



TRURO'S HOUSING PRODUCTION PLAN

Truro Housing Authority &
Highland
Affordable Housing

WHAT IS A HOUSING PRODUCTION PLAN?

HPP, as defined in 760 CMR 56.03(4) is a

- ❖ Proactive strategy for planning and developing affordable housing
- ❖ Identifies housing needs of a community
- ❖ Details actions to develop housing

WHAT IS A HOUSING PRODUCTION PLAN?

A Housing Production Plan is

- ❖ Adopted by Board of Selectmen
- ❖ Adopted by Planning Board
- ❖ Reviewed and approved by DHCD
(Dept of Housing & Community Development)

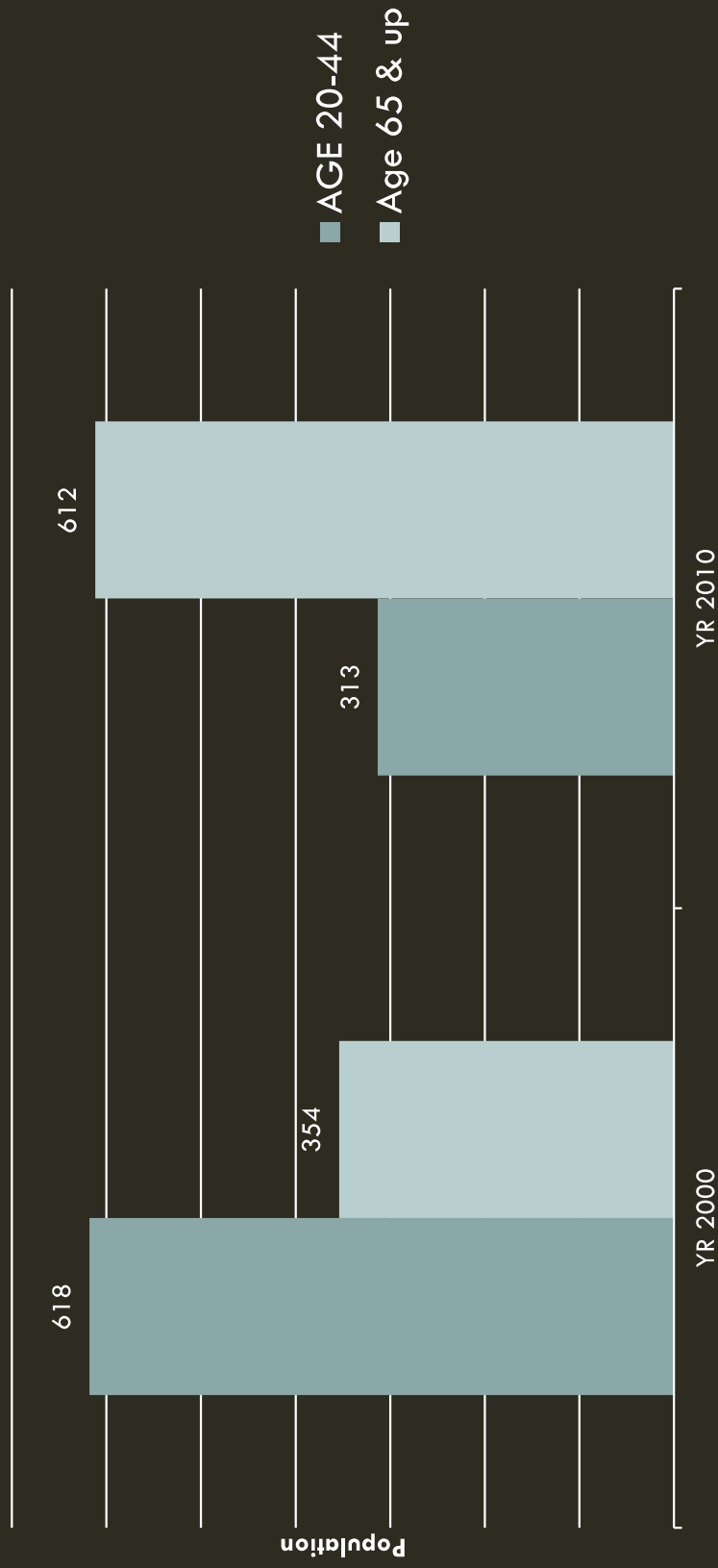
WHY?

