

Annual Town Meeting - May 2022  
Article 16 - Fund Housing Assistance Corporation - 107 Main Street - Aye Vote  
Constance Kremer, Finance Committee

Orleans residents have said over and over again in the many studies we have commissioned, that we desperately need and want more affordable housing.

We recognize that given the recent market and the lack of supply, many people, including town employees, are finding it increasingly difficult if not impossible to find affordable housing in Orleans. Police Chief Scott MacDonald and Fire Chief Geof Deering have repeatedly gone to the Select Board about this crisis.

Article 16 will fund the Housing Assistance Corporation's request for one million dollars of bond authorization from the CPC to help support the development of the property at 107 Main Street, the former Masonic Lodge. This project has a solid blend of funds, including an earmark of \$1 million ARPA fund dollars, negotiated by Senators Cyr and Moran, which would ideally replace our CPC bond commitment. Most importantly, this funding will not increase our taxes, as the funds have already been allocated in the CPC budget and any and all principal and interest will be paid by CPC funds.

The 107 Main Street project is well on its way to being permitted this Spring . . . with an existing 2200 gallon septic system, and the HAC budget including roughly \$250,000 for the construction of a new I/A system at the same capacity - means this is the only project in Orleans that is positioned to begin construction with town approval by the Fall of 2023. The RFP for this development was informed over three neighborhood meetings for 14 well-designed units.

The Pennrose project at Cape Cod Five is awaiting first stage tax credit funding this Spring and other projects like the still-being-discussed "mixed use" Gov. Prence project, are easily 5-8 years away. (Another thing to keep in mind is that out of the 300 units of designated affordable housing units in Orleans, 280 units have age, 65 years and older, and/or disability requirements.)

My stand-alone AYE vote is a vote for (increased?) Affordable Housing in Orleans, now.