

Truro Housing Authority Minutes: January 11, 2024 at 5:00 pm -- Hybrid Meeting at Truro Library

Committee Members attending: Kevin Grunwald, Chair; Betty Gallo, Melissa Wheeler and Mara Glatzel, members. Member Paul Wisotzky attended remotely.

Also attending: Town Organizer/Truro Media and Anne Greenbaum, Vice Chair of Planning Board.

I. Roll Call

II. Vote to Approve Minutes from Nov 9, 2023. Betty Gallo moved to approve the minutes. Mara Glatzel seconded the motion. Paul Wisotzky noted that he was not present at the November meeting. Minutes were approved unanimously by a roll call vote.

III. Public Comment.

- - Ella Sampou, community organizer with the CDP, came to share best practices for creating public forums in advance of our discussion on the agenda. Her suggestions included beginning with desired outcomes, varying the ways that information goes out after determining who you hope to have in the room, and ensuring that comprehension is at a high school level.
- - Anne Greenbaum shared an update that the planning board is trying to work up an article for the ATM that will allow us to create affordable housing on undersized lots. The planning board is hoping to work with the housing authority to co-sponsor the article.

IV. Proposed THA Community Forum. Presented by Kevin Grunwald.

Kevin proposed a public forum to answer questions about 40B where the Truro community can

get together for a formal presentation and Q&A.

Committee discussion about perhaps changing and expanding this concept into more of a speaker series, where we focus on a few topics, bring in experts from outside of town, and answer frequently asked housing questions, such as what is the process to get into affordable housing, how are affordable housing financed, who qualifies for affordable housing, etc.

Mara suggested that we record the series and put the recordings up on the town website for people to watch who aren't able to join live.

Committee discussed how to reach facets of the Truro population who might not often engage with this type of event.

Anne Greenbaum shared that she loves the idea of community ed/community engagement, but didn't agree that 40B was the right starting point, a sentiment echoed by Paul Wisotzky who was

hopeful that we would be able to facilitate information sessions that lead to informed decision making about what is on the table right now for STM and ATM this spring.

Proposed topics included:

- - Housing 101 (Terms, tracks for how people get into housing)
- - A guide to 40B
- - A personal look at how people travel through the affordable housing process
- - Affordable housing financing

Additionally, the committee discussed:

- - Partnering with the library or Friends of the Meetinghouse for the series
- - Creating opportunities shared understandings
- - Making sure meetings had snacks, Coffee etc.
- - Developing a planning committee

For next meeting: Identify list of topics, potential speakers, local partners, potential dates

V. Discussion of the Draft Regional Housing Strategy. Presented by Kevin Grunwald.

Committee looked through the Cape Cod Commission's Draft Regional Housing Strategy and discussed how the ideas might be furthered in our work in Truro, including the creation of a Truro zoning task force, as the ad hoc housing committee dissolves.

CCC is looking for feedback on the document during the public comment period.

Mara to be in touch with Ellery and Anne of the planning board to work on a draft article on undersized lots for ATM and bring work to the next meeting.

VI. Discussion of a Campaign to Implement 2022 Town Warrant, Article 34, Establishing A Municipal Affordable Housing Trust Fund. Presented by Kevin Grunwald.

Committee discussed their desire to work towards finalizing the modernization of the Municipal Affordable Housing Trust Fund.

Kevin to talk to Barbara, Daren, and Kristen to see if this is something they are interested in pursuing in 2024.

Trudy Brazil is working on the flowchart about the different affordable housing sources and the amount of funding available in the different accounts.

VII. Development of a List of Properties in Truro on Which Affordable Housing Units May be Sited. Presented by Kevin Grunwald.

Town is currently working on looking at public and privately owned properties that might be possible. John Nahas is developing a database.

VIII. CPC Update. Presented by Betty Gallo.

Committee discussion about our application for CPC money for housing. CPC doesn't have any questions for the committee at this time.

IX. Housing Coordinator. Presented by Kevin Grunwald.

Kevin is continuing to work on this and will keep us posted on developments at the next meeting.

Next Meeting: February 8, 2024 at 5 pm at the Truro Public Library

Vote to Adjourn. Betty Gallo made the motion to adjourn. Mara Glatzel seconded the motion.

Motion passed unanimously in a roll call vote and the meeting was adjourned at 6:37 pm.

