



TOWN OF TRURO
Truro Housing Authority
P.O. Box 2030, Truro, MA
02666-2030

TRURO HOUSING AUTHORITY MINUTES
February 8, 2018 Truro Town Hall 4:15 PM

THA Members Present: Carl Brotman, Kevin Grunwald, Mary Rose, Susan Todd
THA Member Absent: Mark Wisotzky

Others Present: Rae Ann Palmer, Town Manager, Leedara Zola, Housing Consultant,
Cally Harper, Town Planner

1. **Approval of Minutes.** The minutes of the previous THA meeting on December 14, 2017 were approved. Moved by Mary Rose, second by Kevin Grunwald. Unanimous.
2. **Discussion of the Housing Program for Cloverleaf Property.** Leedara Zola presented materials to begin the preliminary discussion of all the variables that go into an affordable housing neighborhood program. For the Cloverleaf project, the income qualification levels to be served will include a minimum of 25% of the housing for people at or below 80% of AMI (Area Median Income: see attached document for details). THA agreed that the housing should be rental units, as rental is documented as a critical need. **The committee held a lively discussion of the variables** for affordable community housing. These included: the scale of the project (number of units and the density of the housing), the current demand for number of bedrooms per unit needed (Leedara Zola will do some research of area demand), the style of the housing and the desire for the housing to fit the character of Truro in the design, the need for accessibility units, the specifics of the topography of the Cloverleaf land, parking, landscaping and infrastructure issues, and the ultimate financing of the project. The THA will look at other projects, meet with the engineer in two weeks, plan to look at different styles of

architecture, and walk the Cloverleaf property as a group. Eventually the THA will meet with the Board of Selectman to present this process and recommendations.

3. **Housing Production Plan Status.** The HPP will be presented to the Planning Board on Wednesday February 21 at 5 PM. Carl Brotman and Leedara Zola will present the plan and THA members are encouraged to attend and participate.
4. **CPC Grant Application Update.** The THA received \$50,000 of the \$85,000 requested.

The next THA meeting will be held on Wednesday February 21 at 4 PM with the engineer for the Cloverleaf project.

The meeting was adjourned at 5:40 PM

Respectfully Submitted,



Susan Todd, Secretary

