



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

**TRURO HOUSING AUTHORITY MINUTES**  
**December 14 2017 Truro Town Hall**

**THA Members Present:** Carl Brotman, Kevin Grunwald, Mary Rose, Susan Todd, Mark Wisotzky

**Others Present:** Adrian Cyr, Highland Affordable Housing, Paul Wisotzky, Selectman, Rae Ann Palmer, Town Manager, Leedara Zola (via phone), Housing Consultant

1. **Approval of minutes.** The minutes of the previous THA meeting on October 3 2017 were approved. Moved by Mark Wisotzky, second Mary Rose. Unanimous.
2. **Review of preliminary engineering study of Cloverleaf land.** Leedara Zola reviewed with the committee the attached engineering report from J.M. O'Reilly & Associates on development feasibility of the Cloverleaf land on Rt. 6. Discussed was the need for a review by the Natural Heritage and Endangered Species Program (NHESP) for this project to find out if there are endangered species needing protection in the area to be developed. Leedara will pursue this. In addition, a long discussion focused on **the possibility of town water at the site** as this affects the number of bedrooms possible (ranging from 17 to 25 and even more bedrooms with public water supply) on the available acreage. There is public water available close by from a Provincetown source. Both the towns of Truro and Provincetown would need to approve the use of this water supply and costs would need to be determined. The town will set up a meeting. The water issue led to a discussion of the **number of bedrooms** best suited to the site, what the town of Truro wants, what makes sense on this site, and the related costs. Everyone agreed to the need for surveying the demand for types of bedroom configurations needed from all sources available. In addition all agreed to **more discussion within the THA and other groups**. Leedara will send the committee a grid with items to think about in making choices for this project. Hopefully this can be decided by spring 2018.

3. **Discussion of possible standing group to coordinate housing efforts in Truro: including representatives from Selectmen, Planning Board, ZBA, CPC, THA and the town administration.** This idea emerged out of the Housing Institute course and was introduced to the committee by Kevin Grunwald. All agreed that this would be a productive way to share ideas, feedback, support and endorsement. This would be an information sharing group lead by the town of Truro. Decisions would be made by the THA incorporating all applicable input.
4. **Review of recent Housing Forum.** Approximately 50-60 residents attended the forum on November 28, 2017. Leedara Zola presented the Truro Housing Production Plan and Jeff Ribeiro, Regulatory Officer, Cape Cod Commission, presented Cape wide affordable housing statistics. This led to a lively discussion. All felt the forum was very successful in our attempts to let people know what the needs are for affordable housing and what we are doing. During our review of the forum Leedara mentioned a nation wide study that detailed how economic life declines in a town when housing prices go up. She also noted that businesses tend to close if they can not find housing for their staff. This is all important information.
5. **State wide Housing Choice Initiative.** Kevin Grunwald mentioned this initiative as a possible source of affordable housing funding. Potentially in 2018 this initiative will offer grants for small towns with a population under 7000. Kevin will circulate the initiative and the application requirements to committee members.

The next THA meeting will be on **Thursday, February 8, 2018 from 4:15 to 5:45** at the Truro Town Hall.

The meeting was adjourned at 5:30 Moved: Mark Wisotzky, second: Mary Rose. Unanimous.

Respectfully Submitted,



Susan Todd, Secretary