Respectfully submitted,
Mara Glatzel, Secretary

**Household Characteristics Report
Truro Rental Assistance Report January 2024**

Created from Report #894

100% Poverty Fam Size 1: \$14,580.00 Fam Size 2: \$19,720.00. Age Calculated as of: 12/18/2023

A. Total unduplicated number of all INDIVIDUALS about whom ONE OR MORE characteristics were obtained: 8
B. Total unduplicated number of all HOUSEHOLDS about whom ONE OR MORE characteristics were obtained: 7

C: INDIVIDUAL LEVEL CHARACTERISTICS

| 1. Gender | Number of Individuals |
|-----------------------------------|-----------------------|
| a. Male | 1 |
| b. Female | 7 |
| c. Other | 0 |
| d. Unknown/not reported | 0 |
| e. TOTAL (auto calculated) | 8 |

| 2. Age | Number of Individuals |
|-----------------------------------|-----------------------|
| a. 0 - 5 | 0 |
| b. 6 - 13 | 0 |
| c. 14 - 17 | 0 |
| d. 18 - 24 | 0 |
| e. 25 - 44 | 2 |
| f. 45 - 54 | 0 |
| g. 55 - 59 | 2 |
| h. 60 - 64 | 1 |
| i. 65 - 74 | 3 |
| j. 75+ | 0 |
| k. Unknown/not reported | 0 |
| l. TOTAL (auto calculated) | 8 |

| 3. Education Levels | Number of Individuals | |
|--|-----------------------|------------|
| | [ages 14-24] | [ages 25+] |
| a. Grades 0 - 8 | 0 | 0 |
| b. Grades 9-12/Non-Graduate | 0 | 0 |
| c. High School Graduate | 0 | 3 |
| d. 12 grade + Some Post-Secondary | 0 | 0 |
| e. 2 or 4 years College Graduate | 0 | 3 |
| f. Graduate of other post-secondary school | 0 | 2 |
| g. GED/Equivalency Diploma | 0 | 0 |
| h. Unknown/not reported | 0 | 0 |
| i. TOTAL (auto calculated) | 0 | 8 |

| 4. Disconnected | Number of Individuals |
|--|-----------------------|
| a. Youth ages 14-24 who are neither working or in school | 0 |

| 5. Health | Number of Individuals | | |
|------------------------|-----------------------|----|---------|
| | Yes | No | Unknown |
| a. Disabling Condition | 0 | 8 | 0 |
| b. Health Insurance* | 8 | 0 | 0 |

*If an individual reported that they had health insurance please identify the source of health insurance below.

| 5. Health Continued | Number of Individuals |
|--|-----------------------|
| Health Insurance Sources | |
| c.1 Medicaid | 6 |
| c.2 Medicare | 1 |
| c.3 State Childrens Health Insurance Program | 0 |
| c.4 State Health Insurance for Adults | 0 |
| c.5 Military Health Care | 0 |
| c.6 Direct-Purchase | 0 |
| c.7 Employment Based | 1 |
| c.8. Unknown/not reported | 0 |
| c.9. TOTAL (auto calculated) | 8 |

| 6. Ethnicity/Race | Number of Individuals |
|--|-----------------------|
| a. Ethnicity | |
| a.1 Hispanic, Latino, or Spanish Origins | 0 |
| a.2 Not Hispanic, Latino, or Spanish Origins | 8 |
| a.3 Unknown/not reported | 0 |
| a.4 TOTAL (auto calculated) | 8 |
| b. Race | |
| b.1 American Indian or Alaska Native | 0 |
| b.2 Asian | 0 |
| b.3 Black or African American | 1 |
| b.4 Native Hawaiian and Other Pacific Islander | 0 |
| b.5 White | 7 |
| b.6 Other | 0 |
| b.7 Multi-race (two or more of the above) | 0 |
| b.8 Unknown/not reported | 0 |
| b.9 TOTAL (auto calculated) | 8 |

| 7. Military Status | Number of Individuals |
|-----------------------------------|-----------------------|
| a. Veteran | 0 |
| b. Active Military | 0 |
| c. Never Served in the Military | 8 |
| d. Unknown/not reported | 0 |
| e. TOTAL (auto calculated) | 8 |

| 8. Work Status (Individuals 18+) | Number of Individuals |
|---|-----------------------|
| a. Employment Full-Time | 6 |
| b. Employment Part-Time | 1 |
| c. Migrant or Seasonal Farm Worker | 0 |
| d. Unemployed (Short-Term, 6 months or less) | 0 |
| e. Unemployed (Long-Term, more than 6 months) | 0 |
| f. Unemployed (Not in labor force) | 0 |
| g. Retired | 1 |
| h. Unknown/not reported | 0 |
| i. TOTAL (auto calculated) | 8 |

Household Characteristics Report
Truro Rental Assistance Report January 2024

Created from Report #894

100% Poverty Fam Size 1: \$14,580.00 Fam Size 2: \$19,720.00. Age Calculated as of: 12/18/2023

