

## Town of Wellfleet

### Wellfleet Affordable Housing Trust

### Board of Trustees

### Minutes of October 4, 2021

Present: Elaine McIlroy, Kathleen Nagle, Harry Sarkis Terkanian, Jim Hood, and Gary Sorkin. Mike DeVasto joined the meeting at 7:14 PM.

Absent: Sharon Rule-Agger.

The meeting was called to order at 7:04 PM by Mr. Terkanian.

1. Announcements and public comment. None.
2. Status reports related to housing activities.
   1. Mr. Terkanian reported that the town administrator has confirmed the Town’s fiscal 2021 audit will also include the Trust.
   2. Mr. Terkanian reported that the memo on the short term rental tax request has resulted in an agenda item on the October 12, 2021 selectboard meeting. He will present on the Trust’s behalf.
   3. Mr. Terkanian also reported that Mr. DeVasto has informed him that the Town will work toward the ability to accept cryptocurrency and other online donations. Mr. Sorkin noted that the potential cryptocurrency donation has instead been replaced with a $10,000 cash donation.
   4. He also reported that the remaining federal covid relief funds have bee committed by the selectboard for affordable housing. Timing for receipt of funds and exact amount of funds is uncertain at present.
   5. He also noted that the town clerk informed him that the attorney general’s review of housing related bylaw enactments from the June, 2021 annual town meeting are still pending.
3. Acceptance of online donations to the Trust. Possible cryptocurrency donations were discussed. Mr. Terkanian suggested that if this type of donation is received, it should probably be converted to cash as cryptocurrency is probably too speculative an investment for the Trust to hold. Mr. Sorkin noted that the redesign of the housing website is pending and hopefully that can include accepting online donations.
4. Mass Housing Partnership (MHP)Technical Assistance Grant. Mr. Terkanian reported on the most recent meeting the previous week. Mr. DeVasto joined the meeting. The MHP suggested a clearer, more succinct mission statement and a revised draft was produced by the grant scoping committee and reviewed by the Trustees. Mr. DeVasto, Mr. Hood, Ms. Nagle all expressed satisfaction with the Trust’s current mission statement. Mr. Sorkin suggested inviting the MHP to a future Trust meeting.
5. Possible housing needs request to the Community Preservation Committee (CPC.) Mr. Sorkin reported that the CPC applications are open until November 15 for action at the 2022 annual town meeting. Mr. Sorkin asked if CPC support for 95 Lawrence Road should be included in this round of CPC funding requests. Mr. Terkanian noted that the 95 Lawrence Road developer has not yet been selected and is unlikely to be ready for a funding request in this time frame. Ms. McIlroy noted that in many instances funding requests come from the developer. Mr. Sorkin noted that an additional possibility is funding to support creation of accessory dwelling units (ADUs). The outlines of a possible program might include a forgivable loan tied to an affordability restriction of the same duration. Ms. McIlroy noted that it probably makes sense to wait for attorney general approval of the accessory dwelling unit zoning bylaw amendment before designing a proposal. At a minimum the Trust should request the statutory housing set aside for the Trust. Ms. McIlroy volunteered to work up a request to the CPC.
6. Possible request for fiscal 2023 operating budget funding for Trust operations. Mr. Sorkin suggested a request of $25,000 for administrative support including audit support and other expenses. Mr. Terkanian will put together a draft request.
7. 90 Freeman Ave. draft request for proposals (RFP.) Mr. Terkanian stated that he felt he as done as much as he can with the two RFPs and asked what the next steps should be. Mr. Sorkin raised a couple of issues with this RFP which Mr. Terkanian will revise. There is a proposed site plan prepared by FELCO, Inc. Ultimately the assistant town administrator will issue the RFP so it should go to her for final editing.
8. Draft RFP for land acquisition proposals for housing. Mr. Terkanian also felt that this RFP was ready for transmittal to the assistant town administrator. Ms. McIlroy asked whether there are less formal ways of publicizing the RFP. The Trustees felt that publicizing the RFP in a less formal manner might attract more proposals, such as a mailer. The timing of the RFP and the response timetable were discussed. Consensus action was to transmit the draft to the assistant town administrator for review.
9. Support for Accessory Dwelling Unit (ADU) creation. Discussions in other forums are ongoing. No action taken.
10. Next meeting agenda and date. As there are no items requiring immediate action, a tentative date of the November 15 was selected.
11. CPC funding request. This issue was revisited. Mr. Sorkin suggested a vote to apply for the transfer of the 10% housing set-aside to the Trust. MOTION: It was moved by Mr. Sorkin seconded by Ms. Nagle and voted by roll call vote (6 – 0) to request from the CPC transfer of the 10% housing set-aside to the Trust for the purpose of possible purchase down payment or general housing use.
12. Approval of minutes of September 13, 2021. Two corrections to the draft were noted. MOTION: It was moved by Mr. Sorkin seconded by Ms. Nagle and voted by roll call vote (6 – 0) to approve the minutes of September 13, 2021.
13. MOTION: It was moved by Mr. Sorkin, seconded by Mr. DeVasto and unanimously voted by roll call vote (6 – 0) to adjourn. The meeting was adjourned at 8:37 PM.

Respectfully submitted

Harry Sarkis Terkanian, Chair

Public documents:

1. Draft minutes of September 13, 2021 open session.
2. Draft RFP for 90 Freeman Ave.
3. Draft RFP for land acquisition.