

Truro Housing Authority Meeting Minutes

Date: February 13th, 2025

Time: 5:03 PM

Location: Truro Town Hall, 24 Town Hall Road

1. Call to Order

Chair Betty Gallo called the meeting to order at 5:03 PM.

2. Roll Call

Present Members:

- Betty Gallo, Chair
- Mara Glatzel, Vice Chair
- Kevin Grunwald, Member
- Paul Wisotzky, Governor's Appointee
- Melissa Wheeler, Clerk

All members were present.

3. Public Comment

A letter from Steve Stahl was acknowledged by the Chair. The letter addressed a public concern relevant to the committee's activities and was briefly discussed.

4. Approval of Previous Minutes

The minutes from the January 13, 2025, meeting were reviewed and approved.

- **Motion to Approve:** Kevin Grunwald
- **Seconded by:** Paul Wisotzky
- **Vote:** Unanimously approved by all members.

5. Committee Discussion: Truro Municipal Affordable Housing Trust (MAHT) Membership

The committee engaged in an in-depth discussion regarding membership for the Truro MAHT. Key considerations included:

- Ensuring diverse and effective representation.
- Including a Select Board member (statutory requirement).
- Considering representatives from various Town Boards.
- Exploring participation by:
 - Town voters or part-time residents with housing interests.
 - Individuals with relevant skills (education or employment)
 - Persons with lived experience of housing insecurity.

6. Discussion: Powers of Truro MAHT

The committee reviewed powers granted to municipal affordable housing trusts (M.G.L. c.4, §55C) and Mass. Housing Partnership's guidelines:

- Acceptance of gifts for trust purposes.
- Property management to support housing initiatives.
- Hiring expert consultants.
- Financial flexibility (borrowing or mortgaging assets).
- Property improvements and robust fund management.

7. Clover Leaf Development Update

The meeting scheduled for March 25, 2025, has been postponed. A new date will be announced.

8. Zoning Task Force Update

The committee discussed the Walsh Overlay District proposal:

- Proposed Zones:
 - Zone A: Medium-density housing.
 - Recreational District: Community green spaces.
 - Low-density housing for balanced development.
 - Exclusion of Truro Motor property from this stage.
- Public Engagement Strategies:

- Create an explanatory video for the Town website.
- Develop mechanisms for public feedback.
- Conduct press outreach to involve the community.

A public meeting is scheduled for February 26, 2025, at 5:00 PM.

9. Habitat for Humanity Property Status

The committee revisited the reverted Habitat for Humanity property:

- **Background:** The property was not developed within the required four-year period.
- **Action Items:**
 - Betty Gallo to review the deed for March's meeting.
 - Tax implications are under review.
 - Consider conducting a real estate assessment for future use.

10. Future Vision: Municipal Housing Trust and Seasonal Communities

Mara Glatzel presented a draft for the Future Municipal Housing Trust:

- **Goals:**
 - Consolidate Affordable Housing Trust Fund (AHTF) and Seasonal Communities Designation Trust.
 - Broaden funding mechanisms and enhance operational efficiency.

Adjournment

The meeting concluded. **Next Meeting:** March 2025 (exact date to be confirmed).

Truro Housing Authority Minutes: Thursday, March 20, 2025 at 5:00 pm -- In-Person Meeting at Truro Town Hall

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

I. Roll Call

II. Public Comment

- Paul's appointment as the governor's appointee is up on June 15 and he is reapplying
- Betty Gallo is running again for her spot on THA

III. Vote to Adopt the Minutes of Truro Housing Authority's Meeting on February 13th, 2025. We will approve these minutes at the next meeting.

IV. Committee discussion about recommendations for a Truro Municipal Affordable Housing Trust and possible vote on recommendations (see attached proposed recommendations)

ESTABLISHMENT:

At the 2022 ATM, An Article Passed Adopting MGL c.44 Sec.55C, Establishment of a Municipal Affordable Housing Trust Fund (MAHT). The Select Board in 2024 authorized the Housing Authority to do a study of MAHTs and make recommendations for establishment of a Truro Municipal Affordable Housing Trust.

MEMBERSHIP:

Number of members: 5 voting members, town manager or designee, and 2 alternates.

Alternates may participate in debate, they may vote when a member is absent, and they will not automatically become a member when there is an opening.

Members' Terms: MGL c. 44 Sec.55 states that terms shall be two years. It would take a home rule act to change these terms.

