		Completed	Housing Assistance Corporation selected as developer. Transfer of property agreement approved by Town Administrator, AHTB and Select Board.
Complete AHT funding for Habitat for Humanity's construction of a new, deed-restricted, 2 bedroom home on 15 Quanset Road.		x				Completed	Second construction grant of \$25,000 released on 3/16/21. New affordable unit now occupied.
Renovate and rent 24 Old Colony Way—Unit 15 as a strategy to tap affordable condo market.		x				Completed	Renovations completed and new affordable unit is occupied under management by Orleans Housing Authority. Now producing positive cash flow to AHTB.

Goals and Tasks	AHC	AHT	PD	SB	TM	Status	Comments
Promote community collaboration and engagement							
Develop community engagement plan for Town Meeting articles supporting funding for Cape Cod 5 / Penrose and purchase of Gov. Prence.	x		x			Completed	Both articles approved.
Collaborate closely with Select Board on purchase of Governor Prence Motel.	x	x	x	x		Completed	Four joint Executive Sessions with the Select Board led to purchase proposal approved at May TM.
Review Committee and Trust activities over past 2 ½ years for strategic planning purposes.	x	x	x			Completed	Evaluation in September identified 6 accomplishments, 5 challenges, and 5 future directions.
Increase financial capability for affordable housing development							
Secure FY22 funding from Community Preservation Committee and Town Meeting.	x	x		x	x	Completed	CPC funding of \$300,000 and property tax distribution of \$275,000 approved at May TM.
Raise \$1M requested by HAC to complete preliminary funding for 107 Main Street.		x	x	x		Completed	State-approved legislation for distribution of ARPA funds included an earmark of \$1M for 107 Main Street thanks to lobbying support from HAC.
Research funding strategies that increase dedicated access to bankable funding streams.	x	x	x	x		In process	AHC and AHTB representatives attended November workshop on Funding Community Housing presented by Mass Housing Partnership. This is a continuing agenda item.

Total affordable units developed / under contract to date: 76 rental and 2 ownership.

AFFORDABLE HOUSING TRUST BOARD

The Affordable Housing Trust Board (AHTB) has made strides during 2021 toward resolving the critical shortage of housing facing many members of our community. Progress has been made by adding small-scale affordable residences, completing plans for a mid-sized affordable housing cluster, and taking steps toward larger scale developments which include affordable housing.

Community outreach was undertaken, thanks in large part to the Affordable Housing Committee, the Orleans Housing Coordinator, and several town departments, to inform voters of viable solutions to the challenges of housing in Orleans.

At the May 2021 Town Meeting, it was exciting to see how strongly the voters of Orleans stand behind the effort to keep our town vibrant and diverse by supporting new housing initiatives. The Community Preservation Committee recommended, and the voters approved, a \$2,000,000 bond to help fund a large scale housing development at the former site of the Cape Cod Five operations center on West Road. This development will include fifty-two or more affordable housing units.

Additionally, voters at the Town Meeting approved the acquisition of the site of the former Governor Prentice Motel on Route 6A using \$475,000 in funds from the AHTB. The sale was completed in September 2021 and a task force, appointed by the Select Board, is considering the best ways to use the site to meet community needs.

A series of forums were held with residents in East Orleans regarding the site of the former Masonic Lodge at 107 Main Street. As a result, a plan was developed and accepted for a farmstead style of buildings which include fourteen units. Feedback was integrated into plans to retain appropriate design, character, and landscaping for this historic neighborhood. Predevelopment surveys were conducted in the autumn of 2021 and the AHTB has committed \$876,625 in Trust funds to advance this mid-sized development.

The AHTB was pleased to help finance a new home for a new owner of a Habitat for Humanity home in South Orleans in August 2021. The Trust now owns a newly renovated rental unit on Old Colony Way which houses a young family while covering costs.

Both the AHTB and the Affordable Housing Committee continue to investigate possible partners, solutions, and financing options to meet rising demand for housing for a range of income levels while meshing with the Town's Comprehensive Plan and the Community Housing Study.

Respectfully submitted,

Alan McClennen, Chair