



Town of Wellfleet  
Wellfleet Municipal Affordable Housing Trust  
Board of Trustees  
Minutes of March 11, 2024

Present: Sharon Rule-Agger, Elaine McIlroy, Kathleen Nagle, Mike DeVasto (joined the meeting at 7:17 PM), Jim Hood, Gary Sorkin, and Harry Sarkis Terkanian.

Absent: None

The meeting was called to order at 7:02 PM by Mr. Terkanian.

1. Announcements from the public. Ms. Rule-Agger informed that the Maurice's Planning Committee will present its recommendation for a planning consultant to the Selectboard on March 12<sup>th</sup>.
2. Status reports on housing related activities from the trustees. Ms. McIlroy announced two vacancies on the Housing Authority occasioned by the retirement of Richard Cioti and the departure of Sarah Pechukas. No one has taken out nomination papers but Bob Wagner, who is on the Maurice's Planning Committee, has announced interest. The second vacancy must be filled by a public housing tenant. Mr. Terkanian reported on telephone conversations with Derek Oliver about a possible affordable flexible residential design project on family property.
3. Trust Finances. Mr. Sorkin noted donations from the tax mailer are still arriving with almost \$3,000 in new donations.
  - a. Short Term Rental Tax update. Mr. Terkanian reported no real progress. He is being told that there is not much unallocated capacity already. The budget process will remain in flux until later this spring. Selectboard members have expressed support verbally. Discussion centered on staking a position next in year's budget. We should be looking for at least a million dollars from the short term rental tax receipts.
  - b. Paine Hollow Road funding. Mr. Sorkin felt we needed a road map: what funding is needed and what sources are available. We should seek a meeting with the acting Town Administrator to explore grant opportunities.
4. "Housing Angel" discussion. Ms. Nagle reported on the status of her work with a potential donor. One project they are working on is a subsidy in the form of an interest free loan to a homeowner who is trying to construct two ADUs. The CDP's program has exhausted its funding for projects like this. They are also exploring purchase of two parcels totaling nine acres which could be developed into five affordable homes. Discussions continue.
5. Support affordable ADUs. Ms. Rule-Agger reported she is working on an ADU "summit" possibly this Fall. Issues include construction costs and the impact of sanitary code regulations. She also raised the question whether a property owner could apply to the Trust for more than

one ADU. Consensus of the trustees was that two applications from one owner is permissible as the goal is to encourage construction of ADUs.

6. Annual Town Meeting article recommendations.
  - a. CPA housekeeping. No recommendation offered.
  - b. Return of emergency housing assistance funds to the CPC. Motion by Mr. Terkanian seconded by Ms. Nagle and unanimously voted by roll call vote (7 – 0) “To recommend.”
  - c. \$750K grant to the Trust. Mr. Sorkin noted that there was opposition from some quarters and suggested we ensure a presence at town meeting. Motion by Mr. Terkanian seconded by Ms. Nagle and unanimously voted by roll call vote (7 – 0) “To recommend.”
  - d. Habitat for Humanity Old King’s Highway project \$175K. Motion by Mr. Terkanian seconded by Ms. Rule-Agger and unanimously voted by roll call vote (7 – 0) “To recommend.”
  - e. Lower Cape Housing Institute \$7,500. Motion by Ms. Rule-Agger seconded by Ms. Nagle and unanimously voted by roll call vote (7 – 0) “To recommend.”
  - f. Spring Rock Village Housing (Brewster) \$20,000. Mr. Sorkin noted Brewster gave \$50,000 to the Lawrence Road project and Wellfleet citizens are eligible for the local preference. Motion by Mr. Terkanian seconded by Ms. Nagle and unanimously voted by roll call vote (7 – 0) “To recommend.”
  - g. No recommendations were offered on the remaining CPA articles.
7. “Lease to Locals” program discussion. Ms. McIlroy reported on the program that Nantucket and Provincetown are subsidizing owners who are willing to lease to locals. Nantucket housed 45 people in 19 units. Provincetown’s goal is to house 50 people. Provincetown is beginning a trial program. Nantucket budgeted \$400K and has closed the program to new applications as the appropriation has been fully spent. Ms. Rule-Agger asked if we can earmark funds for a program like this?
8. Review of Buydown program. The current family selected by lottery is still looking for a home that meets the cost limits. The viability of the program is still a matter of concern.
9. Discussion of a) 105 West Main Street (Map 14, Parcel 42); b) 90 Freeman Ave (Map 14, Parcel 112); and c) Adult Community Center adjacent parcel. No action.
10. “Landing Strip” (Map 42, Parcel 601) discussion. A summary of the history of this parcel was provided in the meeting materials. No action taken, likely its a project for the land use planner.
11. Discussion on 112 Freeman Ave (Map 14, Parcel 119). We should raise the issue of transferring it to the Trust with the Town Administrator.
12. Next meeting: April 8, 2024 at 7:00 PM virtually. Agenda items to include consideration of an amendment raising the Trust’s limit on housing from 120% of AMI to 200% of AMI and further consideration of possible housing uses for the parcel adjacent to the Adult Community Center.
13. Approval of minutes. MOTION by Mr. Sorkin, seconded by Ms. Nagle, and unanimously voted by roll call vote (7 – 0) “To approve the January 22, 2024 minutes.”

14. Adjournment. MOTION by Ms. Rule-Agger, seconded by Ms. Nagle, and unanimously voted by roll call vote (7 – 0) “To adjourn the meeting.” The meeting was adjourned by the chair at 8:23 PM.

Respectfully submitted

Harry Sarkis Terkanian, Chair

Public documents:

1. CPA proposed town meeting articles
2. Draft minutes for January 22, 2024
3. “Landing Strip” documents