

**Joint meeting of WELLFLEET  
LOCAL HOUSING PARTNERSHIP  
AFFORDABLE HOUSING TRUST  
HOUSING AUTHORITY**

**March 28, 2024. 4 pm via Zoom**

**Present from LHP:** Sharon Rule-Agger, Gary Sorkin, Judy Taylor, Susan Spear, Jan Morrissey, Bruce Hurter.

Absent: Karen Kaminski, Lara Henry, Anna Nielsen (not yet an appointed member)

**Present from Housing Trust:** Harry Terkanian, Gary Sorkin, Sharon Rule-Agger, Elaine McIlroy, Kathleen Nagle, Jim Hood

Absent: Michael DeVasto

**Present from Housing Authority:** Elaine McIlroy, Gary Sorkin, Michelle Olem, Richard Ciotti

**Guests:** Beth Pyles, Wellfleet Town Planner; Hadley Luddy, CEO of Homeless Prevention Council; Bob Wagner, candidate for Housing Authority; Pelinda Deegan, CDP; Jude Ahern

**Public announcements:**

**Rule-Agger:** The purpose of this meeting is for the Wellfleet Housing committees to meet Beth Pyles, Town Planner as she is relatively new in this position. We would like to take this opportunity to learn about Beth and provide her a summary of the role of each housing committee and of housing activities, past, present and aspirational. We will not be following our normal LHP procedures for this meeting.

Also joining us today is Haddley Luddy, CEO of Homeless Prevention Council. Haddley is running for Sarah Peake's seat as State Representative and is trying to get a feel for housing activities and goals of all the Cape towns.

**Beth Pyles introduces herself:** Since the second week of November Beth was the Conservation Agent ( and is still acting Conservation Agent until a new agent is hired) for Wellfleet but her background is really in planning and zoning, land use, legislative matters, some housing work with the City of Boston and some real estate development. This will be an evolving position since Wellfleet hasn't had a full time Planner. This is a transitional time with Town Meeting coming up and a new interim Town Administrator. She looks forward to collaborating with the housing committees.

### **Brief summary of the 3 housing committees.**

Elaine McIlroy introduces **Wellfleet Housing Authority (WHA)** and members present. Working to find a 5th member as tenant representative from one of our Affordable housing residences. WHA was the first housing committee in Wellfleet recognized back in the 1980's. The WHA's role has shifted with new committees being formed but now the committee is running programs to assist people with housing: Rental Assistance Program, Buy Down program which has assisted 9 homeowners buy a deed restricted Affordable home, a Down Payment and Closing Cost Assistance program which has helped 4-5 people to purchase homes. WHA led efforts to create Fred Bell Way, Gull Pond Road Apartments, and 4 Habitat homes currently under construction. WHA collaborates closely with the other housing committees.

Harry Terkanian introduces **Wellfleet Municipal Affordable Housing Trust (WAHT.)** The Trust is a statute of general laws and it allows a bit more nimble behavior in terms of financial operations. WHAT has the ability to accept gifts and grants and the ability to spend money without necessarily a Town Meeting appropriation. Town meeting may appropriate money to WHAT for our purposes but we get to decide when, where and how we spend it- subject to being audited. The Trust is basically the bank.

Sharon Rule- Agger introduces the **Local Housing Partnership (LHP)** with support from Gary Sorkin, previous long time chair and Judy Taylor, a founding member since "forever." (1980's?). It has evolved over time but the original intent was collaboration between LHP, Planning Board, Building Commissioner, Zoning Board of Appeals, Health Agent, Conservation Commission, etc. with the shared goal of advancing housing. The LHP would like to get back to this model of collaboration but currently, the LHP is essentially advocacy and education. The original charge includes writing zoning changes although currently we do more around advocacy for these changes.

Gary Sorkin mentions that the **Maurice's Planning Committee** should also be mentioned here and that the goal for the campground is to include Affordable rentals, some home ownership and some seasonal worker housing. The Maurice's Committee has recently completed a recommendation for planning services which was approved by the Selectboard and should start sometime in April. The lead firm for planning is Studio G. Principal Gail Sullivan is the architect on the Residences on Lawrence Hill. The Maurice's Committee was not included in this meeting because it is a project specific committee.

