

## Notes for 1/29/23 Walsh Meeting

---

### Writeup for updating Select Board (for review)

**Committee Charge:** Committee spent considerable time discussing their role as outlined in the charge with Town Staff. Committee charges include: 1) Ensuring Walsh Committee Recommendations are implemented; 2) Communicating with the public, town staff, and the Select Board; and 3) participating in RFP evaluations. For implementation, the committee will work with town staff to provide detail needed for each phase of development for housing, recreation, and other uses. We will also work to ensure any RFP developed addresses the recommendations of the previous Walsh Committee. For communication, the committee will conduct outreach and engagement to keep the community informed on progress and receive feedback. We will work with the Housing Authority and other committees to insure housing and other proposed developments meet current needs and regulatory requirements. And we will provide quarterly progress reports to Select Board.

**Progress:** The committee held nine meetings between September and December 2024. Initial discussions focused on refining our scope of work and developing an understanding of the steps needed to put together Request for Proposals (RFP) for developing the property. The committee worked with town staff to review tasks and define roles for the committee on those tasks. The committee will work on a detailed housing plan and town staff will take the lead on infrastructure for the site. The committee has met with the Zoning Task Force to discuss plans for an Overlay District on the Walsh Property which will allow for denser housing on the property than is currently allowed. This will ensure zoning for the property is compatible with the Walsh Property Recommendations. A communication plan was discussed that will allow the public to track progress towards developing an RFP, and provide feedback to the committee.

**Moving Forward:** Work in 2025 will focus on planning for the initial phase of development on the property, presenting that information to the community, and receiving their feedback. Initially the committee will focus on developing a detailed housing plan for the site, then break this down into a smaller phase 1 recommendation. The committee will then discuss recreation and mixed use. Town staff will continue to work on infrastructure (roads, drinking water, wastewater, and such) and financing. The committee will review these plans and provide input. Throughout 2025 the committee will communicate with the public and collect feedback to improve the plan. We will also provide tools on our webpage so it is easier for the public to find information and provide feedback.

**Funding for Technical Assistance and Outreach:** Due to complex nature of this work the committee will need the assistance of a consultant with skills in planning housing that will best meet needs of Truro residents including seniors, singles, families, artists, public employees, seasonal workers, and such. This will help ensure that any RFP will be of interest to a wide range of developers. For outreach, the committee anticipates a need for assistance at events to keep the community informed of progress. This could include a facilitator at public meetings, publicity with display ads and posters, help with social media announcements, and amenities at the six to eight community meetings anticipated (food and handouts).

**Need for Specifics on Water:** The committee must have specific information on water availability. As we currently understand constraints on water access may limit development in Phase 1 to about 40 units, or less. The Walsh Report recommended developing 50 to 80 units in each phase. The Select Board is urged to continue negotiations with Provincetown to include additional water for Phase 1, and to ensure there is a plan to supply adequate water for future phases of development that contain more than 40 units.

**Miswording in Walsh Warrant:** On the warrant the 7 acres for the school (R9) were incorrectly included under the subheading describing uses for the 28.5 acres designated for housing. It is clear from the Walsh Report text (p. 22) and figure 5 (p. 4) that this area is undeveloped land outside the 28.5 acres. This may require Select Board action to correct.

**Final Thoughts:** The Walsh Committee understands the Town is taking the lead, or contracting with consultants with professional expertise, to provide for the multiple, complex infrastructure projects necessary at Walsh before any actual housing construction can proceed. These infrastructure projects include adequate water supply and water pressure, roads, wastewater system, electrical, phone and cable installations, traffic studies, landscape planning, required zoning changes, information from developers, and possible funding sources. WPAC will review all infrastructure plans and provide input, but without firm plans for water supply and wastewater treatment (and perhaps others) no RFP for housing can be finalized.

---

#### **Proposed Approach for Housing Discussion**

1. Decide who housing is for and how many units, or range of units, for each.
  - a. Seniors
  - b. Legally defined Affordable and Attainable
  - c. Accessible/Moderate income (including build own)
  - d. Market Rate
  - e. How many for each group above?
  - f. What info needed to decide on numbers?
2. What types of housing do we want (see ZTF diagrams below)
  - a. how many of each
  - b. Does proposed zoning allow for types of housing desired
3. Numbers, or ranges of numbers, for ownership and rental units
4. Other considerations
  - a. Amount of mixed-use development
  - b. How much open space
  - c. Other?
5. What additional information do we need to make decisions on above?
6. Phasing
  - a. How subdivide Senior/affordable/accessible and other types between phases
  - b. Types of housing in each phase
  - c. Where locate phases on property
  - d. other

