

**Affordable Housing Committee Meeting Minutes
Town of Orleans
Tuesday, March 1, 2022 4:30 p.m.
In Person in the Nauset Room**

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

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

De-Brief on February 1, 2022 Housing Presentation

Nancy Renn reported that the housing presentation, which had 78 Zoom logins plus participation through Channel 18, has started a dialogue of ideas new and old in Orleans, including newspaper articles, an interview on Cape TV which featured Chief MacDonald, and questions from other town committees. Her full report is attached below.

Review of Data Plan: Priorities and timeline Considerations (Marsha)

Marsha presented a proposed approach to a data plan, to assist in a search for a consultant. Key points include:

- A "gap" approach that will identify housing stock at various dollar levels
- Cost burden analysis approach
- A "projection" approach that identifies needs into the future, beyond 2025

Discussion focused on how to design a data plan for capital A Affordability vs affordability; the concept of visioning to provide a community goal that balances need and feasibility in a production goal (understanding that this can't be created simply with data); and how to develop data points that are effective communicators/educators.

Next steps:

- Marsha will draft a scope of work using a questions approach for the April meeting.
- Marsha projects the study could be completed in a year.

Future Outreach Plans and Opportunities

Due to time constraints this item was moved to the next meeting.

Update from Affordable Housing Trust Board

This will be held for the next meeting.

Update from the Governor Prence Planning Committee

Fran reported that next steps by the consultants working on the Governor Prence plan include surveys and public meetings, including a meeting coming up on March 14 at 5:30. These steps are designed to identify what people want on the site and potentially what specific kind of affordable housing, in addition to other kinds of housing, and desired in addition to other municipal uses.

Approval of Minutes

It was moved and approved by a vote of 5-0-1 to approve minutes of the January 4, 2021 meeting, and by a vote of 6-0-0 to approve the minutes of February 1 meeting.

Next Meeting

The next meeting is scheduled for April 5 at 4:30.

The meeting adjourned on a 6-0-0 vote at 6:00

Respectfully submitted
Nancy James, Clerk

Feedback from February 1, 2022 Housing Presentation at March 1, 2022 Meeting

The February 1, 2022 AHC Housing Presentation by Andrea Aldana and Marsha Allgeier was positively received. Seventy-eight people from the community and town committees logged into the Zoom conference and it was also watched on Channel 18. Following the live forum, both presentations were uploaded to the Affordable Housing Committee page on the Town website so that people could easily review the data and concepts presented.

Emails, conversations, newspaper articles and an interview on Cape TV followed the presentation. Our goal as a committee was to share information, spark conversation, and encourage continued dialogue among various town committees. This has happened. Our task today is to review what has been shared and to plan for our next steps.

Responses following Presentation

Q&A on February 1st:

- Consider climate change and good building practices- realize it can add 3-4% to the general cost
- Accessory Dwelling Units- short term vs. long term rental choices
- Need for universal design, mixed housing and mixed generation housing
- Housing stress is increasing daily
- Greater density is more cost effective and easier on environment as work toward net-

zero

- Increased funding is needed by the Town to meet the cost of creating housing
- Sewer availability is crucial/ contrast Gov. Prence vs.107 Main
- Difficult to keep police, fire and emt when cannot afford housing. Town invests significant money in training and notes concerns for public safety and dwindling number of applicants and competition from other towns.

Suggestions and Questions from Emails and Conversations after February 1st:

- think how to reach seasonal homeowners to be sure they are aware of the housing issues (PSA's shown at summer events, Fourth of July Parade, donations to a special fund for housing)
- consider subsidies to police, fire and emts; build affordable homes for entry level employees
- respect both seasonal non-residents and full time residents and recognize what they both bring to the economy
- consider continued clarification of housing terms and explain how projects, locations, and needs are selected
- determine how housing can be more included in town budget and planning
- regulate or tax seasonal rental market to increase availability of affordable year round rentals
- incentivize builders, employers, landlords to ease rental and home ownership costs
- investigate buy down programs
- consider establishing a charitable trust for police and fire housing
- investigate creative financing toward future home ownership
- investigate two dwellings on one lot zoning

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Upcoming Actions to Consider:

- Alan and Nancy had Initial brainstorming meeting with Police and Fire Chiefs
- Finance Committee meeting scheduled in April -determine focus for discussion
- Decide on any needed action for Town Meeting (CPC funding and bonding)
- Be pro-active in tracking progress of Underground Mall plans and concerns
- Be pro-active in tracking progress on Gov. Prence re: housing design, funding, and engagement
- Be proactive in tracking progress of Economic Development as it relates to housing
- Update community - where we are on timeline for Pennrose and 107 Main. When and how does housing planning become reality.
- Consider additional ways to supplement housing and rental stock while waiting for major units to be built.
- Decide on data needs and resources for the next ten year plan

