

AFFORDABLE HOUSING TRUST BOARD

MINUTES

February 15, 2022

4:30 PM

The Affordable Housing Trust Board (AHTB) held a remote meeting on Tuesday, January 18, 2022 at 4:30 PM via Zoom. Real-time public access was provided by Orleans Channel 18 on the Town website.

Present for the AHTB: Chair Mr. McClennen, Vice Chair Ms. Mathison, Clerk Mr. Ghory, Mr. Herman, Mr. Landreth, Ms. Wibby, Mr. Brehm, Ms. Reed, and Mr. Cole. Also in attendance were Director of Planning & Community Development Mr. Meservey, Affordable Housing Coordinator Ms. Allgeier, and Housing Assistance Corporation Director of Housing Development, David Quinn.

1. Call to Order. The Chair called the meeting to order at 4.32pm.
2. Public comment. There was no public comment made.
3. Update from Housing Assistance Corporation (HAC) re: 107 Main Street
Mr. McClennen advised that the Land and Disposition Agreement for 107 Main Street is ready to be signed in the Town Administrator's office. All AHTB members must sign the document. Mr. Quinn spoke to the committee about the commencement of the permitting process. He advised that the Community Preservation Committee (CPC) approved the request for a \$1M bond from the annual Town Meeting, but its use is contingent on the timing and amount of approved ARPA funding from the State. However, HAC is now in the position to submit its application for State funding.

(Ms. Wibby joined the meeting at 4.39pm)

4. Update on planning for Governor Prence site - Ms. Wibby explained that the Governor Prence Planning Committee is beginning work on a visioning exercise and planning to incorporate town-wide input. Mr. Meservey said he expected a firmer timeline for the visioning and planning process in the next few weeks. Ms. Wibby reviewed a scheduling conflict for attending future Gov. Prence meetings. The AHTB agreed they would like Ms. Wibby to retain the role of representative on the Governor Prence Planning Committee.
5. Update from the Affordable Housing Committee - Ms. Wibby said the Orleans Housing 101 session created for members of Town committees and boards but offered as well to the general public was held on February 1, 2022. She said there were many attendees, good press, and a chance to consider some issues that have

not been broadly discussed.

6. Discussion re: application for funding from CPC and early exploration of possible use of CPC funds for a special rental program for new, eligible municipal employees – Mr. McClennen said that although the CPC had declined to support a \$5million bond for AHTB, they did support a grant of \$500,000. Additionally, CPC voted in support of a \$1million bond to support HAC at 107 Main Street. Both grants require Town Meeting approval.

The Chair remarked that the Chief of Police had spoken at the Housing 101 meeting about the difficulty of finding municipal employees due to the prohibitively high cost of housing here. (In the past there were ~60 applicants for vacancies; recently there have been less than 10.) Noting that 107 Main Street was now producing a positive cash flow, Mr. McClennen floated an idea that the Trust might address this need by owning rental units earmarked for new municipal employees earning 80% - 100% AMI. These units would be offered to another round of new employees when the original occupants reached higher income levels.

Committee members discussed the ethics and legality of this approach and considered differing ways to approach the need for housing among municipal employees. Mr. Ghory raised the example of schools that construct and manage housing restricted to their faculty and staff. Could the Town of Orleans, as a municipal employer, do something similar? Ms. Wibby suggested a vote by Town Meeting to fund housing for town employees might provide legal support for housing restricted in this way. Ms. Allgeier said she was hesitant to demonstrate favoritism to town employees through AHTB. Mr. Herman expressed support for exploring how a preference for a narrowly defined group of municipal employees could be created. Mr. McClennen indicated this concept should be seen as a “baby idea” and agreed that possible solutions would need to be carefully defined and explored.

7. Discussion on proposed change to Governing Documents for Old Colony Village Association – Mr. McClennen reviewed a series of proposed amendments to the governing documents of Old Colony Village (available in the Meeting Packet tab on the AHTB website). An immediate vote was not required, and the Trust will consider the matter and vote later.
8. Financial report. Referring to documents distributed prior to the meeting, Mr. McClennen noted that property assets (at 66-76 Rt. 6a and at 107 Main St) are now included on the balance sheet.
9. Minutes to be approved:
Mr. Ghory moved to accept the minutes of the meeting of the AHTB for January 18, 2022. Ms. Reed seconded the motion. Vote was by roll call and was

unanimously in favor. Motion passed: 9-0-0.

10. Conflict of Interest update. Mr. McClennen reminded committee members to update their conflict of interest documents.

11. Adjourn.

Ms. Reed moved to adjourn the meeting. Ms. Wibby seconded the motion. Vote was unanimous by show of hands. Motion passed.

The meeting closed at 5:21 pm.

Next meeting is March 15, 2022.

*Respectfully submitted,
Jennifer Fountain and Ward Ghory*