

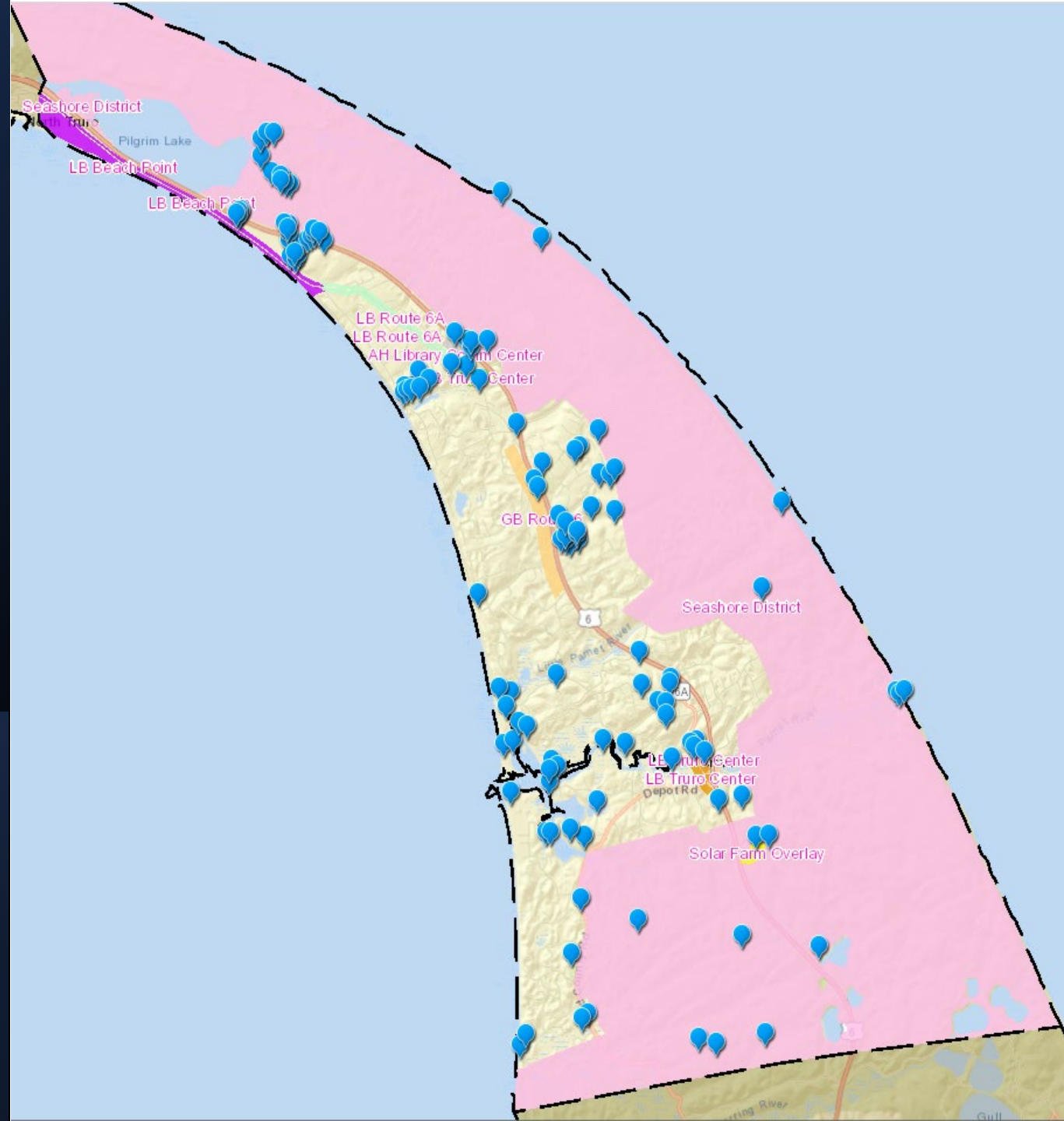
August 23, 2022



# Town Owned Property & Request for Direction/Action to establish Workforce Housing

# GOAL

To discuss and receive direction for action on beginning the process of establishing workforce housing on existing town owned properties that require little or no zoning relief.



