

Section 5: Housing and redevelopment authorities; membership; appointment; election; term of office

Section 5. Every housing and redevelopment authority shall be managed, controlled and governed by five members, appointed or elected as provided in this section, of whom three shall constitute a quorum. Every member of a housing or redevelopment authority shall be a fiduciary of the housing or redevelopment authority.

In a city, four members of a housing or redevelopment authority shall be appointed by the mayor subject to confirmation by the city council; provided, that, the members shall be appointed to serve for initial terms of one, two, four and five years, respectively.

In a town, 4 members of a redevelopment authority that is not a housing authority shall be elected by the town; provided, however, that of the members originally elected at an annual town meeting, the candidate who received the highest number of votes shall serve for 5 years, the candidate who received the next highest number of votes shall serve for 4 years, the candidate who received the next highest number of votes shall serve for 2 years and the candidate who received the next highest number of votes shall serve for 1 year. Notwithstanding the preceding sentence, upon the initial organization of a redevelopment authority that is not a housing authority, if a town so votes at an annual or special town meeting called for the purpose of organizing a redevelopment authority that is not a housing authority, 4 members of the redevelopment authority shall be appointed immediately by the board of selectmen to serve only until the qualification of their successors; provided, however, that the successors shall be elected at the next annual town meeting as provided in this paragraph.

Notwithstanding section 20 of chapter 43B or any other general or special law to the contrary, in a town, 1 member of a housing authority shall be a tenant member appointed by the board of selectmen and 3 members shall be elected by the town; provided, however, that of the members originally elected at an annual town meeting, the candidate who received the highest number of votes shall serve for 5 years, the candidate who received the next highest number of votes shall serve for 4 years and the candidate who received the next highest number of votes shall serve for 2 years. Notwithstanding the preceding sentence, upon the initial organization of a housing authority, if a town so votes at an annual or special town meeting called for the purpose of organizing a housing authority, 3 members of the authority shall be appointed immediately by the board of selectmen to serve only until the qualification of their successors; provided, however, that the successors shall be elected at the next annual town meeting as provided in this paragraph.

A tenant, where applicable, shall be appointed by the town from a list of names submitted by a duly recognized tenants' organization in the town. A tenants' organization may submit a list to the board of selectmen that shall contain not less than 2 and not more than 5 names and the board shall make the appointment from among the names so submitted; provided, however, that if there is no such tenants' organization, the housing authority shall immediately post notices throughout the common areas of the authority and provide each household with notice of the opportunity to be appointed to the housing authority board and, if any person wishes to be considered for such appointment, that person shall submit their name within 30 days thereafter to the town clerk; provided further, that the notice shall include contact information for the town clerk and for any independent technical training programs available pursuant to section 5B. The board of selectmen shall appoint a tenant member from the list; provided, however, that where federal law requires the town to maintain a member who is a federally-subsidized tenant, a federally-subsidized tenant shall be given preference for the appointment. If there are no public housing units owned and operated by the local housing authority and if

there are no such units owned and operated on behalf of the local housing authority, the board of selectmen shall appoint a person meeting the eligibility requirements for a tenant member. If a list of names is not submitted within 60 days after a vacancy occurs, the board of selectmen shall appoint a tenant member of its own choosing to the authority. The town shall provide any written notice to tenants' organizations as required by this section not less than 90 days before the expiration of the term of a tenant member. If a vacancy occurs in the term of a tenant member for any reason other than the expiration of a term, the town shall provide written notice to the tenants' organizations within 10 business days after the vacancy occurs. The board of selectmen shall make the appointment of the successor tenant member within a reasonable time after the expiration of 60 days following the provision of notice as provided in this section.

In a city or town, one member of a housing or redevelopment authority shall be appointed by the department for an initial term of three years. If the department does not fill a vacancy in the position of that member within 120 days from the date that the vacancy is created, the board of selectmen shall appoint, in writing, a person by a majority vote to fill such vacancy for the unexpired term. In a city, the mayor shall appoint a person subject to confirmation by the city council for the unexpired term.

Thereafter, as the term of a member of any housing or redevelopment authority expires, his successor shall be appointed or elected, in the same manner and by the same body, for a term of five years from such expiration. Membership in a housing or redevelopment authority shall be restricted to residents of the city or town.

In a city, one of the four members of a housing authority appointed by the mayor shall be a resident of that city and shall be a representative of organized labor who shall be appointed by the mayor from a list of not less than two nor more than five names, representing different unions submitted by the Central Labor Council, AFL-CIO and the International Brotherhood of Teamsters, Chauffeurs, Warehousemen and Helpers of America of the city or of the district within which the city is included. If no such list of names is submitted within sixty days after a vacancy occurs, the mayor may appoint any representative of organized labor of his own choosing to the authority. In a city, one of the four members of a housing authority appointed by the mayor shall be a tenant in a building owned and operated by or on behalf of the local housing authority who shall be appointed by the mayor from lists of names submitted by each duly recognized city-wide and project-wide tenants' organization in the city. A tenants' organization may submit a list which contains not less than two nor more than five names to the mayor who shall make his selection from among the names so submitted; provided that, where no public housing units are owned and operated by the local housing authority and no such units are owned and operated on behalf of the local housing authority, the mayor shall appoint any tenant of the housing authority from lists submitted in accordance with this section. If no list of names is submitted within sixty days after a vacancy occurs, the mayor shall appoint any tenant of his choosing to the authority. The mayor shall notify in writing tenant organizations as specified herein not less than ninety days prior to the expiration of the term of a tenant member. Whenever a vacancy occurs in the term of a tenant member for any reason other than the expiration of a term, the mayor shall notify in writing the tenant organizations specified herein within ten working days after the vacancy occurs. The mayor shall make an appointment within a reasonable time after the expiration of sixty days after said notice.

