



TOWN OF TRURO

Truro Housing Authority

P.O. Box 2030, Truro, MA 02666-2030

TRURO HOUSING AUTHORITY MINUTES

April 6, 2017 4:15 Truro Town Hall

THA members present: Carl Brotman (chair), Mary Rose, Susan Todd, Mark Wisotzky
THA member absent: Jay Vivian

Others present: Rae Ann Palmer, Deanna Ruffer (Town Planner), Kevin Grunwald,
Leedara Zola, Bob Weinstein

1. Minutes from the last meeting on February 27, 2017 were not approved due to the absence of Jay Vivian, Secretary.
2. Discussion of Truro year round rental options: Affordable Accessory Dwelling Units (AADU) and Accessory Dwelling Units (ADU), and the Duplex Bylaw. Leedara Zola presented a comparison chart for these three dwelling options and discussed rental fees according to the the AMI (area median income). Although the Planning Board's proposed ADU bylaw received public support at the hearing, the Board voted against it. Subsequently, understanding the need for more affordable housing in Truro, Chris Lucy and Carl Brotman worked hard to create a revised ADU Bylaw Citizen's Petition which is on the April Town Meeting Warrant (Articles 17, 18, 19). The bylaw details the requirements for year round rental, size of unit, type of unit, health law requirements (septic system needs), parking spaces and permitting regulations. Mark Wisotzky suggested that THA vote to support this proposed bylaw and read a statement of support that he suggested be read at Town Meeting. The THA will collectively edit the version that Mark provided which was based on the 2006 Housing Plan ADU action item. Susan Todd made a motion for support and Mary Rose seconded it. Unanimous.
3. The Cloverleaf land will probably be available to the town in May of this year thanks to the work of many including Julian Cyr at the statehouse. Once the town has the property, the engineering work can begin with a grant from Mass Housing Partnership. The process will take time.
4. The 143 Rt 6 Habitat for Humanity (3 homes for sale) project has received 51 applications. The selection will be by lottery and 2 of the 3 homes will give Truro

applicants preference in the first lottery. All applicants have met the AMI income requirements. (to be noted: 15 of the 16 initial renters in Sally's Way were from Truro, Wellfleet or Provincetown)

5. The Town has an Affordable Housing Trust. There is a newer version of the Trust which requires appointment of a separate Board to oversee the Trust. This would have the advantage of making finances readily available without going on a Town Meeting approval cycle and would allow the Trust to respond to land acquisition opportunities in a timely way. However, it would place some THA and CPC functions under the Trust Board's oversight. This item was tabled because both the CPC and the THA are currently functioning well together in support of affordable housing. Susan Todd moved to accept this with a second by Mark Wisotzky. Passed unanimously.
6. Decided to table a discussion of the Housing Production Plan (HPP). It needs work and Leedara Zola, the THA consultant, will focus on this.

The meeting as adjourned at 5:20 pm

Respectfully Submitted,

Susan Todd

Susan Todd, Acting Secretary

