

Ad Hoc Walsh Property Advisory Committee

Meeting Minutes March 27, 2025.

Members present: Jeff Fischer Chair, Breon Dunigan Clerk, Todd Schwebel (online), Lisbeth Chapman, Alternate members Anne Greenbaum and Jon Winder

Jarrold Cabral DPW Director

Meeting called to Order at 12:30pm

Town Update on Infrastructure:

Jarrold Cabral gave a presentation to the committee on the status of the various infrastructure projects happening that relate to the Walsh project.

These projects include capital planning and Hydrolic Modeling . The modeling work is being done by STANTEC. The modeling will give us more information about the potential water sources for the Walsh property and should be and this phase should be done by the end off this fiscal year (July 1)

In addition to potential well sites on the property, there is potential for use of 75 Higgins Hollow Rd which is town owned and a high volume well.

In addition to water, the town is working with the consultants and engineers on the regulatory pathway to design wastewater treatment within the Zone 2 water area . Eastham has completed such a project. Several possibilities are being considered.

Timelines:

Discussion on funding needed to complete water plan.

FY 2026 150K to advance plan

FY 2027 150K for final plan

FY 2028 12 million to build

Discussion on roads and traffic:

Possible additional egress on Leeward Way?

Traffic counts will be completed this summer in June and in August

Walsh Planning Next 6 Months:

3 Parallel paths

Collecting information

Community outreach

Town work on infrastructure

Need a definition of Attainable housing. The state is working on a definition. (Anne)

What can we learn from communities who have created housing to address similar needs as ours. (Beth)

Developers? Desire to talk with some

What can we we get money for? Financing resources.

Need a tutorial on Deed Restrictions for " build your own " potential.

Anne to put together a presentation on the Affordable Homes Act

Next Meeting: April 14

Demographics and needs presentation

Updated timeline

Adjourned 2pm

Ad Hoc Walsh Property Advisory Committee

Meeting Minutes April 14, 2025.

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

Meeting called to Order at 4:00pm

Outreach and Communication:

Discussion of ZTP presentation at Pre Town Meeting and Walsh Participation. If speak emphasize:

- ZTF worked with Walsh and made changes in response to our comments. Did same with public comments
- Zoning sets conditions for development – Walsh will develop detailed plan on which public can comment.
- To address people who want plan for water and wastewater before zoning – doesn't need to be sequential can work in parallel.
- Don't go into too much detail

School community night participation – Jon and Jeff

Spoke with school staff who indicated interested in living in Truro on Walsh

Anne, Survey – only 11 participants. Mostly workers with family. 9 interested in 2/3 bedroom single family. 3 rent, 6 own. Recreation mentioned mostly hiking and tennis.

Jeff attended seasonal communities meeting with EOHLC Secretary Edward Augustus to learn about possible funding for Attainable housing. Representatives from Truro and nearby towns in attendance as well as Senator Julian Cyr. Some uncertainties, but funding may be available.

Beth presented handout for town meeting indicating Walsh Committee support for ZTF article. Will refine and discuss at next meeting.

Demographics Discussion

Anne Presentation - School enrollment dropping over last 20-30 years.

Truro Median age over 60, almost 20 years greater than rest of country

Over 3,000 housing units – ~2000 single family, ~550 condos, and ~160 multi-family units.

About 1,300 units for full year residents. About 15% registered as rental, but number may be greater.

Discussion of Cloverleaf – AMI used means most workers and families make too much money and don't qualify for affordable housing. Need to have discussion of attainable housing for those people and how to build. Anne – try to get local developers to participate. Breon – Need to talk with town about property ownership and how build own would work. Also, possible town contribution to property cost. Will schedule discussion for May.

Next meeting – Anne & Beth presentations on housing needs and what nearby towns have done.

Ad Hoc Walsh Property Advisory Committee

Meeting Minutes April 24, 2025.

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

Meeting called to Order at 12:30pm

Outreach and Communication:

Jeff reported on Pre Town Meeting.

Most of the concerns about the agenda item of concern to us, the approval of the Walsh Overlay District, related to water and questions regarding the need to have such a district. Should we just do 40B?

Jeff wrote a handout for town meeting voicing our gratitude and support for the Zoning Article.

TRURO HOUSING PRODUCTION PLAN (HPP) 2023

- 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.
- The HPP address the need for Affordable but not Attainable Housing

Content was approved with acknowledgement that the layout and format may be refined.

DIFFERENT GROUPS HAVE DIFFERENT VIEW OF NEEDS

- 1) 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.
 - About 40% of renters were less than 40 years old, so there is overlap between the two groups
 - *Thanks to Jeff for the Data Analysis!*

DIFFERENT GROUPS HAVE DIFFERENT VIEW OF NEEDS

2) Number of Bedrooms

- TCS Community Night 9 of 11 Responses or 82% were for 2 bedrooms or more
- HPP for 2028 projects 70% of rental and 95% of homeownership needs for 2 bedrooms or more
- Will probably be very different response from group(s) at COA
 - Katie Halvorsen speak at COA May 9. Should we ask if we can do brief survey similar/same as TCS?

Anne Greenbaum presented a PowerPoint focussing on the affordability gap that exists in Truro
Power point attached.

The question for our committee is how we can creatively work on attainable forms of housing
and , in particular, home ownership.

Jeff will attend talk with Katie Alverson at COA on May 9

Committee discussed conducting a survey at the COA on May 9th. The committee also
discussed the need for more data on housing waitlists and the possibility of making
presentations at all councils on aging.