# Workforce Housing

## What is Workforce Housing?

- According to the Urban Land Institute (ULI), Workforce Housing is defined as housing affordable to households earning between 60 and 120 percent of area median income (AMI). Workforce housing targets middle-income workers which includes professions such as police officers, firefighters, teachers, health care workers, retail clerks, and the like (Parlow, 2015).
- Households who need workforce housing may not always qualify for housing subsidized by the Low-Income Housing Tax Credit (LIHTC) program or the Housing Choice Vouchers program (formerly known as Section 8), which are two major programs in place for addressing affordable housing needs.

## Why Town Workforce Housing?

- Allows Truro to be more competitive in hiring
- Temporary in case housing not available especially over summer season
- Provides a transitional opportunity to come to the Town immediately while conducting a local housing search which often takes between 4-6 months.
- The Town needs to control its own housing (either directly or through a non-profit) because the Town can not compel other affordable housing opportunities to provide housing to the Town in a timely manner.
- Seasonal Employees (May – October)

## Timeline

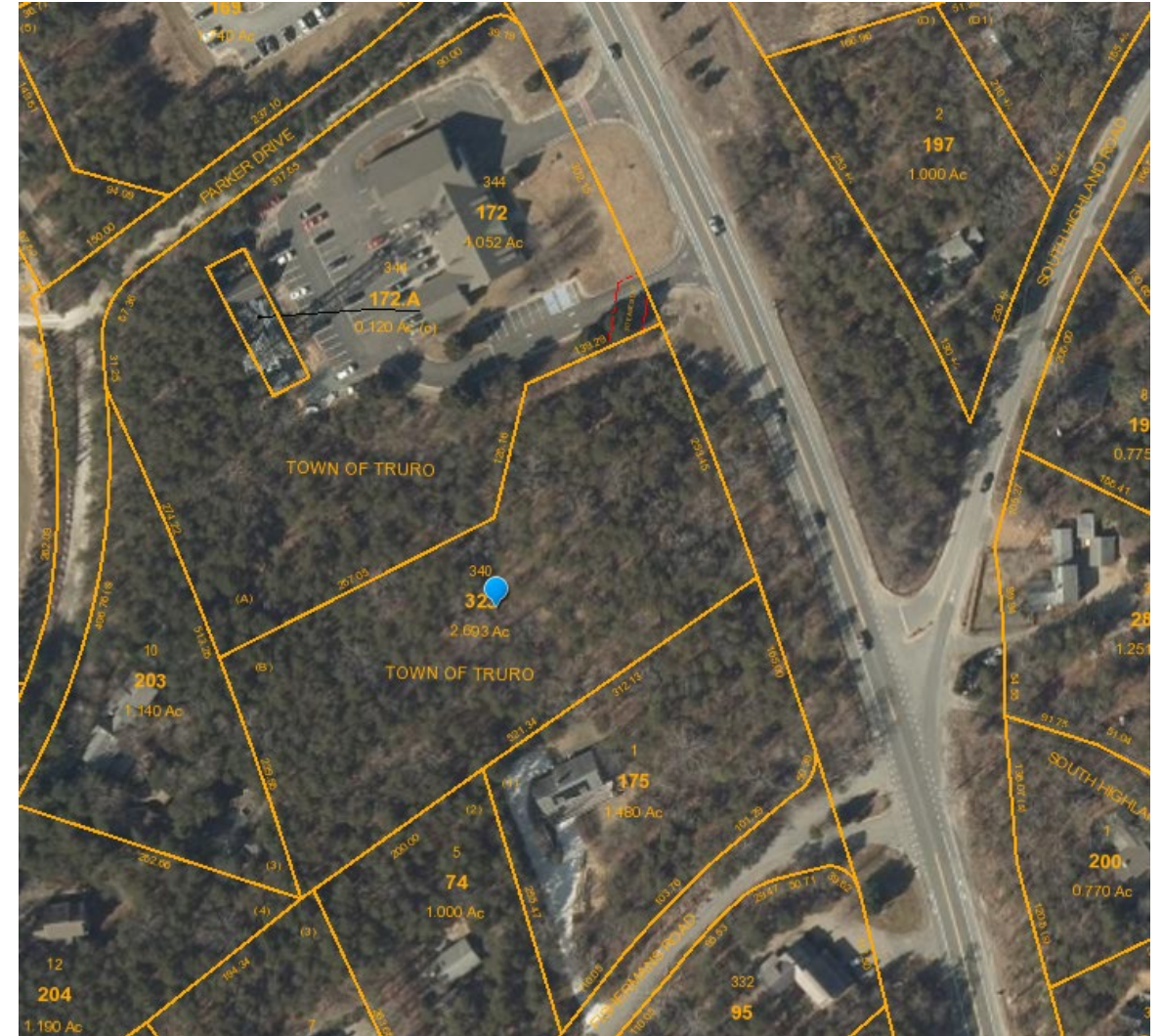
- Immediately
- Spring 2023 for Summer Season



