



Cloverleaf

22 Highland Road, Truro MA

Select Board Meeting
January 13, 2026



Community
Housing
Resource
Inc

Preserving Community Through Affordable Housing

THE **C**OMMUNITY
BUILDERS



Community
Housing
Resource
Inc

Preserving Community Through Affordable Housing



CHR's mission:

To provide affordable housing opportunities for year-round residents of the Outer Cape.



TCB's mission:

To build and sustain strong communities where all people can thrive.

Cloverleaf Program

Income Tiers	# of Units
30% AMI	6
60% AMI	29
100% AMI	4
Market Rate	4
Total Units	43
Total Bedrooms	68
Total Buildings	10



Project Update



Each building is in different stages of construction:

- Framing
- Mechanical, Electrical, and Plumbing (MEP) rough-in
- Window installation
- Weather tightness
- Siding installation

Construction is currently **43%** complete, which aligns closely with project expenditure at 42%.

Challenges

1. **Water Pressure:**

- Current water pressure is low and not sufficient to service the residential buildings
- Requires the installation of a site water pump
- Estimated at \$450,000

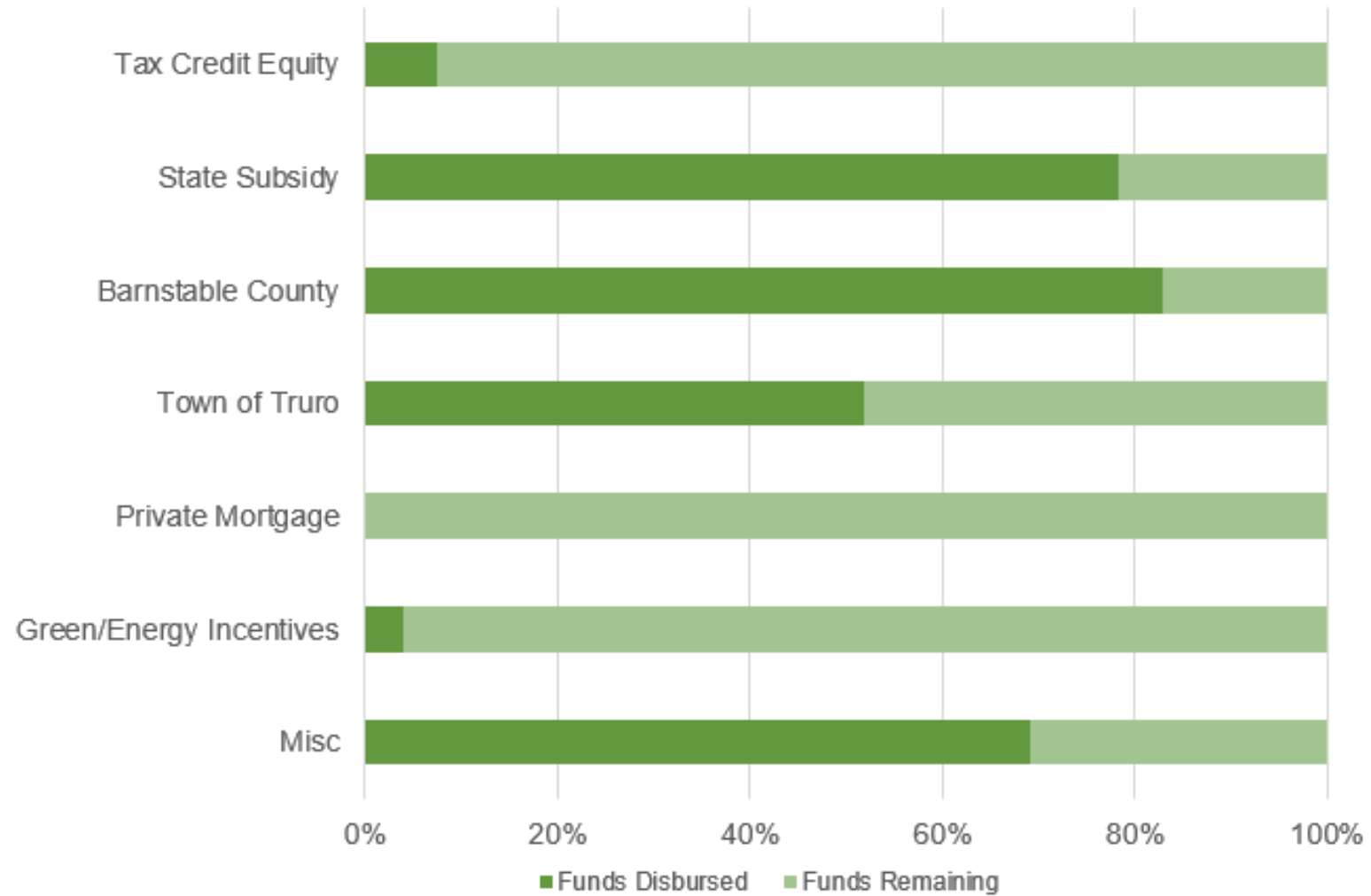
2. **Emergency Access Road:**

- Design approach finalized with the Town of Truro in November 2025.
- Application submitted to MassDOT in December 2025.
- Estimated to be a 4-month application review/approval process.

