



Town of Wellfleet
Wellfleet Affordable Housing Trust
Board of Trustees
Minutes of June 28, 2021

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

Absent at beginning of meeting: Mike DeVasto.

The meeting was called to order at 7:03 PM by Mr. Terkanian. All members were present except Mr. DeVasto who joined the meeting at 7:05 PM.

1. Announcements and public comment. Mr. Terkanian noted that town meeting went well and there was essentially no pushback on any housing initiatives. Ms. Rule-Agger asked about adding support of Accessory Dwelling Units (ADUs) to a future agenda. Mr. DeVasto joined the meeting. Ms. McIlroy reported on contact from the press on the 95 Lawrence Road project.
2. Status reports related to housing activities. Mr. Terkanian reported on the site visit for the for 95 Lawrence Road RFP which occurred on June 11th. Mr. Sorkin asked about notifying interested parties that the town meeting had voted to approve the wastewater bond. Mr. Terkanian noted that he had requested a meeting with the acting accountant to review Trust related financial processes. Ms. McIlroy asked if the other trustees are on the Community Preservation Coalition mailing list.
3. Review of annual town meeting results. Changes made in the wording of the Community Preservation Act funding articles was to conform votes to state reporting requirements. In addition to comments made during public comment, Mr. Terkanian noted that there is a process for approval of town bylaw enactments by the Attorney General's office before the bylaws become final.
4. Trust support of housing buy down program. The Housing Authority expects to complete the seventh buy down closing in the next 30 days. As there were several qualified applicants the Department of Housing and Community Development (DHCD) could be asked if we can use the selection results from the last round to make an award to the second place applicant. Does the Trust want to consider doing this? Mr. Terkanian noted that the buy down program is one of the most cost effective ways to add affordable housing. Mr. Sorkin noted that it is a conversion of existing housing stock so it does not add to congestion, etc. Ms. Rule-Agger asked if there is a break even point where the program is no longer cost effective given limited housing resources. There was discussion about increasing the amount above the existing \$175,000 amount but if we use the existing selection process we will have to stick to the current amount for this award. Mr. Sorkin moved and Mr. DeVasto seconded and after discussion it was unanimously voted by roll call vote (7 – 0) that subject to

DHCD approval, the Trust use a portion of the CPA funds appropriated at the 2021 annual town meeting to fund a second buy down award to the next highest ranked interested applicant.

5. Status of Mass Housing Partnership technical assistance grant. Next scoping committee meeting is this Wednesday at 10 AM. Mr. Terkanian noted that Mr. Hood had suggested a more detailed exploration of the Trust's overall strategy for housing production. Mr. Terkanian stated his preferred solution was a large project on a large parcel being the most cost effective, but opportunities to do so may be few and far between and we might end up waiting a long time if that is the only plan. Ms. McIlroy noted existing projects including 95 Lawrence Road, Paine Hollow Road, Old Long Pond Road and the parcel on Freeman Ave. She also suggested that use of the Town's parcel on Old King's Highway adjacent to the Senior Center be explored. Ms. Rule-Agger asked about using the parcel for senior housing. Ms. McIlroy reported that we cannot fund a project for seniors only. But effectively any housing project in Wellfleet will have a senior component.
6. Next meeting agenda and date. Items include: strategic plan and mission statement for the Trust, the Paine Hollow Road escrow request, Trust finances going forward, Trust audit, and exploring ways of supporting Accessory Dwelling Units. Scheduled for July 19, 2021 at 7:00 PM.
7. Approval of minutes of June 7, 2021 (open session). Mr. Terkanian noted three corrections he has made since the draft was sent out. It was moved by Ms. Nagle seconded by Mr. DeVasto and after discussion unanimously voted by roll call vote (7 – 0) to approve the minutes of the June 7, 2021 open session with the noted corrections.
8. Executive session. Mr. Terkanian as chair stated that: (1) The purpose for convening the executive session is to consider the purchase, exchange, lease or value of real property; (2) the Board will adjourn from the executive session and will not reconvene in open session; and (3) having a discussion in open session would have a detrimental effect on the Trust's negotiating position. It was moved by Ms. Nagle seconded by Ms. Rule-Agger and unanimously voted by roll call vote (7 – 0) to adjourn the open session and reconvene in executive session and not return to open session.
9. The open session was adjourned at 7:54 PM.

Respectfully submitted

Harry Sarkis Terkanian, Chair

Public documents:

1. Draft minutes of June 7, 2021 open session.