

Wellfleet Housing Authority – Minutes  
Thursday January 7, 2021 10:00 AM  
Zoom Meeting

Present. Elaine McIlroy, Chair, Mia Baumgarten not present for early votes, Richard Ciotti, Sara Pechukas Slivka (zoom entered after the first vote), Gary Sorkin also present Sharon Rule-Agger, Local Housing Partnership, Harry Terkanian, Wellfleet Municipal Affordable Housing Trust. Call to Order 10:03 AM

- 1) A motion to approve the December 3 minutes. 3-0
- 2) A motion to pay \$1997 in Regular Rental Assistance for February. Approved 4-0
- 3) A motion to pay HPC \$3187.50 for Emergency Housing Assistance (\$1300 for client #1 and \$1700 for client #2 and 187.50 in administrative fees). Approved 4-0
- 4) The Annual Report to the Town was reviewed. A motion to approve the Annual Report. Approved 4-0
- 5) An application for a Down Payment Assistance Loan was received from Elisabeth Salen and Jason Weisman to help with the purchase of 1532 State Highway. A motion to approve this loan. Approved 4-0
- 6) A motion to replenish the Down Payment Assistance Program with \$20,000 from the Trust Fund. Approved 4-0
- 7) CDP's Ann Robinson will offer two Buy Down information sessions online on 1/11/21 at 7 PM and 1/23/21 at 10:00 AM. Representatives from Citizen's Bank and another local bank along with a realtor from William Raveis will attend. Current available housing inventory that would match CDBG purchase price limits is very tight making matches difficult.
- 8) Sarah Rule-Agger reported that the Planning Board and Town Counsel are looking at the possibilities of crafting one bylaw that would pertain to both AADUs and ADUs.

9) The 95 Lawrence Road Task Force will ask for a meeting of the Task Force with Town Administrators and the Mass Housing Partnership to determine how to proceed with project now that Mike Trovato is leaving. The role of the procurement officer or purchasing agent is essential and needs to be filled.

10) The terms of Elaine and Sarah will be on the ballot for this Spring's Town Election.

11) Since the last WHA meeting Jim Hood has been appointed to the Wellfleet Municipal Affordable Housing Trust and Harry Terkanian has been selected as Chair. Harry reported briefly that the Commonwealth's statute gives Municipal Trusts broad powers which range from being a "bank" to being an agency that may engage in development. For instance, if the Trust had the resources it could purchase property without the approval of Town Meeting. Initially the Trust will familiarize itself with and fund the work the Housing Authority is engaged in.

12) WHA will begin to develop an RFP for Freeman Avenue as a standalone project while continuing to explore other possible land opportunities.

Next meeting via ZOOM February 4, 2021 at 10:00 AM

Respectfully submitted,

Richard Ciotti, Clerk

Elaine McIlroy, Chair