

AFFORDABLE HOUSING TRUST BOARD

Minutes
April 19, 2022
4:30 PM

The Affordable Housing Trust Board (AHTB) held a hybrid meeting on Tuesday, April 19, 2022 at 4:30 PM in the Nauset Room at Town Hall and via Zoom. Real-time public access was provided by Orleans Channel 18 on the Town website.

In attendance for the AHTB in the Nauset Room were Mr. McClennen (Chair), Mr. Ghory (Clerk), Mr. Brehm, Mr. Landreth, Ms. Reed, and Mr. Herman. Online was Mr. Cole. Apologies for absence from Ms. Wibby and Ms. Mathison. Also in attendance were Director of Planning and Community Development Mr. Meservey, Community Housing Coordinator Ms. Allgeier, and Mr. Quinn from the Housing Assistance Corporation (HAC).

1. Call to Order: The Chair called the meeting to order at 4:34pm.
2. Public comment: There were no comments during Public Comment.
3. Update from Housing Assistance Corporation (HAC): Mr. Quinn updated the committee on progress at 107 Main Street. He said a site visit with DHCD had gone well. There are some follow up questions to be addressed regarding the number of 3-bedroom units and the square footage of 2-bedroom units. Additionally, DHCD recommended that the project be moved to the Housing Stabilization Fund (instead of being a Local Initiative Project) for the funding application.

Mr. Quinn also advised that, while passive housing construction was technically possible, HAC and the Passive House Design Consultant were still analyzing the costs required and funding incentives available. He shared the welcome news that the first ARPA paperwork had been received; HAC is now awaiting further information regarding the funding process.

MOTION: Ms. Reed moved that Mr. McClennen and Mr. Meservey prepare and send a letter to DHCD supporting the transfer of HAC's funding application to the Housing Stabilization Fund, as suggested. Mr. Landreth seconded the motion. Vote by roll call: Mr. Cole abstained. Mr. Ghory, Mr. Landreth, Ms. Reed, Mr. Herman, Mr. Brehm, and Mr. McClennen voted AYE. Motion passed: 6-0-1.

4. Update on planning for Governor Prence site: Mr. Meservey advised the Board that a recent design workshop to review design options for the site had been well attended. A visual survey is available to elicit preferences for design features.

5. Update from the Affordable Housing Committee (AHC): Mr. McClennen reported that Ms. Wibby, due to time constraints, would like the AHTB to select a new liaison to the Affordable Housing Committee. A discussion of the role and the expectations of a liaison ensued. That decision will be deferred to a future meeting. In addition, a joint meeting between the AHC and AHTB has been requested and will be scheduled soon. Finally, Ms. Allgeier alerted the Board to an upcoming request for funding (~\$40K) from AHC to update data to be used in creating the next housing production plan for Orleans. This sparked discussion about benchmarking key measures of housing across neighboring towns and documenting information about housing needs beyond 80% AMI.

6. Report from Old Colony Village Association concerning assessment for its \$2.8 million repair project and vote to pay assessment: The cost of renovation work underway at Old Colony Village is divided among Association members, resulting in the AHTB owing \$22,141.28. This can either be paid in one sum now or over time through a loan at 3.99%.

MOTION: Ms. Reed moved to pay the sum of \$22,141.28 from the AHTB's existing funds now. Mr. Brehm seconded the motion. Vote was by roll call. Mr. Landreth abstained. Mr. Cole, Mr. Ghory, Ms. Reed, Mr. Herman, Mr. Brehm, and Mr. McClennen voted AYE. Motion passed: 6-0-1.

7. Update on status of Pennrose/Cape Cod Five Project: Mr. McClennen told the Board he had spoken to Mr. Adams about progress at the Pennrose development. The developer hoped to learn about approval of low income tax credit funds for the project, as early as this May but more likely this fall. Mr. Ghory suggested there was an opportunity to communicate with the broader community and Town committees about refinement of plans for the site. Mr. McClennen agreed it would be worthwhile to invite Mr. Adams to a future meeting.

8. Financial report: No update was available. Our current balance is largely unchanged. Distributions are expected after approval at Town Meeting.

9. Minutes to be approved:

Motion: Mr. Landreth moved to approve the minutes of the AHTB meeting for March 15, 2022. Mr. Ghory seconded. Ms. Reed abstained. Mr. Cole, Mr. Ghory, Mr. Landreth, Mr. McClennen, Mr. Herman, and Mr. Brehm voted AYE. Motion passed: 6-0-1.

10. Adjourn: Mr. Herman moved to adjourn. Ms. Reed seconded the motion. All voted in favor. Motion passed: 7-0-0. The meeting adjourned at 5.12.ppm

*Respectfully submitted,
Jennifer Fountain and Ward Ghory*