

PROJECT APPLICATION FORM

Applicant: Affordable Housing Trust

Submission Date : 11/1/24

Address: Truro Town Hall

Purpose: (Select all that apply)

☐ **Open Space**

☒ **Affordable Housing**

☐ **Historic Preservation**

☐ **Recreation**

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Town Committee:

(If applicable): Truro Housing Authority, on behalf of the Truro Affordable Housing Trust

Project Name: Affordable Housing Trust

Project Location/Address: N/A

Amount Requested: A minimum of 60% of the available Community Preservation Funds for the Fiscal Year 2026.

Project Summary: In the space below, provide a brief summary of the project.

See Narrative.

Estimated Date for Commencement of Project: Ongoing

Estimated Date for Completion of Project: Ongoing

PROJECT NARRATIVE

This application requests funding in the amount of a minimum of 60% of the available Community Preservation Funds for FY2026 on behalf of The Truro Affordable Housing Trust for the purpose of Community Housing. This Trust was established by Massachusetts General Law 274 of the Acts of 2002. The funds of this Trust can be used for a variety of activities that create, support and preserve affordable housing. These funds will only be used for CPA eligible projects. The Community Preservation enabling legislation has provisions specifically for the CPC to fund Trusts. Currently the members of the Select Board serve as the trustees.

The need for affordable housing in Truro has been well documented, and the lack of quality affordable housing is one of the most critical problems facing the sustainability of our community. Funding for the Affordable Housing Trust provides opportunities to fund projects that could include assisting in maintaining affordability, land acquisition, pre-development/feasibility studies, or any other program allowable under the CPA. Projects can be reviewed at any time (so not tied to the yearly Town Meeting cycle), and are

approved by the Select Board.

In the past, the Truro Affordable Housing Trust funds have been used to assist in re-sales of affordable homes and to provide buy-down funds to ensure that affordability remains. This is a truly critical program, as deed riders from the 1990's include re-sale calculations that can result in unaffordable home sale prices. Trust funds have also been used to assist the Truro Housing Authority and Habitat for Humanity in land acquisition. More recently the Trust has used their CPA funds to:

- Allocate \$1.8 million to the Cloverleaf Housing Project for a local funding match to leverage state grants, to subsidize the cost of infrastructure and soft costs associated with the project. Funds were also allocated to help cover increased costs caused by a combination of the delay in start of the project and inflation.
- The AHT has allocated funds for the Rental Assistance Program, designed to assist income-eligible families who are struggling to pay their rent. This project has been helping Truro families stay in their homes since 2022.
- The AHT will be especially important, as Truro begins the process of building desperately needed affordable housing on the Walsh Property. In the short term, it will be important source for funding the cost of developing an RFP, conducting environmental studies, etc.

The rationale for requesting this amount of money from CPC is to maintain a pool of funds that are quickly accessible for time-sensitive affordable housing initiatives so that Truro can take advantage of these opportunities as they arise. Funding for CPC eligible projects is especially important this year since the funds in Affordable Housing Trust are seriously depleted. We believe that this amount is required to ensure that the Cloverleaf and Walsh projects have the funds to move forward at a steady pace to provide housing needed to make Truro sustainable. These funds will support strategies identified in the approved Housing Production Plan (HPP), and to respond to the sense of urgency that the housing crisis has generated in our community.

REVIEW AND RECOMMENDATION CRITERIA/GUIDELINES

- Consistent with goals and priorities of the Select Board and the proposed Local Comprehensive Plan.
- Economically and reasonably feasible to implement.
- Serves multiple needs and populations.
- Leverages additional or multiple sources of funding (required by most State and federal funding applications).
- Utilizes, preserves, protects or enhances currently owned Town land or housing assets.
- Consistent with recent Town Meeting actions, as supported at the Annual Town meeting.
- Community Character: Promotes diversity through affordable housing and is consistent with Town planning documents, including the Local Comprehensive

Plan and the Housing Production Plan.

- Community Impact/Needs: Meets multiple needs and populations in Town, addresses significant community needs, and meets the needs of an underserved population.

