

Truro Housing Authority Minutes: June 8, 2023 at 6:00 pm -- Video Conference

Committee Members attending: Kevin Grunwald, Chair; Vice Chair, Betty Gallo; Mara Glatzel and Paul Wizotsky. Melissa Wheeler, member-to-be was also present.

Also attending: Eliza Harned, Town Organizer

I. Roll Call

II. Vote to approve the minutes from May 11, 2023. Betty Gallo made a motion to approve minutes. Paul Wizotsky seconded the motion. Motion passed unanimously by a roll call vote.

III. Public comment.

- Mara Glatzel, as chair of LCPC, invited the board to the LCPC open forum on 6/15

IV. Welcome Melissa Wheeler to the Truro Housing Authority Board.

- We are very excited to have Melissa Wheeler join THA!

V. Appointment of Truro Housing Authority Member to Community Preservation Committee (CPC).

Paul moves to appoint Betty Gallo to be the Truro Housing Authority representative to the Community Preservation Committee. Mara Glatzel seconded the motion. Motion passed unanimously by a roll call vote.

VI. Hiring a New Housing Consultant for THA.

- Leedara needs to end her consultant role with THA and that leaves us needing to hire a new consultant to fill her shoes.
- Role is out there informally at the moment to see if there might be traction.
- Looking for a consultant with technical expertise in issues and laws, ability to look for grant sources and other initiatives, write RFPs for future projects, and provide leadership around identifying opportunities to pursue.
- Discussion about different contacts and people to approach to put out feelers to find someone. Kevin Grunwald to follow up.

VII. Review of the Proposed Duplex By-Law Amendment.

- Discussion about why the proposed amendment article was pulled and THA considerations about what might be added to bring it to the fall town meeting, such as enforcement mechanisms and how to ensure that it will not become a short term rental.

VIII. Update on Walsh Property Master Plan.

- Special town meeting: Saturday, October 21st.
- The Walsh Committee is working to finalize the master in advance of town meeting.
- Hoping to get a draft to completion by the end of June and then launching into outreach events.
- Traffic study recently completed by Cape Cod Commission.

IX. Status of Housing Needs Assessment and Production Plan including the Revisions to the Last Housing Production Plan and Votes Scheduled by Select Board and the Planning Board.

- Draft is ready to be sent to the Planning and Select boards, with the addition of Walsh Committee & Local Comprehensive Plan Committees.
- Discussion about the potential for a future public forum.

X. Update on 181 Route 6.

- No decision at this point. Kevin will make us aware as things change.

IX. Next Meeting: Thursday, July 13 at 5 pm in person! Location TBD.

XI. Vote to Adjourn. Paul Wizotsky made the motion to adjourn. Betty Gallo seconded the motion. Motion passed with unanimous roll call vote at 7:21 pm.

Respectfully submitted,

Mara Glatzel, Secretary

Truro Housing Authority Minutes: July 13, 2023 Truro Public Library 5 pm

Committee Members attending: Kevin Grunwald, Chair; Betty Gallo, Vice Chair; Mara Glatzel, Melissa Wheeler, and Paul Wizotsky, members.

I. Roll Call

II. Vote to approve the minutes from June 8, 2023. Minutes to be voted on at the next meeting.

III. Public comment.

- Jon Slater made a comment on the housing production plan (HPP). He stated that Truro has very few employment opportunities outside of housing (tourism, second homeowners, retirees). We do not have the infrastructure to support additional affordable housing development. Jon expressed concerns about the impact of climate change and questions if the HPP is sustainable.
- Jack Reimer asked a procedure question about whether or not there will be a public opportunity to provide planning board feedback about the HPP. He expressed disappointment that his feedback from December 15th, 2022 was not addressed in the final report and was concerned that there isn't an email address to reach THA directly.
- Michael Fiorgioni asked a question about the 260 number that appears in the HPP. He referenced pg. 38 which states that of the households that are cost burdened, many are homeowners. He is curious how we might support cost burdened homeowners in future housing efforts.
- Bill Golden commented that he was astonished by the number of homes to be built on Walsh.
- Rich Roberts, speaking as a private citizen, commented on the 10% SHI threshold limit in the HPP. Guidelines for HPP development explicitly ask for a 5 year program and he is concerned at the projected scope of the timeline. He would like to hear more about the connection between the raw data and how it was converted into the numbers that have been put forth.
- Timothy Hickey commented that low income people won't be able to shop locally, making it unsustainable for them to live in our community.

IV. Election of Officers.

Betty Gallo nominated Kevin Grunwald for chair. Paul Wizotsky seconded the nomination. Motion passed unanimously by a roll call vote.

Paul Wizotsky nominated Betty Gallo for vice chair/treasurer. Kevin Grunwald seconded the nomination. Motion passed unanimously by a roll call vote.

Betty Gallo nominated Mara Glatzel for secretary/clerk. Melissa Wheeler seconded the nomination. Motion passed unanimously by a roll call vote.

