

TRURO HOUSING AUTHORITY MINUTES: NOVEMBER 10, 2022 AT 4:15-VIDEO CONFERENCE

Committee Members Attending: Kevin Grunwald, Chair, Betty Gallo, Mary Rose, and Paul Wisotzky. Mara Gratzel -Absent

Others Attending: Leedara Zola, Housing Consultant; Anne Greenbaum, Chair, Planning Board; Tracy Rose, Amy Wolf, Jack Reimer, Joan Holt

Minutes: Mary made a motion to approve the minutes of the October 13th meeting. Betty seconded the motion. The minutes passed with all the members present voting yes. Mary made a motion to approve the September 26th minutes and Paul seconded the motion. The minutes were approved with all the members present voting yes.

Public Comment: Jack Reimer asked if he could speak to the Housing Production Plan. Kevin asked him to wait until the Housing Production Plan discussion later in the agenda. Tracy Rose, Chair of the Board of Health, thanked the Committee for reaching out to the Board for comments on the Housing Production Plan's Action Plan.

Treasurer's Report: Betty, serving as the Housing Authority's Treasurer gave a report of Truro Housing Authority funds.

Betty took over the position of Treasurer on July, 3rd, 2021. At that point, there was \$8,412.64 in the Truro Housing Authority Checking Account. Expenditures from the account since that date include:

- \$5,080 paid Horsley Witten to do an engineering study of the 181 Route 6. They worked with Habitat for Humanity and suggested a design to address various issues related to drainage from the property, access to the proposed homes, etc.
- \$332.89 to the Town of Truro for property taxes on 53 Shore Road. The property at 53 Shore Rd. is affordable housing own by the Highland Affordable Housing and Housing Authority has agreed to pay the property taxes.

The income added to the account was \$3.53 in interest payments on the account at Seamen's Bank.

Kevin asked about a check from the United Methodist Church Thrift Shop for about \$3,000. Betty said that those funds were put in the wrong mailbox at Town Hall and the funds were deposited in the Truro Housing Trust Fund instead of the Housing Authority. Kevin will follow-up with Trudi about those funds.

Bylaws Discussion: The Bylaws subcommittee has been working on a Duplex Bylaw. Anne Greenbaum, the Planning Board Representative to the subcommittee, went thru the proposal. Duplex will be "by right". They must be sited on site of at least $\frac{3}{4}$ of an acre. There does not need to be a separate septic system but the septic system must be adequate to cover the

number of bedrooms in both units. One unit must be subject to a 12-month lease and the other unit must be owner occupied or have 12-month lease. There were questions about including an occupancy requirement as well as a lease requirement, the possibility of requiring these duplex to be affordable, the need to ensure that these units were not being used for short term leases. Anne said the idea of these duplex by laws changes was to create density provided “workforce” housing and housing for the year-round community. There was a discussion on the different ways the occupancy of these duplex could be limited using terms such as year-round residents, primary residence, etc. There were ideas proposed on how the enforcement of these restrictions would be handled. Ideas included using the enforcement mechanism that is used to determine a year-round resident to qualify for a resident tax credit and registration of tenants for such purposes as qualifying for a beach sticker and imposition of a short-term renters’ tax.

Planning Board is holding a forum at their next meeting about the duplex by-law proposal.

CPC Presentations-Kevin spoke about the proposals he presented to the Select Board and Community Preservation Committee for CPC funding. One was \$750,000 for the Housing Trust Fund and the other was for the housing consultant. Paul pointed out that the Authority had indicated at our last meeting that we wanted it to be made clear that the Housing Consultant would continue to work under the direction of the Housing Authority.

Rental Assistance: Betty reported that we were getting ready to launch an outreach campaign around this program. The Homeless Prevention Council notified her that their contract with the town for this program was due to expire the next day. There was a question as to whether in order to renew their contract the town had to put the contract out to bid since the contract was over \$20,000. It was decided that Betty would appear before the Select Board to ask for funding for the program for the next two years. Betty appeared before the Select Board to request up to \$50,000 a year for two years to fund this program. The requested funding passed the Select Board on a unanimous vote. Barbara Carboni determined that the only part of the contract that had to be considered in determining value of the contract for purpose of the procurement process was the fees paid to the HPC. Those fees were less than \$3,000. The other costs of the program were the rent subsidies. Barbara determined the contract renewal did not have to go thru the bid process and the town could renew the contract for two years.

Housing Production Plan: Two members of the public asked to speak on the Housing Production Plan. Jack Reimer indicated he hoped the plan would include the numbers of seasonal workers, year-round workers and housing for those workers we presently have and how many are needed in the future. He also asked that the plan include the amount of senior housing Truro presently has and how much senior housing we need for the future. Kevin indicated that those numbers would be included in the report to the extent they are available. Joan Holt indicated that she was concerned that Truro was going to try use the Walsh to solve Provincetown’s housing needs. She indicated Walsh needed to address Truro’s housing needs.

Updates:

Housing To Protect Cape Cod-Kevin reported that he attended a forum at which a new report was presented "Housing To Protect Cape Cod". He sent a copy of the report to all the members of the committee. One interesting figure that was part of the report was that people on Cape Cod need to earn over \$200,000 a year to afford a median priced home on the Cape. Only 40% of the people who were at the forum actually made that much a year.

Walsh Property Committee- Paul talked about the work the committee is doing with the consultants in developing a Master Plan for the Walsh Property. He said that Scott Horsley was going to present information on Density and the Water Supply at Walsh and Wastewater Siting Considerations. Also the town was going to present the municipal priorities for the Walsh Property.

Adjourn: Paul made a motion to adjourn. Mary seconded that motion. The motion passed on a unanimous vote.