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AFFORDABLE HOUSING TRUST BOARD
Meeting
Minutes
April 18, 2023

The Affordable Housing Trust Board (AHTB) held a hybrid meeting on Tuesday, April 18, 2023 at 4:30pm in the Nauset Room at Town Hall and via Zoom. Real-time public access was provided by Orleans Channel 18 on the Town website. Attending were Chair McClennen, Clerk Ghory, Vice Chair Mathison, Mr. Brehm, Mr. Herman, and Mr. Jurkowski. Mr. Landreth, Mr. Cole, and Ms. Wibby were absent. Director of Planning George Meservey and Community Housing Manager Marsha Allgeier attended with Assistant Town Planner Michael Solitro.

Call to Order.

Mr. McClennen called the meeting to order at 4.32pm.

Public comment.

No one presented for Public Comment.

Update on RFP for Governor Prence site.

Ms. Allgeier and Mr. Meservey stated they are still reviewing the complexities of the leasing versus fee simple approaches to property disposal, but will have a draft RFP to discuss at the next meeting. The draft will probably combine the recommendations of Judy Barrett with the format usually used by the Town. There was discussion of the Town's obligations to remain involved and responsible if the property were leased. The question boils down to a balancing act: how to have a place at the table when refinancing is discussed in the future, but to remain sufficiently distanced from the development and management of the project.

Update on Pennrose

Mr. Adams reported the Pennrose project is moving ahead with plans to cope with increased costs. The project is looking toward an August closing date. Updates are being given to the CPCs at other towns who have been requested to support the project. Pennrose has switched the type of credits for the project from 9% to 4% which will help relieve some of the financial burdens. The project will look toward Barnstable County's ARPA funding for additional financial support. Mr. Adams said pricing with contractors is underway and had generally increased 28%. The Cape Cod Five Bank is planning to tap a state low income tax credit to invest in the project.

Review Orleans Comprehensive Plan-goals (G. Meservey)

Mr. Meservey led a discussion reviewing the four affordable housing goals listed in the former Orleans Comprehensive Plan. It was agreed that, in general, these goals still provide a useful framework for the next plan, although the stated 10% affordable housing stock goal has essentially already been surpassed. The needs of the "missing middle," homeowners, and renters should each be referenced.

Update on 107 Main Street

Mr. Quinn provided a brief update from HAC saying they were still waiting to hear from the state regarding financing. They are preparing to move toward construction and had the trees

pruned on site in readiness. Construction plans are about 70% finalized and HAC is investigating solar power options for the site.

Mr. Meservey pointed out it was time for the AHTB to renew the insurance on the property at 107 Main Street.

Ms. Mathison moved to pay the insurance bill of \$6,665.76 for one year's coverage. Mr. Herman seconded the motion. All voted Aye. Motion passed: 6-0-0.

Discuss Plans/Preparation for May Town Meeting

Mr. McClennen shared that there was an online Citizen's Forum on April 20 at which he would discuss warrant articles relating to housing. The AHC is creating a video regarding the warrant articles and a printed brochure for distribution at Town Meeting.

Matters arising or items for future consideration.

Mr. Meservey introduced Michael Solitro, the new Assistant Town Planner.
The status of the Underground Mall development was raised for future discussion.
Rental assistance programs need to be considered.
Purchase buy-down options could be explored.

Minutes to be approved: March 21, 2023

Mr. Ghory moved to approve the minutes of the March 21, 2023 meeting as written. Ms. Mathison seconded the motion. All voted Aye. Motion carried: 6-0-0.

Adjourn

Ms. Mathison moved to adjourn the meeting. Mr. Herman seconded the motion. All voted Aye. Motion carried: 6-0-0.

The meeting adjourned at 5.20pm.

*Respectfully submitted,
Jennifer Fountain and Ward Ghory*