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ORLEANS TOWN CLERK

From: Judith Hunt <jhunt33@comcast.net>

Subject: **Affordable housing minutes**

Date: October 27, 2011 3:17:49 PM EDT

To: Judy Hunt <jhunt33@comcast.net>, George Meserve <gmeserve@town.orleans.ma.us>, Erica Parra <rparra@comcast.net>, Jon Holt <jholt001@msn.com>, Margie Fulcher <margie.fulcher@verizon.net>, Jane Hinckley <janehinckley@comcast.net>, Susan Sasso <susansasso@hotmail.com>, C May <cmay@town.orleans.ma.us>, sue Meyers <meyers60@comcast.net>, Town of Orleans <commail@town.orleans.ma.us>, Freddie Fitzgerald <freddiecapecod@earthlink.net>, "k. Darling" <kdarling@town.orleans.ma.us>

AFFORDABLE HOUSING COMMITTEE

OCTOBER 18TH 2011 3PM

ORLEANS TOWN HALL- NAUSET ROOM

PRESENT: J.HUNT, J.HOLT, J. HINCKLEY, SUE SASSO, F. FITZGERALD ALSO PRESENT: GEORGE MESERVEY, JANE MARRONY
ABSENT: E. PARRA, SUE MEYERS

1. MINUTES: The minutes of the last meeting of September 28th were accepted as read. 4-0-0

2. AFFORDABLE HOUSING TRUST:

George reviewed the money that we can expect to have to expend.

255. a) ~~\$225,000~~ is specifically allocated for purchase of condos for rental or resale.
b) \$30,000. is in the Affordable Housing Trust Fund. To expend this the Selectmen approval is needed.
c) \$400,000. is available thru the Community Preservation Commission. Town meeting approval is needed plus the CPC approval. We need to allocate these funds,

Jon Holt discussed the possibility of working with Habitat for Humanity. He felt that it might help us get around the banking issue. Our hope is to fund 4 to 5 units.

3. VISITOR: Jane Marrony addressed the committee re the need she , and others face, looking for affordable rentals in Orleans.

4. HINCKLEY PROJECT:

George reported that the contract between the Town and HECH has not been completed, but will be soon. Mr. Ford has been out of town.

5. MESSAGE FROM VALERIE FOSTER. Valerie has said she would be interested and willing to work with us on a buy down program should we decide to go that way.

6. TOWN LAND ASSESSMENT LIST - Sue Sasso distributed a list of all town assessment values. We need to do more work on this to determine what lands are available for sale.

7. NEW BUSINESS- Jon Holt will ask Vicky Goldsmith, director of Habitat for Humanity, to speak to us at our next meeting.

8. ADJOURNMENT AT 3:55 pm.

THE NEXT MEETING WILL BE WEDNESDAY NOVEMBER 2ND AT 8:30AM IN THE NAUSET ROOM OF TOWN HALL.

Respectfully submitted, Judith N. Hunt, Secretary

Orleans Affordable Housing Committee
Program Options (revised 10/6/11)

	Funding availability	Town Meeting Action Required?	Town contribution per unit	Benefits	Limitations	Comment
Condo Purchase & Resale	\$255,000 (for resale or rental program)	No	\$85,000	Centrally located Inventory available Ownership opportunity for families	End mortgages not presently available Condo fees are a concern	No further action until financing is made available.
Condo Purchase for Rental	\$255,000 (for resale or rental program), more \$ required	Augment \$ with additional CPA	\$200,000+	Direct benefit to vulnerable residents	Project rents may not support management costs. Condo assoc. approval may be required for renting units. Condo fees approx. \$350/mo. Electric heat is a perceived cost issue	Could structure to solicit proposals from housing agencies directly to CPC. 3 unit project est. \$705,000
Land donation to Habitat	-\$0-	Purchase of land by Town requires TM approval	Cost of land unknown	Lower cost for homes Established, respected agency Town resources not required for construction	Limited inventory of available land	Long-range program Advance planning with Habitat required

Orleans Affordable Housing Committee
Program Options (revised 10/6/11)

Housing Buy-down Program	-\$0-	Funding required	Est. \$100,000-150,000	Easy program to implement	Cost of available housing stock	May have limited interest from prospective buyers
Rent Voucher Program	-\$0-	Funding Required	\$400-600 per month per unit	Direct benefit to people in need	Program benefits end when funding ends Need to limit support for each tenant Outside agency required to manage	Supported units do not count on State Housing Inventory Replaces Section 8 program