Housing Authority Agenda
Remote Meeting
Tuesday, April 19, 2022 – 6:30 pm
www.truro-ma.gov

This will be a joint meeting of the Local Comprehensive Planning Committee and the Economic Development Committee, Housing Authority, and Walsh Property Community Planning Committee

Please join the meeting from your computer, tablet or smartphone:
https://meet.goto.com/217827085

To provide comment during the meeting, you can also dial in using your phone:
United States (Toll Free): 1-866-899-4679   Access Code: 217-827-085#

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Open Meeting

Report on Results of Community Survey
Presented by Sharon Rooney, AICP, RLA
Tighe & Bond

Board Comments/Questions

Adjourn

TOWN OF TRURO
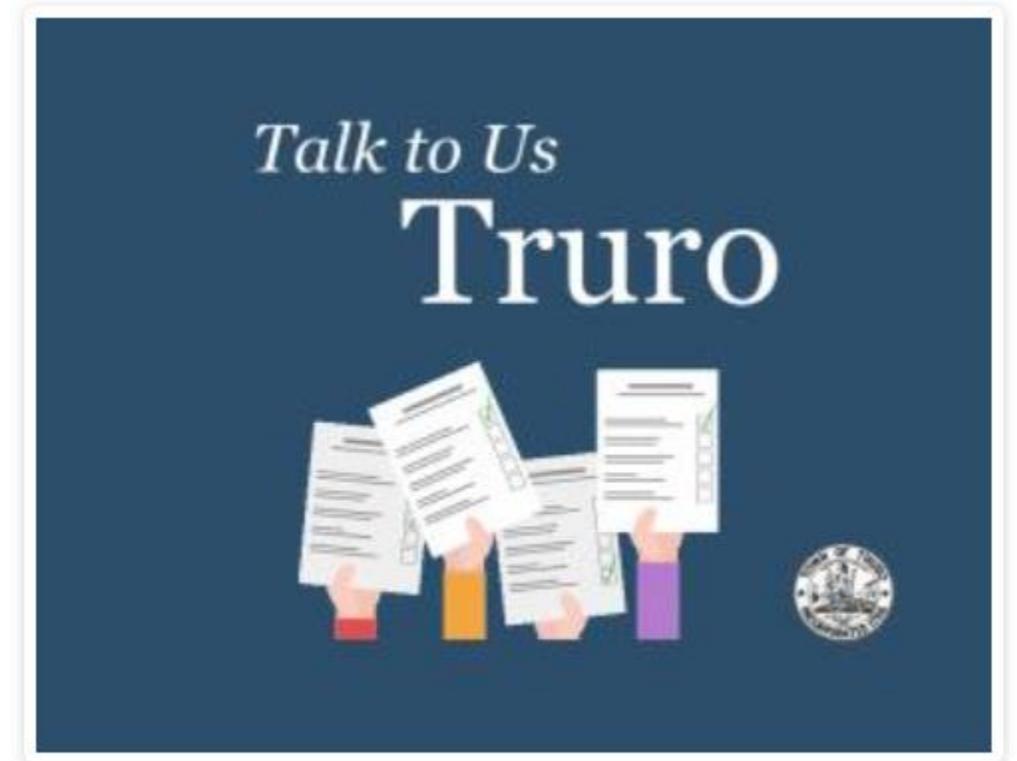APR 18 2022
3:13 pm
RECEIVED
TOWN CLERK
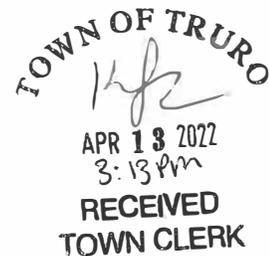
Truro Community Input

2022 SURVEY RESULTS

Purpose of Survey

- Input on overall community vision for LCP

- Input on key issues:

- Economic development

- Walsh property

- Housing

Contributors

Town Staff

Town Committee Chairs
- Local Comprehensive Plan
- Walsh Property
- Housing Authority
- Economic Development

Tighe & Bond, LCP consultant

Survey Structure + Outreach

Survey Structure

- Use of Survey Monkey online platform
- Convenience sample of both Truro residents and non-residents
- 39 questions total
- Mix of multiple choice, ratio scale, and open-ended questions

