



Cloverleaf

22 Highland Road, Truro MA

Select Board Meeting
January 13, 2026



Community
Housing
Resource
Inc

Preserving Community Through Affordable Housing

THE COMMUNITY
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

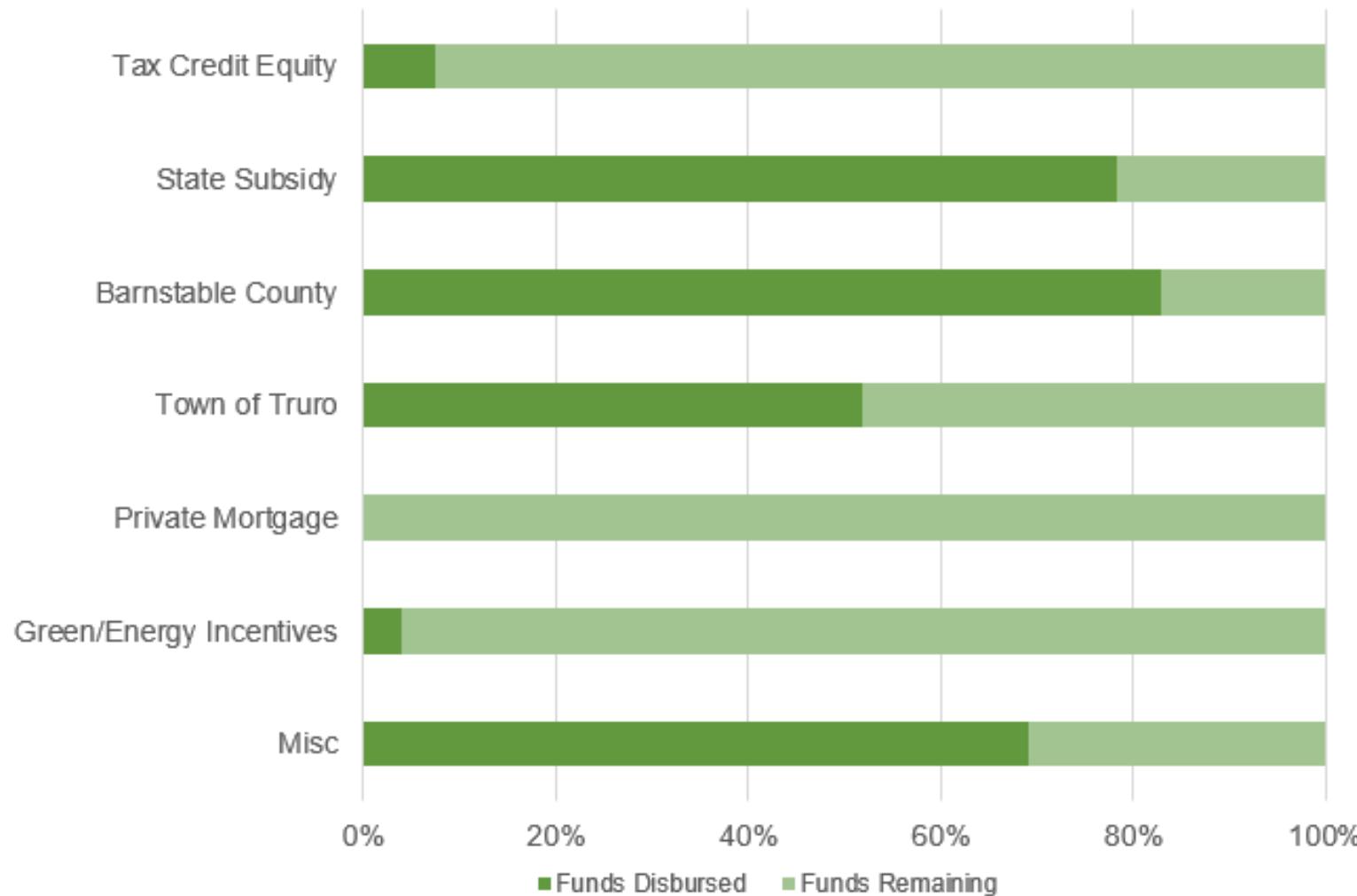
2. Emergency Access Road:

- 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.