# Town Owned Parcels not requiring Zoning Relief for Potential Use

## 340 Route 6 (39-323) (Abuts Public Safety)

- Lot Acreage: 2.693
- Approx. Frontage: 253'
- Meets zoning bylaw lot area and frontage requirements for single family use
- Commercial Zoned (GB Rte 6 – Single family use permitted)
- Property has recently been explored as potential DPW site.





# Town Owned Parcels not requiring Zoning Relief for Potential Use

## 25 So Highland (40-169) (Abuts Town Owned Land)

- Lot Acreage: 0.775
- Approx. Frontage: 177' & 197'
- Zoning: Residential
- Meets zoning bylaw lot area and frontage requirements for single family use
- In Residential District
- Property abuts Former Burn Dump

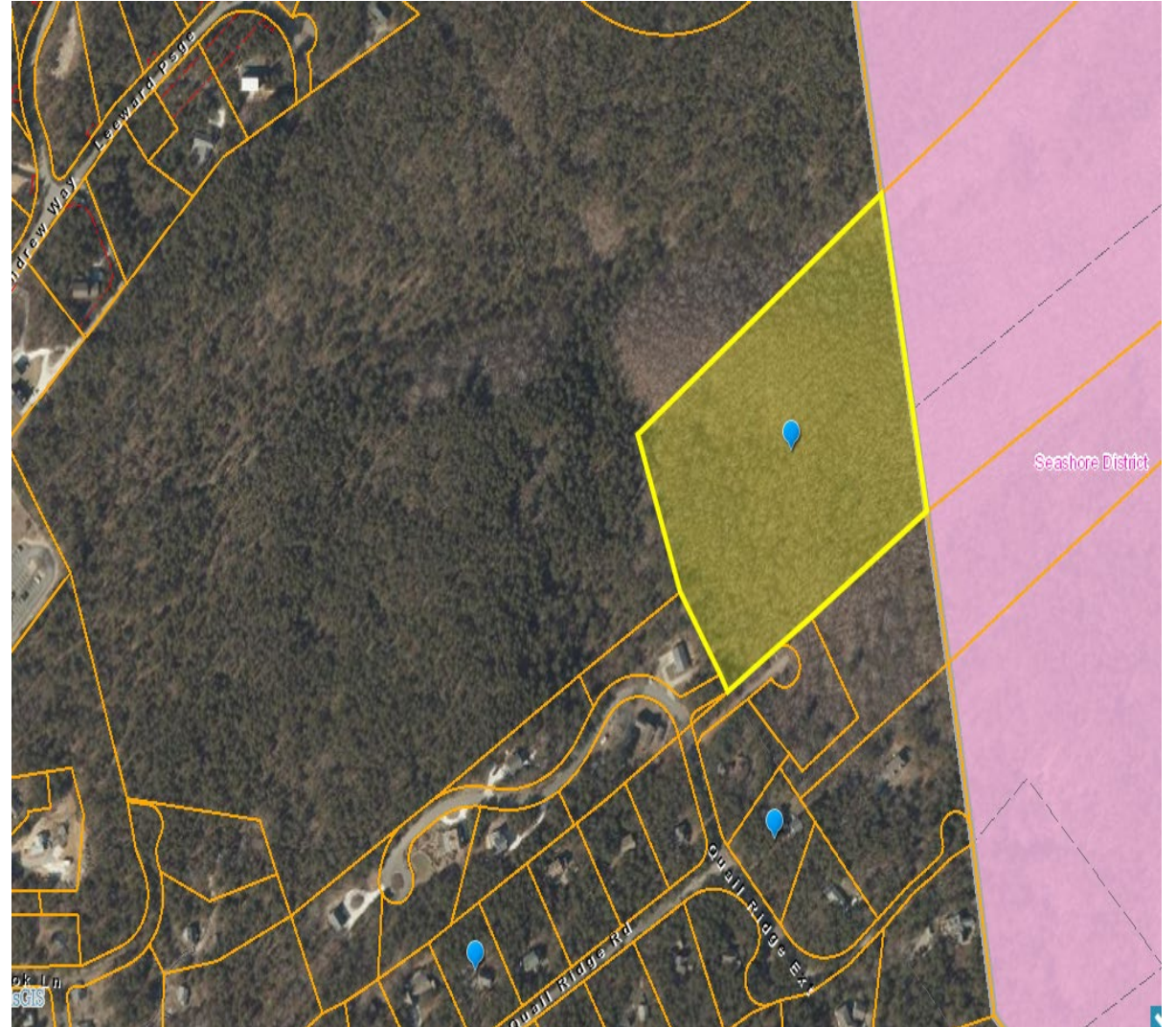




# Town Owned Parcels not requiring Zoning Relief for Potential Use

## 0 Quail Ridge Rd (43-003) (Abuts Walsh Property)

- Lot Acreage: 9.4
- Meets zoning bylaw lot area and frontage requirements for single family use
- Abuts Walsh Property & National Seashore
- Requires Plan Adjustment for access.
- Significant potential to accommodate many units



# Available Cottages/Homes

- Cottage 10 @ Walsh Property
- Cottage 13 @ Walsh Property
- Potential Donation of Home to Town





# Focused Parcel

25 So Highland (40-169)  
(Abuts Town Owned Land)

- Lot supports a main dwelling and an ADU
- Zoning regulations allow a single family residence with ADU
  - Walsh Cottage
  - Donated home - ADU





# Next Steps

- Request the Select Board give staff direction (Agenda item 7A):
  - Explore Conceptual Planning of Town owned workforce housing on Town owned Land at 25 So Highland Rd & perform a cost analysis of the project including:
    - Relocation costs of Potential Properties to New location
    - Renovation of viable Walsh Cottages and/or potentially Donated homes
    - Health & Septic System planning of potential structures on Town owned land
  - Direct Town Staff to work with the Walsh Planning committee to collaboratively plan shared infrastructure with 0 Quail Ridge Road as part of their Comprehensive plan and make this property available for Town workforce housing.

THANK YOU!



