

Wellfleet Housing Authority - Minutes  
December 3, 2020 10:00 AM  
Zoom Meeting

Present – Elaine McIlroy, Chair, Mia Baumgarten, Richard Ciotti, Sarah Pechukas Slivka, Gary Sorkin also present Sharon Rule-Agger, Local Housing Partnership, Kathleen Bacon, Emily Schatzow 95 Lawrence Rd. abutter. Call to order 10:04

1) A motion to accept the minutes of the November 5 meeting as corrected.

Approve 5-0

2) A motion to pay Homeless Prevention Council \$6000 to administer the Regular Rental Assistance Program (\$5000) and an initial payment for the administration of the Emergency Housing Assistance Program (\$1000). Approved 5-0

3) A motion to pay CDP \$1350 for August technical assistance. Approved 5-0

4) A motion to pay Freeman Law Group \$73.50 for legal fees associated with the Freeman Avenue property. Approved 5-0

5) A motion to approve \$1300 in Emergency Housing Assistance for four months to EHA Client #1. Approved 5-0

6) CDP will offer two Buy Down/ Subsidy information sessions on Monday 1/11/21 at 7 PM and on Saturday 1/23/21 at 10:00 AM.

7) The Municipal Affordable Housing Trust is beginning to take shape. Michael DeVasto, Elaine McIlroy, Kathleen Nagle, Sharon Rule-Agger, Harry Terkanian and Gary Sorkin will meet with the Housing Authority and the Housing Partnership to begin to hammer out how things will work.

8) Elaine and Sharon reported on a Planning Board meeting they participated in which addressed the matter of ADUs and AADU. While it is important to support the existing AADU program WHA and LHP asked the Planning Board to review the possibilities of an ADU bylaw and program. Planning Board members expressed concerns relating to wastewater and enforcement of existing zoning regulations and codes. ADUs would in effect allow duplexes which the Town does not permit.

The question that persists is how can the Town bring the many and varied living arrangements that exist around Town into some form of safe, managed, legal system? As a practical matter ADUs are in the Planning Board's bailiwick. Elaine and Sharon will tweak a proposal for the Planning Board to consider.

9) The 95 Lawrence Rd. Task Force is anticipating issuing an RFP in the next couple of months. It is then likely to take several more months to get a response and then another year to select a developer and for the developer to produce a plan. A \$2.5 million grant has been received to bring water to the site and a waste-water plan to reduce nitrogen load that abutters can connect to is under consideration. Ms Schatzow, an abutter, asked when a design would be available so that she could understand its relation to her property. Elaine explained that a design is likely to be a year or two away.

10) Freeman Avenue remains on hold as WHA considers whether to issue an RFP just for Freeman Ave or to try to marry Freeman Ave to another Town owned land site.

11) A motion to allocate \$1000 to fund scholarships for First Time Homeowner workshops. Approved 5-0

Next meeting: January 7, 2021 10:00AM Zoom

Respectfully submitted,

Richard Ciotti, Clerk

Elaine McIlroy, Chair