Beth made a presentation on what housing has been built on the outer cape between 2012 and
2024

Striking how little is in the category of Attainable

Planning for future discussions:
Engage with Habitat

The WPCPC is
proposing 252 units of
housing (*changed to
160 in final report*) in
the 28.5-acre
Development Area
including
approximately:

- 21 townhouses,
- 5 or 7 apartment
buildings,
- 31 single family
homes, and
- 10 lots for families

Comparison of Responses All vs under 41
Analysis by Jeff



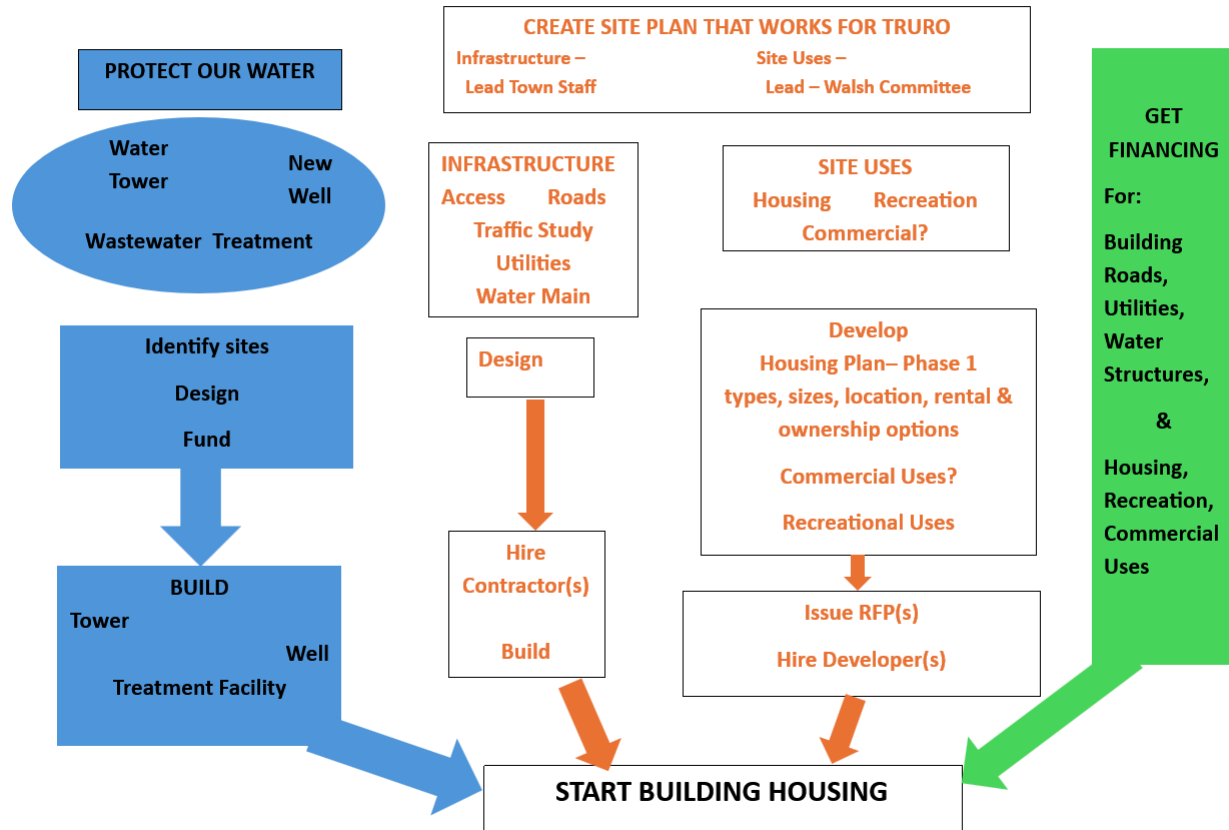
Engage with developers

Focus on how we get “attainable” on Walsh.

Public Comment. Beverly Miller Thank you
Meeting Adjourned 2:02 pm

Previous meeting discussed updating website to show all the various things that need to happen before housing can be built on Walsh. Do we want simple as Anne has proposed below (with modifications), or more detail?

WHAT NEEDS TO HAPPEN BEFORE ANY HOUSING CAN BE BUILT AT WALSH



ATTAINABLE HOUSING – for people who don't qualify for affordable housing.

What can people afford at the income levels we are looking at?

- Median income of ~\$70,000/yr can afford a \$135,000 house
- 150% median income (\$105,000) can afford a \$290,000 house
- 200% median income (\$140,000/yr) can afford a \$450,000 house
- 250% median income (\$175,000/yr) can afford a \$600,000 house
(estimated from NerdWallet – 7% interest and \$20,000 downpayment, assumes only spending 36% of income on mortgage, so if stretch may be able to afford more)

Can builders construct houses at these prices and make a profit?

What can be done to reduce building costs to make more affordable?

- Can the town subsidize anything?
- Modular housing?
- Other?

How many attainable houses should be built? How much affordable, and how much attainable in each phase?

What types of houses?

- Single, cottage, townhome, condo, build you own, and others

How will infrastructure be built and paid for?

What size lots and where to locate on property? Will they be sold or leased?

Do we allow market rate so builder can make a profit?

When do we rezone?

Other issues?

What information do we want from builders?

Are there different questions/concerns for affordable and attainable housing?

How would you approach building infrastructure if housing would be built in phases? Would they want a generic site plan with a breakout of where each phase would be built number of housing units? Would they prefer a range in number of units to build, or specific number?

Which would save money - building infrastructure all at once (assuming funding is available), or just enough infrastructure for each phase?

Which types of housing are cheapest to build?

We're hoping to build attainable housing on small lots. Are there things that could be done to keep construction costs within a reasonable range (\$350K-\$500K)?

Ask about green building practices and if they can build to Leed levels.

Ask about price per unit of past projects in studio, one two and three bedroom

Could they work with our committee on design?

Preferrable to have lots laid out beforehand, or better to set out once have design?

Other?