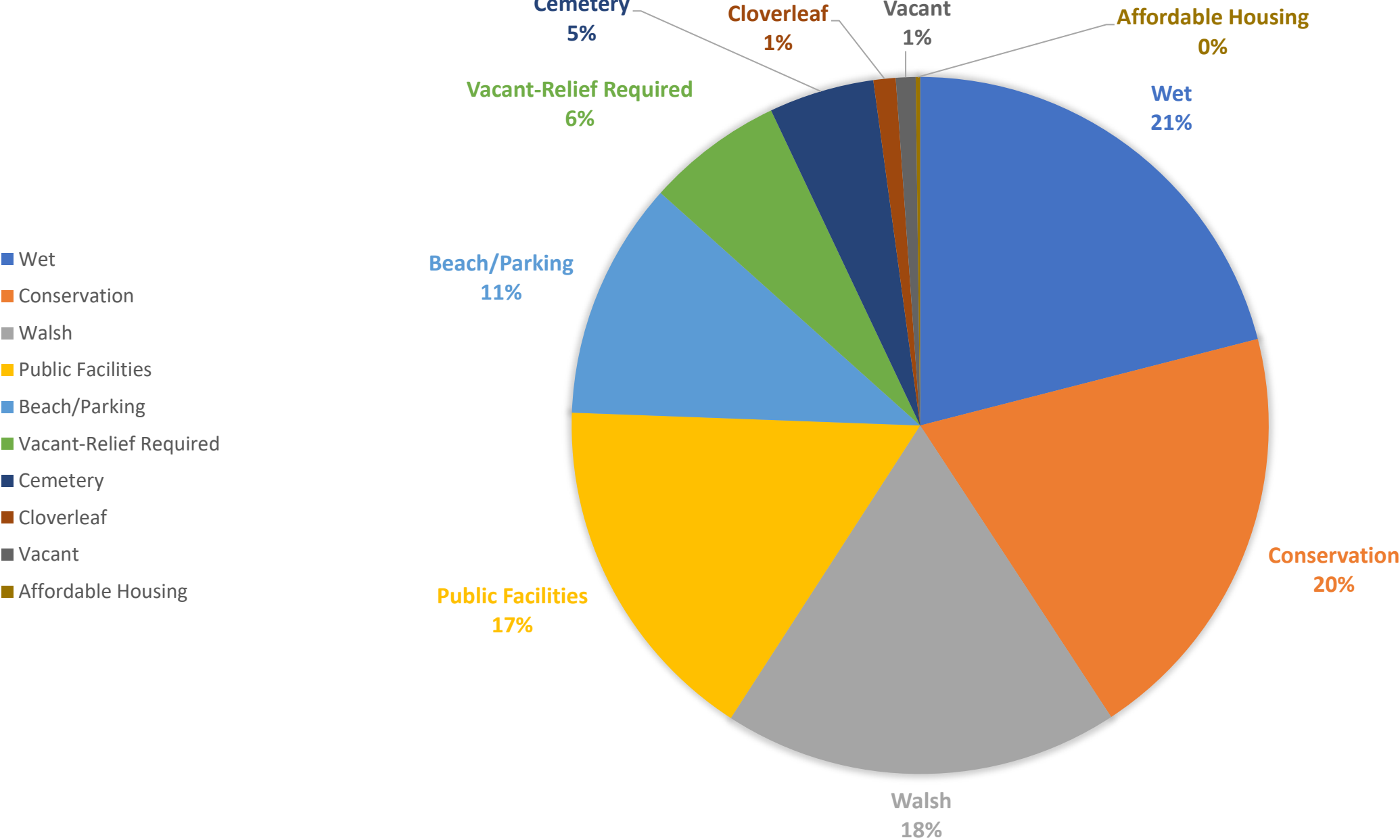
# APPENDIX

Town of Truro  
currently owns 126  
Parcels totaling  
approximately 381  
acres.

Existing Use	Number of Parcels	Acreage
Wet / Underwater	14	79.75
Conservation / Aquifer / Well Site / Open Space / LandBank	27	75.02
Walsh Properties	9	69.75
Public Facility Including Parks & Recreation areas	17	62.43
Beach / Beach Parking	20	41.91
Vacant-Needs Zoning Relief	20	24.06
Cemetery	5	18.55
Cloverleaf	1	3.91
Vacant	2	3.47
Roadway	10	1.38
Affordable Housing	1	0.78



# TOWN OWNED LAND



	A	B	C	E	G	H	I	J	K	L
1	<b>TOWN OF TRURO OWNED PARCELS</b>									
2	<b>KEY:</b>									
3	Lt Green=Potentially Buildable									
4										
5										
6	Status	Category	Tot_Acres	Map_I	StNo	StNo2	Street_Name	State_C	SaleDt	SalePr
7	WALSH PROPERTY	Walsh	57.17	43-2-0	10	A	WALSH WAY	9300	2/28/2020	0
8	Vacant-Conservation Commission	Conservation	24.23	18-2-0	506		RT 6	9320	7/25/1985	540000
9	WET	Wet	21.19	50-210-0	0		PAMET RIVER -SO BANK	9300	3/10/1969	0
10	WET	Wet	19.01	49-31-0	0		PAMET RIVER -NO BANK	9300	5/12/1986	0
11	WET	Wet	13.72	49-16-0	0		PAMET HARBOR	9300	6/28/1956	0
12	WET-frontage issue	Beach	12.00	49-19-0	0		PAMET RIVER -MOUTH	9320	2/24/1971	0
13	Vacant-Open Space-Land Bank Funds used	Conservation	11.38	51-91-0	139		RT 6	9300	1/25/2002	860000