Survey Outreach Campaign

- Town of Truro website (News & Announcements, WPCPC/LCPC/THA pages)
- ALERTruro (Send alerts via text & email)
- Truro Talks Newsletter (monthly reminders + survey participation surveys)
- Facebook (Posts on Town of Truro page and share to local "groups")
- Chamber of Commerce distribution of graphics & surveys to business list
- Print flyers distributed through TCS "backpack mail"
- E-Notice sent to TCS
- "Plugs" at Select Board meetings and other public meetings
- Highway signboard on Route 6

Survey Responses
A Snapshot

- Opened October 2021; Closed January 2022

- 611 Total Respondents (n=611)

- 46% of questions were answered by all respondents, no skips

- Response numbers wane as the survey progresses, especially for responses requiring fill ins – typical response pattern

Data Analysis
Overview of Process

- Dataset cleanup – abandoned duplicates

- Review for recurring themes

- Analysis of open-ended comments for themes, pro/con sentiment

- Additional analysis through word clouds for frequently used words

Respondent Demographics

Residency

- 58.43% year-round
- 35.52% part-time
- 9.33% Truro business owners
- Other: school families, renters, ties to Truro
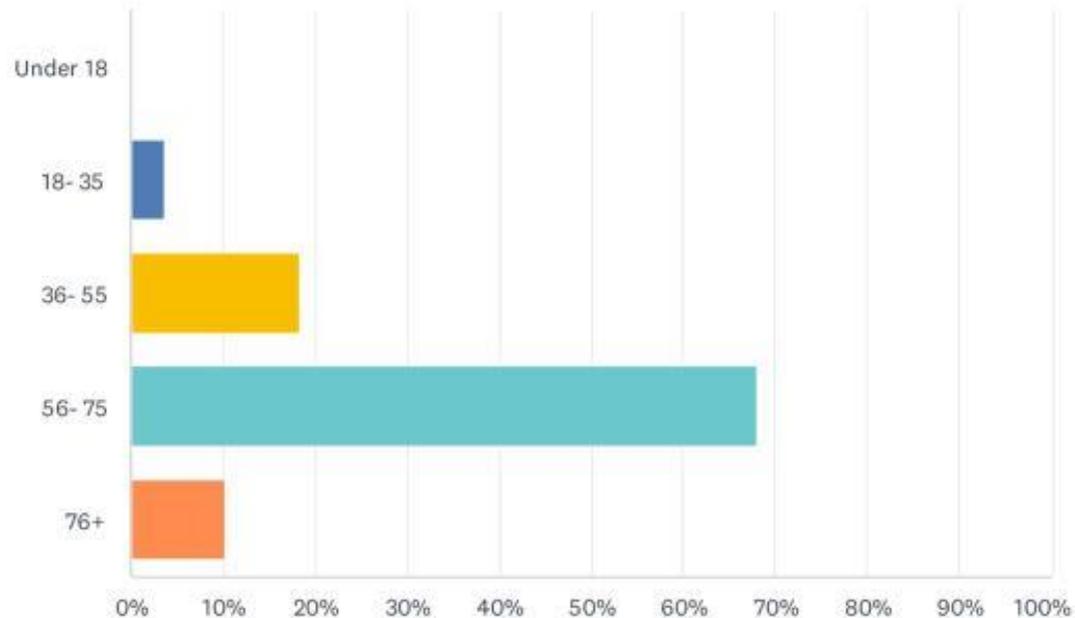
Homeownership

- 85.43%

Employment Status

- 36.82% retired

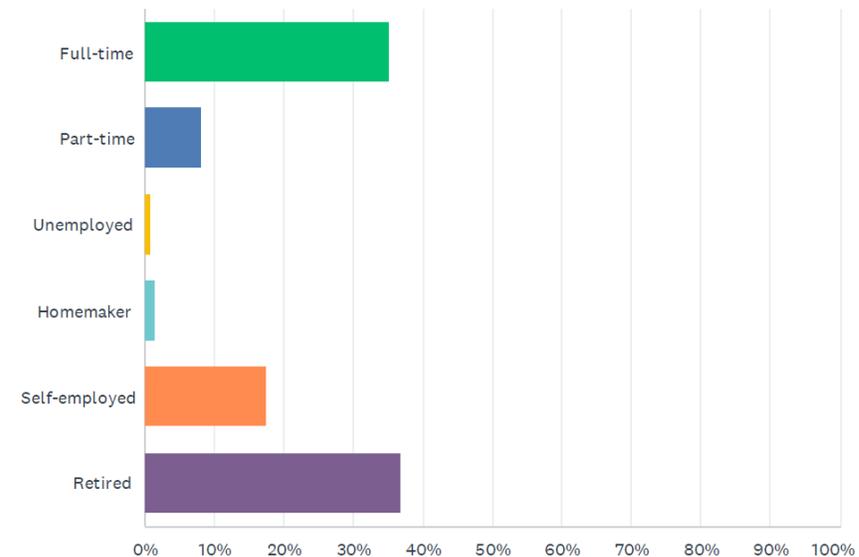# Respondent Demographics (cont'd)

