



**Town of Wellfleet  
Wellfleet Affordable Housing Trust  
Board of Trustees  
Revised Agenda May 9, 2022**

The Trustees of the Wellfleet Affordable Housing Trust will hold a public meeting on **May 9, 2022 at 7:00 PM**. The meeting will be conducted via Zoom Video Conferencing in accordance with the Open Meeting Law. Instructions for a Zoom video conference, which includes phone call in options can be found below:

**Zoom Meeting: May 9, 2022 at 7:00 PM:**

**Zoom Meeting**

**<https://us02web.zoom.us/j/88036343181?pwd=ekJBamQrSFJiTVRNMWg3a2djdlndz09>**

**Find your local number: <https://us02web.zoom.us/u/kBezjX7GZ>**

*The meeting may be recorded by the Town. Anyone else desiring to record the meeting may do so only after notifying the chair and may not interfere with the conduct of the meeting in so doing.*

Agenda:

1. Announcements and public comment. Public comment must be brief. Matters raised only during Announcements and public comment will not be the subject of deliberation by the trustees.
2. Status reports on housing related activities (Housing Authority, Local Housing Partnership, 95 Lawrence Road Task Force, etc.)
3. Maurice's Campground – 80 State Highway. Possible authorizing vote for due diligence expenses.
4. Potential funding requests for 95 Lawrence Road.
5. Multi-family zoning bylaw amendments.
6. Recommendations on Annual Town Meeting Articles (article numbers refer to the final draft warrant);
  - a. Percentage of addition of additional community impact fees to short term rental tax (Articles 46 & 47.) The Trust has already recommended imposition of the community impact fee but has not addressed to percentage. Current Selectboard proposal is a 3% fee?; the statute allows a fee of up to 3%.
  - b. 35% allocation of short term rental receipts for affordable housing purposes (Article 45; Selectboard proposes to replace this with housing stabilization funds see next item.)
  - c. Technical amendments to the affordable housing trust bylaw (Article 36.) The Trust sponsored this article but has not made a recommendation.
  - d. Community Preservation Act Appropriations:
    1. \$35,000 to the Trust (Article 28);

2. \$185,000 for another buydown (Article 29); and
  3. \$7,500 for the Lower Cape Housing Institute (Article 31.)
  4. \$20,000 for the Lily House (Article 30)
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7. Housing study grant status.
  8. Status of 90 Freeman Ave. deed and request for proposals.
  9. CDP proposal to monitor eligibility for financial support for creation of accessory dwelling units.
  10. Thank you letter to Barbara Woodbury on behalf of WHA, LHP and WHAT for her pro bono work on the new housing website.
  11. Future meeting agenda items and next meeting date.
  12. Approval of minutes: April 4, April 20, 2022, and April 29, 2022.
  13. Adjournment.