

Truro Housing Authority Minutes: July 11, 2024 at 5:00 pm -- In-Person Meeting at Truro Public Library

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

I. Roll Call

II. Vote to Approve the Minutes of June 13, 2024

Mara corrected the record that the location was incorrect and would be amended to read that the meeting took place at the Truro Public Library.

Paul moved to approve the minutes as amended from June 13, 2024. Betty seconded the motion. Minutes were approved unanimously by a roll call vote.

III. Public Comment

Jack Reimer asks us to place the status of recording our meetings on the next agenda. Betty clarified that Select Board Chair Sue Areson is currently working on this.

Jack Reimer would also like the most updated SHI number for Truro to be put on the agenda for our next meeting.

IV. Truro Housing Authority Election

Kevin nominated Betty Gallo as THA chair. Mara seconded the nomination. Betty was voted in unanimously by a roll call vote.

Betty nominated Mara as THA vice chair/treasurer. Kevin seconded the nomination. Mara was voted in unanimously by a roll call vote.

Betty nominated Melissa as THA clerk. Mara seconded the nomination. Melissa was voted in unanimously by a roll call vote.

V. Discussion Around a Possible Truro Municipal Housing and Plan for Additional Research and Public Input on Such Trusts.

Mass Housing Partnership created a pamphlet about updating your Municipal Housing Trust. Thus, the Community Development Partnership (CDP) recommended we reach out to Shelly Gohring to come and speak to us about updating our housing trust. We could include the select board and interested public. She would like to do it virtually so it would need to be a hybrid meeting.

Michelle Jarusiewicz is interested in consulting with the THA about researching other municipal housing trusts on the Cape and creating a report.

Questions of interest:

- Gauging the “success” of other municipal housing trusts.
- What are the defining characteristics?
- Financial information about the Truro trust going back 3 - 5 years
- The Community Preservation Committee (CPC) would also like that information about CPC related funds once we have it

Next steps:

- Mara will reach out to Trudi Brazil about past trust profit/loss statement
- Betty will reach out to Darrin Tangeman/Town Hall about the potential for hiring Michelle
- Betty will reach out to Select Board chair Sue Areson about their desired participation and timeline
- THA to develop a well-defined scope of work for this research and report
- Potentially, Michelle to begin researching and write a report
- Schedule joint meeting with Select board for Shelly’s presentation
- Forum
- Recommendations [By Jan 2025]

VI. Discussion and Next Steps of Housing Authority's Possible Projects Moving Forward and Beginning the Implementation of the Strategies included in the Housing Production Plan.

1. THA has a goal to partner with the town to look at town owned land for the possibility of being available for affordable housing.

Next Steps:

- What’s available? (Jon Nahas)
- Is it buildable? Is there interest? (Select board)

2. Truro Motor Inn (THA to advocate for moving this project forward)

3. Lease to Locals program happening in Provincetown (presented by Melissa)

- Powered by Placemate
- Incentivize homeowners (20K) to lease to locals instead of short term rentals by bridging the gap
- Specifically attainable/workforce housing
- Jazzier version of the rental assistance program

- Public perception might be favorable
- Does this have to go to town meeting?
- Melissa to take on the next steps of bringing more information to THA

Next Steps:

- Go through housing strategies in Housing Production Plan and come up with top three and bottom three

VIII. Vote to Adjourn. Paul made a motion to adjourn. Betty seconded the motion. Motion to adjourn passed with a unanimous vote.

Meeting was adjourned at 6:19 pm.

Next Meeting: Tuesday, August at 6 pm at the Truro Public Library.

Respectfully submitted,

Mara Glatzel, Secretary

#	Housing Strategies	FY2023	FY2024	FY2025	FY2026	FY2027	Responsible Entity	Supporting Entities
1	Consider regulatory mechanisms to support the vision of the pending master plan for the Walsh property to create clustered mixed-income affordable year-round housing and mixed uses.	X	X	X	X	X	Planning Board/ Zoning Board of Appeals	Select Board Housing Authority
2	Secure funding to help support wastewater treatment, drinking water, and other utility needs to realize the community's vision for the Walsh property per the pending master plan.		X	X	X	X	Select Board	Town Manger
3	Based on the Walsh property master plan, issue RFP to select a developer to create a new mixed-income year-round housing and mixed-use community.		X				Select Board	Housing Authority Housing Coordinator
4	Implement the real estate transfer tax that Town Meeting adopted, if enabled through state legislation. Allocate revenue to the Truro Affordable Housing Trust to support local affordable housing initiatives.		X	X	X	X	Select Board	Principal Assessor
5	Consider adopting special legislation to allow property tax abatement to incentivize property owners to offer units as year-round rentals for low/moderate income households that meet nitrogen loading criteria.		X	X			Select Board/ Town Meeting	Housing Authority
6	Consider adopting best practices in coordinating and streamlining permitting processes to incentivize creation of year-round and affordable year-round housing for increased efficiency, providing nitrogen loading limits can be met.			X	X		Planning Board/ Building Department	Town Planner and Land Use Counsel
7	Study potential benefits to allow affordable single or duplex housing units on undersized lots with approved septic capacity approval.	X	X				Planning Board	Director of Planning and Land Use Counsel Housing Authority

