

Truro Housing Authority Hybrid Meeting Minutes

Date: Thursday, September 12, 2024 **Time:** 4:00 PM **Location:** 24 Town Hall Road, Truro, MA and via Zoom **Zoom Meeting ID:** 825 5658 3825 **Zoom Dial-in:** +1 646 931 3860 US

Committee Members Present:

- Betty Gallo, Chair
- Mara Glatzel, Vice Chair
- Melissa Wheeler, Secretary
- Paul Wisotzky, Member
- Kevin Grunwald, Member

I. Roll Call

The meeting was called to order at 4:00 PM. Roll call was conducted, and all members were present.

II. Approval of Minutes

The minutes of the July 11, 2024, meeting were reviewed. **Motion:** Kevin moved to approve the minutes. **Second:** Mara seconded the motion. **Vote:** The motion passed unanimously.

III. Public Comment

Jack Reimer requested that Truro's most updated SHI number be added to the agenda for the next meeting, as previously requested at the July 11 meeting.

IV. Discussion and Determination of Process and Timing for Municipal Housing Trust

Betty reviewed the steps toward the composition and duties of a municipal housing trust. Mara and Betty met with Michelle Jarusiewicz to discuss modernizing the housing trust and engaging with Michelle on best practices for the outer cape and Truro.

Key Points:

- Research and public presentation are essential.
- Michelle is capable of conducting the research and creating the report quickly due to her experience.

Motion: Betty motioned to adopt the framework as follows:

- Mara will reach out to Trudi Brazil for past trust profit/loss statements.
- Betty will contact Darrin Tangeman/Town Hall about hiring Michelle.
- Betty will reach out to Select Board Chair Sue Areson regarding their participation and timeline.
- THA will develop a well-defined scope of work for the research and report.
- Potentially, Michelle will begin researching and writing a report.
- Schedule a joint meeting with the Select Board for Michelle's presentation.
- Forum and recommendations by January 2025.

Second: Mara seconded the motion.

Vote: The motion passed unanimously by roll call vote.

Michael Forgione asked for clarification about who would make the final decision about the make-up of the affordable housing trust. Mara explained that THA's goal is to submit a well-researched recommendation to the Select Board. The Select Board will make the final decision about trust make-up and powers.

V. Report on the Status of the Cloverleaf Project

Paul Wisotzky reported an unexpected funding gap due to the loss of resources from Cape Light Compact. Efforts are ongoing to close the gap, with construction anticipated to start in the first quarter of 2025 and completion expected within 18-24 months.

Motion: Mara moved that the Truro Housing Authority actively work with the Select Board, Town staff, project developers, and others to ensure the financial package for the Cloverleaf affordable housing project closes by December 31, 2024. **Second:** Mara seconded the motion. **Vote:** The motion passed unanimously by roll call vote.

VI. Update on 181 Route 6

Betty and Mara met with HHCC to discuss the property's feasibility. Due to high costs per unit, HHCC decided to look for another property and return the land to THA. The agreement with HHCC has expired, and THA will proceed with legal actions to end the project and release HHCC from obligations.

Discussion Points:

- Options for the disposal of the property.
- Restrictions regarding affordability.
- Potential interest from other parties in building affordable units.

VII. Vote to Adjourn

Motion: Mara moved to adjourn the meeting. **Second:** Melissa seconded the motion.

Vote: The motion passed unanimously.

The meeting was adjourned at 4:45.

Next Meeting: Thursday, October 10th at 5 pm at the Truro Public Library.

Respectfully submitted, Melissa Wheeler, Secretary