

## **Truro Housing Authority Meeting Minutes**

**Date:** Wednesday, December 11, 2024<sup>[L][SEP]</sup> **Time:** 5:00 PM<sup>[L][SEP]</sup> **Location:** 24 Town Hall Road,  
Truro, MA <sup>[L][SEP]</sup> **Recording:** This meeting was not recorded

### **Committee Members Present:**

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

### **I. Roll Call**

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

### **II. Public Comment**

There was no public comment.

### **III. Approval of Minutes**

The minutes of the October 12, 2024, and November 21, 2024, meetings were reviewed.<sup>[L][SEP]</sup> Approval of Minutes

October 12, 2024 Minutes

Motion: Kevin moved to approve the minutes.

Second: Mara seconded the motion.

Vote: The motion passed unanimously.

November 21, 2024 Minutes

Motion: Kevin moved to approve the minutes.

Second: Mara seconded the motion.

Vote: The motion passed unanimously.

### **IV. Treasurer's Report**

Current Balance: \$15,256.87

- A donation of \$8,000 was received from the thrift store in Wellfleet. A thank-you note will be sent.

- There was a discussion about spending some of the funds on promotional materials.

## **V. Monitoring Affordable Houses**

- The Truro Housing Authority monitors six affordable houses as listed on the deed.
- The annual letter explaining terms, obligations, and worth is drafted to be sent in January.

## **VI. Update on Cloverleaf**

- The anticipated closing date is December 20, 2024.
- The community should look forward to press releases.

## **VII. Schedule Approval for Listening and Work Sessions**

- Motion: Mara moved to approve the schedule.
- Second: Melissa Wheeler seconded the motion.
- Vote: The motion passed unanimously.

## **VIII. Update on Research Around the TMAHT**

- Michelle is currently interviewing three candidates.

## **IX. Discussion of Upcoming THA Meeting Dates**

## **X. Adjournment**

- Motion: Melissa moved to adjourn the meeting.
- Second: Mara seconded the motion.
- Vote: The motion passed unanimously.

Respectfully submitted,<sup>[1]</sup><sub>SEP</sub> Melissa Wheeler, Secretary

## DRAFT

### 181 Route 6 Memo

Town Meeting in 2013 approved \$180,000 of CPC funds for the purchase of land “To Build Affordable Housing For Sale To An Eligible Family”. There was an additional \$45,000 allocated from the Truro Affordable Housing Trust in 2014. For a total of \$225,000

Habitat for Humanity of Cape Cod purchased the land at 181 Route 6 from Timothy McNulty on December 19, 2014, for \$219,375. The remaining \$5,625 was probably used for costs associated with the closing or other reasonable expense. On the same date, Habitat gave a mortgage to the Truro Housing Authority on the property for \$180,000 with the requirement that if building permits for three affordable units was not obtained by Habitat within for four years of the recording date the “full title of the premises shall vest in the Housing Authority on the Potential Vesting Date.”

Habitat developed a proposal to build 3 houses for affordable family at 181 Route 6 which was approved by the Town of Truro. That approval was challenged in court. The Town of Truro lost that the case. The Town appealed the loss but the Court upheld their decision.

Truro Housing Authority hired Horsley Witten Group to do an “Engineering Review of the Proposed Affordable Housing Neighborhood ” at 181 Route 6, based on the design plans prepared by J.M. O’Reilly & Associates dated April 21, 2014. They presented the review in November 2021.

Habitat presented a revised plan for the site using the information in the Horsley Witten Group report. They held a hearing on the proposal for abutters. Habitat then did a comprehensive cost estimate for building three Habitat Homes on the site. Their Board determined that the per unit cost was not within their guidelines.

#### Next Steps:

There are a number of things that need to be taken into consideration as the THA determines its next steps. There are some procedure measures that must be taken in order for the full title of 181 Route 6 to vest with the Truro Housing Authority. We have an opinion from the Town Attorney on what those steps are, we are waiting

for Habitat to hear back from their Attorney. It is very likely if the Housing Authority decided not to build affordable housing on the site or sell or give it to someone without an affordable housing rider that at least \$180,000 will need to be returned to the CPC.

A number of people have put forward ideas about what we should do with the site.

Those ideas include:

- Hire someone to build at least one affordable house on the site.
- To do nothing with the site except any maintenance that needs to be done.
- Sell the site to a developer with an affordable housing rider.
- Sell the site without such a rider. (we would need be grant permission to remove the rider-perhaps from the State of Massachusetts)
- Donate the site to the Conservation Trust or swap land with the Trust. (Discussions with experts seem to indicate there are not any special conservation reasons for this land to be purchased by the Trust.
- Give the land to a family who meets the affordable housing guidelines so they could build their own home.
- Others?

DATES FOR TRURO HOUSING AUTHORITY MEETINGS, WORK  
SESSIONS AND HEARINGS

Jan . Reg Meeting -- Mon, Jan 13 from 5 - 6:30 pm [Select Board Chambers]

Work Session -- Wed, January 22 from 1 - 3 pm [Truro Library]

Housing Trust Listening Session -- Wed, Jan 29 from 5 -7 pm [Select Board Chambers]

Feb. Reg meeting -- Thurs, Feb 13 from 5 - 6:30 pm [Select Board Chambers]

Housing Trust Public Forum -- Thursday, Feb 27th from 5 - 7 pm [Select Board Chambers]

Work Session -- Mon, March 3 1 - 3 pm [Select Board Chambers]