



Unsure of where you are headed?

You need a plan

- Mission statement
- Measurable goals
- Strategies to achieve your goals



Organizing your housing trust

- Accept the statute (MGL chapter 44, section 55C)
- Adopt a trust bylaw
- Adopt a declaration of trust
- Mission statement -> Goals -> Strategies
- Relationship to other local housing organizations

Accept the enabling statute

- MGL chapter 44, section 55C requires acceptance by a majority vote of the local legislative body. In a town, by town meeting vote, absent other provisions in a town charter.

Adopt a housing trust bylaw

- A bylaw can add, modify or omit trust powers. The process of adoption is the same as for other town bylaws.
- A bylaw is a means to customize the trust's powers to the needs of the local community.

Develop a plan for trust operations

- Mission statement: A broad statement of the trust's purpose. Consider doing the same for other local housing organizations so missions are consistent and complementary
- Goals: Example: "Develop five units of SHI housing in each of the next five years." Goals should be measurable so progress can be charted.
- Strategies: Concrete, specific steps toward achieving goals.

Getting started

- Wellfleet had an established list of strategies and tasks
- The Housing trust was new in a community with an active HA and HP
- Leaders wanted to clearly define roles and priorities of each housing entity

Wellfleet Affordable Housing Efforts

Housing Authority, Housing Partnership, Affordable Housing Trust

Strategies

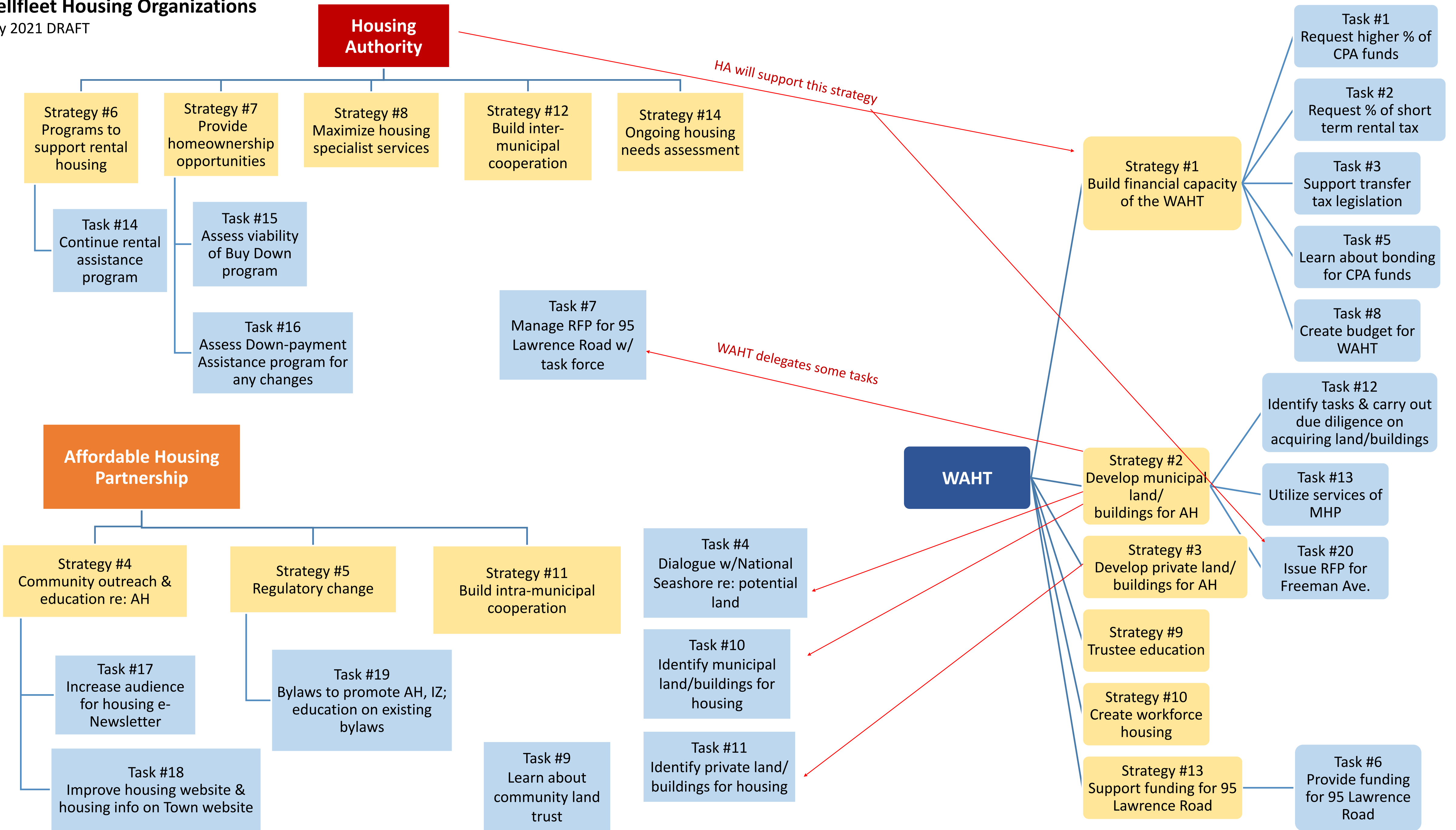
1. Build financial capacity of WAHT
2. Develop municipal land/buildings for affordable housing
3. Develop private land/buildings for affordable housing
4. Community outreach and education around affordable housing
5. Regulatory changes
6. Programs to support rental housing
7. Provide homeownership opportunities
8. Maximize housing specialist services
9. Trustee education
10. Create workforce housing
11. Build Intra-municipal cooperation
12. Build Inter-municipal cooperation
13. Support funding for 95 Lawrence Road

