

Ad Hoc Walsh Property Advisory Committee

Meeting Minutes February 27, 2025.

Members present: Jeff Fischer Chair, Morgan Clark Vice Chair, Breon Dunigan Clerk, Lisbeth Chapman, Alternate members Anne Greenbaum and Jon Winder

Assistant Town Administrator Kelly Clark

Meeting called to Order at 12:30pm

Approval of minutes: Postponed

Update on Infrastructure: Update and Questions to Kelly Clark.

Kelly will supply us with the most recent letter to Provincetown requesting a minimum of water for 40 units. The committee response was that we should be asking for more given that our phase 1 is for 60 units. The committee requested that the initial ask be for 60-80 units, (25,000 gallons) Question deferred to Emily Beebe

Waste Water:

Consultant for the town Scott Hoarsely is working on concepts for wastewater on the Walsh Property. Discussion deferred to Emily

Lawyers are working on identifying the 7 acres for school Plan.

Access to the Walsh property. Given the dramatic changes throughout the year in the amount of traffic on Route 6, the committee requested traffic studies both in late May or early June and July or August.

Current access only on Walsh Way. Other access points to the property are being explored.

Planning help: Kelly is researching potential options including a 1 Stop Growth Grant.

Emily Beebe joined the meeting, Kelly Clark left the meeting

Emily will revise ask to Provincetown

Other water options.

Quail Ridge. Not good for High Producing Well but possibly suitable for a medium producing well.

Stan-Tec is working on plans for water tower. Hoarsely working on wastewater (both on and off site) and site work. Because the property is located in a Zone 2 well area, we are required to have "super treatment" of wastewater. Possibilities are being researched.

Anne asked what the timeframe is for the water tower. Emily thought 3 years.

Need new water supply for full buildout at Walsh. Working with Provincetown. Different sites being evaluated. Ballpark for Fastest new water supply well with Provincetown, 5-12 years. If do smaller town well, possibly 2-4 years?

No Location for the water tower has been chosen yet.

Lisbeth shared her concern about selling the water tower concept to the townspeople who will need to approve it at town meeting. Emphasizing the importance of passage of two articles at ATM. Water Tower expenditure and Zoning Overlay District Approval. Both important to keeping Walsh project moving forward.

Emily leaves the meeting.

Housing:

Jeff requested suggestions. Where do we want to start? With which group? What types?

Public Comment: Beverly Miller. Asked that our first commitment be to low income residents.

Adjourned at 2pm

Ad Hoc Walsh Property Advisory Committee

Meeting Minutes March 10, 2025.

Members present: Jeff Fischer Chair, Morgan Clark Vice Chair, Breon Dunigan Clerk, Lisbeth Chapman, Alternate members Anne Greenbaum and Jon Winder

Meeting called to Order at 4:02pm

Outreach and Communications in coordination with Zoning Task Force

David Bannard in attendance representing ZTF

Task force has a page on the Town of Truro website

ZTF has been gathering community input to their proposed article. Two changes were made to the plan as a result. No 5 story buildings. Maximum of 3 stories. Minimum of 10' between buildings. Other concerns were parking and questions about mixed use.

The planned article will be presented to the Planning Board on April 9. It has been submitted to town council. Plan has been submitted to the Selectboard. They can make changes and then it will go to the planning board for a public hearing. Then the Selectboard will vote to put it on the warrant. ZTF thinks it is necessary to have a survey of the property completed before town meeting.

Ad Hoc Walsh Committee voted in Favor of the proposed Zoning Overlay District article. The vote was unanimous.

There was a lively discussion regarding outreach. The committee agreed that we would support the ZTF in reaching out in as many ways as possible to spread the news about the project and to dispel any misinformation. ZTF will reach out to Short Lots Lane abutters and include Jeff in discussion.

Minutes: Minutes of January 29 approved with correction of Lisbeth's name. Minutes of February 10 approved with spelling correction.

Discussion of Meeting schedule. Proposed schedule approved with the understanding that dates may need to be added in the future.

Jeff will write a letter to ZTF thanking them for their work and for giving us the tools we will need moving forward. Acknowledgement of Truro voter approval of Walsh proposal at 2024 ATM should be included in the letter.

Housing:

Number of Bedrooms at Cloverleaf were corrected (43).

Important to clarify that Senior Housing is just independent housing, not a medical or Nursing facility.

Discussion about affordability. We have no data on what resources there are for above 120% of median income.

Anne will research for the next meeting. Gather information from CC Commission.

What is Attainable? Up to 200% median income?

Municipal Year-round Housing Trust. Truro is working to set up in order to comply with needs and State Seasonal Communities Law. A board will need to be formed.

