



**Town of Wellfleet
Wellfleet Affordable Housing Trust
Board of Trustees
Minutes of December 18, 2020 Meeting**

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

Absent: None

The meeting was called to order at 4:03 PM by Mr. Terkanian as temporary chair.

1. Business

A. Announcements and public comment. None.

B. Introductions. Each trustee provided a brief introduction of themselves, their interest in housing and relevant background.

C. Initial organization of the Board of Trustees

1. Determination of positions to be elected. After discussion it was determined to elect a board chair, vice chair and a treasurer.
2. Election of trustees to fill positions.
 1. Harry Sarkis Terkanian was nominated for the position of board chair. There were no other nominations. On motion moved and seconded it was unanimously voted (7 – 0) by roll call to elect Harry Terkanian as board chair. Having been elected board chair, Mr. Terkanian continued to chair the meeting.
 2. Elaine McIlroy was nominated for the position of board vice chair. There were no other nominations. On motion moved and seconded it was unanimously voted (7 – 0) by roll call to elect Elaine McIlroy as board vice chair.
 3. Gary Sorkin was nominated for the position of treasurer. There were no other nominations. On motion moved and seconded it was unanimously voted (7 – 0) by roll call to elect Gary Sorkin as treasurer.

D. Discussion of Trust organization:

1. Possible town bylaw defining trust organization and goals. Mr. Terkanian explained the difference between a town bylaw and a declaration of trust and expressed the opinion that both were appropriate documents. Mr. Terkanian offered as an example of a trust power which might be included in a bylaw authorizing the Trust to execute grant agreements with the Wellfleet Community Preservation Committee governing the use of Community Preservation Act funds appropriated to trust use and suggested that seven trustees was an appropriate number. Mr. Sorkin asked about residency requirements for trustees noting that some other affordable housing trusts have similar requirements. Ms Rule-Agger noted the possibility of non resident property owners who might bring special expertise as trustees should not be excluded. Mr. DeVasto suggested that a majority of trustees be Wellfleet residents. Ms. Nagle noted that including non resident property owners might be valuable. The question of membership on other town boards was also discussed,

but was not seen as necessary. Trustees agreed that housing responsibility should be shared among the Trust, the Housing Authority and the Local Housing Partnership.

2. Trust purpose. Ms. McIlroy noted that affordable housing trusts typically perform two roles: as a financial vehicle and as a project operator and, in some instances, both. She suggested that the statutory purpose of creating and preserving affordable housing be expanded to include supporting affordable housing to provide great consistency with the housing purposes of the Community Preservation Act. Mr. DeVasto suggested that workforce housing be added to the scope of housing projects the trust could be involved in.
3. The consensus of the discussion was that the Town of Grafton affordable housing trust bylaw and declaration of trust were a useful starting point and we would note specific changes we would like to those documents. Mr. Terkanian will prepare a list of possible additions and deletions based on the discussion at this meeting for consideration at a subsequent meeting. Assistance of counsel would be required to draft documents with the requested changes.
4. Dissolution of the existing Housing Trust was discussed. It was noted that the existing trust was created by special act of the legislature and that in addition to transferring assets to this trust, care should be taken to insure that projects run by the Housing Authority and currently funded by the existing trust continue to be funded. Advice of counsel will be necessary.
5. Mr. Sorkin informed the meeting that the Community Preservation Committee has allocated \$500,000 for affordable housing purposes and that these funds, if appropriated at town meeting would become available to the trust on July first.
6. The trustees were reminded that the trust is a municipal agency and as such compliance with the Open Meeting Law, the Conflict of Interest Law, and the Public Records Law is required.

E. Open session future agenda items. None.

F. Future meeting schedule. Next meeting will be a virtual meeting on Monday, December 28, 2020 at 4:00 PM.

G. Executive session. None scheduled

2. Adjournment. At 5:12 PM it was moved by Mr. DeVasto, seconded by Mr. Hood and unanimously voted (7 – 0) by roll call to adjourn.

Respectfully submitted

Harry Sarkis Terkanian, Chair

Public documents: None.