14	LIBRARY/Recreation/Senior Center	Public Facility	10.66	36-75-0	7		STANDISH WAY	9310	5/22/1987	0
15	DUMP	Public Facility	10.20	55-2-0	5		TOWN DUMP RD	9310	4/27/1950	0
16	Vacant-Potential-Frontage Issues potential access via Ziller Path-									
17	43-3 abuts 10A Walsh Way	Potential w/Cure	9.40	43-3-0	0		QUAIL RIDGE RD	9300	5/21/2001	0
18										
19	WET	Wet	9.27	50-211-0	1	B	MEETINGHOUSE RD	9300	12/9/1976	0
20	Beach Parking-Corn Hill	Beach & Parking	9.18	45-50-0	48		CORN HILL RD	9300	1/4/1926	0
21	Truro Central School	Public Facility	7.94	43-1-0	317		RT 6	9340	5/13/1935	0
22	Beach	Beach	6.90	49-1-0	0		CORN HILL RD	9300	12/5/1968	0
23	CEMETERY-New South Cemetery	Cemetery	6.10	59-27-0	0		OLD COUNTY RD	9300	1/30/1990	0
24	Vacant-Well Field Purposes- Eminent Domain	Conservation	6.00	40-71-0	241		OLD KINGS HWY	9300	2/6/2008	0
25	Vacant-Open Space-Land Bank Funds used	Conservation	6.00	46-375-0	238		RT 6	9300	6/28/2002	312000
26	CEMETERY-Old North Cemetery	Cemetery	5.60	39-189-0	351		RT 6	9300	1/1/1988	0
27	Former Railroad Bed-Wet-odd shape	Wet	5.17	49-17-0	0		PAMET RIVER RR BED	9300	1/1/1988	0
28	TOWN HALL/ DPW	Public Facility	5.14	46-269-0	24		TOWN HALL RD	9310	1/1/1988	0
29	ATHLETIC FIELD	Public Facility-Rec	4.50	46-245-0	14		SNOWS FIELD RD	9310	6/30/1959	0



