

# AFFORDABLE HOUSING TRUST BOARD

## MINUTES

For Hybrid Meeting, June 21, 2022 at 4:30pm

Asst.  
ORLEANS TOWN CLERK  
R. C. S. S.  
2022 JUL 27 8:32AM

The Affordable Housing Trust Board (AHTB) held a hybrid meeting on Tuesday, June 21, 2022 at 4:30 in the Nauset Room at Orleans Town Hall and via Zoom. Real-time public access was provided by Orleans Channel 18 and on the Town website.

In attendance for the AHTB were Chair McClennen, Vice Chair Mathison (via phone), Mr. Ghory, Mr. Herman, Mr. Brehm, Mr. Cole, Ms. Wibby and Ms. Reed. Also present were Ms. Allgeier (Orleans Affordable Housing Coordinator), Ms. Renn (Chair of the Affordable Housing Committee (AHC)), Mr. Quinn (Director of Housing Development, HAC) and Mr. Sachetti (Pennrose)

Call to Order: The Chair called the meeting to order at 4:34pm

Public Comment: No one presented for the Public Comment session.

Update from Housing Assistance Corporation (HAC) re: 107 Main Street: Mr. Quinn told the committee that permitting was progressing for this development project. There will be a public hearing at the Zoning Board of Appeals on July 20, 2022. A further meeting with the Architectural Review Committee is scheduled for early July on colors and materials for the development. A second site plan review meeting is due on July 7, 2022 for formal sign off. A meeting with the Board of Health is scheduled for July 7, 2022. A signed contract is now in place with the DHCD for the ARPA funding. The developers are keeping a close eye on financing rates and still hope the 10% contingency will be adequate to cover increases.

Update on the Pennrose/Cape Cod Five project: Mr. Sachetti told the committee how other Cape Cod towns had approved support of the proposed affordable housing project on West Road, Orleans. Brewster, Truro, Chatham, Harwich, and Eastham each had approved \$100K toward the project. A submission to the Wellfleet CPC is anticipated for the next grant round. Provincetown approved \$20K toward the project. The DHCD application was made to the State in January and the developer is applying for Federal low income tax credits, State funds, and Housing Stabilization Funds. Award announcements for these funds are expected within the month. Anticipating reception, HAC architects and engineers have been released to progress to a complete set of necessary drawings at "full speed." Mr. Sachetti said rising costs were a concern although so far there seemed to only be minor increases. Pennrose is watching changes in the market and investigating additional funding opportunities.

Governor Prence Task Force: The Task Force is preparing for the RFP and working toward a final report. If the AHTB would like an interim report, it should be communicated to the Task Force. A new representative of the AHTB is needed on the Task Force.

**Ms. Wibby moved that Ms. Mathison assume the role of liaison on the Governor Prence Task Force for the AHTB. Mr. Herman seconded the motion.**

Discussion among members touched upon the relevance of commonality in last names on the Task Force, representation by younger adults, and possible flaws in the assessment of the rental market. Mr. McClennen warned the role of liaison is likely be time-consuming and detail-focused in the next several months. Ms. Mathison indicated her willingness to undertake this responsibility.

**Vote by roll call: Mr. McClennen, Mr. Ghory, Mr. Cole, Ms. Wibby, Mr. Brehm, Ms. Reed, and Mr. Herman voted AYE for the motion. Ms. Mathison abstained. Vote passed: 7-0-1**

Discussion about Affordable Housing Committee's application for financing for the updated Housing Needs Assessment: Ms. Allgeier said she understood the concerns mentioned in the Joint Meeting between AHC and AHTB about the project but thought it is unnecessary for AHTB to be part of every decision regarding the study. She said it would be helpful for the AHTB to help flush out guidelines for the project. Mr. McClennen told the committee that he, Mr. Meservey, Mr. Kelly, and Town Counsel conferred to see if AHTB funds could be used for the study. Town Counsel confirms this is an appropriate use of AHTB funds contributed by the CPC. The Scope of Work remains as is (see Meeting Materials for this document). The work will be managed by AHC with involvement of Ms. Allgeier and Mr. Meservey.

Mr. Ghory said he envisions the AHTB as a "partner" on the project, to help define needs and goals and to discuss key variables. For example, he said the AHTB should have an opportunity to review the RFP and an AHTB representative could be present when proposals are reviewed and a principal investigator is selected. Among other possible connections on the project, the AHTB could follow the model of a monthly update report like HAC does for the 107 Main Street project, or a representative of the AHTB could serve as a delegate on a steering committee for the project. Ms. Wibby stated she felt the example of reporting about a specific project like 107 Main Street was not an apt analogy. She said she favored leaving the project to the AHC with the possibility of an update on the RFP. Much discussion about the autonomy and roles of both committees followed. It was generally confirmed that there is separation between the communication role of the AHC and the funding role of the AHTB, but coordination is important.

(Mr. Brehm left the meeting at 5:20pm)

**Mr. Ghory moved the AHTB fund the Housing Needs Assessment proposal submitted by the Affordable Housing Committee for \$40,000. Ms. Reed seconded the motion. Vote by roll call: Mr. McClennen, Mr. Ghory, Mr. Cole, Ms. Mathison, Ms. Reed, Ms. Wibby and Mr. Herman voted AYE. Motion passed: 7-0-0.**

Representation by AHTB on the website working party for affordable housing:

Ms. Wibby moved that Mr. Herman and Mr. Brehm work with Ms. Allgeier, Ms. Eaton, and two representatives of the AHC on the Affordable/Attainable Housing website project. Ms. Reed seconded the motion. **Vote by roll call: Mr. McClennen, Mr. Ghory, Mr. Cole, Ms. Mathison, Ms. Reed, Ms. Wibby and Mr. Herman voted AYE. Motion passed: 7-0-0.**

Discussion regarding options to address housing needs among those earning greater than 100% AMI:

A brief discussion was held about whether to establish a separate Trust to address housing needs above 100% AMI or to expand the role of the AHTB to include this responsibility. Either initiative would require the approval of the Select Board and Town Meeting. It was agreed to ask legal counsel to draft a

warrant article to extend the capabilities of the AHTB, as well as an article to increase the Town's annual contribution to the Trust. These will be discussed at the July meeting. Mr. McClennen will share examples from Provincetown and Nantucket about how they each addressed housing needs greater than 100% AMI. Ms. Wibby urged careful attention to messaging and communication about the reasons for the proposed extension of the charge and increased funding.

Financial Report: Mr. McClennen reminded the committee of the Trust's commitment to contribute approximately \$875K for 107 Main Street in the future, while pointing out that additional distributions from Town and CPC funding would be granted to AHTB at the start of the new financial year on July 1, 2022.

Approval of minutes:

**Ms. Reed moved to approve the minutes of the AHTB meeting on May 17, 2022. Mr. Herman seconded the motion. Vote by roll call: Mr. McClennen, Mr. Ghory, Mr. Cole, Ms. Mathison, Ms. Reed, Ms. Wibby and Mr. Herman voted AYE. Motion passed: 7-0-0.**

Adjournment:

**Ms. Reed moved to adjourn the meeting. Mr. McClennen seconded the motion. Vote was unanimously in favor of the motion. Passed: 7-0-0.**

Meeting adjourned at 5:38pm.

Respectfully submitted,

Jennifer Fountain and Ward Ghory