



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

TRURO HOUSING AUTHORITY MINUTES

May 18, 2018 Truro Town Hall 5 PM

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

Others Present: Leedara Zola, Housing Consultant, Paul Wisotzky, Select Board

Approval of Minutes

The minutes of the previous meeting on March 29, 2018 were approved. Moved: Mark Wisotzky. Second: Mary Rose

Housing Production Plan (HPP)

The HPP developed by the THA has been approved by the Department of Housing and Community Development (DHCD).

Discussion of the Apartment Housing Program for the Cloverleaf Property

After previous discussions with an engineer and an architect, the committee held a one hour and a half spirited exchange focused on ideas and potential guidelines for the parameters of the Cloverleaf housing apartment development. Leedara Zola prepared background documents based on Truro statistics for review in order to consider the number of apartment units, the size of the units and the levels of affordability most useful to Truro as well as possible on the Cloverleaf land. The group reached a consensus on the following guidelines. These ideas will be presented to the Select Board on May 22 for further discussion.

Housing Program/Unit Mix: THA recommendation for Cloverleaf

Total Units: 30-40

Unit Sizes: 50% at 1 bdrm
40-45% at 2 bdrm
5%-10% at 3 bdrm

Affordability: 50% of units affordable to households at/below 80% AMI
30% of units affordable to households at/below 120% AMI
20% of units affordable at market rates

Possible Scenarios – Unit Mix/Unit Sizes:

	1bdrm	2bdrm	3bdrm
at 30 Units	15	13	2
at 40 Units	20	17	3

Possible Scenarios – Unit Mix/Affordability:

	80% AMI	120% AMI	Mkt Rate
at 30 Units	15	9	6
at 40 Units	20	12	8

In addition to the unit mix ideas, the committee discussed the importance of having this community apartment housing look and feel like Truro. The approach to

site planning and architectural focus will be critical. The committee also discussed a larger structure that could have a common room, which might be appealing to seniors.

The THA meeting was adjourned at 6:30 PM.

The next THA meeting will be held with the Select Board on May 22 at 5 PM

Respectfully Submitted

A handwritten signature in cursive script that reads "Susan Todd".

Susan Todd

