

HOUSING NEED PROJECTIONS & INFORMATION

TRURO

Misc Info

- Significant number of Truro Residents spent 2-4 months in temporary accommodations ranging from campgrounds to friend's couches
- There is no housing to allow seniors to downsize/age in place

Truro Housing Production Plan (HPP) 2023 Projections –

- HPP only addresses up to 120% AMI which is currently \$106,440 for a single person household and \$121,620 for a 2 person household.
- For context the income of 2-person household of a school teacher and Police Officer is about \$150,000 meaning they would not qualify for any of this housing.

For 2028

BY AMI	TOTAL UNITS	Less than 50% AMI	50%-80% AMI	Over 80% - 120% AMI
Rental	74	21	36	17
Home Ownership	36	0	23	13
TOTAL	110	21	59	30

BY # Bedrooms	TOTAL UNITS	Studio/1 Bedroom	2 Bedroom	3+ Bedroom
Rental	74	30%	50%	20%
Home Ownership	36	< 5%	60%	35%-40%
TOTAL	110			

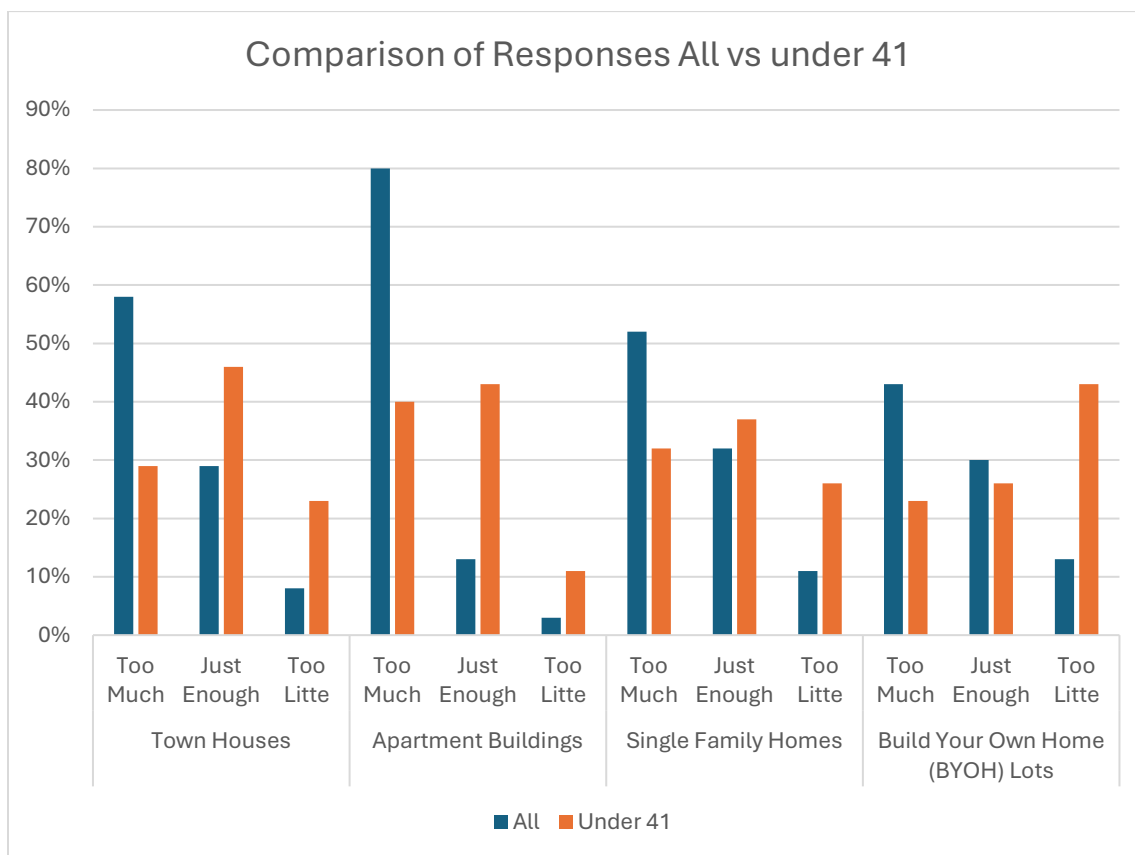
For 2035 – includes numbers above

	TOTAL UNITS	Less than 50% AMI	50%-80% AMI	Over 80% - 120% AMI
Rental	175	50	85	40
Home Ownership	85	0	55	30
TOTAL	260	50	140	70

Survey done by original Walsh Committee in 2023 with 571 responses

- Most responses were from people over 41 years old (92%), and majority of responses were from people over 66 (53%)
- There were very few responses from young people (only 7% were less than 40 years old), or renters (5%)
- However, young people and renters had different views on housing than older respondents (see below).
 - About 40% of renters were less than 40 years old, so there is overlap between the two groups

Response to: The WPCPC is proposing 252 units of housing (changed to 160 in final report) in the 28.5-acre Development Area include approximately: 21 townhouses, 5 or 7 apartment buildings, 31 single family homes, and 10 lots for families to build their own home.



