



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

TRURO HOUSING AUTHORITY MINUTES

THURSDAY OCTOBER 15, 2020 4:15 PM. VIDEO CONFERENCE

THA MEMBERS PRESENT: Kevin Grunwald, Betty Gallo, Mark Wisotzky, Carl Brotman, Mary Rose

THA MEMBERS ABSENT: None

OTHERS PRESENT: Leedara Zola (Housing Consultant), Kristen Reed (Select board rep), Beth Wade (Habitat), Bob Ryley (Habitat,) Warren Brodie (Habitat), John O'Reilly (J.M. O'Reilly, Habitat PE), Eric Parker, Steve Stahl, Amy Wolf, Ann Greenbaum, Gary Joseph, Wendy Cullinan (Habitat), Sue Areson, Susan Howe, Bill Golden, Brenda Connors & other unidentified persons.

CALL TO ORDER 4:18 pm

ROLL CALL: Kevin Grunwald present, Carl Brotman present, Mary Rose present, Betty Gallo present, Mark Wisotzky present.

APPROVAL OF MINUTES: Minutes of the previous THA meeting of September 10, 2020 were approved. Moved: Carl Brotman, second Betty Gallo. Yes: Mark. Yes Betty. Yes Kevin. Yes Carl. Motion passes.

PUBLIC COMMENT. Eric Parker suggested that the THA periodically update the public with the status of housing goals in Truro.

181 Rt. 6 UPDATE. Habitat for Humanity representatives Beth Wade, Wendy Cullinan (Director), Atty. John Brody, Bob Ryley and PE John O'Reilly were present to discuss 181 Rt. 6 property. Habitat wants to develop a plan for the site that addresses the issues that resulted in the court decisions ruling against Habitats plan for developing 3 housing units on the site. Habitat indicated that they would include interested parties in the design process including site visits to other Habitat projects where challenging site conditions were successfully met. Habitat would complete & submit a new site plan to the DHCD and then to the Truro ZBA for 40B. approval. Discussion from THA members included: Funding sources, deed restrictions and covenants requiring that the parcel be used for affordable housing and the expired use agreement between

Habitat and the Town of Truro. Habitat agreed to formally request that the Town grant an extension to the agreement. THA chair Kevin Grunwald recommended that the THA wait for the new Town Manager to be involved before any action is taken.

ANNUAL TOWN MEETING: CPC AFFORDABLE HOUSING TRUST request: Kevin recapped that at the Annual Town Meeting 2 items were approved which added \$450,000 to the Trust which now has a balance of approximately \$900,000. Kevin also clarified that all monies in the Trust are to be spent on affordable housing in Truro.

PROPOSED MEETING WITH PLANNING BOARD. Kevin suggested that we table this until the Cloverleaf 40b application has been acted on by the ZBA. All THA members agreed and look forward to a future meeting.

CLOVERLEAF UPDATE. The ZBA hearing on the Cloverleaf 40B is ongoing. November 22, 2020 is the next meeting and it is expected that a final decision will be soon.

LOWER CAPE EMERGENCY RENTAL ASSISTANCE: Discussion included outreach to other organizations (Dexter Keezer Fund, Homeless Prevention Council) to see if they could facilitate getting funds to those in need. Betty & Leedara will organize some options & present to the board in the future.

AFFORDABLE RENTAL: offer of a house to rent: Nothing to report.

CPC APPLICATIONS. CPC applications are due November 2, 2020. 10% of CPC funds are mandated for affordable housing. Kevin asked if THA has any requests for CPC funds. Mark suggested a request for funds for the purpose of paying for a housing consultant for the THA- the position currently held by Leedara Zola. THA members agreed that this is an important job and that THA will need assistance in the coming year with community outreach, 40B education, and other projects. Select board representative Kristen Reed agreed. Kevin will begin to prepare the application. THA will meet again before Nov. 22 to review the application.

PROJECT UPDATES.

- **WALSH PROPERTY ADVISORY COMMITTEE.** The committee has been formed consisting of 16 residents including THA chair Kevin Grunwald.

ITEMS FOR FUTURE AGENDA: Steve Stahl (181 Rt. 6), Emergency Rental Assistance, CPC Applications.

MOTION TO ADJOURN. 5:30 PM. Moved Betty, second Carl Yes Kevin, Yes Mark, Yes Betty. Yes Mary. Motion passes.

Respectfully Submitted,


Mark Wisotzky, Secretary

*approved at THA
11/12/20*

