



Town of Wellfleet
Wellfleet Municipal Affordable Housing Trust
Board of Trustees
Minutes of April 24, 2023

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

Absent: None

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

1. Announcements, public comment and status reports on housing related activities. Mr. Sorkin announced that the buydown lottery was held last Friday with details about the winner to be announced. Ads will be placed in the Independent seeking sellers with qualifying properties. Ms. McIlroy announced that a group has walked the Old Kings Highway property with Habitat representatives. Test wells will be driven on the property and abutting owners will be notified. Mr. Terkanian announced the certification of Wellfleet's free cash of approximately \$4,500,000. Mr. Sorkin announced the Preservation Hall bird house auction with proceeds to be split with the Trust. The auction is scheduled for May 28th from 11 AM to 1 PM. Ms. McIlroy announced that Mr. Curley had found a small mistake in the housing production plan; a correction will be made. Wellfleet has been awarded the "Housing Choice" designation which opens up more grant opportunities for the next five years. Mr. Sorkin announced that the Commonwealth has opened grant applications for land use planning grants. Wellfleet should look for potential changes to encourage affordable housing. Applications are due by May 26th.
2. Support for creation of accessory dwelling units ("ADU"s): Community Development Partnership ("CDP") monitoring proposal. Ms. Rule-Agger reported on outstanding questions. Question: Do we want to be helping with pre-construction or post-construction assistance? The CDP will be focusing on post construction support. Difficulty in monitoring construction or determining whether permits are obtainable were noted as challenges to pre-construction funding. Discussion generally favored post-construction support. Since the objective is to subsidize affordable housing, the consensus was for post-construction with an in place affordable lease to an affordable eligible tenant. Question: Can the program include updating an existing ADU or legalizing an existing unpermitted ADU? Consensus is that the goal is to subsidize affordable housing it matters little how the ADU was created. Question: What are the eligibility requirements? There are two parts to this question: is the tenant income eligible and is the rent at an affordable rate. Consensus is that both criteria should be required. There was consensus support for extending the applicable range for income eligible tenants to 120% of AMI as that is the affordability threshold in the Trust's enabling bylaw. Question: Is the loan forgivable, and if so, on what basis? Consensus is that the loan will be forgivable on a pro rata basis, for example, one-fifth of the loan would be forgiven each year that the eligibility conditions are met so that at the end of five years the entire loan would be forgiven. Should

rental rates be monitored annually? Yes. Current HUD maximum for a one bedroom rental is \$1,428 monthly, MHP maximum rent guideline is a bit higher. Should a tenant have to be income qualified annually? Ms. McIlroy noted that for other state programs after qualifying tenants can earn up to 140% of AMI in subsequent years without losing eligibility. Consensus was that tenants should be eligible with incomes up to 120% of AMI, and, after qualifying can earn up to 140% AMI in subsequent years. Question: Who enforces payback requirements if program guidelines are not met in subsequent years? Consensus was that it is for the Trust to enforce repayment as it will be the creditor. CDP will update the program documents for review at the next meeting.

3. Housing/CPA Specialist Job Description. Action deferred to the next meeting.
4. Additional Annual Town Meeting Recommendations:
 - a. Article 41, Accessory Dwelling Unit bylaw cleanup. MOTION by Mr. Sorkin, seconded by Ms. Rule-Agger, and, after discussion, unanimously voted by roll call vote (7 – 0) to “Recommend Article 41.”
 - b. Article 44, Increase residential tax exemption from 25% to 30%. MOTION by Ms. Rule-Agger, seconded by Ms. Nagle, and, after discussion, unanimously voted by roll call vote (7 – 0) to “Recommend Article 44.”
 - c. Article 47, Authorize purchase of year round residency restrictions. MOTION by Ms. McIlroy, seconded by Ms. Nagle, and, after discussion, unanimously voted by roll call vote (7 – 0) to “Recommend Article 47.”
 - d. Article 48, Extend residential tax exemption to properties leased on a year round basis. MOTION by Ms. Nagle, seconded by Ms. Rule-Agger, and, after discussion, unanimously voted by roll call vote (7 – 0) to “Recommend Article 48.”
5. Trust Finances, Budget and Fundraising. The accounting changes reported by the acting town accountant were reviewed, the net effect of which is to reflect as Trust funds the old housing trust balance, the ARPA funds, CPA grants and the remaining Gull Pond project funds for a total of \$966,935.92 Mr. Sorkin requested authorization of \$500.00 for funds to place two advertisements for the birdhouse auction in the Independent MOTION by Mr. Sorkin, seconded by Mr. Hood, and after discussion, unanimously voted by roll call vote (7 – 0) to “Authorize the expenditure.” Ms. Rule-Agger requested reimbursement in the amount of \$82.28 for printing costs related to Maurice's campground. MOTION by Mr. Sorkin, seconded by Mr. DeVasto, and, after discussion, unanimously voted by roll call vote (7 – 0) to “Approve reimbursement in the amount of \$82.28.”
6. Add Trust as party to the housing support contract with CDP. Action deferred until renewal of the contract.
7. 90 Freeman Ave project status. This is essentially ready to go. The only significant change is to extend the developer timeline to six years. A deed to the Housing Authority still needs to be executed by the Selectboard. Ms. McIlroy will check with the assistant town administrator.
8. Future meeting agenda items and next meeting dates. Next meeting May 23, 2023. Suggested agenda items: Housing/CPS Specialist job description and possible funding match for land use planning grant for zoning. Mr. Terkanian noted that the legislature has authorized remote meetings through March 31, 2025.

9. Approval of minutes. One correction to paragraph 1 of the March 13th draft minutes was noted. MOTION by Ms. Rule-Agger, seconded by Ms Nagle, and unanimously voted by roll call vote (7 – 0) “To approve the draft minutes of March 13, 2023 as corrected.”
10. Adjournment. MOTION by Mr. DeVasto and seconded by Ms Rule-Agger it was voted by roll call vote (7 – 0) “To adjourn the meeting.” The meeting was adjourned by the chair at 8:43 PM.

Respectfully submitted

Harry Sarkis Terkanian, Chair

Public documents:

1. Housing related town meeting articles from final annual town meeting warrant.
2. Housing trust ledger printout from acting accountant.
3. Birdhouse auction fliers.
4. Draft meeting minutes of March 13, 2023.