	A	B	C	E	G	H	I	J	K	L
30	Vacant-CC Open Space Land Acquisition program	Conservation	4.26	51-87-0	142		RT 6	9300	5/11/2000	225000
31	Utility Building-Well Site @ No UnionField	Public Facility	4.19	40-77-0	245		OLD KINGS HWY	9300	2/6/2008	0
32	TOWN HARBOR	Public Facility	4.18	50-18-0	75		DEPOT RD	9310	4/17/1951	0
33	Beach	Beach	4.13	49-34-0	0		TOMS HILL RD	9300	11/13/1975	0
34	PUBLIC SAFETY FACILITY	Public Facility	4.05	39-172-0	344		RT 6	9350	6/18/1990	490000
35	CLOVERLEAF	CLOVERLEAF	3.91	36-238-0	22		HIGHLAND RD	9300	8/11/2017	0
36										
37	WALSH PROPERTY	Walsh	3.69	43-9-0	8		WALSH WAY	9300	2/28/2020	0
38										
39	CEMETERY-Snow Cemetery	Cemetery	3.58	50-123-0	26		BRIDGE RD	9300	5/9/1995	0
40	WET	Wet	3.40	49-33-0	0		PAMET RIVER -SO BANK	9300	1/1/1988	0
41	Vacant-Tax Title taking 2001-Research shows LACKS FRONTAGE-no access.	Potential w/Cure	3.21	50-46-0	21	A	MILL POND RD	9300	4/3/2001	0
42	DUMP	Public Facility	3.21	55-3-0	5	A	TOWN DUMP RD	9300	11/17/1970	0
43	Vacant-Well Field Purposes-Eminent Domain	Conservation	2.92	44-10-0	75		HIGGINS HOLLOW RD	9300	2/6/2008	0
44	Beach Parking-Head of Meadow	Beach & Parking	2.84	33-1-0	0		HD OF MEADOW RD	9300	12/31/1951	0
45	WET	Wet	2.84	50-218-0	0		PAMET RIVER -SO BANK	9300	12/6/1960	0
46										
47	WALSH PROPERTY	Walsh	2.79	43-135-0	7		WALSH WAY	9310	2/28/2020	0
48										
49	Vacant-Abuts public safety facility	Potential	2.69	39-323-0	340		RT 6	9300	6/18/1990	490000
50										
51	Vacant-site of old burn dump-Capped Landfill...abuts Town vacant lot 40-169	Public Facility-Former Burn Dump	2.25	40-167-0	27		SO HIGHLAND RD	9300	11/6/1929	0
52	CEMETERY-Pine Grove Cemetery	Cemetery	2.15	59-74-0	0		PINE GROVE CEMETERY	9300	10/2/1984	0
53										
54	WALSH PROPERTY	Walsh	2.10	43-13-0	13		WALSH WAY	9310	2/28/2020	0
55										
56	NSS-odd shape-undersized-no frontage or access	Potential w/Cure	2.10	65-11-0	0		PAMET PT EXIT	9300	12/31/1956	0
57	Vacant-Conservation	Conservation	1.79	53-101-0	8		SALT MARSH LN	9320	1/18/2007	0

