

Approved May 12, 2020 – A full audio recording of this virtual meeting can be found on the Town’s website under Wellfleet Town Media.

**Wellfleet Selectboard Work Meeting (with 95 Lawrence Road Task Force)
Tuesday, May 5, 2020 at 1pm
Zoom Virtual Meeting**

Selectboard Members Present: Vice Chair Kathleen Bacon; Helen Miranda Wilson; Michael DeVasto; Justina Carlson

Regrets: Chair Janet Reinhart

95 Lawrence Road Task Force Members Present: Andrew Freeman, Planning Board; Elaine McIlroy, Housing Authority; Gary Sorkin, Local Housing Partnership; Jan Plaue, Elementary School Committee; Jim Hood, Board of Water Commissioners; Jay Horowitz, Building Needs and Assessment Committee; Carl Sussman, Wellfleet Seasonal Residents Association; Mike Trovato, Ex-Officio and Assistant Town Administrator

Also Present: Town Administrator Dan Hoort; Executive Assistant Courtney Butler;

Vice Chair Bacon called the meeting to order at 1:03 p.m. This meeting was held via Zoom and the recording is available on the Town website.

ANNOUNCEMENTS, OPEN SESSION AND PUBLIC COMMENT

- There were no announcements or public comments

REVIEW AND DISCUSSION OF THE DRAFT FINAL REQUEST FOR PROPOSALS FOR THE 95 LAWRENCE ROAD HOUSING PROJECT.

McIlroy introduced the Task Force members and presented the Request for Proposals (RFP) the group has worked on in collaboration with the MA Housing Partnership (MHP) for the past 10 months. McIlroy noted that this is a Town project, on Town-owned land, and will require Selectboard approval. The draft RFP is available on the Town website in the packet for this meeting on the Selectboard page

The RFP seeks a developer to build up to 46 units, on 6 acres of the 9.6-acre site. McIlroy indicated that a minimum there shall be at least 50% of the units affordable to households at or below 80% AMI; the Town prefers that 85% be affordable below this level and that affordability ranges between 30% to 120% AMI, assuming 120% AMI is below the market rate. DeVasto asked if McIlroy knew the current AMI – Area Median Income – at 80% was; (***please note that the on the audio/video recordings of this meeting, the initial response to this question was cut out due to technical difficulties with the Zoom platform, the response was answered again later and input here*): Sorkin said it was \$77,000 for a family of 4, \$54,000 for a 2-person household. McIlroy said more figures will be put out to the public and the Selectboard.

McIlroy discussed the requests for an energy efficient design. Sorkin discussed the septic system, which will reduce nitrogen to a level below 10mg/L, and that the group prefer it be a so-called “Enhanced Innovative Alternative System”. There is Town water at the site and the Town is looking to expand the system to meet the needs of the Project. There was further presentation of the proposal.

DeVasto asked if the RFP was set in stone once put out for proposals or if negotiations could happen; Trovato said that there were certain procurement laws in place that must be followed, and negotiations cannot happen once the process of procurement begins.

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DeVasto asked how rent was decided and who would manage that; McIlroy said that rent was decided based upon the HUD (Housing and Urban Development) guidelines. McIlroy said renters are required to recertify their income annually and will get further information from the MHP and provide that to the Board.

Carlson asked about the AMI and determination of the affordability of the units; McIlroy said a lot of this is based upon developer funding and that a lot of funding available right now is at 60% and below. Bacon said the Task Force had knowledge on the demographics of what was applied for in Eastham at Nauset Green and asked Sorkin to explain that. Sorkin said the State only allowed them to have up to a maximum of 90%, and this was for a small number of units; again, he said that funding for developers drives the rent. He noted that the vast majority of people who applied are at the 30% level of AMI. Carlson clarified that in Eastham's total pool of applicants was for at or below 30%; Sorkin said that was correct. There was further discussion.

Sussman noted the Low-Income Housing Tax Credit which helps determine the affordability. Audience member Olga Kahn asked if rents would be based on the size of the unit or the AMI; McIlroy said there will be a chart for applicants, which has the AMI percentage in the top axis, and the unit size in the side axis, and you can easily match up the AMI and size of unit to determine the cost to you

REVIEW AND DISCUSSION OF DESIGN GUIDELINES FOR 95 LAWRENCE ROAD DEVELOPMENT.

Wilson noted that it would be important to keep a similar look for the Housing Project with the Elementary School, since they will be across from each other. DeVasto said he liked the guidelines and expressed that he would like the development to be a neighborhood that people wish to live in. There was further discussion.

Carlson asked about modular builders; Trovato said he knows of at least 1 developer, who may or may not apply, who does modular building. McIlroy said they expect one more draft from the MHP and will present that and answers to questions asked here shortly. Bacon asked Hoort and Trovato for their thoughts on next steps; Trovato said he and Hoort will discuss taking it to Town Counsel and ensuring it meets procurement regulations. Sorkin noted that the funding rounds happen once per year, around August/September, and he said getting it out sooner would be better so that developers could present and ask to the State. Bacon asked about waiting until Town Meeting to make sure the article seeking expansion of the water system is passed; Trovato suggested waiting until after Town Meeting. There was further discussion on next steps.

Carlson asked about density and there was discussion about how 46 units would look on 6 acres; McIlroy said that the maximum allotment is 10 units per acre, such as in Provincetown, and that having 46 units on 6 acres would be less than that. It was also noted that there will be 2 egresses.

ADJOURNMENT

- Carlson moved to adjourn.
- Wilson seconded, and the motion carried 4-0.

The meeting adjourned at 3:00pm.

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Respectfully submitted,

Courtney Butler,
Secretary

Public Records Documents available as of 5/5/2020:

1. Draft Request for Proposals
2. Design Guidelines