

WELLFLEET LOCAL HOUSING PARTNERSHIP
Zoom Meeting of February 29, 2024
Minutes

Present: Sharon Rule-Agger, Gary Sorkin, Lara Henry, Karen Kaminski, Jan Morrissey. Absent: Susan Spear, Bruce Hurter. Guest: Anna Nielsen
Meeting opened at 4:07 pm

1. Public Announcements: Anna Nielsen is sitting in today in consideration of joining this committee: WELCOME ANNA! Sharon would like to figure out how to hone our agenda down so that meetings can be purposeful but not over long. Gary announced that contributions from the public to the Affordable Housing Trust Fund now equal roughly \$70,000 for this fiscal year.
2. Minutes of December 21, 2023. Motion to approve from Jan, Gary second. Roll call vote 4-0-1 abstain due to absence. Sharon will forward to Shannon Ellis for posting.
3. Conversation with Gerry Parent about having a representative from Planning Board. Gerry didn't have a member in mind. He was worried that newer Planning Board members may not have enough experience. LHP discussion agreed that a newer PB member might see this as an opportunity to learn more about Wellfleet housing issues. Sharon and Gary will attend a PB meeting and propose this in announcements.
4. Introducing Anna Nielsen. Committee is enthusiastic about possibility of her joining and explained the next steps.
5. Sharon reached out to Beth Pyles, our new Town Planner, to invite her to a meeting. Apparently she was on sick leave and so did not respond. We would be very interested in working with her.
6. Charge of Local Housing Partnership. Review, edit, change? Karen and Jan have both done some work on this. Some elements of the charge seem more to apply to Housing Partnerships of larger towns or small cities who may have deeper professional expertise. Judy Taylor gave historic perspective of when LHP was founded and had greater representation from town staff and other boards. Additionally, some of these roles have been taken over by the Affordable Housing Trust. The most current version of the charge (as changed in this meeting) are attached below.
7. A survey of businesses as to housing needs of employees was suggested. Also a survey to elicit information about numbers of "families" (including single persons etc.) who are wanting to rent and numbers looking to buy. Judy cautioned against giving people unwarranted hope through the use of surveys.

8. Discussion around support and advocacy for sewerage down town recognizing that waste water is a critical piece of increasing density. Sharon will reach out to the Clean Water Advisor Committee and see if they have a member who would like to join our committee or at least, come to some meetings. It would also be good to get the Health Agent, Heith Hernandez, and maybe the Building Commissioner to come to occasional meetings.

9. Housing Updates: Lawrence Hill got the funding (low income tax credits) and is now out to bid for a builder. There is a sign up form on wellfleethousing.org to express interest and request updates. Habitat for Humanity is continuing site work for 4 Habitat homes on Old King's Highway. Lottery will be coming soon, this spring. The plan is to break ground in September-this an opportunity for this committee to volunteer for a day or two! Paine Hollow is still looking for \$1 million from town. Freeman Way RFP has not gone out and we have not made any progress on second lot. The Maurice Campground committee is making progress on selection of a Master Planning team. Their recommendation will be presented to the SB on March 12.

10. CPA housing related articles for Town Meeting warrant. The committee voted to approve the following (numbers are not assigned yet so a brief description will be the identifier)

a. \$750,000 to Housing Trust. Sharon moved to recommend, Jan second. Roll call vote 5-0 in favor.

b. \$175,000 to Habitat for Humanity to support construction of 4 homes on Old King's Highway. Jan moved to recommend, Sharon second. Roll call vote 5-0.

c. \$7,500 to CDP for Housing Institute. Sharon moved to recommend, Gary second, roll call vote 5-0

d. \$20,000 to Spring Rock Village Affordable Housing project in Brewster. Jan moved to recommend, Lara second. Roll call vote 5-0.

11. Community Land Trust materials sent by Judy. Larger discussion for later but very interesting concept which may especially be of use for consideration at Maurice's. Could Partnership draft a letter asking Ryan to forward idea to selected Master Planners for Maurice Campground after Master Planning team is in place? Gary wondered about ability to obtain a mortgage on Town owned land held in trust. Can we get a rep from ShelterForce to talk to us? Jan will ask.

12. Materials Jan sent about Landing Strip. These are on the agenda for the next Housing Trust meeting since Harry Terkanian was involved. Still wondering if we have any grounds for asking for a land swap.

13. Next meeting date March 28. Do we want to go back to a regular meeting on the last Thursday of each month? Group favors this. Do zoom meetings continue to be allowable per the State?

Action items:

- Sharon and Gary will go to a Planning Board meeting to talk about representation on LHP
- Possible guests to invite to future meetings(Sharon) : Beth Pyles (new Town Planner), Tom Guerino (Interim TA), Someone from Clean Water Advisory (sewering, alternative waste water management), Heith Hernandez (Health Agent), ??? Building Commissioner, Rep from ShelterForce (Jan will reach out)
- Complete charge revision (next meeting) and take to SB for approval

Possible Topics for dedicated meetings:

Community Land Trusts (ShelterForce)
Covenant Housing (Housing Nantucket)
Sewering and Eco Sanitation

Charge of the Local Housing Partnership as amended (but not yet approved by the Select Board)

An appointed Wellfleet Town Committee whose goals are to underscore the housing needs of Wellfleet and to support that need through publicity, fundraising, communication, networking, and research with full and part time citizens. A group of at least ten (10) members will work in coordination with the Wellfleet Housing Authority, Wellfleet Municipal Affordable Housing Trust and others to promote, provide, and maintain access to affordable housing. The members shall include at least one (1) member each from the Housing Authority, Open Space Committee, the Planning Board, the Zoning Board of Appeals, and six (6) members from the community at large. Assistance from staff shall include the Town Planner, Assistant Town Administrator, Building Commissioner and the Health and Conservation Agent(s). As members of the community, the Town staff may choose to be appointed as citizens in their own right. The Selectboard shall be the appointing authority.

The Partnership's task shall include but not be limited to:

1. Outreach: Organize projects that can foster community participation and education. Promote and publicize housing events and needs.

2. Assess the impact of local bylaws and regulations on Affordable Housing and bring such assessment to the attention of local boards and committees.
3. Support bylaws and regulations that promote housing opportunities in harmony with local environmental conditions.
4. Increase opportunities for affordable year-round housing through advocacy and education.
5. Update the assessment of local housing needs through surveys as needed.
6. Work with town boards and committees to impress on the Cape Cod National Seashore the urgent need for housing and help develop proposals for potential land swaps and use of Park owned housing stock to address that need.