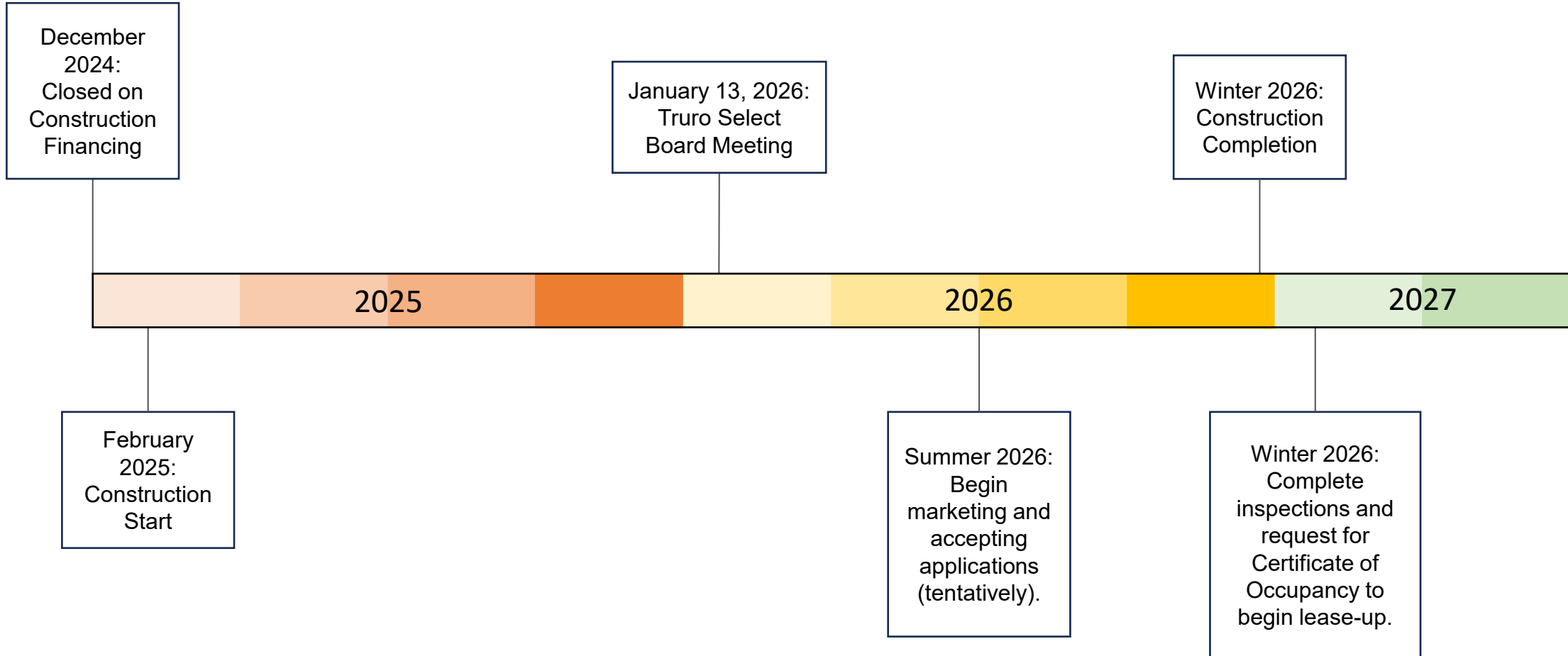
3. **Construction Contingency:**

- Set at 5% of construction costs (approx. \$1.2M)
- To date, 43% of contingency has been spent

Project Expenditure



Project Timeline



Building A / Unit #2-8



Building B / #1-7



North Side Buildings – CR/D/C



South Side Buildings – C/D/CR



Building E / #21



Building F / #22



An aerial, isometric-style illustration of a residential neighborhood. The houses are multi-story, with various rooflines and window patterns. A semi-transparent gray horizontal banner is centered across the image, containing the word "Questions?".

Questions?