

**Bill Golden
3 Blueberry Lane
Truro, MA 02666**

Zoning Board of Appeals
Town of Truro
PO Box 2012
Truro, MA 02666

October 5, 2020
sent by email

Re: Cloverleaf Project Financing

Dear Colleagues,

I would like to acknowledge the fine work the ZBA has done so far on the Cloverleaf Project. Having served on other regulatory boards, I appreciate how complicated a very large project can be. Trying to make good decisions after perusing mountains of data, much of which is controversial in the eyes of the public, is not for the fainthearted.

I am hesitant to add to the pile before you, but I think that an important matter about the Cloverleaf deserves another - and very careful - review to make sure nothing has been overlooked before the ZBA members reach a decision and sign your names to any approvals for the project. Key financial data concerning the Cloverleaf has recently come to light that, in my view, is disturbing and I believe you deserve to know about this new information.

I refer you to the recording of the Truro Housing Authority meeting of September 10, 2020, available on Truro TV. This recording reveals several facts of note: first, in a casual part of the discussion, the Chair asked another member "How much did Malone say he needed from the town?" The answer was "\$600,000" The question alone is stunning. THA meeting discussion continues to reveal an apparent plan to obtain what Ted Malone "said he needed" for the Cloverleaf Project. Another brief discussion involved explicit assertions that \$150,000 from Free Cash was pre-approved and would be moved upon authorization from the Town Manager, on the presumption that the funds would be allocated by voters. It was then known she would be retiring immediately after ATM. There is no ambiguity in this meeting that Ted Malone needs \$600,000 and that plans to do this through ATM were in play by September 10th. But nowhere in the warrant or at ATM was it acknowledged by any official that funds requested for the Affordable Housing Trust (AHT) were for Ted Malone to use in his private for-profit Cloverleaf project.

At ATM on September 26, many people tried to raise questions about the lack of specific answers on the need for and uses of the funds for a private development project using taxpayer funds for undisclosed purposes. To say we were denounced, shamed, and hassled would be an understatement. But folks who support affordable housing, including me, are very concerned about two aspects of this specific project - water safety and financing - so we pressed on as best we could. The answers we got offered no insight or relief from our worry that something is not right with what was stated at the THA meeting on 9/10, and I expect the ZBA will be concerned as well.


Upon direct questioning about the uses of funds for AHT, the Select Board Chair misrepresented that any use of these funds would have to come before the voters, implying "in the future" though Town Counsel corrected him to say he "misspoke," and only uses for real property acquisitions would have to go before voters; any other uses could be made by the Trustees of the fund (the Select Board) at will. The Town Manager indicated that these funds would be used for mortgage and rent relief and other unnamed purposes, even though no "mortgage and rent relief" initiative was contained in the budget or the Warrant.

After I specifically raised the THA meeting of Sept 10, the chair of that Committee simply got up and railed at those who raised questions, saying we are opposed to affordable housing, which is untrue. We are opposed to poisoning the neighbors and "picking the pockets" of taxpayers for a private project without telling taxpayers what they are paying for. That is what ATM is for.

I am asking the ZBA to watch the replay of the Sept. 10th meeting of the Truro Housing Authority and take into account in your deliberations the whole picture of financial non-disclosure and accountability for the Cloverleaf. I feel like we have been pick-pocketed before we have even begun. Sorry to ask at this late date but it seems important. I really only understood what was going on when we got manipulation and misleading information at ATM in response to the question: "How much of this AHT money is going to take care of Ted Malone's need for \$600K?"

The ZBA members should know when and if this project is approved that their names are attached to a whistle clean project, not one whistling in the wind. Thanks for your time and consideration - and for your hard work.

Best,

A handwritten signature in black ink, appearing to read "WAGOLDEN", with a long horizontal flourish extending to the right.

Bill Golden

PS: See THA meeting video at <http://trurotv.truro-ma.gov/CablecastPublicSite/show/4546?channel=1>.