Vacancies, other than by reason of expiration of terms, shall be filled for the balance of the unexpired term, in the same manner and by the same body, except elected members in towns whose terms shall be filled in accordance with the provisions of section eleven of chapter forty-one. Every member, unless sooner removed, shall serve until the qualification of his successor.

As soon as possible after the qualification of the members of a housing or redevelopment authority the city or town clerk, as the case may be, shall file a certificate of such appointment,

or of such appointment and election, as the case may be, with the department, and a duplicate thereof, in either case, in the office of the state secretary. If the state secretary finds that the housing or redevelopment authority has been organized and the members thereof elected or appointed according to law, he shall issue to it a certificate of organization and such certificate shall be conclusive evidence of the lawful organization of the authority and of the election or appointment of the members thereof.

Whenever the membership of an authority is changed by appointment, election, resignation or removal, a certificate and duplicate certificate to that effect shall be promptly so filed. A certificate so filed shall be conclusive evidence of the change in membership of the authority referred to therein.

Section 1 - Elected Officials

3-1-1 The membership of the following multi-member bodies shall be elected as follows:

A Moderator shall be elected for a three-year term.

A Select Board of five members.

A School Committee of five members.

A Planning Board of seven members.

A Board of Library Trustees of five members, notwithstanding the provisions of Section 10 of Chapter 78 of the General Laws.

A Housing Authority of four members in accordance with the General Laws.

A fifth member of the Housing Authority shall be appointed by the Commonwealth.

A Cemetery Commission of three members.

Section 4 - Appointed Multi-member Bodies

1. 6-4-2 The regulatory multi-member bodies listed below shall be appointed by the Select Board in accordance with sections 4-3-2 and 6-2-6 of this Charter.

Board of Health
Board of Assessor
Conservation Commission
Zoning Board of Appeals

Truro Housing Authority Minutes: December 8 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: Eliza Harned, Town Organizer; Barbara Carboni, Town Planner/Land Use Counsel

I. Roll Call

II. Vote to approve the minutes from November 10th. Mary made a motion to approve the minutes and Betty seconded the motion

- Minutes from November 10th pass with three aye votes from Mary, Betty, and Kevin and one abstention, Mara.

III. Public comment. None.

IV. Discussion of Possible Proposals for Housing By-Law Changes to be Submitted to Town Meeting

- Discussing our interest in creating the position for a housing coordinator, as well as the potential for sharing this position with Wellfleet. Leedara will create a white page sheet outlining best practices within the region.
- Discussion about a proposal addressing undersized lots, non-conforming lots, and lots without adequate frontage to be built upon. Committee is interested in the number of lots that would fall into this category and is interested in continuing a conversation about bringing this forward, though likely not for this year's town meeting.
- Discussion about a proposal that addresses zoning for multi-family housing. Barbara and Emily Beebe will be working on a by-law for a multi-family housing district by the end of the month, and will share their efforts at a subsequent meeting.
- Town meeting warrant is open from January 24 - February 23. Select board is hoping to receive potential articles early in the process.

V. Rental Assistance Outreach.

- Betty presented the outreach program to the select board and funding was approved to continue the program, including payment to HPC in addition to the funds that go to supporting the recipients of rental assistance
- Contract is in the process of being renewed with HPC and outreach is commencing.

VI. Housing Needs Assessment

- The presentation was very successful and the needs assessment and housing production plan is close to completion.
- Betty has been the recipient of a number of inquiries about how people can submit questions, corrections, and additions. Kevin will receive corrections and he will send them along to Jen, but for questions please redirect people back to the presentation recordings that have been created up until this point.

VII. Walsh Committee and Scott Horsley's Presentation on a Possible Waste Management Plan for the Development of the Walsh Property

- Scott Horsley created a successful plan to meet the need for density on the Walsh property and also create a wastewater plant that significantly reduces nitrates within the wider region.

VIII. Updates:

a. 181 Rte. 6

- Habitat is still working on finance plan and assessing what is possible for the new design

b. CPC application

- There are some unspent funds going back several years and Trudi Brazil will draw from the oldest funding first as we move forward.
- Kevin submitted revised application to the CPC for the consultant lowering the request to \$25,000 because \$25,000 will come from previously approved and unspent funds

Next Meeting: January 12 at 4:15 pm

Motion to Adjourn. Betty made a motion to adjourn. Mary seconded the motion. The motion passed with a unanimous roll call vote at 5:32 pm.

Respectfully submitted,

Mara Glatzel, Secretary