Trust make up:

- Town manager or designee as a non-voting member
- Select board member (as mandated by the statute)
- Housing authority member as recommended by THA and appointed by Select Board
- All appointees (except for town manager or designee must be full-time residents except the Select Board may appoint one part-time resident.

Select Board should consider the appointment of people with certain skills, education and employment such as a developer (people who develop affordable housing, in particular), someone with a financial services background, a realtor or an attorney with expertise with land use or real estate law, etc.

We strongly recommend there be a preference for members at large who either rent or own affordable housing in Truro or have experienced housing insecurity.

All members share demonstrated commitment to the development and advocacy for affordable housing.

POWERS:

We concur with the vote at town meeting which accepted the powers outlined in the statute.

We encourage the future Trust to work with a consultant or expert assistance to come up with a mission and vision statement, policies and procedures, and review the powers to ensure that they fit with Truro culture and best practices.

ESTABLISHMENT OF THE TRUST + FUNDING:

Complete a Declaration of Trust.

Transfer all AMI Restricted Funds in the existing Affordable Housing Account into the MAHT and all new AMI Restricted Funds related to housing should go to MAHT including the funding for programs such as rental assistance, down payment assistance, maintenance and monitoring of affordable housing, preservation of deed-restricted housing, etc.

All future funds designated for AMI Restricted Housing and other projects or programs related to affordable housing should be directed into the MAHT.

The existing Affordable Housing Account should continue to function and to receive and distribute funding for non-AMI restricted projects, until the establishment of a Truro Seasonal Communities Trust Fund or another Trust Fund is established to fund non-AMI restricted projects.

We recommend that there is adequate staff support with the work of the MAHT.

Training and continuing education is made available to the Municipal Affordable Housing Trust and taken advantage of by its members.

TRANSPARENCY:

The trust will comply with all reporting requirements. Semi-annual report of activities, funds received, funds expended shall be available to the Select Board and the public on Town website and in print at town hall.

The MAHT shall create a complete accounting of the use of CPC funds and to assure that CPC has the information they need to complete on a timely basis the mandated reporting to the State of Massachusetts.

All discussions, documents, etc. shall be public except those that are related to the negotiations around acquisition of property, etc.

All policies related to the operation of the MAHT shall be public and be available on the MAHT's Truro website.

Kevin Grunwald made a motion to approve the draft of the recommendations that will be presented at the forum. Seconded by Paul Wisotzky. The motion passed by a unanimous roll call vote.

V. Discussion of Public Forum on April 2nd on Recommendations for a Municipal Housing Trust including outreach.

- Forum is April 2nd at 5 pm Town Hall and it is HYBRID
- We will ask Melissa to create a graphic to advertise the forum
- Mara will share the graphic in Truro fb groups
- Everyone will reach out to personal contacts to try to spread the word

VI. Update on Zoning Task Force.

- ZTF has submitted a recommended article to the Select Board for an overlay district for the Walsh property
- Over the next couple of months, the members of the ZTF will continue engaging in public outreach to gather support for the article in anticipation of Town Meeting

VII. Report on Rental Assistance Program.

- Betty presented the October to December Rental Assistance report
- Program is doing really well related to other towns, even though our numbers are small
- Katie and Betty met with HPC and talked about increasing outreach at COA and library
- Up to 100% AMI, resident of Truro or employed with the Town, have a child in school at TCS, unless their town also has a program
- Get up to \$600/month depending on income and housing costs, and you can remain in the program for up to 3 years

VIII. Town Meeting: Possible Vote on THA Endorsement of Warrant Articles and Discussion of Advocacy Efforts for Endorsed Items.

Mara Glatzel made a motion that we endorse both the Acceptance of M.G.L. Chapter 238 Section 32(b) Seasonal Community Designation warrant article and the Zoning By-Law Amendment-Walsh Overlay District article for Town Meeting. Kevin Grunwald seconded the motion. Motion passed by unanimous roll call vote.

IX. Vote to Adjourn. Kevin Grunwald made a motion to adjourn. Betty Gallo seconded. Motion passed by unanimous roll call vote.

Meeting adjourned at 6:48 pm.

Next Meeting: Public Forum on MAHT Recommendations - April 2, 2025, 5 - 7 pm at Town Hall

Respectfully submitted,

Mara Glatzel, Vice Chair