- ❖ A Housing Production Plan is a blue print for action
- ❖ Assists the Town in promoting affordable housing
- ❖ Creates avenue for local control over housing development

The data shows Truro needs action

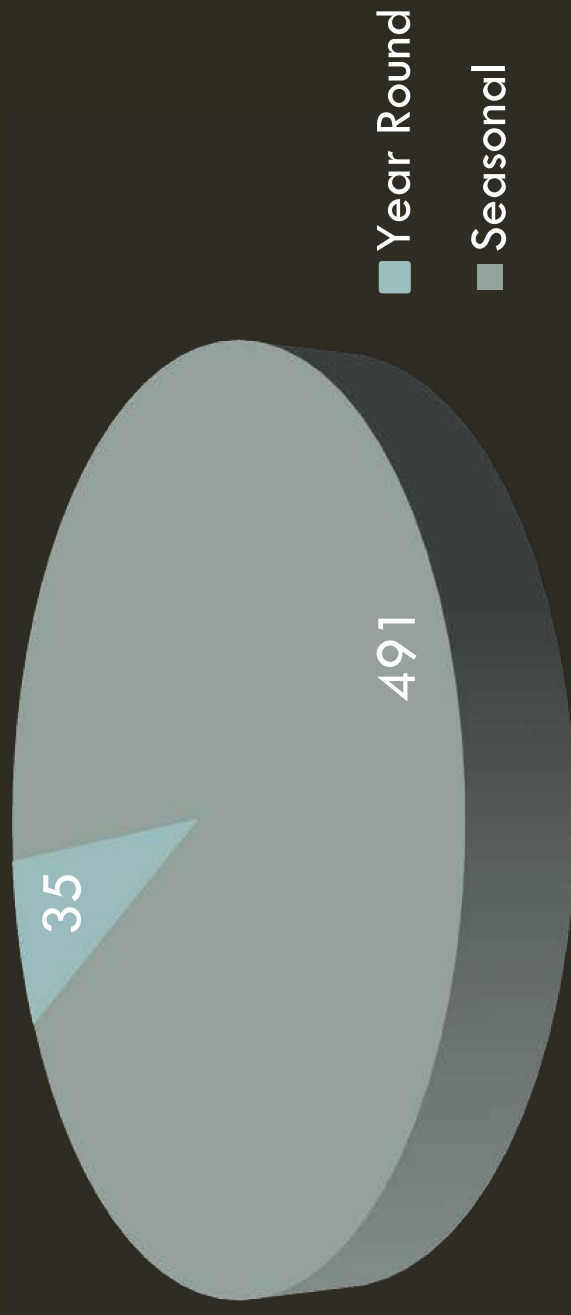
TRURO IS GETTING OLDER

Truro Population Trends 2000-2010
U.S Census Data



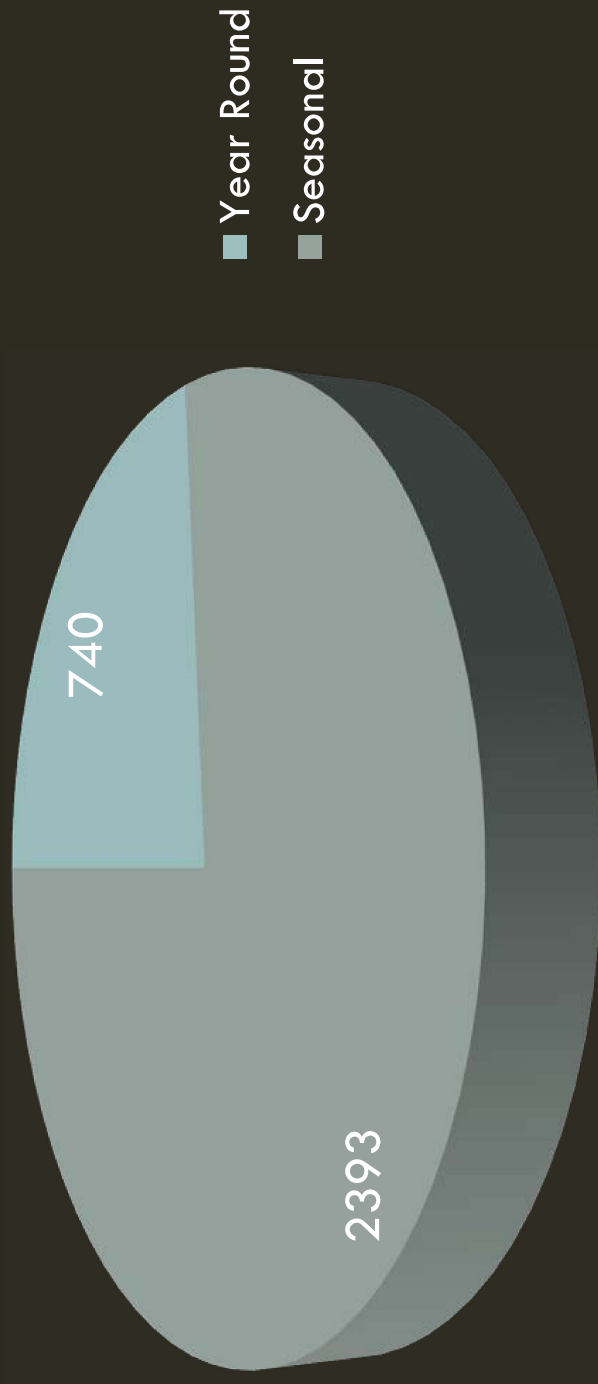
TRURO'S SEASONAL HOMES

New Home Construction 2000-2010



YEAR-ROUND HOMES

Current Housing in Truro – Only 1/4 are Year-Round



PROJECTED TRENDS

Since the 2010 Census, the population trends have continued. By 2020, in just three more years

- ❖ More homeowners will have retired
- ❖ More seniors selling their homes to seasonal users
- ❖ More young people will have moved away

SO WHAT IS IN AN HPP?

- ❖ Comprehensive Housing Needs Assessment
- ❖ Affordable Housing Goals
- ❖ Implementation Strategies

[AND WHAT IS AFFORDABLE?]

- ❖ Affordable Price (rental or purchase)
- ❖ Income Eligible (tenants or buyers)
- ❖ Deed Restricted
- ❖ Affirmative Fair Housing Marketing
- ❖ Meets program requirements

