

AFFORDABLE HOUSING TRUST BOARD

MINUTES

May 17, 2022

The Affordable Housing Trust Board (AHTB) held a meeting on Tuesday, May 17 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 in the Nauset Room for the AHTB were Chair McClennen, Clerk Ghory, and Ms. Reed, and Ms. Wibby arrived at 4:45. Attending via zoom link were Mr. Cole, Mr. Brehm and Mr. Herman (who joined at 5pm). Ms. Mathison was excused. Ms. Allgeier, Affordable Housing Coordinator, and Ms. Renn, Affordable Housing Committee Chair, joined in the Nauset Room. Mr. Quinn, HAC Director of Housing Development and Planning, joined for Agenda Item 3.

1. Call to Order and Chair's Update on ATM. The Chair called the meeting to order at 4:35pm. Mr. McClennen reviewed some of the outcomes from the Annual Town Meeting on May 9, 2022. He noted that the annual appropriation of \$275,000 to the AHTB was approved as was the grant application from CPC for \$500,000. He said the vote for the \$1 million bonded funding through CPC to enable HAC to develop affordable housing at 107 Main Street received a 2/3 majority vote of approval.
2. Public Comment. There were no presenters for Public Comment.
3. Update re: 107 Main Street: Mr. Quinn said there was no update on ARPA funds, but he expected to hear details by the end of the month. He said he was pleased to have the Town's support of the CPC article for bonding. He was informed the 40B eligibility letter will be issued next week.

Mr. Quinn said the design team had met and was moving to file a fully engineered plan set for the Zoning Board of Appeals (ZBA) by June 15, for a possible hearing in July. He is also preparing for a second site review meeting, a meeting with the Board of Health to review the plans for the septic system, and another meeting with the Architectural Review Board. HAC plans to file with DHCD for 40B funding in the fall with closing projected in approximately one year from now.

Mr. McClennen informed the committee that it was time to renew insurance coverage for 107 Main Street.

Ms. Reed moved to approve payment of the insurance coverage for 107 Main Street totaling \$5893.73. Mr. Ghory seconded the motion. Vote by roll call was unanimous with Mr. Cole, Mr. Brehm, Ms. Wibby, Mr. Ghory, Ms. Reed, and Mr. McClennen voting AYE. The motion passed. 6-0-0.

4. Update from the Affordable Housing Committee. Ms. Renn updated the committee on the recent AHC committee meeting with Habitat for Humanity and noted the organization is raising the AMI it serves from 30% to 80% in response to the housing crisis. The organization has also employed a designer to explore increasing the density of the housing they construct to address demand.

Ms. Renn told the committee that the joint meeting between AHC and AHTB was scheduled for June 7 at 4:30. Three major topics are on the agenda:

- a. Discussion of the proposed scope of work for updating the Orleans Housing Needs Assessment. AHC will be requesting funding from AHTB for this project.
 - b. Creation of a more user-friendly and informative Housing Committee website.
 - c. Brainstorming session identifying sources of funding for affordable housing.
5. Update on planning for Governor Prence. Ms. Wibby advised the Governor Prence Planning Committee has reviewed a summary of the results of the survey about design of the former Gov. Prence site and 3 designs will be prepared – two designs siting various types of housing in different areas, and a third design including a community space along with affordable housing.
 6. Financial report. Mr. McClennen reviewed the financial status of the Trust. Cash available for the Trust at the start of FY23 will be approximately \$1.1 million. The property at Old Colony Way shows a positive balance. He noted Pennrose had succeeded in garnering the support of 7 of 8 local communities for the affordable housing project proposed for West Street, an important step toward solving affordable housing challenges on a regional basis.

7. Minutes to be approved:

Mr. Ghory moved to approve the minutes of April 19, 2022 as written. Ms. Reed seconded the motion. Mr. Cole, Mr. Brehm, Ms. Reed, Mr. Ghory, Mr. Herman, and Mr. McClennen voted AYE and Ms. Wibby abstained. The motion passed 6-0-1.

8. Adjournment: The meeting was adjourned at 5.05pm.

With respect,
Jennifer Fountain and Ward Ghory