Jon had a question about the possibility of building “studio” apartments.

Concern that we address the “Missing Middle”

Desire to create housing for seniors. What are some models?

Todd reiterated his point that we should have a discussion with a developer.

Anne suggested that we contact habitat for Humanity ASAP

What funding opportunities are there through the Affordable Homes Act?

Beth will have information and visuals from CDP on some projects.

Anne will gather info from CC Commission

Jarod will attend next meeting

Jeff will compile Questions

Breon will reach out to Wise Living

Todd will contact a Developer

Jon will see if the town will support us reaching out to Amanda Bebrin at CDP

Discussion on what could be possible. Using our imaginations Creative home ownership opportunities.

No Public Comment.

Adjourned at 5:30

POPULATION

April 7, 2025

Current status

TRURO

- 2020 Census 2,454 people who recorded Truro as their primary residence. An increase of almost 25% from 2,003 in 2010.
- Significant lack of middle- income households in the town, with a disproportionate share of lower-income and higher-income earners. (Local Comprehensive Plan - LCP p.28)
- Data from Town of Truro Economic Development Vision & Strategy 2023 Report
 - Population is getting older. Median age has risen steadily over the past thirty years, from 42.7 in 1990, to 45.7 in 2000 to 60.3 in 2020.
 - A third of residents are over 65
 - Over this same period, the share of population under 24 has dropped 15% while the share of population over 65 has increased by 10%.
 - The proportion of working age population of 25–64 year-olds has ranged between 57% and 61% within the past 30 years.
 - Most couples in the town do not have children, and
 - 75% of the town's households are made up of one or two people.
- The number of Truro children & youth attending school from Pre-Kindergarten to Grade 12 from School Year 2018-19 to School Year 2023-23 has declined (*Source Truro Annual Reports*)

2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
217	232	220	211	186	180

LOWER & OUTER CAPE

- From - Economic & Demographic Trends on the Lower & Outer Cape Jan 12, 2024, Cape Cod Commission
 - experienced some of the highest proportional increases in year-round population in the region from 2010 to 2020,
 - but at the same time, the proportion of the population under 18 declined from 13.8% to 11.5%, and enrollment in Lower and Outer Cape schools decreased by 9% in the past ten years

Comment/Question – How much does lack of housing sized for and affordable to families contribute to the decrease in school age children?

Projections

There are conflicting reports on population trends, some showing growth, others showing a decline. These include reports from reputable organizations, such as Cape Cod Commission and Housing Assistance Corporation (HAC). (*LCP p 26*)

AMI INFORMATION & HOUSING TERMS BY COST

AMI – Annual Median Income 2024 Barnstable County AMI - \$88,700

	2024 BARNSTABLE COUNTY AMI							
	# PEOPLE IN HOUSEHOLD							
AMI	1	2	3	4	5	6	7	8
30% AMI	\$26,600	\$30,400	\$34,200	\$38,000	\$41,050	\$44,100	\$47,340	\$52,720
50% AMI	\$44,300	\$50,650	\$56,950	\$63,300	\$68,400	\$73,450	\$78,500	\$83,600
60% AMI	\$53,160	\$60,780	\$68,340	\$75,960	\$82,080	\$88,140	\$94,200	\$100,320
80% AMI	\$68,500	\$78,250	\$88,050	\$97,800	\$105,650	\$113,450	\$121,300	\$129,100
100% AMI	\$88,700	\$101,350	\$114,000	\$126,650	\$136,800	\$146,950	\$157,050	\$167,200

Truro 2022 Annual Town Report generated a rough average base salary for a variety of Town of Truro positions.

Teacher - \$80,000

Fire Lieutenant - \$82,000

Department Heads - \$93,000

DPW staff - \$61,000

Police Officer - \$63,000

Administrative Assistant - \$65,000

Terms for Housing by Cost

Affordable Housing (Big A) – subsidized, deed restricted housing for households with low or moderate incomes up to 80% AMI, preferably at a cost that does not exceed 30% of monthly gross income. (Metropolitan Area Planning Council).

Attainable Housing– housing for people who make too much to qualify for subsidized housing but can't afford market rate. Different definitions/criteria but generally in the 80% to 120% of AMI range.

- As used in 2024 Housing Cape Cod – The Regional Strategy of the Cape Cod Commission
 - Is affordable to a range of income levels for whom current year-round market-rate housing is out of reach, and
 - Allows for entry into and mobility within the market – among housing sizes and tenure – signifying a healthy supply and vacancy rate in the region
- While affordable housing targets specific income brackets, attainable housing places a focus on removing a slew of barriers and bringing suitable options within reach for a wider demographic.

