

## **Truro Housing Authority Meeting Minutes**

**Date:** Thursday, April 10, 2025

**Time:** 5:00 PM

**Location:** Truro Town Hall, 24 Town Hall Rd.

**Recording:** This meeting will be recorded and available on the town website.

### **1. Call to Order**

The meeting was called to order at 5:03 PM.

### **2. Roll Call**

All members were present:

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

### **3. Public Input on Proposed Recommendations for the Municipal Affordable Housing Trust (MAHT)**

No public attendees were present to provide comment.

### **4. Public Comment**

Betty Gallo, a registered voter and Truro resident, addressed the meeting regarding misinformation published in the Truro News about the MAHT. She had written a response letter, which the paper declined to publish, suggesting she contact the original author instead. Betty's response statement is attached to these minutes.

### **5. Approval of Previous Meeting Minutes**

- **February 13, 2025:** Corrections noted – 10. on the agenda should read "Report on a Conversation with Julian Cyr's office about their future vision for the Trusts which included consolidation of the Trusts and broaden funding mechanisms and enhance operational efficiency and "Cloverleaf" should be one word. Motion to approve with correction by Paul Wisotzky, seconded by Kevin Grunwald. All in favor.
- **March 20, 2025:** Motion to approve by Paul Wisotzky, seconded by Mara Glatzel. All in favor.

## **6. Committee Discussion on Recommendations to the Select Board for a Truro Municipal Affordable Housing Trust**

The Committee discussed the changes to the draft proposed at the March 20th meeting and made additional changes to the draft primarily around explanation of the powers. That discussion focused on which of the powers would require a vote by Town Meeting. A question was raised about whether a town meeting vote was necessary, in order, for the MAFT to purchase property with funds that was already in the Trust. The THA will ask the Town to provide clarification. There was some discussion including suggestions for other smaller items that should be added to an updated draft and the addition of flow charts.

## **7. Update on Zoning Task Force**

Emphasis on water concerns and the concept of creating a community under flexible zoning rather than under 40B, which is developer-controlled. The task force is moving forward with an article for the town meeting, which has significant support but also notable pushback. Concerns were raised about the water protection district and nitrogen load issues between Truro and Provincetown. The vote will require a simple majority.

## **8. Future Meeting Dates**

The next meeting is scheduled for May 8th, from 5:00 PM to 7:00 PM.

Discussion of additional meeting dates took place.

## **9. Advocacy Efforts Around Town Meeting Articles**

- **Acceptance of M.G.L. Chapter 238 Section 32(b) Seasonal Community Designation:** Betty Gallo will prepare a fact sheet for the town meeting. The focus will be on affordable and attainable housing, defining "attainable," and the priority for one-stop grants when designated as a seasonal community.
- The transfer tax was also discussed.
- **Tiny Home vs. ADU:** Definitions and differences were discussed.

## **Adjournment**

Motion to adjourn by Mara Glatzel, seconded by Kevin Grunwald. All approved. The meeting adjourned at 6:36 PM.

**Truro Housing Authority Draft Recommendations for  
Municipal Affordable Housing Trust  
Draft Adopted at April 10<sup>th</sup>, 2025 THA Meeting**

Changes Made at the April 10<sup>th</sup> Meeting are Underlined and in Italics  
The Changes from the March 20<sup>th</sup> Meeting are Just Underlined

**Background:**

At the 2022 ATM, Town Meeting voted to adopt MGL c.44 Sec.55C that allows the town to establish a Municipal Affordable Housing Trust Fund (MAHT). Voters approved adopting all the powers for a MAHT as specified in the statute. The article included the entire language of the statute and listed all the powers. The motion that passed was to accept the statute “as printed below”. Voters approved adopting all the powers for a MAHT as specified in the statute.

In April of 2024, the Select Board authorized the Housing Authority to do a study of MAHTs and make recommendations for establishment of a Truro Municipal Affordable Housing Trust. (Those Draft Recommendations are below.)

**Process:**

The Truro Housing Authority (THA) hired a consultant to do a study of all the Outer Cape Towns’ Affordable Housing Trusts. The consultant, Michele Jarusiewicz, submitted that report in February 2025. (That report is available on the Truro Housing Authority website.)

The THA also invited Shelly Goehring, Mass. Housing Partnership (MHP) to outline how MAHTs operated and best practices and to attend a question-and-answer session with THA members and the public. Shelly is MHP’s expert on Municipal Affordable Housing Trusts, she has published several Guides to Creating Municipal Affordable Housing Trusts and has served as an advisor for a number of Massachusetts communities on the issue. On September 19, 2024, Shelly gave a presentation about Municipal Housing Trusts and took questions from the audience

On January 29<sup>th</sup>, THA held a listening session for the public to talk about their suggestions related to the structure of a MAHT in Truro.

A public forum was held on April 2<sup>nd</sup> on the committee’s draft recommendations. (We have included information in these recommendations in response to concerns raised at the forum)

## DRAFT RECOMMENDATIONS

### **Membership:**

Number of members: 5 voting members, town manager or designee (non-voting), and 2 alternates.

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

Members' Terms: MGL c. 44 Sec.55 states that terms shall be two years. While staggered terms are preferred, the statute requires two-year term, and it would take a home rule act to change to change these terms.

### **Trust Composition:**

The MAHT statute requires all members of the MAHT must be appointed by the Select Board.

- Town Manager or designee as a non-voting member
- A Select Board member (as mandated by the statute)
- A 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)

The 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.

The Select Board should consider the appointment of at least one member to the Trust who either rents or owns affordable housing in Truro or has experienced housing insecurity.

All members should have a 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 and are list below:

The power of Town Meeting remains the same with MAHT as it relates to funding and other financial matters such as borrowing. (We amended this provision by removing the words “acquiring property”), MAHT, like the current Trust Fund, can acquire property, can make improvements to town owned property, fund programs such as rental assistance, maintenance assistance, etc. with funds that are in the MAHT. This is also true for the current Trust Fund. The current Affordable Housing Trust *has received* its funding from CPC funds (AMI-restricted), and these non-AMI restricted funds-Free Cash, Donations, Interest, and Affordable Housing Stabilization Funds. All of these funds, except for donations and interest, require a vote by Town Meeting to be transferred to the current Affordable Housing Trust. **The transfer of these funds to the MAHT would continue to require a vote by Town Meeting.** There are also state laws and by-laws that govern the borrowing of money (We amended this section by removing the words, “purchase of property”) by the Town which includes a requirement for a Town Meeting vote.

The Select Board must be consulted if any gift, grant, purchase, or other action would significantly impact the Town’s budget or Town employees’ workload.

#### **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.

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 be adequate staff support to help with the work of the MAHT.

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

We encourage the Select Board, working with the MAHT, consultants and/or experts, to review all the powers to make sure they align with Truro Bylaws, Town Charter, Select Board Policies and the Town’s administrative and financial policies, practices and procedures. We recommend

as part of the establishment process to come up with a mission and vision statement as well as policies and procedures for the MAHT. It will be important for the Select Board and the MAHT to balance the need for the MAHT to fulfill its purpose which includes having the capacity to be nimble, fast acting and to not be overly restrained by unnecessary limitations with genuine concerns regarding financial controls and practices.

**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 the 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 meetings of the MAHT shall be hybrid to maximize participation and transparency.

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