



Town of Wellfleet
Wellfleet Affordable Housing Trust
Board of Trustees
Minutes of January 25, 2021 Meeting

Present: Michael DeVasto, Elaine McIlroy, Kathleen Nagle (Ms. Nagle joined the meeting at 4:45 PM), Sharon Rule-Agger, Harry Sarkis Terkanian, Jim Hood, and Gary Sorkin

The meeting was called to order at 4:05 PM by Mr. Terkanian.

1. Business

- A. Announcements and public comment. None.
- B. Reports on Housing Authority meeting, Selectboard meeting and meeting with the Town Administrator. Mr. Terkanian summarized the January 7, 2021 Housing Authority meeting, his January 12, 2021 appearance before the Selectboard, the January 12, 2021 meeting with Town Administrator Broadbent, the January 21, 2021 meeting of the Local Housing Partnership and the January 22, 2021 meeting of the 95 Lawrence Road Task Force. In connection with the possible construction of a wastewater treatment plant to service the 95 Lawrence Road project and the three proximate Town facilities Mr. Sorkin asked if construction of the plant by the 95 Lawrence Road developer of project property would eliminate the need for compliance with requirements associated with public procurement resulting in a possible cost saving. Mr. Terkanian responded noting that the question was principally one for the Task Force, and expressed concerns about Town accepting operating responsibility for a facility constructed without Town oversight, also concerns that the treatment plant might still need to be compliant with public procurement requirements.
- C. Discussion of Trust organization: Possible town bylaw provisions defining trust organization and goals. Mr. Terkanian presented the 2020 Annual Town Meeting article that established the Trust and the vote taken under the article, noting that the article included language providing for the removal of trustees for cause and after hearing and that he viewed the vote as ambiguous in that regard. He noted that the Trustees' suggested bylaw provisions adopted on December 28, 2020 did not include a removal provision and asked whether inclusion of such a provision in the bylaw was a concern for any of the Trustees. All agreed that such a provision was not a concern. He also noted that the suggested bylaw did not include an enlarged statement of the trust purpose to include support for housing for families up to 120% of Area Median Income (AMI). It was noted by Ms. McIlroy and Mr. Sorkin that such an enlargement of trust purposes might require legislative approval and that other towns had resorted to creation of a separate trust for this purpose and that the Town of Chatham was exploring a similar expansion of trust purpose. The Community Preservation Act limits CPA support to 100% of AMI. Mr. Terkanian will attempt to learn more about the status of the Town of Chatham effort. There was also discussion under this agenda item of how to memorialize Trust support of Housing Authority programs (agenda item F.) Ms McIlroy will prepare a list of Housing Authority

programs with approximate annual cost and whether funding is provided under the Community Preservation Act.

- D. Discuss possible land acquisition for future development. Ms. Nagle joined the meeting at this point. Ms. Rule-Agger discussed the difficulty of finding potential sites for new housing in Wellfleet. Mr. Sorkin asked whether the Trust could now accept donations of either property or money. Mr. Terkanian stated his opinion that the Trust could do so. In furtherance of this Mr. Sorkin raised the question of a modification of the proposed housing insert in the Spring tax bill mailing. It was moved by Mr. Sorkin, Seconded by Ms. McIlroy and after discussion was unanimously voted (7 – 0) by roll call vote that “The housing insert in the Spring tax bill mailing include a statement that the Trust can accept donations.”
 - E. Consideration of a possible goal statement. A series of mission statements by housing authorities and affordable housing trusts assembled by Mr. Terkanian was presented as a basis for discussion. Ms. McIlroy felt a mission statement should put people before houses. Ms Rule-Agger liked the Brewster mission statement as it was succinct but would rearrange it to place people first. Other mission statements reviewed were either limited to a recitation of statutory purpose or were excessively wordy, mixing mission statement with implementation details. Mr. Terkanian noted that there was no urgency to adopt a mission statement immediately and agreed to place it on the next meeting agenda.
 - F. Coordination with and support of Housing Authority programs. Discussed under agenda item C. above.
 - G. Open session future agenda items. The following were requested for the next agenda: continued discussion of the Trust mission statement; begin discussion of a Trust budget, Trust financial support of Housing Authority programs and possible earmark of short term housing tax revenue for support of Trust operations.
 - H. Future meeting schedule. Next meeting will be February 8, 2021 at 5:30 PM.
 - I. Approval of minutes: December 18, 2020 and December 28, 2020. It was moved by Ms. McIlroy, Seconded by Mr. Sorkin and after discussion was unanimously voted (7 – 0) by roll call vote to approve the minutes of meetings on December 18, 2020 and December 28, 2020.
2. Adjournment. It was moved by Mr. DeVasto, seconded by Mr. Hood and unanimously voted (7 – 0) by roll call vote to adjourn. Meet adjourned at 5:15 PM.

Respectfully submitted

Harry Sarkis Terkanian, Chair

Public documents:

1. 2020 Annual Town Meeting article 31 article and vote.

DRAFT as of January 26, 2021

2. Test of several typical housing mission statements.
3. Draft minutes of the December 18, 2020 and December 28, 2020 meetings.