Tasks

1. Request higher percentage of CPA funds
2. Request percentage of short term rental tax
3. Support transfer tax legislation
4. Dialogue with National Seashore for potential land
5. Learn about bonding CPA funds
6. Provide funding for 95 Lawrence Road
7. Manage RFP for 95 Lawrence Road w/task force
8. Create budget for WAHT
9. Learn about community land trusts
10. Identify municipal land/buildings for housing
11. Identify private land/buildings for housing
12. Identify tasks and carry out due diligence on acquiring land/buildings
13. Utilize services of MHP
14. Continue rental assistance program
15. Assess viability of BuyDown program
16. Assess Downpayment Assistance program for any changes
17. Increase audience for housing e-Newsletter
18. Improve housing website and housing info on Town website
19. Bylaws to promote housing, Inclusionary zoning; more education about bylaws we do have.
20. Issue RFP for Freeman Ave.

Wellfleet Housing Organizations

May 2021 DRAFT



Final missions, strategies, goals and tasks

Wellfleet Housing Boards

Wellfleet Affordable Housing Trust (WAHT) – Strategies, Mission Statement, & Goals

Strategies (adopted 12/13/21):

Strategy 1	Build financial capacity of the WAHT
Strategy 2	Develop municipal land/buildings for AH
Strategy 3	Develop private land/buildings for AH
Strategy 4	Trustee education
Strategy 5	Provide financial support for housing support programs

Mission Statement (adopted 7/19/21; amended 11/15/21):

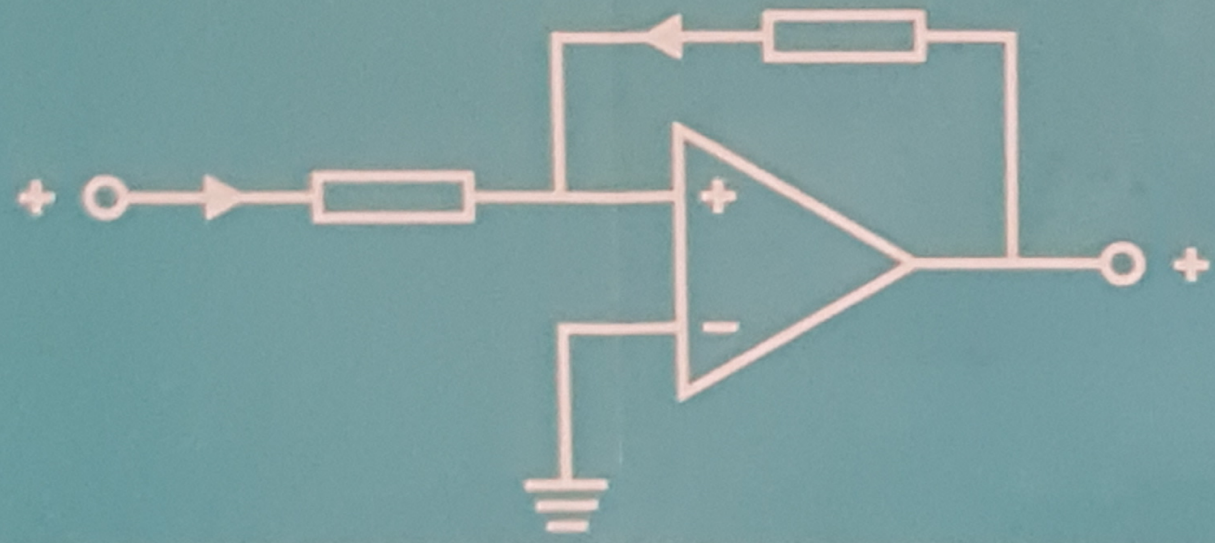
The mission of the Wellfleet Affordable Housing Trust is to create, preserve, and support an adequate supply of quality affordable year-round homes.

The Trust works to expand rental and ownership housing opportunities available to people at all stages of their lives to support an inclusive and welcoming community.

Goals (adopted 12/13/21):

1. Create 100 units of low/moderate income rental and homeownership housing units over the next five years.
 - a. Issue RFP for one home at Freeman Avenue in 2021.
 - b. Provide funds to support ADU creation in 2022.
 - c. Provide funds to support 46 units at Lawrence Road 2024.
 - d. Complete 4 units at Old Kings Highway and 8 units at Paine Hollow Rd by 2024.
 - e. Acquire property for the creation of at least 20 new homes by 2025.
2. Raise \$1 million annually from 2022 – 2027 for a total of \$5M.
 - a. Request 80% of short-term rental tax revenue
 - b. Annual request for CPA funds.
 - c. Fundraising for donations.
 - d. Secure 1-2 additional revenue streams.

WE ALL LIKE



POSITIVE
FEEDBACK

Kitronik

Questions or
comments?



Thanks

Wellfleet sunset November 7, 2020; one of the reasons we live here. . .