

Truro Housing Authority Minutes: July 13, 2023 Truro Public Library 5 pm

Committee Members attending: Kevin Grunwald, Chair; Betty Gallo, Vice Chair; Mara Glatzel, Melissa Wheeler, and Paul Wisotzky, members.

I. Roll Call

II. Vote to approve the minutes from June 8, 2023. Minutes to be voted on at the next meeting.

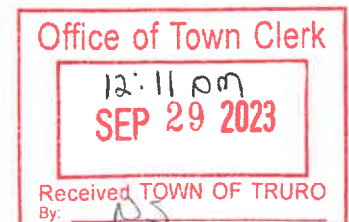
III. Public comment.

- Jon Slater made a comment on the housing production plan (HPP). He stated that Truro has very few employment opportunities outside of housing (tourism, second homeowners, retirees). We do not have the infrastructure to support additional affordable housing development. Jon expressed concerns about the impact of climate change and questions if the HPP is sustainable.
- Jack Reimer asked a procedure question about whether or not there will be a public opportunity to provide planning board feedback about the HPP. He expressed disappointment that his feedback from December 15th, 2022 was not addressed in the final report and was concerned that there isn't an email address to reach THA directly.
- Michael Fiorgioni asked a question about the 260 number that appears in the HPP. He referenced pg. 38 which states that of the households that are cost burdened, many are homeowners. He is curious how we might support cost burdened homeowners in future housing efforts.
- Bill Golden commented that he was astonished by the number of homes to be built on Walsh.
- Rich Roberts, speaking as a private citizen, commented on the 10% SHI threshold limit in the HPP. Guidelines for HPP development explicitly ask for a 5 year program and he is concerned at the projected scope of the timeline. He would like to hear more about the connection between the raw data and how it was converted into the numbers that have been put forth.
- Timothy Hickey commented that low income people won't be able to shop locally, making it unsustainable for them to live in our community.

IV. Election of Officers.

Betty Gallo nominated Kevin Grunwald for chair. Paul Wisotzky seconded the nomination. Motion passed unanimously by a roll call vote.

Paul Wisotzky nominated Betty Gallo for vice chair/treasurer. Kevin Grunwald seconded the nomination. Motion passed unanimously by a roll call vote.



Betty Gallo nominated Mara Glatzel for secretary/clerk. Melissa Wheeler seconded the nomination. Motion passed unanimously by a roll call vote.

V. Adoption of Goals & Objectives of the Housing Authority – Process & Timeline for Adoption.

- Kevin is hoping for specific guidelines from the Select Board.
- HPP provides a significant basis for our goals and objectives in moving forward.
- Select Board has expressed interest in a Housing Playbook, such as the one that Provincetown has created.

VI. Report on Meeting With the Planning Board on the Housing Production Plan.

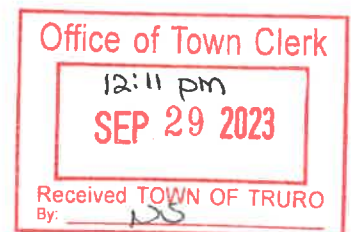
- Betty and Kevin met with Anne Greenbaum, chair of the Planning Board, to address some of the questions the Planning Board had about the HPP
- We need to have a more clearly stated connection between the raw data and the conclusions. Betty and Kevin are currently reordering, reorganizing some of the HPP to better illustrate the connections.
- Come up with consistency in terms of tables, inclusion of dates up to 2035. Timeframe, units per year.
- Census data has now become available to be included in the HPP, which will lower SHI. Mara is wondering if it is possible to include language that puts that into context as it relates to the need for affordable housing.
- Both the Select Board and Planning Board need to approve the plan to send it to DHCD.
- There is no penalty or requirement to have the plan certified by DHCD, but it will impact SHI and potentially funding opportunities.

VII. Report on rental assistance program.

- Six households currently participating in the program
- Services provided this quarter included budgeting, assistance with housing applications, referral to first time home buyer classes and to lower cape CDP small business programs.
- Continue to have a problem with rentals where landlords don't want to claim the income so they won't allow their tenants to apply because they don't want a W9.
- Committee currently considering how best to get the information to the 75+ population // perhaps the outreach worker for the COA?

VII. Update on Walsh Property Master Plan.

- Working on the draft plan which will go out to the public mid-August
- Community meeting scheduled on August 16
- Final draft on the 26th
- A Walsh property presentation will take place at pre-town meeting on October 5



IX. Next Meeting: Thursday, August 10 at 5 pm, location TBD

X. Vote to Adjourn. Paul Wisotzky made a motion to adjourn. Kevin Grunwald seconded the motion. Motion passed unanimously by a roll call vote. Meeting adjourned at 6:21 pm.

Respectfully submitted,

Mara Glatzel, Secretary

