



Town of Wellfleet
Wellfleet Municipal Affordable Housing Trust
Board of Trustees
Minutes of December 4, 2023

Present: Sharon Rule-Agger, Elaine McIlroy, Kathleen Nagle, Mike DeVasto, and Harry Sarkis Terkanian.

Absent: Jim Hood and Gary Sorkin

The meeting was called to order at 7:00 PM by Mr. Terkanian.

1. Paine Hollow Road community contribution update. Mr. Malone was invited to present a status report on this project. The project first commenced in 2006 has encountered significant challenges over the last three years. In 2018 the estimated construction costs for the eight units was \$2.4 million, the most recent estimate is \$4.8 million, doubling in five years. Current construction costs are about \$600,000 per unit. Site work cost increased significantly during the zoning approval process, particularly the requirement to reduce the access road grade to no more than 10%. Being a small project it does not have access to some of the funding sources available to larger projects. Borrowing costs have also increased significantly. When the zoning approval was appealed, funding applications were withdrawn. Any available ARPA funds will expire before they could be spent on this project, were they even available. Town staff shortages also prevented filing of some funding application opportunities. Mr. Malone estimates that a community commitment of about one-third of the project cost will be needed. The Town has previously committed \$175,000 of CPA funds, all of which have been used to reimburse current and past soft costs. A rough estimate of the funding gap is about \$1 million (\$500,000 for site work and \$500,000 for construction) representing about 20% of total project cost. Some of the gap might be closed by a Mass Works grant, but there would still be a required Town match, possibly up to one-third of the costs covered by a Mass Works grant.
2. Announcements from the public. None.
3. Status reports on housing related activities from the trustees. Ms. Rule-Agger reported that the Open Space Committee will hold a meeting on Thursday to review their five year plan and suggested that a Trust representative should attend. Ms. Nagle reported that the Old Kings King's Highway project is proceeding and the access road has been constructed. She also noted that the Cape Cod Commission has released a draft regional housing strategy plan for review and has requested comment. Ms. McIlroy reported that the person selected in the lottery has found housing in Brewster. DHCD has agreed that the second lottery choice can be substituted so a new search has begun. This buydown is funded with CPA funds which will revert if not used.
4. Trust Finances.

- a. Short Term Rental Tax update. Mr. Terkanian reported that he has filed the request with the town administrator and Selectboard shortly after the October 23rd Trust meeting. He received an acknowledgment and is awaiting further response by the Selectboard.
 - b. Possible coordination of CPA housing requests. Ms. McIlroy reported that the CPC felt that Trust funds should be spent in Wellfleet so it should not be disbursing funds for housing projects outside Wellfleet. Mr. DeVasto suggested that doing so would give the Trust the ability to prioritize requests. It may complicate matters if both the CPC and the Trust are both prioritizing housing requests. A middle ground would be for the Trust to review requests pending with the CPC and make recommendations to the CPC. Discussion concluded without action.
5. “Housing Angel” discussion Ms. Nagle reported on recent discussions with a potential donor. Each meeting appears to lead to a new meeting. They have met with the Fleet Fund as a possible funding intermediary, with attorney Bierhans, and a possible donation match by the Wellfleet Part Time Residents. Their next meeting will be with a tax advisor. Other issues include how to structure a grant to a home purchaser which will satisfy mortgage underwriting rules. No Trust action currently required.
 6. Support for CDP monitoring proposal for creation of accessory dwelling units. Ms. Rule-Agger reported that the program has gone “live.” Information about a December 12th kickoff info meeting is on the Town web site and the housing website. The CDP will present ADU info and describe their and other organizations financial programs, including the Trust’s program. She will also work on press release to issue after the meeting, which will go to the Chamber, SPAT and others. No Trust action currently required.
 7. Approve CPA annual reports for the fiscal year ending June 30, 2023. One typo was noted and will be corrected. MOTION by Ms. McIlroy, seconded by Mr. DeVasto, and unanimously voted by roll call vote (5 – 0) “To approve both CPA annual reports for 2023 and authorize their filing.”
 8. 105 West Main Street discussion. Mr. Terkanian reported that he spoke with Heidi Dyer and learned that sale this winter is being considered. He discussed with them a hope that the building can remain affordable. He also expressed concerns about the sale price of a property assessed at over a million dollars, especially in light of lack of information about the property condition and associated repair or upgrade obligations. The possibility of condoing the property and subsidizing future sales in exchange for affordability restrictions is a possible approach. The Trust currently lacks uncommitted funds for a project of this scope and town meeting action would be required for funding. Mr. Terkanian to contact Ms Dyer again.
 9. 90 Freeman Ave discussion. It was noted that the property is adjacent to 90 Freeman and the correct address is 112 Freeman Ave. The property has not been transferred to the Housing Authority as there was some push back from a couple of other Town boards. Discussion deferred to the next meeting.
 10. Map 42, Parcel 601 “Landing Strip” discussion. Discussion deferred to the next meeting.
 11. Next meeting: January 22, 2024 at 7:00 PM virtually. Agenda items to include items still open from this meeting (105 West Main Street, 112 Freeman Ave., the “Landing Strip” and COA adjacent parcels, review of the buydown program, housing annual report, and short term rental tax allocation status).

12. Approval of minutes. Previously noted corrections to the draft minutes have been made. MOTION by Ms. Rule-Agger, seconded by Ms. Nagle, and unanimously voted by roll call vote (5 – 0) “To approve the October 23, 2023 minutes.”
13. Adjournment. MOTION by Mr. DeVasto, seconded by Ms. McIlroy, and unanimously voted by roll call vote (5 – 0) “To adjourn the meeting.” The meeting was adjourned by the chair at 8:41 PM.

Respectfully submitted

Harry Sarkis Terkanian, Chair

Public documents:

1. FY 2023 CPA annual reports (2).
4. 105 West Main Street field card.
5. Draft minutes for October 23, 2023.