

Truro Housing Authority Minutes: February 9, 2023 at 4:15 pm -- Video Conference

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

Also attending: Leedara Zola, Housing Consultant; Eliza Harned, town organizer; and Anne Greenbaum, Planning Board Chair.

I. Roll Call

II. Vote to approve the minutes from January 12, 2023.

Minutes edited to include “Kevin to draft an article for the warrant to increase the Community Preservation Committee’s percentage of funding towards affordable housing to 60%” under “Discussion of Proposed Articles for Town Meeting Related to Housing” subheading.

Betty Gallo made the motion to pass the minutes as amended. Paul Wisotzky seconded the motion. Minutes were passed by a unanimous roll call vote.

III. Public comment.

None.

IV. Update on the Local Comprehensive Plan. Presented by Mara Glatzel.

- Mara shared the draft of the LCP vision statement as well as a draft of the vision and goals in the agenda of this meeting.
- LCPC has identified the housing crisis as a paramount issue facing the future of the town.
- Paul Wisotzky requested clarification and identified an error in the housing goals and objectives that Mara will look into.
- Feedback from THA was in support of the direction the LCP and in particular how the LCPC has linked the housing crisis with economic development.

V. Status of Request for CPC Funding of \$750,000 for Truro Housing Trust Fund and \$25,000 for a Housing Consultant. Presented by Kevin Grunwald.

- CPC unanimously supported both requests as well as extending the funding that was requested
- CPC approved \$100,000 towards Jerome Smith affordable housing project in Provincetown

VI. Update and Possible Vote on Housing Articles for Town Meeting Including:

- THA decided to housing articles them out of order printed in the agenda

B. Duplex By-Law:

Betty Gallo moved to recommend the Duplex By-Law at town meeting. Paul Wisotzky seconded the motion. The motion passed unanimously in a roll call vote.

C. Housing Coordinator:

Barbara Carboni has been working with town staff and representatives of the selectboard to try to create this as a position and find the funding to do that. Wellfleet is uninterested in sharing the position. Full time position. Kevin is not sure if the housing coordinator will appear as a warrant article or an override.

Discussed whether or not this position could be funded by CPC funds, as is the case in Provincetown. Mary Rose is unsure of whether or not that will be possible.

Mara Glatzel made a motion to endorse the creation of a housing coordinator position. Mary Rose seconded the motion. Motion passed with a unanimous roll call vote.

A. CPC Proposal - That a Minimum Percentage of CPC be Allocated for Housing:

Kevin Grunwald has drafted a warrant article to increase the percentage of CPC funds that are automatically put towards affordable housing to a minimum 60% in order to address the local housing crisis.

Discussion about whether or not 60% is the right number, whether or not that takes the 5% administrative costs into account, and whether or not THA has, as a committee, laid the groundwork for the warrant article.

Additionally, discussion took place about how conversations with the general public about how these funds would be used and why we believe that this change is necessary between now and town meeting, including idea that buying housing stock on the open market requires a quick turnaround that makes waiting until town meeting incompatible with meeting our housing goals.

Paul Wisotzky made a motion for THA to bring a warrant article for the annual town meeting 2023 that establishes that not less than 60% of the annual projected revenue will go towards community housing. Mara Glatzel seconds the motion. Motion passed with a unanimous roll call vote.

VII. Walsh Property Master Plan. Presented by Paul Wisotzky.

- Walsh committee has been doing great work and having challenging conversations

- Committee voted (Not able to reach consensus) to suggest that the master plan include 60% of the housing needed in the housing production plan + additional 100 units of market rate housing.
- Committee to continue outreach efforts and work with experts to determine the best path forward for waste water, water quality, and traffic patterns.

VIII. 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. Presented by Kevin Grunwald.

- Kevin requests that we get our final comments to him by next wednesday and he will pass them off to Jenn.

IX. Update on 181 Rt. 6:

- Habitat is working very hard on this to make and keep this project affordable. Habitat has been speaking with state senator Julian Cyr about possible funding.

X. Next Meeting: March 9, 2023 at 4:15 pm

XI. Vote to Adjourn. Betty Gallo made a motion to adjourn. Mary Rose seconded the motion. The motion passed with a unanimous roll call vote at 5:50 pm.

Respectfully submitted,

Mara Glatzel, Secretary