AFFORDABILITY EXAMPLES

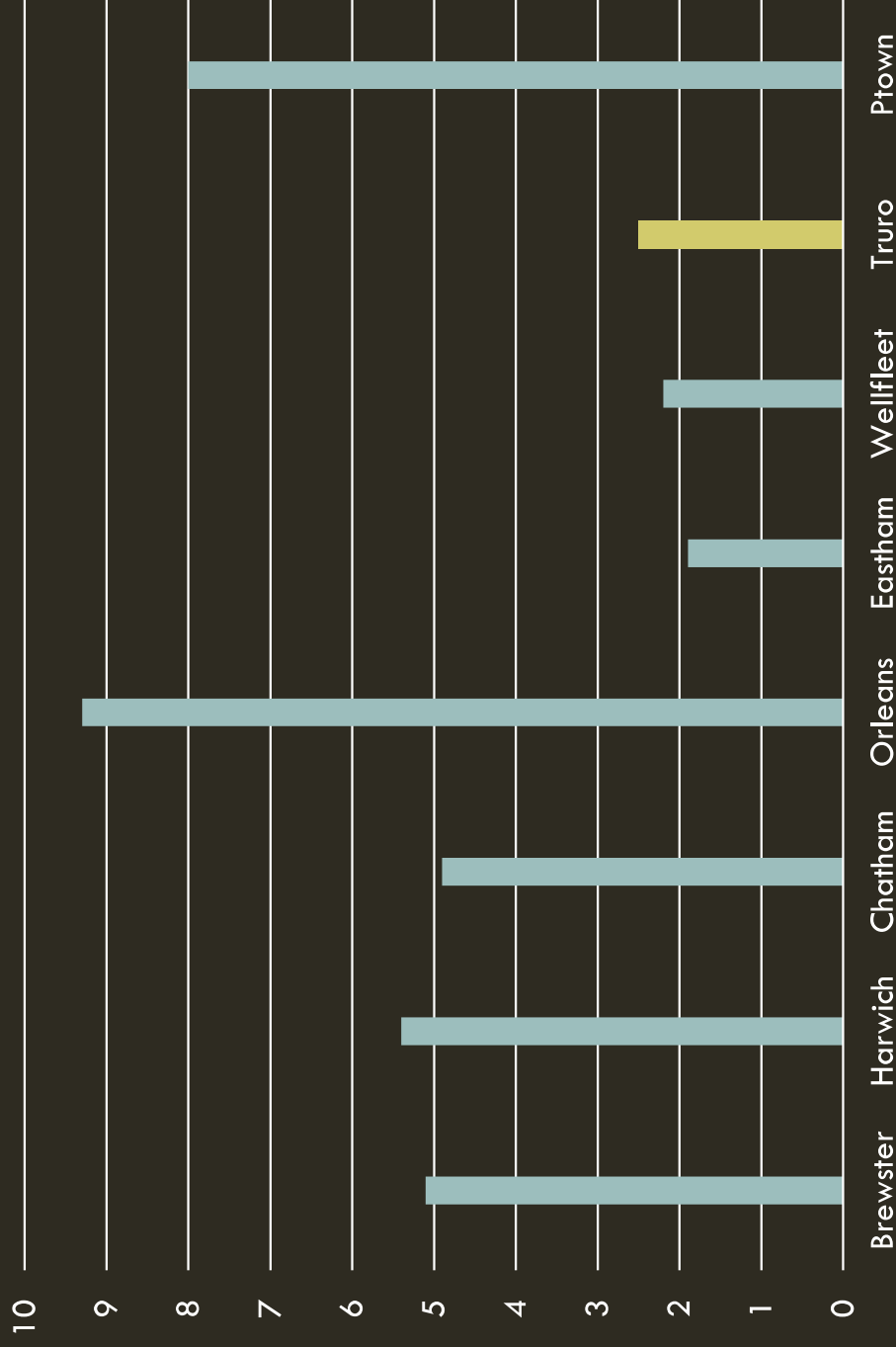
- ❖ Based on Area Median Income
Truro, family of four, 80% AMI = \$68,000
Truro, family of four, 50% AMI = \$45,100
- ❖ 2 bedroom rental, affordable to family earning at or below 50% AMI
= \$1,015 per month
- ❖ 2 bedroom home, affordable to a family earning at or below 80% AMI
= \$205,500

DHCD SUBSIDIZED HOUSING INVENTORY (SHI)

Current DHCD Truro (2010 Census)
Subsidized Housing Inventory

- ❖ 1,090 year round housing units
- ❖ Affordable Goal is 10% (109 units)
- ❖ Currently on SHI – 27 units (2.5%)

DHCD SUBSIDIZED HOUSING INVENTORY (SHI) - %



HOUSING PRODUCTION PLAN

HPP looks to measured progress over the next 5 years. There are two levels of Planned Production goals

- ❖ 0.5% , which is 5 units per year
- ❖ 1.0%, which is 11 units per year

ACTIONS

- ❖ Capacity
- ❖ Collaboration
- ❖ Planning
- ❖ Outreach/Education
- ❖ Funding



PRODUCTION !!!

CAPACITY

Focus on **THA** - Build off past successes, position group to be able to effectively moving forward

COLLABORATION

Focus on **other groups** that can help – work to create positive relationships so Truro is not just ready when opportunities arise, but is working collaboratively to create community housing opportunities

PLANNING

Focus on researching, exploring options and creating tools that can **lead to production** – look for Truro scale and Truro style solutions that will be accepted and welcomed by the community

OUTREACH/EDUCATION

Emphasize **communication** – help make housing a
community conversation

FUNDING

Affordable housing creation takes **\$\$\$\$\$\$ (and more \$\$\$\$\$\$)** – Truro needs to seek out all funding avenues

PRODUCTION and PRESERVATION

- ❖ Housing on Town Owned Land
- ❖ Non profits/Scattered Site
- ❖ Preserve Existing Affordability (re-sales)
- ❖ Continue with CDBG
- ❖ Units via Zoning Provisions/Local Incentives