V. Adoption of Goals & Objectives of the Housing Authority – Process & Timeline for Adoption.

- Kevin is hoping for specific guidelines from the Select Board.
- HPP provides a significant basis for our goals and objectives in moving forward.
- Select Board has expressed interest a Housing Playbook, such as the one that Provincetown has created.

VI. Report on Meeting With the Planning Board on the Housing Production Plan.

- Betty and Kevin met with Anne Greenbaum, chair of the Planning Board, to address some of the questions the Planning Board had about the HPP
- We need to have a more clearly stated connection between the raw data and the conclusions. Betty and Kevin are currently reordering, reorganizing some of the HPP to better illustrate the connections.
- Come up with consistency in terms of tables, inclusion of dates up to 2035. Timeframe, units per year.
- Census data has now become available to be included in the HPP, which will lower SHI. Mara is wondering if it is possible to include language that puts that into context as it relates to the need for affordable housing.
- Both the Select Board and Planning Board need to approve the plan to send it to DHCD.
- There is no penalty or requirement to have the plan certified by DHCD, but it will impact SHI and potentially funding opportunities.

VII. Report on rental assistance program.

- Six households currently participating in the program
- Services provided this quarter included budgeting, assistance with housing applications, referral to first time home buyer classes and to lower cape CDP small business programs.
- Continue to have a problem with rentals where landlords don't want to claim the income so they won't allow their tenants to apply because they don't want a W9.
- Committee currently considering how best to get the information to the 75+ population // perhaps the outreach worker for the COA?

VII. Update on Walsh Property Master Plan.

- Working on the draft plan which will go out to the public mid-August
- Community meeting scheduled on August 16
- Final draft on the 26th
- A Walsh property presentation will take place at pre-town meeting on October 5

IX. Next Meeting: Thursday, August 10 at 5 pm, location TBD

X. Vote to Adjourn. Paul Wizotsky made a motion to adjourn. Kevin Grunwald seconded the motion. Motion passed unanimously by a roll call vote. Meeting adjourned at 6:21 pm.

Respectfully submitted,

Mara Glatzel, Secretary

Recommendations of the Walsh Property Community Planning Committee

In order to *maximize the impact of development in addressing community needs for affordable housing and other compatible uses*, the WPCPC recommends:

R1. Of the 69-acre property, devoting 28.5 acres or 41.3% to year-round housing.

R2. Within the 28.5-acre developed area, providing year-round deed restricted rental and homeownership housing that is attainable to a broad cross section of the Truro community.

R3. Developing no more than 160 residential units.

R4. Developing residential units in phases, and that Phase 1 be 50-80 units.

R.5 Recognizing that the formulation of phases of development will be proposed by prospective developers, and will be influenced by a number of considerations, including the availability of financing, an assessment of market need for proposed development, and the readiness of infrastructure.

R.6 Providing a mix of year-round housing unit types on the property to accommodate both seniors and individuals (universally designed studios and one bedrooms) and families (from 2- to 4-bedroom units) and that units be designed to address issues such as aging in place, growing a family, and sound buffering. Housing will include adequate parking and include shared green spaces for congregation and connection.

R.7 Giving Outer Cape residents and workers preference for housing to the maximum extent allowed.

In order to *provide for compatible uses within the 28.5-acre developed area*, the WPCPC recommends:

R8. Providing non-residential space that could include daycare, meeting space, community kitchen, or similar community-oriented use. This could include ancillary outdoor space for public use/recreation such as a park or playground.

R9. Allowing 7 acres to Truro Central School to allow the school to be eligible for State building funds to expand or renovate if needed in the future.

R10. Providing approximately 4 acres for public recreational purposes that may include multi-use athletic fields and/or community outdoor event space. Actual use will be determined by the Town.

In order to *provide a model for climate-friendly sustainable development in terms of resource impacts and energy use/production*, the WPWPC recommends:

R11. Supporting Net Zero principles to maximize energy efficiency and reduce climate impacts.

R12. For all development on the property, employing Low Impact Development (LID) principles such as using natural systems to manage stormwater and decrease the impact of development, using trees and other vegetation to filter and infiltrate water and provide shade and cooling; and reducing impervious surfaces. (adapted from <https://www.massaudubon.org/our-work/climate-change/local-climate-resilient-communities/land-use-rules>)

In order to *create recreational opportunities and community spaces that are accessible to all in the community*, the WPCPC recommends.

R13. Of the 69-acre property, retaining up to 60% of the property as open space. Regulatory requirements for protected open space will be met.

R14. Providing walking trails that are accessible to the public, including ADA-compliant trails.

In order to *protect water supplies for future generations*, the WPCPC recommends:

R15. Servicing the property by a public water supply.

R16. For all development on the property, utilizing an advanced wastewater treatment system to limit nitrogen loading. The system could be designed to include capacity to serve adjacent public buildings and homes.

R17. Using land efficiently and integrating development with existing topography. In order to *promote public safety*, the WPCPC recommends:

R.18. Continuing to study and address the traffic and egress concerns of the parcel development and encourage creative solutions using all the Town's adjacent parcels, including Truro Central School, to design a comprehensive traffic solution for the area.