

# TAKE ACTION

## Support Your Year-round Community!

Affordable and attainable housing are crucial for the future of Truro.

You can help address the housing problem.

**VOTE YES** ✓ on articles **9, 11, 19, 20, 26, 27, 28, 32, 33, 34, 37, 38**

Truro Annual Town Meeting  
Saturday, May 4th at 10am  
Truro Central School

**ARTICLE 9:** Transfers 33% of the Local Room Occupancy Excise Tax to the Affordable Housing Trust Fund.

**ARTICLE 11:** Allows the Select Board to take 296 Route 6 (Truro Motor Inn) to develop to develop housing for low-to-moderate income households, and for general municipal purposes.

**ARTICLE 19 & 20:** Imposes a 3% community impact fee on the transfer of occupancy of a short-term rental in a “professionally managed unit” (not owner occupied), or one that is located within a two-family or three-family dwelling that includes the operator’s primary residence.

**ARTICLES 26, 27, & 28:** Appropriates a combined \$705,648 from Community Preservation Undesignated Fund Balance, to support the local projects that support the creation of year-round housing.

**ARTICLE 32 & 33:** Bans corporations from obtaining short-term rental certificates and limits short term rental certificates to 2 per individual.

**ARTICLE 34:** Restricts fractional ownership, which, like timeshares, are properties owned by multiple parties who each own a percentage and share usage rights.

**ARTICLE 37:** Allows single-family dwellings to be built on undersized lots for households making up to 100% of Area Median Income (AMI), known as “attainable housing”.

**ARTICLE 38:** Allows ADUs by right and reduces floor area from 1000 square feet to 900 square feet, for consistency with state law.

Contact our Community Organizers, Mallorey Yannone and Ella Sampou,  
at [project365@capecdp.org](mailto:project365@capecdp.org) for more information.

Prepared May 2024



community development partnership

[capecdp.org](http://capecdp.org)

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**Support Your Year-round Community!**

**Affordable and attainable housing are crucial for the future of Truro.**

**You can help address the housing problem.**

**VOTE YES ✓ on articles 5, 6, 7, 12**

**Truro Special Town Meeting**

**Saturday, May 4th at 10am**

**Truro Central School**

## **ARTICLE 5: Adoption of Walsh Property Community Planning Committee**

**Recommendations:** This article adopts the following recommendations for the Walsh Property:

- 40% of property to be used for sustainable housing that is attainable to families, seniors, and single people
- 60% of the property to be used for conservation, open space, and recreation
- No more than 160 units will be built, in phases, with no more than 80 in the first phase

**ARTICLE 6: Establish an Ad Hoc Walsh Property Advisory Committee:** The Committee will act as a channel between residents and government, assist in updating Truro's housing production plan, and provide updates and input on Walsh Property development.

**ARTICLE 7: Adoption of Local Comprehensive Plan:** The town will adopt an updated Local Comprehensive Plan, that outlines how Truro will address the housing crisis, climate change, and other large priorities facing the town.

**ARTICLE 12: Amend Zoning Bylaw 40.1 Duplex Houses and Apartments; and 30.2 Use Table:** This bylaw makes it easier to build duplexes in Truro for the purpose of creating more year-round housing.

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