8	Investigate and clarify policies that would allow for increased septic capacity for individual properties to make the construction of more ADUs feasible while protecting groundwater.	X	X				Board of Health Health Department Director	Housing Authority
#	Housing Strategies	FY2023	FY2024	FY2025	FY2026	FY2027	Responsible Entity	Supporting Entities
9	Amend Section 40.1 of Zoning bylaw to allow by-right duplex and conversion of single-family dwellings to add one apartment for year-round units and reduce requirement for one acre lots meeting septic requirements.	X	X				Planning Board	Town Planner and Land Use Counsel Housing Authority
10	Work with the Board of Health to investigate enhanced alternative and innovative individual or shared wastewater treatment systems to foster creation of housing in appropriate locations.	X	X				Board of Health Health Department Director	Housing Authority
11	Ensure successful development for the approved 40B comprehensive permit development of 39 mixed-income housing units at the Cloverleaf property.	X	X	X			Select Board	Housing Board Cloverleaf Oversight Working Group
12	Support the ongoing initiative to create affordable housing at the 181 Route 6 property.	X	X	X			Housing Authority Select Board	Community Preservation Committee Affordable Housing Trust
13	Create a grant program that supports rehabilitation needs to improve and legalize existing accessory apartment units for property owners who agree to rent year-round at affordable rent level to low/moderate income households for specific minimum term.				X	X	Housing Authority	Select Board
14	Work with the US National Park Service/Cape Cod National Seashore to consider property transfer of individual vacant homes to the Truro Housing Trust to convert to affordable housing units or seasonal housing for Town employees and to consider transfer of the North Truro Air Station for mixed-income affordable year-round housing including employee and seasonal workforce housing options.			X	X	X	Town Manager Select Board	Housing Authority Affordable Housing Trust

15	Acquire vacant and/or underutilized properties, cottage communities, and condominiums to create affordable year-round housing such as the condemned Truro Motor Inn and others private properties.	X	X	X	X	X	Affordable Housing Trust	Town Manager Housing Authority
16	Seek locations for co-living housing for the Town's seasonal employees or transitional housing for Town employees to live in while searching for a permanent home in Truro.	X	X				Select Board Town Manager	Housing Authority
17	Assess the feasibility of town-owned properties, such as the land between Sally's Way and the Library, and find the highest and best use, including affordable housing.	X	X				Housing Authority	Housing Coordinator
#	Housing Strategies	FY2023	FY2024	FY2025	FY2026	FY2027	Responsible Entity	Supporting Entities
18	Explore feasibility for an extension of Provincetown's sewer infrastructure to serve areas or specific sites in Truro and promote new year-round and affordable housing development in a variety of housing types.	X	X	X			Town Manager Select Board	Provincetown Water & Sewer Board (*Note 3 Truro representatives)
19	Encourage Universal Design for affordable housing and mixed-income housing developments on town-owned property or supported with town funds.	X	X	X	X	X	Housing Trust	Community Preservation Committee Commission on Disabilities
20	Work regionally to explore innovative housing strategies and programs and consider implementing pilot programs or initiatives.	X	X	X	X	X	Housing Authority	Housing Coordinator
21	Work with the CPC to promote a CPA target allocation policy to allocate 60 percent of CPA funds to the Housing Trust to support local initiatives to create year-round affordable housing.		X				Community Preservation Committee	Housing Board Affordable Housing Trust
22	Consider issuing municipal bonds and/or bonding CPA funds to provide additional funding to the Truro Affordable Housing Trust to fund local affordable housing initiatives that create year-round affordable housing.		X	X	X	X	Town Meeting	Town Manager Select Board Community Preservation Committee Affordable Housing Trust
23	Work with the Truro Conservation Commission to convert or create homes on conservation areas to create permanent year-round and/or affordable housing options.	X	X	X	X	X	Conservation Commission	Housing Board Affordable Housing Trust

24	Continue to collaborate with local housing agencies such as CDP, Habitat for Humanity, and Highland Affordable Housing in addition to exploring additional partnerships.	X	X	X	X	X	Housing Authority	Housing Coordinator
25	To enhance collaboration with other Town boards and CDP to broaden opportunities for allowing affordable housing conduct a bi-annual housing roundtable with all key local and regional entities supporting housing policy and initiatives in Truro.	X	X	X	X	X	Housing Authority	Housing Coordinator
26	Increase outreach to potentially eligible Truro residents and those with a connection to Truro to apply for affordable housing including at Cloverleaf and future housing opportunities.	X	X	X	X	X	Housing Coordinator, THA	Housing Authority Marketing and Communications Coordinator
27	Assess year-round and workforce housing needs.		X	X	X	X	Housing Coordinator	EDC, Chamber of Commerce