

## **Truro Housing Authority Minutes: March 14, 2024 at 5:00 pm -- In-Person Meeting at Truro Library**

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

### **I. Roll Call**

**II. Vote to Approve Minutes from February 8, 2024.** Paul moved to approve the minutes from February 08, 2024 as printed. Betty seconded the motion. Minutes were approved unanimously by a roll call vote.

### **III. Public Comment.**

Kevin Grunwald wrote a letter of support for the community development block (CDBG) grant for The Resource, Inc., which THA has historically provided. Grant is now providing financial support for septic upgrades, which might be pertinent for Truro at this time.

Kevin reported the town has been doing information about tax assistance programs in Truro, including the deferral program which allows you to defer your taxes indefinitely with a lien on your property/estate and a 4% interest on the property. Jack Reimer asked if we could put this topic on a future meeting.

### **IV. Discussion and Possible Vote Around Future Housing Authority Meetings Being Hybrid Meetings.**

Kevin reached out to the town manager about this topic. The current selectboard policy doesn't include default approval for THA to run hybrid meetings, and that if we were interested in doing this, we would have to ask for approval.

Paul stated that we could go back to meeting virtually. That meeting would be recorded by nature.

Mara is uninterested in hybrid or virtual meetings. THA meetings were always in person prior to the pandemic and she thought that worked just fine, but she's willing to meet virtually if that is the board's desire.

Jack Reimer commented that he had attended a Water Resources for Outer Cape meeting which was recorded by the library, perhaps we could utilize that technology in order to record those meetings.

Kevin to check in with the library staff and the town manager to see what might be possible to that end.

**V. Update on Speaker Series Around Housing.** Presented by Kevin Grunwald.

Amanda Bebrin of the CDP has agreed to do a speech on Housing 101 for our speaker series and had agreed to the previously agreed upon date (March 20). That date is no longer suitable. This might be the first of several topics we could touch upon.

Kevin spoke to Justine from the library and she was very interested in the library co-sponsoring the event. Justine could also create flyers for the event.

We are looking at the week of April 21st. Betty will check with Amanda and Kevin will check with the library about space availability.

**VI. Updates Related to Cloverleaf Project.**

Kevin had a conversation with Darrin Tangeman who reported that the funding gap for Cloverleaf has gotten smaller due to reconfiguration of units/income levels. Additionally, Ted Malone has had thoughts about additional funding models.

It was originally believed that construction needed to start by July due to the state deadline, but it seems there might be more flexibility there.

**VII. Vote to confirm the THA's recommendation to approve the Housing Production Plan and sent it to the Planning Board and Select Board for their approval. This action was previously taken as the result of a consensus agreement of the THA members.**

Kevin made a motion that the housing authority approve the housing production plan as amended by the planning board and approved by the planning board and the select board. Betty seconded the motion. Motion passed unanimously by a roll call vote.

**VIII. Review Status of HPP.**

The next step is to send the HPP to the Executive Office of Housing and Livable Communities (EOHLC).

**IX. Discussion of Town Meetings (Special and Annual Town Meeting) and Articles Related to Housing (Housing Coordinator, Walsh, Housing Trust Fund, Local Comprehensive Plan, Duplex Article, CPC Funding); and, Other Articles Related to Housing.**

Paul recused himself prior to this conversation.

Kevin reported that Darrin and Barbara Carboni have located existing funds to create this position. It was passed by the budget task force. It seems very likely that this position will be created.

Kevin to speak on CPC funds request at ATM.

Walsh informational meeting to occur in April. The communications director is putting out a flier in advance of special town meeting. Betty will speak on the Walsh Article at STM.

Kevin spoke to Barbara and Darrin about the housing trust fund. THA intends to pursue the modernization of the fund in the latter part of the year. Trudi Brazil is also working on these different funding pools and how funds in different pots can be utilized.

The Local Comprehensive Plan Committee is considering a presentation in advance of the special town meeting in May, but hasn't made any hard and fast plans as of yet.

Committee discussed the logistics of STM and ATM.

#### **X. Review and vote on Undersized Lots Article.**

Mara made the motion to recommend New Bylaw §40.8 Attainable Housing on Undersized Lots. Betty seconded the motion. Motion passed by a unanimous vote.

#### **XI. Advocacy Efforts Around Town Meeting.**

Kevin states his belief that our job as THA is to be aware of advocacy efforts that are currently happening and assist where we can on a personal level, but that there are no further steps to take as a committee at this time.

At the next meeting we will vote to recommend housing-related articles and decide who will be speaking in favor of articles at STM and ATM.

**XII. Vote to Adjourn.** Mara made a motion to adjourn. Kevin seconded the motion. Motion passed with a unanimous vote.

Meeting was adjourned at 6:25 pm.

**Next Meeting:** April 13, 2024 at 5 pm at the Truro Public Library

Respectfully submitted,

Mara Glatzel, Secretary



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## Truro Rental Assistance Program (RAP)

January 1- March 31, 2024

### Marketing and Outreach:

- Updated RAP flyer created, included with this report
- RAP social media posts on Facebook and Instagram in February, including Truro Facebook groups
- Boosted Facebook post about RAP in March
- RAP Info shared in February & March client newsletters
- Flyers shared through Mass APPEAL on an on-going basis in customer bags
- Flyers distributed at Year Rounders' Festival in March
- Shared RAP information and flyers with Lower Cape Outreach Council advocates in January
- Flyer distributed to Truro Central school and Nauset district for their weekly email to families and to share with school staff
- "Inside Cape Cod," Lower Cape TV Program, interview with HPC CEO, highlighted the RA programs on the Outer Cape
- Cape Cod Chronicle article about RAP published on 3/21/24.

### Services:

- Ten households participated in the program this quarter; one participant will be ending the program in March due to accessing housing where no longer require assistance.
- Attached is household characteristics report with demographics.
  - Area Median Incomes for participants ranges from 30-60%:
    - 2 households at 30%
    - 3 households at 50%
    - 5 households at 60%
- Services this quarter included budgeting, goal setting, home ownership lottery, housing applications, employment counseling, SNAP assistance.
- Referrals to community partners for additional resources were made to Lower Cape Outreach pantry, Truro Community Kitchen, and SKIP.