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ORLEANS TOWN CLERK

Affordable Housing Committee Meeting Minutes
Town of Orleans
Tuesday, January 04, 2022 4:30 p.m.
In Person in the Nauset Room

Attending: Fran McClennen, Nancy James, Bill Stoeckert, Nancy Renn, Susan Carlson, Katie Wibby, Marsha Allgeier as AH coordinator, Andrea Reed as Select Board liaison

Nancy Renn, Chair, called the meeting to order at 4:30 p.m

Conversation with Developer Chris DeSisto, Maplehurst Builders

Chris reported to the Committee on his plans for the 3.65 acre "underground mall" Bayberry Square property on 6A. Plans include 43 units, 18 700 SF one bedroom and 25 950 SF two bedroom units on three floors, with a cape cod look based on building materials. Some commercial space may be available as well, possibly day care and possibly a community room. Chris envisions the project as "affordable" workforce housing as the units are smaller and the location itself suggests lower rents. He envisions 5 units reserved for official Affordable Housing.

Agenda for February 1, 2022 Housing Presentation

Nancy Renn reported that the Select Board will send a general invitation to town boards to attend an in-person/zoom presentation on housing in Orleans on February 1 at 4:30pm. The session is intended to provide an overview of housing needs and provide a framework for understanding the housing crisis in Orleans. The CDP has been invited to make a presentation. Marsha Allgeier and Andrea Aldana will work on the presentation.

Introduction to Data Plan

Marsha reported the initiation of work on a data plan for the Committee. This would update the 2017 comprehensive housing study, with a focus on incorporating new census data; defining key data to track on an annual basis; developing an understanding of the rental affordability gap and other cost burden issues; adding data to highlight non-residents who desire to live in Orleans but cannot afford to as well as current residents who are cost-burdened. This work should provide a recommendation that could be adopted as goals and policy for the next ten years and provide a basis for community engagement. Marsha reported that the scope of this work will require a consultant, and she provided a one-year time-line for the work.

Update from Affordable Housing Trust Board

Katie reported that the Select Board and AHTrust signed the Land Disposition agreement with HAD for 107 Main Street.

Update from the Governor Prence Planning Committee

Fran reported that the Governor Prence committee that there was one response from the RFP for work to assess options for the Governor Prence property, from the Barrett Group who did the earlier more limited assessment. They propose to work with Union Studios. They propose a solution that falls between 1 acre and dense urban housing, that responds to the economics of the area as well as Orleans' need for affordable housing. The Committee has also developed an RFI to float ideas for the property and received a response proposing a market rate condo development for multiple economic levels. The Committee also had an open conversation about planning and housing in Orleans.

Approval of Minutes

It was moved and approved by a vote of 6-0-0 to approve minutes of the December 7, 2021 meeting.

Next Meeting

The next meeting is scheduled for Tuesday, February 1, 2022 and will coincide with the Select Board's housing presentation to town boards.

The meeting adjourned on a 6-0-0 vote at 5.:45

Respectfully submitted
Nancy James, Clerk