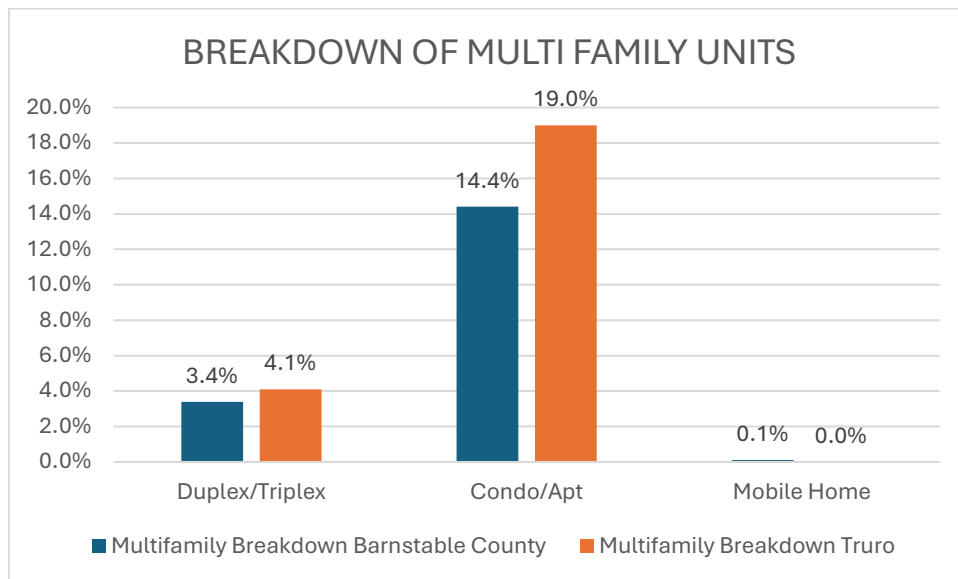
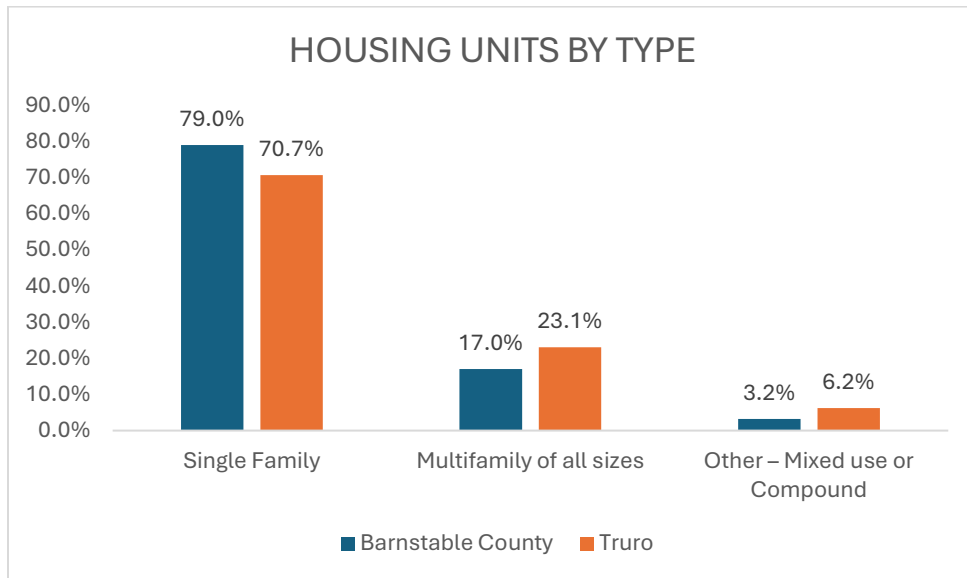
Missing middle housing refers to housing that provides diverse housing options along the spectrum of affordability. Typical middle housing types include multiunit structures such as townhomes, duplexes, triplexes and fourplexes. Other examples can include cluster homes and cottage courts. Middle housing is not eligible for tax credits or most other federal, state or local government subsidies. (National League of Cities)

Market Rate refers to housing with no income limits

HOUSING CURRENT INFORMATION

CURRENT STATUS

Type of housing units Barnstable County vs Truro from Cape Cod Commission Barnstable County & Town of Truro Housing Profiles 2024