	A	B	C	E	G	H	I	J	K	L
58	Vacant-Conservation	Conservation	1.76	54-116-0	10		SALT MARSH LN	9320	1/18/2007	0
59	Vacant CONSERVATION COMMISSION	Conservation	1.70	21-1-0	205		SHORE RD	9320	7/25/1985	540000
60	WET	Wet	1.70	49-18-0	0		DEPOT RD - END	9300	6/6/1966	2000
61	Vacant-In NSS-Undersized-lacks frontage-bounded on all sides by NSS. No Access									
	Park on Pamet River	Potential w/Cure	1.63	65-1-0	0		OLD COUNTY RD	9300	1/1/1988	0
62	WET-at end of Ballston Beach parking lot	Public Facility-Rec	1.59	51-12-0	7		TRURO CENTER RD	9300	3/6/1959	0
63		Wet	1.38	48-5-0	0		SO PAMET RD	9300	12/7/1970	0
64	Vacant-In NSS-Undersized-lacks frontage-bounded on all sides by NSS No Access									
	PAMET PARK	Potential w/Cure	1.38	60-1-0	0		PRINCE VALLEY RD-OFF	9300	#####	0
65		Public Facility-Rec	1.37	50-153-0	20		TRURO CENTER RD	9300	6/29/2001	195000
66	Vacant-ATM 1957 granted to Town if used as a Park. Right of Way to Rich Rd over middle of lot									
	CONSERVATION COMMISSION	Public Facility-Rec	1.33	54-48-0	0		OLD COUNTY RD	9300	9/12/1957	0
67	CONSERVATION COMMISSION	Conservation	1.32	18-17-0	0		CAPT MAYO DR	9320	4/12/2010	400000
68	CONSERVATION COMMISSION	Conservation	1.29	17-25-0	0		MOON POND LN	9320	4/12/2010	400000
69	CONSERVATION COMMISSION	Conservation	1.24	17-26-0	0		CAPT MAYO DR	9320	4/12/2010	400000
70	Beach Parking-Ryder	Beach Parking	1.20	63-10-0	0		RYDER BEACH RD	9300	5/18/1949	0
71	Beach Parking-Great Hollow	Beach & Parking	1.15	42-230-0	0		GREAT HOLLOW BEACH	9300	1/1/1988	0
72	CEMETERY	Cemetery	1.12	46-240-0	1		SNOWS FIELD RD	9300	10/2/1998	0
73	Vacant CONSERVATION COMMISSION	Conservation	1.10	20-3-0	214		SHORE RD	9300	7/25/1985	540000
74										
75	WALSH PROPERTY	Walsh	0.97	43-10-0	10		WALSH WAY	9310	2/28/2020	0
76										
77	WALSH PROPERTY	Walsh	0.97	43-226-0	12		WALSH WAY	9300	2/28/2020	0
78										
79	NSS-odd shape-undersized-no frontage or access									
80		Potential w/Cure	0.94	65-5-0	0		PAMET PT EXIT	9300	12/6/1960	0

[illegible]



[illegible]

