

Truro Housing Authority Minutes: February 8, 2024 at 5:00 pm -- In-Person Meeting at Truro Library

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

I. Roll Call

II. Vote to Approve Minutes from January 11, 2024. Paul moved to approve the minutes from January 11, 2024. Betty seconded the motion. Minutes were approved unanimously by a roll call vote.

III. Public Comment.

Jack Reimer, planning board member speaking as a public citizen, would appreciate any steps that we could collectively agree upon to make our meetings available in other formats, possibly by creating hybrid meetings or virtual meetings in moving forward.

Kevin Grunwald shared that he will be working on the annual report over the next couple of days and asked for individual comments on the draft, if we have any.

IV. Update on THA Speaker Series. Presented by Kevin Grunwald

Betty and Kevin met with Jon Winder for input and suggestions about the speaker series.

Jon wanted to hear specifically about how the topics presented by Kevin were directly correlated to goings on here in Truro, such as with Walsh.

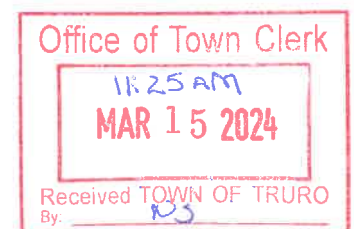
Additionally Betty reached out to Laura Schufelt, director of Community Housing for Mass Housing. At the time of our meeting, Laura had not returned her email.

CDP has a video on Housing 101, which perhaps we could show. THA agreed that a speaker would be better than showing a video, and Mara thought we should reach out to the CDP to see who they have on staff that might be available to participate.

Committee agreed that the speaker series should be about the housing process and not Walsh, specifically.

Kevin had the idea that maybe we could highlight a case study from a project from a different Outer Cape town.

Paul shared that the meetinghouse would love to partner with us, but as they aren't heated, they typically look to run events starting in June.



Kevin talked to Maggie and the library is interested in partnering with us for the series.

THA is interested in pursuing running it at the Community Center.

Mara will reach out to Andrea Aldana and the CDP about moving forward and get dates.

V. Update on the Progress of The Ad Hoc Group Working on a By-Law Around Undersized Lots. Presented by Mara Glatzel.

THA discussion about whether or not it would be feasible to raise the AMI in the article from 100% AMI to 120% AMI.

Committee agreed that we should include town staff in the drafting of the article, as well as feedback from other committees (Board of Health, Conservation, ZBA).

Discussion about what could be offered to entice private property owners to make these lots available, such as tax relief.

Committee questions for future Planning Board discussion:

- Could the town lease the properties or sell them to Habitat for Humanity?
- Can we/should we restrict the article to affordable housing or housing for town employees?
- Could someone subdivide a property to create a qualifying undersized lot?

VI. Update on the Rental Assistance Program Presented by Betty Gallo.

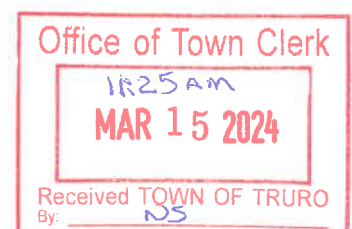
Committee discussion about where to share information about the rental assistance out to more Truro residency. Ideas generated:

- COA
- Chamber of Commerce
- Get Katie Riconda

Kevin to the future of funding sources for the program, which is currently approximately \$36,000/year.

Questions from the committee:

- Should we have a budget/cap on this?
- Should the town be subsidizing this in some way?



VII. Report on Community Preservation Committee's Funding Decisions. Presented by Betty Gallo.

CPC voted to approve all of the grants, including an increase the amount to housing from 60% to 75%

Additionally, the CPC voted to approve grants for the housing institute and housing project in Brewster, after having asked and received permission that 15% of their local preference will be regional.

VIII. Development of a List of Properties in Truro on Which Affordable Housing Units May be Sited. Presented by Kevin Grunwald.

Town is currently working on looking at public and privately owned properties that might be possible. John Nahas is developing a database.

IX. Town Meeting Advocacy: Walsh, Housing Trust Fun, LCP, Duplex Article, CPC Funding. Other Articles?

Paul recused himself prior to this conversation.

Committee discussed whether or not the housing coordinator article would be coming back this Town Meeting season.

THA believes strongly that there is a need for someone working in town hall who is monitoring/advocating for housing, keeping a legacy of housing-related records, and working at the forefront of modernizing the housing trust.

Committee consensus that we will not pursue modernizing the trust until after town meeting season.

X. Vote to Adjourn. Betty made the motion to adjourn. Melissa seconded the motion. Motion passed unanimously in a roll call vote and the meeting was adjourned at 6:45pm.

Next Meeting: March 14, 2024 at 5 pm at the Truro Public Library

Respectfully submitted,

Mara Glatzel, Secretary

