



TOWN OF TRURO
Truro Housing Authority
P.O. Box 2030, Truro, MA
02666-2030

TRURO HOUSING AUTHORITY MINUTES

May 11 2017 Truro Town Hall 4:15

THA Members Present: Carl Brotman, Mark Wisotzky, Mary Rose, Susan Todd, Kevin Grunwald

Outgoing THA member present: Jay Vivian

Others present: Leedara Zola, Consultant, Deanna Ruffer, Town Planner, Highland Affordable Housing members: Kat Black, Adrian Cyr, Chris Vazquez

1. Approval of minutes from February 27, 2017: moved: Mark Wisotzky, 2nd: Mary Rose. Unanimous. Approval of minutes from April 6, 2017: moved: Mark Wisotzky, 2nd: Mary Rose, abstained: Jay Vivian. Unanimous
2. Welcome to Kevin Grunwald our newly elected member. Kevin introduced his long history with Truro, his experience with similar housing issues in CT, his work with the COA in Harwich, his excitement about how much the THA is doing and his delight to be serving on the committee.
3. Farewell to Jay Vivian who has served for 5 years on the THA. He has been an active, thoughtful member and a careful reader of all THA writing in detail. He was presented with a beautiful photo book of Truro in thanks for his contributions.
4. Annual Meeting of Truro Housing Authority: revision of bylaws to more accurately reflect current THA structure and activity and annual election of officers. Originally the bylaws were based on a structure with a paid executive director/secretary. Now the positions can be appointed temporarily as needed. Motion: to accept the resolution to amend the bylaws (see attachment): moved by Mark Wisotzky; 2nd by Mary Rose. Unanimous. Election of officers: Carl Brotman, Chairman, Kevin Grunwald, Vice Chairman, Susan Todd, Secretary, Carl Brotman, Treasurer. Susan Todd moved to accept; Mark Wisotzky second. Unanimous. Then Annual meeting was adjourned.
5. Welcome to Highland Affordable Housing; members attending: Kat Black, Adrian Cyr, Chris Vazquez (also Susan Todd and Carl Brotman, ex-officio). HAH was invited to discuss participating in developing a Housing Production Plan to focus on affordable housing needs and plans of action. THA completed a "Community Housing Needs Assessment" with John

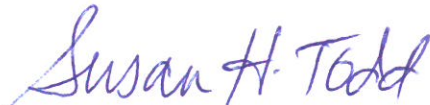
Ryan of Development Cycles in 2015 and an "Affordable Housing Plan" with John Lipman of Bailey Boyd Associates in 2012. Neither was submitted to the Department of Housing and Community Development (DHCD) as a "Housing Production Plan". The current proposal is to make a specific housing action plan with input from housing groups, the community, and town, which would then be submitted to the Planning Board and Board of Selectmen, and then to DHCD for approval as a Housing Production Plan. Paired with the Ryan report the goal would be to create a plan covering specific action steps to help create a broad range of housing for people with moderate and less moderate incomes. A small group volunteered: Carl Brotman and Kevin Grunwald (THA), Adrian Cyr (HAH) and Leedara Zola (THA Consultant) to generate the initial Production Plan. Jay Vivian was impressed by the Wellfleet housing report and will send a copy to the planning committee.

6. ADU and AADU update: The ADU Citizens Petition passed at Town Meeting. This is an incredible success with a large voter turn out of around 350 people. A lot of effort was generated to network and educate the community about the need for the ADU in Truro. Leedara Zola is working on a pamphlet with known information about ADU and AADU guidelines so citizens will know how to proceed to implement either one. The issue of habitable studios is starting to be discussed according to Deanna Ruffer. It is a complex, open question which needs to be addressed. Amnesty is not being considered due to the need to have these units brought up to code.
7. Housing Production Plan: (See #5)
8. Cloverleaf Land-update from DOT (Department of Transportation) : The donation of a parcel of land from the DOT is almost complete. The land is divided and will soon be recorded as a deed by the attorney. Legal, deed, and surveying costs of \$15,000 will come out of the Housing Trust. This parcel of land worth over \$1,000,000 was conveyed to the Town of Truro to be used for affordable rental housing. This entire process has taken 2 years which Leedara says is "lightening speed" in the affordable housing world.

The next THA meeting will be Thursday June 8, 2017 at 4:15 at Town Hall

The meeting was adjourned at 5:20

Respectfully Submitted,



Susan Todd, Secretary