**Completed works include:**

- **Fred Bell Way:** 12 rental units, all subsidized at 30% AMI. Judy Taylor was involved in this project as well as 4 homes on Old Wharf Road and 6-7 on Oyster Lane. All of these are owned by the residents and have seen almost no turnover since completion.
- **Gull Pond Road:** 6 affordable rental apartments which took about 15 years.
- The **Housing BuyDown** program has 8-9 completed purchases where the WHA provides funds to a lottery selected buyer to lower the price of a home to Affordable levels. The home is then deed restricted to year round occupancy and can be re-sold only within certain price limits. This is much harder to do since home prices have increased dramatically
- **Zoning bylaw changes:** the ADU Bylaw was rewritten to allow year round ADUs without affordability restrictions by right. Another change include small lot development. Also new zoning allows cottage colonies to be occupied year round. Cottages must be winterized and condo association must approve. As Elaine points out, we haven't had any professional help- this might be a place where Ms. Pyles could be of assistance.
- **Habitat for Humanity** homes. 4 are under construction on Old King's Highway. 3 additional home were previously built on Durkee Lane. Several others have also been completed.

### **Works in progress:**

- **Residences at Lawrence Hill.** 46 affordable rental units. State funding is in place as well as some money from county, Mass Works grant for on site waste water treatment. By far the largest project to date.
- **Maurice's Campground.** As described above, this 21+ acre project hopes to combine affordable rental, some home ownership and some housing for seasonal workers. This is a non-traditional goal! Currently, and for next 5 years the campground is required by the purchase and sale agreement to continue operating as an a campground.
- **Paine Hollow Road.** This is a plan for 8 rental units on town owned land which has been in the works since 2006. Abutters had concerns about their wells. Lawsuit was settled when an escrow account was established in case problems with wells develop in the future. Development costs have risen dramatically .The developer Ted Malone is seeking an additional \$1,000,000 from the town. Grant funding is being requested through the One Stop funding program. Gary suggests this may be a good place for assistance from Beth as the project is ready to go when the money is there.

- **Freeman Ave.** A one lot (possibly 2) home ownership project but as the Town does not have a certified Procurement Officer we cannot send out a request for proposals. Looking at the second lot.
- **Support for ADUs.** Currently the Trust has designated funds for 4 forgivable \$10,000 loans for the creation of Affordable ADUs. Are there other ways of supporting ADUs besides monetary- perhaps expedited permitting? Septic limitations are another challenge to building ADUs. Haddley reminds us of the Lower Cape ADU Resource Center ([lowercapehousing.org](http://lowercapehousing.org)) which is managing the loans from the Trust. A big roadblock is septic limitations.
- **Rental Assistance.** Up coming article in Provincetown Independent about this program. Provided for 18 years using CPA funds. Partnering with Homeless Assistance Council to manage this program.

Check in with Beth. Overwhelmed? No- interested! Beth is thinking about facilitating the shorter term projects, getting into longer range planning- what can be done as regards zoning bylaws, looking at properties.

### **Future goals?**

Harry mentions “attainable housing” as an additional area of concern. There are a significant number of people who are over 100-120% of AMI who we need but who can’t live here.

Elaine mentions our new **Housing Production Plan (2023)**. Over 600 respondents to survey. Over 20 recommendations going forward, including zoning.

**Multifamily zoning** is a big goal. Wellfleet has a lack of diverse housing forms. Kathleen mentions a conflict between some of our zoning bylaws and how they restrict our options. Beth has seen this problem and intends to look into it.

**Community Land Trust?** Trust owned land with deed restricted home ownership possibilities built on it. Kathleen mentions this as a discussion point with the “Housing Angel”

Kathleen clarifies Housing Angel”(HA) who is an individual (or family) who have resources and a desire to do something about affordable/attainable housing in Wellfleet. HA has already assisted with funding in the construction of two ADUs.

**“Landing Strip”.** This 40 acre parcel of Town owned land in the Seashore Park which, depending on the surveyor used, may or may not have access. Much more information is available when Beth is ready for it.

**How can the Housing Committees help Beth?** Beth states gratitude for the introduction! She is becoming assimilated in the position and this helps. She has gone to Planning Board meetings, a couple of site visits with the ZBA. Hopes to moving housing forward in her role as planner.

**Next Meeting? April 18 at 4 pm via zoom.**

Representative from Planning Board?

LHP is planning a series of meetings that include various town staff and members of other boards who have a primary or peripheral charge around housing.

Inclusionary zoning?

Town owned land around Wellfleet Adult Community Center? Municipal use?

**Move to adjourn.** Unanimous approval.