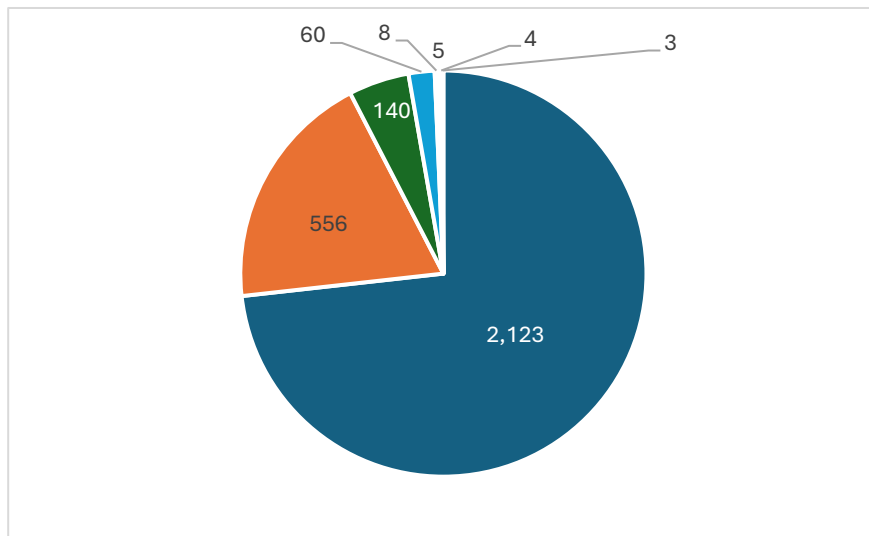
Truro

Housing Units

- Total number of housing units in Truro is 3,001
 - number of housing units inhabited full-time is 1,333. (*Truro Local Comprehensive Plan – LCP 2024 p 51*)
 -
- Cloverleaf will add 43 units - 70% of Affordable Units will be reserved for local preference – people who live, work or have students in school in the area
 - By Unit size
 - 22 one-bedroom units
 - 17 two-bedroom units
 - 4 three-bedroom units
 - By AMI
 - 6 units to people having an income of no more than 30% of AMI,
 - 29 units to people having an income of no more than 60% of AMI,
 - 4 units to people having an income of no more 100% of AMI,
 - 4 units will have no income restrictions (“market rate units”)
- Only 15% of Truro’s housing stock, about 450 units, is made up of registered rental units. (*LCP p 51*) Once Cloverleaf is open that percentage will increase to 16.2%
- There are numerous unregistered housing units in Truro, the true number is unknown, as is their condition
- Subsidized Housing Inventory (SHI) counts the number of year-round housing units that are deed restricted and counted in the SHI list maintained by the Massachusetts Department of Housing and Community Development.
 - Communities with an SHI above 10% are afforded greater control over potential MGL Ch 40B housing development proposals, which are allowed to supersede local zoning. (*HPP*)
 - 25 units, less than 2% , of Truro’s year-round housing units are included in the SHI list as of deed restricted affordable housing as of June 30, 2023
 - Cloverleaf will add 43 units for a total of 68 units counted in the SHI. That will increase the Truro to 5.1 % still be significantly below the 10% goals

Housing Structures – different than units (LCP p 51)

Housing structure	Number
Single Family Residence	2,123
Condominiums - Residential	556
Multiple Houses	140
2 Family Residence	60
Multi Use Residential	8
4-8 units Apartment Building	5
3 Family Residence	4
> 8 units Apartment Building	3
Total Structures	2,899



Comments on Housing Structures

- *Currently in Zoning Bylaws condominiums are only allowed thru conversion of existing motels/cottage colonies & many condos are 3 season*
- *Currently there is nothing in Zoning Bylaws to allow apartment buildings of any size*

AFFORDABILITY GAP – Home Ownership (*Truro Housing Production Plan – 2024*)

- The average Truro year-round household earned \$68,914 in 2020.
- The median sales price for a single-family home in 2022 was \$1,387,500
- *To afford the median home price, a household would need to make \$374,896, which is \$305,982 more than the median income in the Town.*

COST BURDEN – Rental – (*LCP p 52*) US Dept of Housing & Urban Development considers spending 30% of income on housing costs to be housing-cost-burdened.

Truro

- About 27% of households (179 households) in Truro are paying more than 30% of their income on housing costs, and most of these are also earning less than 80% of the Area Median Income.
- About 7% of Truro households, or 44 households, are severely cost- burdened, paying more than half their income in rent or housing costs.

Outer/Lower Cape

- More than half of renters on the Lower and Outer Cape are housing cost burdened – spending more than 30% of their income on housing - in Provincetown, Brewster, and Orleans. (*Economic & Demographic Trends on the Lower & Outer Cape Jan 12, 2024, Cape Cod Commission*)