



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

RCVD 2021 JAN 4 AM 09:03
ADMINISTRATIVE OFFICE

TOWN OF TRURO

TRURO HOUSING AUTHORITY MINUTES

THURSDAY NOVEMBER 12, 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), Beth Wade (Habitat), Warren Brodie (Habitat), Steve Stahl, Amy Wolf, Ann Greenbaum, Gary James PE, Wendy Cullinan (Habitat), Jan Franke, Brenda Connors, George Driscoll & other unidentified persons.

CALL TO ORDER 4:15 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 October 15, 2020 were approved. Moved: Mark Wisotzky, second Carl Brotman. Yes: Mark. Yes Betty. Yes Kevin. Yes Carl. Motion passes. Minutes of the previous THA meeting of October 29, 2020 were approved. Moved Carl Brotman, second Mary Rose. Yes: Mark. Yes Betty. Yes Kevin. Yes Carl. Yes Mary. Motion passes.

PUBLIC COMMENT. None

LOWER CAPE EMERGENCY RENTAL ASSISTANCE: Betty proposed that the THA request the Truro Affordable Housing Trust (AHT) use \$50,000 for emergency rental relief to assist Truro renters in need as a result of the COVID-19 pandemic. Most financial assistance funding for economic aid have expired so this would be very helpful at this time. Truro has approximately 200 renters, many experiencing financial distress from the pandemic, having difficulty with rent payments. The Homeless Prevention Council (HPC) could administer applications and distribute funds. The fees HPC charges are very reasonable at \$93.75 for each application. HPC would also help with outreach. These funds would also be available for first and last month's rent as needed for qualified applicants. Mary asked how money was held and about the mechanics of distribution. Betty stated that the THA could hold the money and distribute as applications

are approved but more efficient systems should be explored. Distribution of funds go directly to landlords. Kevin asked how the amount of \$50,000 was determined and Betty reported that this is a small amount compared to area towns – Wellfleet is at \$210,000 – but this is a good amount to start with and if the need is great, we could ask for more funding. Mark moved the THA request \$50,000 from the AHT to fund emergency rental assistance for Truro renters experiencing hardship due to the COVID-19 pandemic. Second by Carl. Yes: Mark. Yes Betty. Yes Kevin. Yes Carl. Yes Mary. Motion passes.

DISCUSSION RE: A PUBLIC INFORMATION CAMPAIGN. Leedara discussed the importance of outreach and education to remind residents why community housing is vital to a diverse community. A subcommittee of the THA made up of Carl Brotman, Betty Gallo and Leedara Zola will meet to develop strategies to forward outreach, education and public information regarding community housing and will report to the THA at our next meeting.

HABITAT FOR HUMANITY: REQUEST FOR AN AMENDMENT TO THE MORTGAGE ON 181. Habitat for Humanity has submitted a letter to the THA formally requesting an extension to the agreement to develop the site at 181 Route 6. THA chair Kevin Grunwald recommended that the THA wait for the new Town Manager to be involved before any action is taken. Carl moved the THA table the request until the new Town Manager is able to participate in reviewing the request. Betty seconded. Yes: Mark. Yes Betty. Yes Kevin. Yes Carl. Yes Mary. Motion passes.


VIABILITY OF 181 RT. 6. Steve Stahl, Brenda Connors, Amy Wolff and Gary James PE presented information and comment about the suitability of 181 Rt. 6 for development by Habitat for Humanity for 3 units of affordable housing. Included were a review of the 2 court decisions related to the development of the site, concerns of the abutter Brenda Connors related to the steepness of the site, drainage and storm water runoff from the site, clearing of trees and vegetation and the potential impact on her home and lot. Presenter Steve Stahl made a formal request that the THA not grant an extension to Habitat for Humanity to develop the site.

CLOVERLEAF UPDATE. The ZBA hearing on the Cloverleaf 40B application is ongoing. December 12, 2020 is the next meeting and it is expected that a final decision will be soon.

WALSH PROPERTY ADVISORY COMMITTEE. The committee has not met.

MOTION TO ADJOURN. 5:13 PM. Moved Mark, second Mary. Yes Kevin, Yes Mark, Yes Betty. Yes Mary. Motion passes.

Respectfully Submitted,


Mark Wisotzky, Secretary

*approved at
THA mtg
12/10/20*

