

**Truro Housing Authority Minutes: May 12, 2022 at 4:15 pm – Video Conference**

**Committee Members attending:** Kevin Grunwald, Chair; Betty Gallo, Vice Chair; Mary Rose, Mara Glatzel, and Kristen Reed, select board representative.

**Also attending:** Leedara Zola, Housing Consultant; Eliza Harned, Town Organizer; Barbara Carboni, Town Planner/Land Use Counsel; Beth Wade, Habitat for Humanity

**Roll Call.**

**Public comment.**

- Steve Stahl asked for an update on 181 Rte. 6

**Update on 181 Rte. 6. Presented by Beth Wade, Habitat For Humanity.**

- Habitat has reached out to Theresa Sprague (BlueFlax Design – sustainable landscaping, ecological restoration) to create a landscaping plan to accompany the site plan.
- THA will have an opportunity to view the plan at the next meeting and set dates for public to review plans (both in person and virtual)
- Process from this point on: THA will be reviewing LIP application in July, then it goes to select board, DHCD, a site visit, and moves into ZBA process
- THA to select dates for public meetings during June meeting, after which notices will be sent to neighbors and posted through town notification sites
- DHCD as funding partner – provide oversight and technical assistance, review site plans and site, and provide project eligibility letter – enables us to take the project to ZBA

THA's mortgage agreement with Habitat that has expired. We will need to reenact and extend that agreement in order to proceed. Discussion included who owns the deed now, changing the language to include conferring with outside council, and debate about what is required to accomplish our aims.

Betty Gallo moved to renew the terms of the Mortgage granted by Habitat for Humanity of Cape Cod, Inc. to the Truro Housing Authority, recorded on December 19, 2014 in the Barnstable Land Court Registry, and subsequently extended, to extend further the Potential Vesting Date referenced therein until December 31, 2023, all other terms to remain as stated in the mortgage, subject to any modifications deemed necessary by Town Counsel to effectuate this extension, and to authorize counsel to prepare and file the amended mortgage and any related documents.

Mara Glatzel seconded the motion. Motion passes unanimously.

**Review of Local Initiative Program (LIP) and Local Action Units (LAU).** Presented by Leedara Zola.

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10:20 AM  
SEP 12 2022

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LIP and LAU are paths to access DHCD deed riders and make units eligible to be counted on the affordable housing inventory. In order for a project to be eligible, it must include: income eligible renters or buyers, price that is affordable for that household, affirmative and fair marketing, deed restriction, and meet certain design standards.

Conversation continued with Jack Riemer and THA members about if/how LAU programs could be a fit for people who are wanting to build ADUs or building apartments in their home.

- In this case, ADUS would count towards raising SHI
- This would utilize existing housing stock and also create affordable housing
- This isn't possible currently in our zoning bylaws, but bylaws could be changed
- Perhaps money could be made available from THA funds to stimulate ADU building
- Proposed plan could broaden our ability to meet housing production plans beyond development projects.
- Homeless Prevention Council and CDP got 1 million dollars to support people to make ADUs that are capital A affordable – perhaps we can spread the word about this initiative

#### **Updates.**

Housing Needs Assessment and Housing Production Plan.

- Focus groups will be next week on Monday and Tuesday.
- June 21 at 6 pm community wide forum
- June 9 draft housing needs assessment

Rental Assistance.

- No one has qualified since our last meeting, one person who was has decided to move out of state
- Looking for ways to attract young people/young families

Update on Town Meeting & Election.

- All of the articles we supported passed
- Market Rate Housing Trust – been through one house and the senate will hopefully adopt it
- Municipal Housing Trust – takes an affordable housing trust and creates a new body that will operate it
- Caitlin Townsend elected to planning board

**Next Meetings:** Thurs, June 9 at 4:15 pm.

**Motion to Adjourn.** Betty Gallo moved to adjourn at 5:35 pm. Mary Rose seconded.

Respectfully submitted, Mara Glatzel, Secretary