D: HOUSEHOLD LEVEL CHARACTERISTICS

| 9. Household Type | | Number of Households |
|-------------------|----------------------------------|----------------------|
| a. | Single Person | 6 |
| b. | Two Adults NO Children | 1 |
| c. | Single Parent Female | 0 |
| d. | Single Parent Male | 0 |
| e. | Two Parent Household | 0 |
| f. | Non-related Adults with Children | 0 |
| g. | Multigenerational Household | 0 |
| h. | Other | 0 |
| i. | Unknown/not reported | 0 |
| j. | TOTAL (auto calculated) | 7 |

| 10. Household Size | | Number of Households |
|--------------------|--------------------------------|----------------------|
| a. | Single Person | 6 |
| b. | Two | 1 |
| c. | Three | 0 |
| d. | Four | 0 |
| e. | Five | 0 |
| f. | Six or more | 0 |
| g. | Unknown/not reported | 0 |
| h. | TOTAL (auto calculated) | 7 |

| 11. Housing | | Number of Households |
|-------------|--------------------------------|----------------------|
| a. | Own | 0 |
| b. | Rent | 7 |
| c. | Other permanent housing | 0 |
| d. | Homeless | 0 |
| e. | Other | 0 |
| f. | Unknown/not reported | 0 |
| g. | TOTAL (auto calculated) | 7 |

| 12. Level of Household Income | | Number of Households |
|-------------------------------|--------------------------------|----------------------|
| (% of HHS Guideline) | | |
| a. | Up to 50% | 0 |
| b. | 51% to 75% | 0 |
| c. | 76% to 100% | 0 |
| d. | 101% to 125% | 1 |
| e. | 126% to 150% | 0 |
| f. | 151% to 175% | 2 |
| g. | 176% to 200% | 0 |
| h. | 201% to 250% | 1 |
| i. | 251% and over | 3 |
| j. | Unknown/not reported | 0 |
| k. | TOTAL (auto calculated) | 7 |

| 13. Sources of Household Income | | Number of Households |
|---------------------------------|--|----------------------|
| a. | Income from Employment Only | 3 |
| b. | Income from Employment and Other Income Source | 1 |
| c. | Income from Employment, Other Income Source, and Non-Cash Benefits | 3 |
| d. | Income from Employment and Non-Cash Benefits | 0 |
| e. | Other Income Source Only | 0 |
| f. | Other Income Source and Non-Cash Benefits | 0 |
| g. | No Income | 0 |
| h. | Non-Cash Benefits Only | 0 |
| i. | Unknown/not reported | 0 |
| j. | TOTAL (auto calculated) | 7 |

Below, please report the types of Other income and/or non-cash benefits received by the households who reported sources other than employment.

| 14. Other Income Source | | Number of Households |
|-------------------------|--|----------------------|
| a. | TANF | 0 |
| b. | Supplemental Security Income (SSI) | 0 |
| c. | Social Security Disability Income | 0 |
| d. | VA Service-Connected Disability Compensation | 0 |
| e. | VA Non-Service Connected Disability Pension | 0 |
| f. | Private Disability Insurance | 0 |
| g. | Worker's Compensation | 0 |
| h. | Retirement Income from Social | 2 |
| i. | Pension | 0 |
| j. | Child Support | 0 |
| k. | Alimony or other Spousal Support | 0 |
| l. | Unemployment Insurance | 1 |
| m. | EITC | 0 |
| n. | Other | 2 |
| o. | Unknown/not reported | 0 |

| 15. Non-Cash Benefits | | Number of Households |
|-----------------------|------------------------------|----------------------|
| a. | SNAP (Food Stamps) | 3 |
| b. | WIC | 0 |
| c. | LIHEAP | 2 |
| d. | Housing Choice Voucher | 0 |
| e. | Public Housing | 0 |
| f. | Permanent Supportive Housing | 0 |
| g. | HUD-VASH | 0 |
| h. | Childcare Voucher | 0 |
| i. | Affordable Care Act Subsidy | 0 |
| j. | Other | 0 |
| k. | None | 2 |
| l. | Unknown/not reported | 0 |



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Truro Rental Assistance

October 1 – December 31, 2023

Marketing and Outreach:

- Rental Assistance posts were placed on social media in October and November, including posts in Truro and North Truro Community groups on Facebook.
- Promotional flyers shared at Truro COA Health, Wellness and Safety Fair on 10/26.
- Rental Assistance program information shared in November client newsletter.

Services:

- Seven households participated in the program this quarter. Attached is household characteristics report with demographics.
- Services this quarter included home visits, assistance in completing applications for housing, SNAP and fuel assistance, budgeting, and one family participated in our Adopt-a-Family holiday gift program. Referrals to community partners for additional resources were made to Lower Cape Outreach pantry, Truro Community Kitchen, SKIP, Outer Cape Health and HOW.

AFFORDABLE HOUSING 101: DRAFT OUTLINE

A. What is Affordable Housing?

- Capital “A” vs. affordable/market rate/workforce/community housing.
- What is the purpose; what needs are we attempting to meet?
- What is that 10% State goal?

B. Planning Process

- How is the need determined?
- Determining location.
- What is an RFP?
- How is a developer selected?

C. What does it cost?

- Funding sources
- Land
- Budget
- Who pays?

D. Eligibility for residence

- Local Preference
- Income guidelines
- Area Median Income
- Application process
- The lottery

What have we missed?