



Town of Wellfleet
Wellfleet Affordable Housing Trust
Board of Trustees
Minutes of August 16, 2021

Present: Elaine McIlroy, Kathleen Nagle, Sharon Rule-Agger, Harry Sarkis Terkanian, Jim Hood, and Gary Sorkin. Mike DeVasto was absent (conflicting Selectboard meeting.)

Also attending: Moe Barocas from the Finance committee.

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

1. Announcements and public comment. None.
2. Status reports related to housing activities.
 - A. The CDP has scheduled a regional meeting of housing advocates for August 17th, which I plan to attend.
 - B. Mr. Terkanian reported on the status of the 95 Lawrence Road RFP. Three responses have been received and are being reviewed, the next meeting of the evaluation committee is August 18th at 10 AM.
 - C. Ms. Rule-Agger reported on the August 11th Housing Angels event. There was a good turnout and an enjoyable meeting. Mr. Sorkin reported that approximately 100 people attended and approximately \$15,000 in donations is expected.
 - D. Ms. McIlroy reported that the seventh buydown program home purchase closed last Friday and work was beginning on the next one.
3. Trust financial status. Mr. Terkanian reported on a July 26th meeting between himself, Mr. Sorkin, Mr. Sumner and Ms. Souve. The status of the Town's accounting is still uncertain and the balance has not been transferred from the old housing trust to the Trust. So Trust account balances and a timetable to resolve the issue remain uncertain. The Trust still lacks access to funding.
4. Community Preservation Act (CPA) grant agreements. Mr. Terkanian reported that he has signed the grant agreement for the \$500 thousand dollar annual town meeting appropriation and requested a vote ratifying the action. MOTION: Ms. McIlroy moved and Mr. Hood seconded and after discussion it was voted by roll call vote (5 - 0) to "Ratify the action of the chair in accepting the \$500 thousand dollar CPC grant on behalf of the Trust." Ms. Rule-Agger did not participate in the vote due to connectivity issues. We still need to identify other CPA grant agreements and the Trust account balances to which the agreements relate.
5. Mass Housing Partnership Technical Assistance Grant. The next meeting of the scoping committee will be August 25th.

6. Paine Hollow Road escrow request. No proposed escrow agreement to review so no action taken.
7. 90 Freeman Ave. RFP. Mr. Terkanian will modify the existing 2082 Route 6 (now Durkee Lane) RFP for proposed use with the Freeman Ave. property.
8. National Seashore land swap candidate parcels. No action pending resolution of the Herring River restoration project land swap between the Seashore and the Town. Mr. Terkanian outlined the access issues associated with the “landing strip” parcel and its effect on the parcel’s value. Possible use of the vacant Town land adjacent to the Council on Aging building was also discussed.
9. Support for Accessory Dwelling Unit (ADU) creation. Ms. Rule-Agger suggested financial support for ADU construction could be tied to an affordability restriction of an appropriate length of time. Mr. Terkanian felt that as long as the value of the affordability restriction equated the value of the loan it could be considered a permissible use of Trust funds. Ms. Rule-Agger also advocated support in the form of information and other resources. Ms. McIlroy is working with the CDP on a “how to” handout for ADUs. Mr. Sorkin asked if other town have existing ADU support programs. Ms. McIlroy noted that the Housing Authority had funded a series of three or four \$10,000 Accessory Affordable Dwelling Unit loans. Ms. Rule-Agger to check with the CDP for existing ADU support programs.
10. Next meeting agenda and date. Items requested include: how to process donations. Next meeting scheduled for September 13, 2021 at 7:00 PM.
11. Approval of minutes of July 19, 2021 (open session). A number of corrections to the draft minutes were noted. MOTION: It was moved by Mr. Hood seconded by Mr. Sorkin and after discussion unanimously voted by roll call vote (6 – 0) to approve the minutes of the July 19, 2021 open session as corrected.
12. 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 trustees 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. MOTION: It was moved by Ms. Nagle seconded by Ms. Rule-Agger and unanimously voted by roll call vote (6 – 0) to adjourn the open session, reconvene in executive session, and not return to open session.
13. The open session was adjourned at 8:01 PM.

Respectfully submitted

Harry Sarkis Terkanian, Chair

Public documents:

1. Draft minutes of July 19, 2021 open session.