	A	B	C	E	G	H	I	J	K	L
125	Park-Pilgrim Pond	Public Facility-Rec	0.46	36-57-0	0		POND RD	9300	1/1/1988	0
126	Wet-Pilgrim Pond	Wet	0.46	36-159-0	4	B	BAY VIEW RD	9300	6/18/1993	0
127										
128	Walsh Property-Cottage	Walsh	0.45	43-133-0	6		WALSH WAY	9310	2/28/2020	0
129										
	Vacant -undersized. HIGH HEAD Recent bldg approval nearby (32-19) NSS									
130		Potential w/Cure	0.34	32-22-0	69		PRISCILLA RD	9300	12/30/1957	0
131										
132	Vacant-Conservation	Conservation	0.33	13-5-0	311	A	SHORE RD	9300	6/28/2000	249000
	Library-Cobb Truro Historical Society	Public Facility	0.32	50-149-0	13		TRURO CENTER RD	9310	9/6/1912	0
	Vacant-undersized-center of cul-de-sac	Roadway	0.31	46-78-0	10		RYANS WAY	9300	8/29/1994	0
135	Veterans Memorial	Public Facility-Rec	0.30	50-152-0	4		CASTLE RD	9300	3/9/1971	500
136	Vacant-conservation	Conservation	0.27	39-152-0	374		RT 6	9320	5/20/1997	65000
137	Beach Point Parking Lot	Beach Parking	0.24	17-9-0	207		SHORE RD	9300	3/4/1930	150
	Vacant-undersized-point lot between two roads. Deeded w/ cemetery.	Roadway	0.24	46-251-0	38		MEETINGHOUSE RD	9300	6/30/1959	0
	Vacant-undersized-point lot between two roads. Abuts Town Hall	Roadway	0.24	46-277-0	20		TOWN HALL RD	9300	8/24/1999	0
140										
	Vacant -undersized. HIGH HEAD. Recent bldg approval nearby (32-19) NSS									
141		Potential w/Cure	0.23	30-3-0	3		ALLERTON RD	9360	12/22/1953	0
142										
143	Cold Storage Beach Parking Lot	Beach Parking	0.23	35-129-0	0		COLD STORAGE PKG LOT	9300	10/6/2014	5000
144	Beach-Ballston-Former Musnuff	Beach	0.23	48-7-0	135		SO PAMET RD	9300	8/11/2021	1
145	Beach Parking lot-Noons Landing	Beach Parking	0.22	13-6-0	315		SHORE RD	9300	6/28/2000	249000
146	Beach Parking lot-Noons Landing	Beach Parking	0.22	13-7-0	311		SHORE RD	9300	6/28/2000	249000
147	Beach-Noons Landing	Beach	0.22	13-17-0	328		SHORE RD	9300	6/28/2000	249000
148	Beach-Noons Landing	Beach	0.22	13-18-0	322		SHORE RD	9300	6/28/2000	249000
	Vacant-undersized-steep-Abuts Cold Storage Beach Parking Lot	Roadway	0.18	39-2-0	1		BAY VIEW RD	9300	10/18/1979	0
150	Beach Parking lot-Longnook	Beach Parking	0.18	44-1-0	103		LONGNOOK RD	9300	1/2/1952	0

	A	B	C	E	G	H	I	J	K	L
151	Vacant-undersized-partially wet	Roadway	0.18	45-70-0	0		CORN HILL RD	9300	1/1/1988	0
152	Beach-Beach Point Town Landing	Beach	0.12	20-2-0	216		SHORE RD	9300	3/4/1930	150
153										
	Vacant -undersized. Recent bldg approval nearby (32-19) NSS-bounded on all sides by NSS									
154		Potential w/Cure	0.11	29-4-0	4		PRISCILLA RD	9360	12/22/1953	0
155										
	Vacant -undersized. HIGH HEAD Recent bldg approval nearby (32-19) NSS-bounded on all sides by NSS									
156		Potential w/Cure	0.11	30-7-0	9		ALDEN RD	9300	12/22/1953	0
157										
	Vacant -undersized. HIGH HEAD Recent bldg approval nearby (32-19) NSS-bounded on all sides by NSS									
158		Potential w/Cure	0.11	30-12-0	39		ALDEN RD	9300	12/22/1953	0
159										
	Vacant -undersized. HIGH HEAD Recent bldg approval nearby (32-19) NSS									
160		Potential w/Cure	0.11	32-21-0	70		PRISCILLA RD	9300	12/30/1957	0
161										
	Vacant -undersized. HIGH HEAD Recent bldg approval nearby (32-19) NSS									
162		Potential w/Cure	0.11	32-23-0	78		PRISCILLA RD	9300	12/22/1953	0
163										
164	Vacant-conservation-Wet	Wet	0.10	54-114-0	10	A	ABBY LN	9300	12/6/1978	0
	Vacant-undersized-frontage issues									
165		Roadway	0.09	36-79-0	13		OLD FIREHOUSE RD	9300	5/22/1987	0
166	Vacant-undersized	Roadway	0.07	36-76-0	15		OLD FIREHOUSE RD	9300	5/22/1987	0
167	Vacant-wet-undersized	Wet	0.07	50-9-0	0		DEPOT RD	9300	4/17/1951	0
	Beach Parking Lot Shed-Coast Guard									
168		Roadway	0.05	33-40-0	44		COAST GUARD RD	9310	1/1/2007	0
	Bus Stop-No Truro Ctr-Highland & Shore									
169		Roadway	0.01	36-202-0	0		SHORE RD	9300	12/23/1922	0
	Vacant-tiny undersized along road									
170		Roadway	0.01	36-222-0	35	A	POND RD	9300	1/1/2000	0