

## **Truro Housing Authority Minutes: January 12, 2023 at 4:15 pm -- Video Conference**

**Committee Members attending:** Kevin Grunwald, Chair; Betty Gallo, Vice Chair; Mary Rose, and Mara Glatzel. Committee member Paul Wisotzky was absent.

**Also attending:** Barbara Carboni, Town Planner/Land Use Counsel; Anne Greenbaum, chair of planning board; Nancy Medoff, chair of charter review; and Leedara Zola, Housing Consultant.

### **I. Roll Call**

**II. Vote to approve the minutes from December 8, 2022.** Betty made a motion to approve the minutes. Mary seconded the motion. The minutes were unanimously passed with a roll call vote.

### **III. Public comment.**

- Anne Greenbaum (speaking as a private citizen) requested that an item be put on future agenda to targeted outreach to Truro residents to apply for housing opportunities, including outreach for Cloverleaf income requirements.
- Jack Reimer would urge the housing authority to review the new open space plan.
- Barbara Carboni is working on an advocacy document about the creation of a position for a Truro housing advocate. This document includes a survey of what other towns are doing, rationale for position, what it could accomplish, and path to get there. Barbara to share the document by Tue, 1/17.

### **IV. Annual Report**

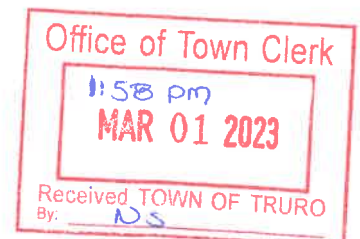
- Committee members loved the report and were in full support.

**V. Discussion (At the Request of the Charter Review Committee) About Truro Boards and Committees and Whether They Should be Elected or Appointed (Enclosed in the Meeting Packet is the State Statute That Covers the Creation of and Reappointment of Housing Authorities). Presented by Nancy Medoff.**

- Planning board and THA only two committees who have 5 year terms
- Nancy asked the committee whether we thought that these term limits should be altered in the future.
- Mary Rose's THA term ends this year and we need to be thinking about a replacement

### **VI. Discussion of Proposed Articles for Town Meeting Related to Housing**

- Barbara is creating an advocacy document will be ready and would hope that we would vote to support it, as well as other relevant boards and committees
- Barbara to draft and file article directly with select board



- Unexpended CPC funds – asking town meeting to repurpose funds toward housing coordinator/advocate services as a bridge to establishing a salaried full time position
- Part time position vs full time position as it is related to attracting talented applicants
- Board consensus to official lend our support to Barbara's document
- Planning board has submitted the duplex by-law article to the select board
- Planning board does not have the capacity to bring the undersized lots to town meeting this year
- THA will be willing to speak in support of duplex by-law article if needed
- Planning board is working on a redefinition of "street" in Truro which will have a housing implication
- Kevin to draft an article for the warrant to increase the Community Preservation Committee's percentage towards affordable housing to 60%

#### **VII. Report on that the Community Preservation Committee's Public Hearing on The Allocation of Funding for Truro Housing Trust and Housing Consultant**

- Kevin has submitted a revised application to the CPC
- CPC meeting January 24 at Library at 5 pm

#### **VIII. Rental Assistance - New Public Outreach Effort. Presented by Betty Gallo.**

- Renewal of contract with Homeless Prevention has been signed
- There will be no interruption in the program
- Discussion about outreach efforts

#### **IX. Status of Housing Needs Assessment and Production Plan and the Select Board and Planning Board Approval.**

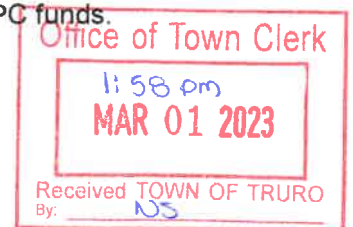
- Ideas have been sent to Jenn who is working on revisions to the plan
- Select board in full support and anxious to see strategies
- Air force base funding and the potential for a conversation about putting housing on the site

#### **X. Update on Walsh Property Committee.**

- Discussion about density and proposal to put 60% of needed housing on Walsh site
- Using housing production plan numbers as the basis for the conversation
- Discussion about Traffic patterns

#### **XI. Update on 181 Rte 6.**

- Beth wade is continuing to work to secure funding for the project
- Anne Greenbaum raised the potential for a land swap, possibly with open space, but there is a question about what can be done with land purchased with CPC funds.



**XII. Next Meeting:** February 9, 2023 at 4:15 pm

**XIII. Vote to Adjourn.** Betty made a motion to adjourn. Mary seconded the motion.  
The motion passed with a unanimous roll call vote at 5:36 pm.

Respectfully submitted,

Mara Glatzel, Secretary