## **Town Documents on Housing Need**

Draft Truro housing Needs

[trurohcpp.final\\_101123.kgrev5\\_1.pdf](#)

p 5. Housing costs have skyrocketed across the Cape since the COVID-19 pandemic, with the median price for a single-family home increasing from \$716,000 to \$897,000 between 2020 and 2021. With these prices, the average Truro household would need more than twice their income to be able to afford the average house in the Town. About 27 percent of households (179 households) in the Town are paying more than 30 percent of their income on housing costs, and most of these are also earning less than 80 percent of the area median income. Although accurate rent data is difficult to obtain, the best information available suggests that the average rents in the town are out of reach for these lower- and moderate-income residents. Only about 1.88 percent of Truro's year-round units are subsidized affordable units, significantly less than the statewide goal of 10 percent

Based on the data, we have projected out Truro's Housing Need through 2036 as shown in the table below. These numbers reflect a 12 year span and calculate to a minimum of 22 units per year (260/12)

### **Truro, 2023 - 2036**

	Units Needed by 2036	Less than 50% AMI	50% to 80% AMI	Over 80%, up to 120% AMI
Rental	175 units	50 units	85 units	40 units
Homeownership	85 units	0 units	55 units	30 units
Total:	260 new units	2022 50% AMI is up to \$43,500 for a 2-person household	2022 80% AMI is up to \$69,600 for a 2-person household	2022 120% AMI is up to \$110,976 for a 2-person household

*Calculations completed by Housing Authority consultant Leedara Zola (2022).*

### **Community Housing Need by Number of Bedrooms**

#### **Truro, 2023-2028 (5 Year Goal)**

	Units Needed by 2028	Studio and 1 Bedroom	2 Bedroom	3+ Bedroom
Rental	74 units	30%	50%	20%
Homeownership	36 units	<5%	60%	35-40%
Total:	110 new units			

**TRURO HOUSING PRODUCTION PLAN**

11

Median Family income in Truro is about \$89,000 a year. Median home price is about \$950,000. A two-person family making over \$111,000 is not eligible for Affordable (subsidized) housing in Truro.

### **Comprehensive Plan**

[april\\_19\\_2024\\_local\\_comprehensive\\_plan\\_1.pdf](#)

## ZONING TASK FORCE – Slides on types of housing

SOURCE [Zoning Task Force 11-18-2024](#)

Examples of Different Types of Housing from ZTF 11/18 meeting. I included these so people can get a feel for types of houses, and how many housing units can fit per acre. Consultant indicated that there is a trade-off between smaller units that take up a lot of space per housing unit, and larger buildings or denser housing that allowed for more open space. Tables at end give an indication of density and number of units per acre for each housing type.

### Buildings Types Allowed Today

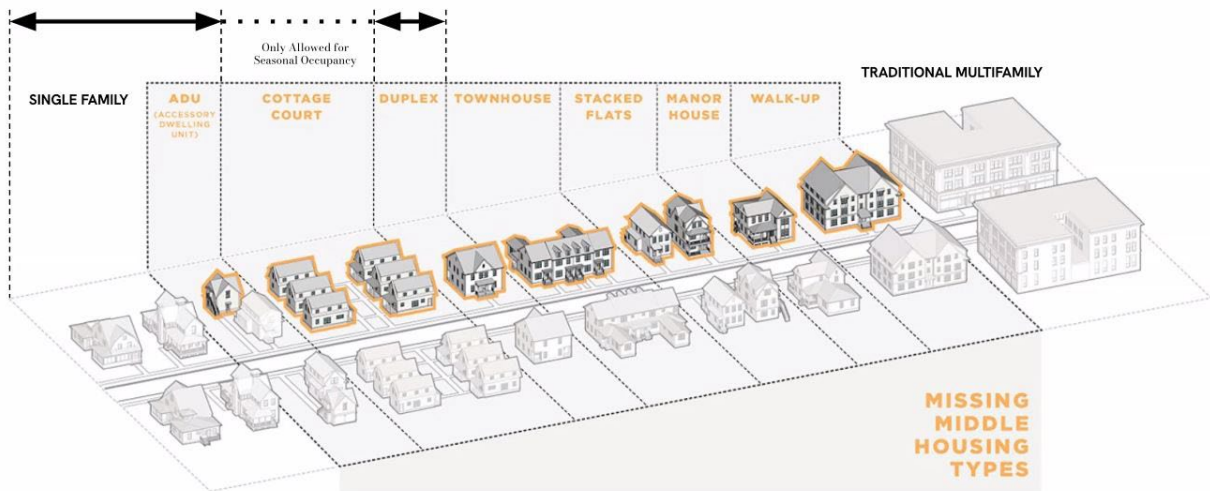


Image courtesy of the Cape Cod Commission & Union Studio

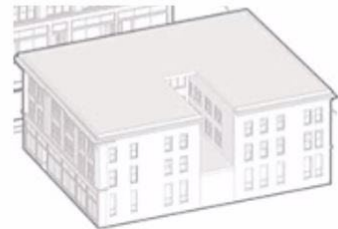
### What Do We Want in the Future?