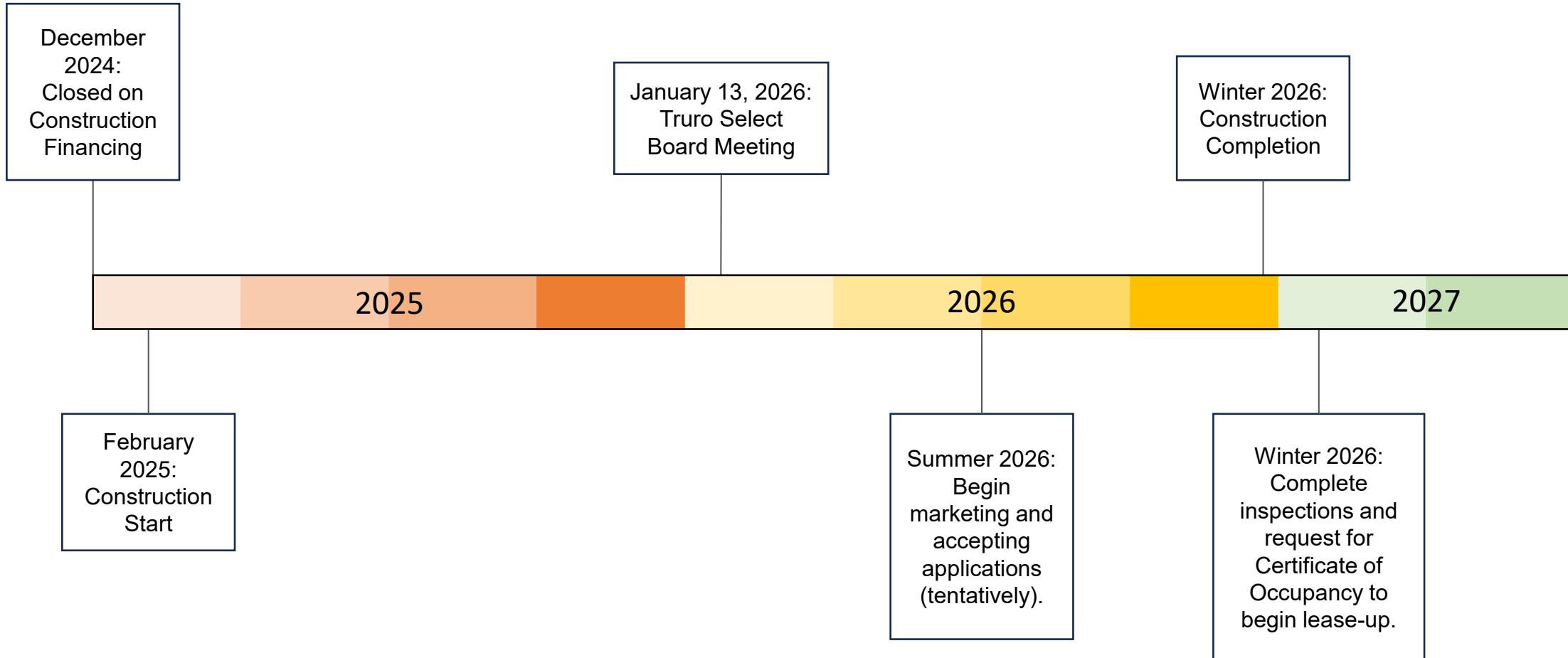
3. Construction Contingency:

- 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



Southwest
42.03641, -70.08145
Jan 9, 2020 at 12:05:00 PM EST
Cloverleaf Project > ... > First Floor



Questions?