



Town of Wellfleet
Wellfleet Affordable Housing Trust
Board of Trustees
Minutes of December 13, 2021

Present: Elaine McIlroy, Kathleen Nagle, Harry Sarkis Terkanian, Gary Sorkin, Jim Hood, and Sharon Rule-Agger.

Absent: Mike DeVasto

Also present: Selectboard Chair Ryan Curley (first 4 agenda items only)

The meeting was called to order at 7:02 PM by Mr. Terkanian.

1. Announcements and public comment. None
2. Executive Session. Mr. Terkanian as chair stated that: (1) the purpose of the executive session is to consider the purchase, exchange, lease, or value of real property; (2) having a discussion in open session would have a detrimental effect on the Trust's negotiating position; and (3) the Trust will adjourn from the executive session and will reconvene in open session. MOTION: It was moved by Ms McIlroy, seconded by Mr. Sorkin and unanimously voted by roll call vote (6 – 0) to adjourn the open session, to reconvene in executive session, and to reconvene in opens session after the adjournment of the executive session. The open session of the meeting was recessed at 7:05 PM and resumed at 7:46 PM after the conclusion of the executive session.
3. Status reports on other housing related activities. Ms. McIlroy reported that a home for the eighth buy down purchaser has been identified.
4. Proposed zoning bylaw amendment. Mr. Curley presented a draft zoning bylaw amendment which would provide zoning relief for otherwise unbuildable lots if used for affordable housing purposes. The proposed amendment is based on a similar provision in either the Dennis or Yarmouth zoning bylaw. Mr. Terkanian summarized the existing protection for undersized lots available in the Zoning Act (MGL c. 40A.) Trustees were in favor of the proposal. Mr. Curley was asked if he would like a vote on the draft. MOTION: It was moved by Ms. Nagle, seconded by Ms. Rule-Agger and voted by roll call vote (6 – 0) "to support the concept of authorizing some zoning bylaw relief for affordable housing on otherwise unbuildable parcels."
5. Update on Trust account balances. The chair had nothing new to report and has added it to his list of subjects to discuss with the town administrator.
6. Update on policy request for short term rental tax revenues. Mr. Terkanian presented a draft memorandum to the town administrator proposing policy language on the subject. The proposed language was based on similar language in the Town of

Brewster's relevant policy. No changes to the proposed language were suggested by the Trustees. With the concurrence of the other trustees the chair will send the memo to the town administrator.

7. Update on the proposed requests for proposals (RFPs) for disposition of the Freeman Ave parcel and for acquisition of additional land for housing. The chair reported that he has scheduled a meeting on December 15th with the assistant town administrator to begin work on these two RFPs. The chair stated his preference to prioritize the Freeman Ave RFP over the land acquisition RFP. The RFP for vacant land is dependent on working out funding sources. This latter RFP has not been presented to other town boards for comment. It may be prudent to do so at some point. The trustees were in agreement with prioritizing the Freeman Ave. RFP over the land acquisition RFP.
8. Possible revision of the Trust's Community Preservation Act (CPA) application to the Community Preservation Committee (CPC). Mr. Sorkin reported on the December 8th CPC meeting. The CPC's consideration was limited to the current year estimated receipts of about \$740,000 and that there are requests totaling about \$1.25 million including support for a replacement of the elementary school playground. There are three housing related requests including one for \$210,000 for an additional housing buy down, one for support of the Community Development Partnership's Housing Institute and the Trust's request for the 10% housing set aside which amounts to about \$75,000. The question for consideration is whether to propose amending the request to instead provide funds to support debt service for a bond issue. For example a \$2 million bond issue for housing acquisition would require about \$175,000 annually for debt service. The consensus was to leave the current CPC requests as is and not pursue a bonding request in this CPC funding cycle. As this does not represent a change in the Trust's current CPA application, no vote was taken.
9. Mass. Housing Partnership (MHP) technical assistance grant. Consideration of the draft goals and strategies from the November 15th Trust meeting. Mr. Terkanian presented the draft resulting from the November 15th Trust meeting. Ms. McIlroy felt that we had finished the process with a good result. MOTION: It was moved by Ms. McIlroy, seconded by Ms. Nagle and voted by roll call vote (6 – 0) "to adopt the goals and strategies set forth in the November 15, 2021 document."
10. Fund raising for the Trust. Ms. Rule-Agger summarized a discussion that took place earlier today between herself, Mr. Terkanian, Mr. Sorkin and Monica McKay who is interested in assisting the trust in fundraising. The conversation included identifying fund raising resources and potential donors, strategies including a specific role within the Trust, and messaging. Ms. McKay encouraged us to consider acquiring professional advice. Ms. Nagle said that sponsorship is more successful if it can be associated with a specific project, such as Habitat for Humanity's success identifying sponsors for specific house projects. Ms. McIlroy felt that we should initially concentrate on securing town funding sources. Ms. Rule-Agger expressed a willingness to continue efforts to identify individuals who might be able to assist. Mr. Hood expressed a willingness to assist in this effort.
11. Possible budget request for land acquisition and administrative support funding in fiscal 2023. Mr. Terkanian reported that he was unable to deconstruct the town budget

to identify specific amounts of administrative funding for boards and committees as they all appear to be paid out of a single account. He proposed including this in his next conversation with the town administrator. Mr. Sorkin suggested \$5,000 or \$10,000 for administrative support. Mr. Terkanian felt that \$10,000 was a more appropriate request.

12. Town meeting article amending the affordable trust bylaw. Mr. Terkanian summarized the Attorney General's comments suggesting possible corrections to the bylaw as part of the approval of the bylaw. Mr. Terkanian reported that the town administrator has requested a proposal from him to make the corrections. Mr. Terkanian presented a draft memorandum with a town meeting article proposing corrective amendments. MOTION It was moved by Ms. McIlroy, seconded by Ms. Nagle and, after correction of typos, unanimously voted by roll call vote (6 – 0) to approve the proposed bylaw amendment and proposed warrant summary and to recommend passage of the article
13. Discussion of support for accessory dwelling units. Deferred to the next meeting.
14. Future meeting agenda items and next meeting date. Agenda items include the Trust's annual report, future meeting schedule, fund raising, and support for accessory dwellings. Next meeting will be January 3, 2022.
15. Approval of minutes. MOTION: It was moved by Mr. Sorkin, seconded by Ms. McIlroy and, after correction, unanimously voted by roll call vote (6 – 0) to approve the minutes of the October 18, 2021 open session and voted by roll call vote (5 – 0; Mr. Hood abstaining) to approve the minutes of November 15, 2021 open session as corrected.
16. Adjournment. MOTION: It was moved by Ms Rule-Agger, seconded by Mr. Terkanian and unanimously voted by roll call vote (6 – 0) to adjourn. The meeting was adjourned at 9:02 PM.

Respectfully submitted

Harry Sarkis Terkanian, Chair

Public documents:

1. Zoning bylaw proposal from Mr. Curley
2. MHP Suggested Trust Strategies, Mission Statement & Goals (November 15, 2021)
3. Draft memorandum to the town administrator on short term rental tax receipts.
4. Draft memorandum to the town administrator with a proposed town meeting article with corrections to the affordable housing trust bylaw.