Townhouse



Walk-Up



Walk-Up → Mid-rise



Orleans townhomes



Capitol Square, PVD, RI



704 Main, Falmouth

Images courtesy of the Cape Cod Commission, Union Studio, & Falmouth Housing Corporation

These two slides have tables that show number of units per acre (density) for each building type.

# What Do We Want in the Future?



**Cottage**

<b>Typical Height</b>	1-2 stories
<b>Density</b>	1 units per building 2-4 units per acre
<b>Site Plan Concept</b>	Can be densely clustered along a small street or walkway
<b>Considerations</b>	Smaller homes/lots are typically more affordable than traditional s.f. homes.

Images & size recommendations courtesy of the Cape Cod Commission, Union Studio, & Truro Beach Cottages



**Cottage Courts**



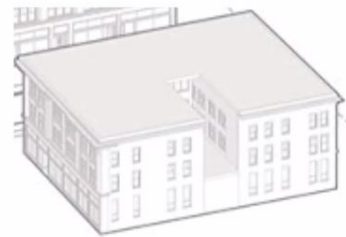
# What Do We Want in the Future?



**Townhouse**



**Walk-Up**



**Walk-Up → Mid-rise**

<b>Typical Height</b>	1-2 stories	2-3 stories	3-5 stories
<b>Density</b>	3-6 units per building 5-12 units per acre	8-12 units per building 5-25 units per acre	8-12 units per building 5-25 units per acre
<b>Site Plan Concept</b>	Usually attached units with shared party walls	Can be a standalone building or cluster of multiple buildings	Maximizes the number of units on a given site
<b>Considerations</b>	Sometimes 3-4 stories for a garage or additional unit	Well suited for smaller unit sizes, but can be scaled up	3-4 stories walk up (if includes garden units) 4+ floors requires an elevator

Images & size recommendations courtesy of the Cape Cod Commission & Union Studio






Table Below for Area B was for example only. I do not believe the consultant understood that housing was not approved for area B at town meeting, so nothing can be built there unless approved. It does show what could fit on 5 acres.

## What Fits on the Walsh Property-Area B?

						
	Duplexes Configured Like Sally's Way		Cottage Court Configured Like Riverwalk		Townhomes Like High Meadow in Bourne	
	Sally's Way	Applied to Walsh Property - Area B	Riverwalk	Applied to Walsh Property - Area B	High Meadow Bourne	Applied to Walsh Property - Area B
Number of Floors	2-3 floors	2-3 floors	1.5 floors	1.5-2 floors	2 floors	2 floors
Number of Units	16 units	15-35 units	13 units	15-35 units	40 units	25-60 units
Number of Buildings	8 duplexes	8-11 duplexes	13 around 1 court	1-2 courts	4 units per cluster 10 clusters	4-12 unit per cluster (2-15 clusters)
Density	1.5 dwelling units per acre (du/acre)	3-7 du/acre (within Area B)	3.5 dwelling units per acre (du/acre)	3-7 du/acre (within Area B)	~5.5 du/acre <i>Actually higher because of other multifamily buildings</i>	5-12 du/acre

Images courtesy of Mass Housing Partnership, Community Housing Resource/The Community Builders, and Falmouth Housing Corporation

## What Fits on the Walsh Property-Area A?

						
	Townhomes Like High Meadow in Bourne		Walk-up Like Cloverleaf		Mid-rise Walk-up Like 704 Main in Falmouth	
	High Meadow Bourne	Applied to Walsh Property - Area A	Cloverleaf (Total Project)	Applied to Walsh Property - Area A	704 Main Falmouth	Applied to Walsh Property - Area A
Number of Floors	2 floors	2 floors	2-3 floors	3 floors	3 floors	3-3.5 floors
Number of Units	40 units	100-160 units	15 units 39 units total	100-160 units	59 units	100-160 units
Number of Buildings	4 units per cluster 10 clusters	8-40 clusters with 4-12 units per cluster	8 duplexes 1 townhome building 1 walk-up	7-11 buildings with 15 units per building	1 building with central hallways	2-4 buildings with 40-85 units per building*
Density	~5.5 du/acre <i>Actually higher because of other multifamily buildings</i>	3.5-5.6 du/acre	10 du/acre	3.5-5.6 du/acre	19.6 du/acre	3.5-5.6 du/acre

Images courtesy of Mass Housing Partnership, Community Housing Resource/The Community Builders, and Falmouth Housing Corporation