Local Comprehensive Plan 2024 – Community Input (LCP p 74)

- Desire for a variety of housing options – both rental and ownership – covering a wide range of income levels
- Integrate housing of various levels and densities throughout Truro, to the extent to which this is possible.
- Future affordable housing in Truro needs include the need for ADA compliant units and a much larger number of units that integrate universal design principles. (LCP 72)

Truro Central School Community Night 2025

TCS Community Night April 2, 2025														
Would you be interested in Housing at Walsh		If interested, how many bedrooms would you need?					Would you be interested in rent, own or both?		Check all you would be interested in			Should there be space for small businesses?		What types of recreational activities would you like to see on the site?
Y	N	studio	1	2	3	> 3	Rent	Own	Single Fam	Small Multi	Large Multi	Y	N	
9	2	1	1	5	4	2	3	6	7	5	0	4	3	Pool (2), Ball Field, Tennis Court (3), Basketball Court, Walking paths/Nature Trails (5), Track, Bike Path, Playground, Park, Teen Center, Open Space, Community Garden, Meeting Space Mixed Use with Coffee Shop

ADDITIONAL INFORMATION COLLECTION

- Can we find out info from Wait Lists – especially # of bedrooms?
- Input from Community
 - Senior Group at COA – request into Director
 - Young Families – through Truro Central School Family Group
 - Jamaican Community –
 - Non-profits Looking for Housing for staff

WALSH PLANNING – NEXT SIX MONTHS
(after 3/27/meeting)

OVERVIEW - Three Parallel Paths

- A. Committee Collecting Information on housing topics and then narrowing down options
- B. Community Outreach
- C. Town work on infrastructure

A. HOUSING DATA/ONFORMATION/QUESTION COLLECTION

Information Collection on housing topics. What is needed? What is missing? Who do we want to hear from? Work to be conducted Spring/Summer 2025, then used in the Fall during discussion of housing plans and options.

- 1) Truro/Barnstable Demographics - (Anne – Apr 14)
- 2) Housing Needs info –
 - Truro & Barnstable Data (Anne – Apr 24)
 - Set up meetings with or hear from in other way
 - Seniors – COA has offered to set up meetings (Anne)
 - Jamaican Community (Anne)
 - Young(ish) Parents - ask Family Group (Anne)
 - Other groups
 - Partnerships with non-profit organizations to create housing for their staff/interns or ???
 - Provincetown Art Association & Museum (PAAM) (Breon)
 - Center for Coastal Studies (Breon)
 - Outer Cape Health Care (Jeff??) (Anne knows Board member)
 - Are there priority groups
 - Professions – health care, trades, artists/artisan etc
 - Ages – Seniors, young families, young professionals/tradespeople with/without kids
 - Partners
 - Other
- 3) What other housing developments on the Outer Cape are doing (numbers of units, affordable, attainable, cost)? (Beth)
- 4) What have other seasonal communities done to address year-round housing (Beth)
- 5) What developers say
 - Builders (Todd & Jeff)
 - Habitat for Humanity (Jeff)
 - total household income is no higher than 80% of area median income by household size.
 - Explore what could be possible for small local contractors
 - Working on town owned land – too many requirements/paperwork?
 - What might be possible if some land either deed restricted or transferred for little or no money to Local Builders vs Private citizens?

6) Home Ownership Possibilities for Attainable Housing – builders & build own.

- Types of houses (modular, tiny, etc.).
- Lot sizes and locations.
- Town Contributions to reduce costs?
- What are income limits?
- Other?

7) Legal – deed restrictions for all types of housing

- communicate with Barbara Carboni & Katie Halvorsen (Anne)

8) Affordable Homes Act – What it provides and what it requires? (Anne)

9) Financing Resources for different types of housing Jon

- What's possible
- Gaps

B. COMMUNITY OUTREACH

1) Advocacy at Pre Town Meeting – April 17 & Town Meeting May 3 to support passage of Walsh Overlay District

- Timeline of what needs to happen before can start housing

2) What do folks in Truro want/Not Want – Events spring/summer 2025

3) Groups to contact

4) What are abutter concerns – spring summer 2025

5) Share information and timeline of what needs to happen in order to break ground

TOWN WORK ON INFRASTRUCTURE

1) Allocation of Water – From existing supply for phase 1 and new supply for later phases

2) Water Supply Infrastructure – Water Tower to supply needed pressure, and New Supply Line to deliver adequate supply. On-site delivery system.

3) Wastewater Treatment and infiltration/injection system

4) Route 6 Access Road or roads

- Traffic Study(s)

5) Site Road and Utility Layout Plan

6) Stormwater Runoff Control

7) Infrastructure construction

8) Funding for infrastructure and Housing