- Over 55 = 78%
  55 and under = 22%

Full-time = 35%
Part-time = 8%
Self-Employed = 17.5%

Survey Respondents by Age

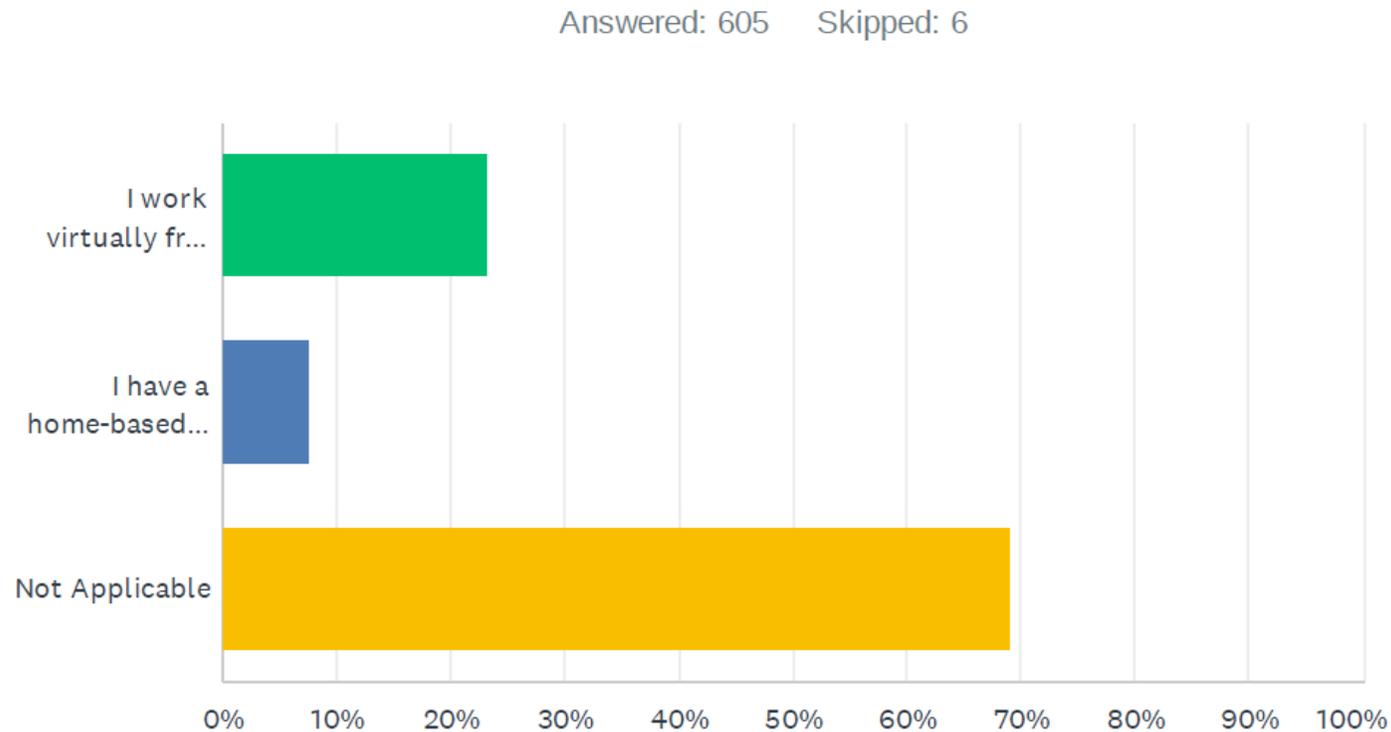Employment Status

Home-Based Business/Virtual Work

Work virtually from home = 23%
Home-based business = 7.8%

Answered: 605   Skipped: 6

Primary Survey Sections:
Community Values
Community Issues
Finances & Growth
Walsh Property
Housing

Community Values

Community Values
Respondents Preferences

ANSWER CHOICES	RESPONSES
Sense of community/ small- town feel	58.43%
Open space/ natural environment	87.56%
Arts and Culture	38.46%
Rural character	67.92%
Coastal character	86.74%
Schools	11.95%
Town services or facilities	23.24%
Recreation	29.95%
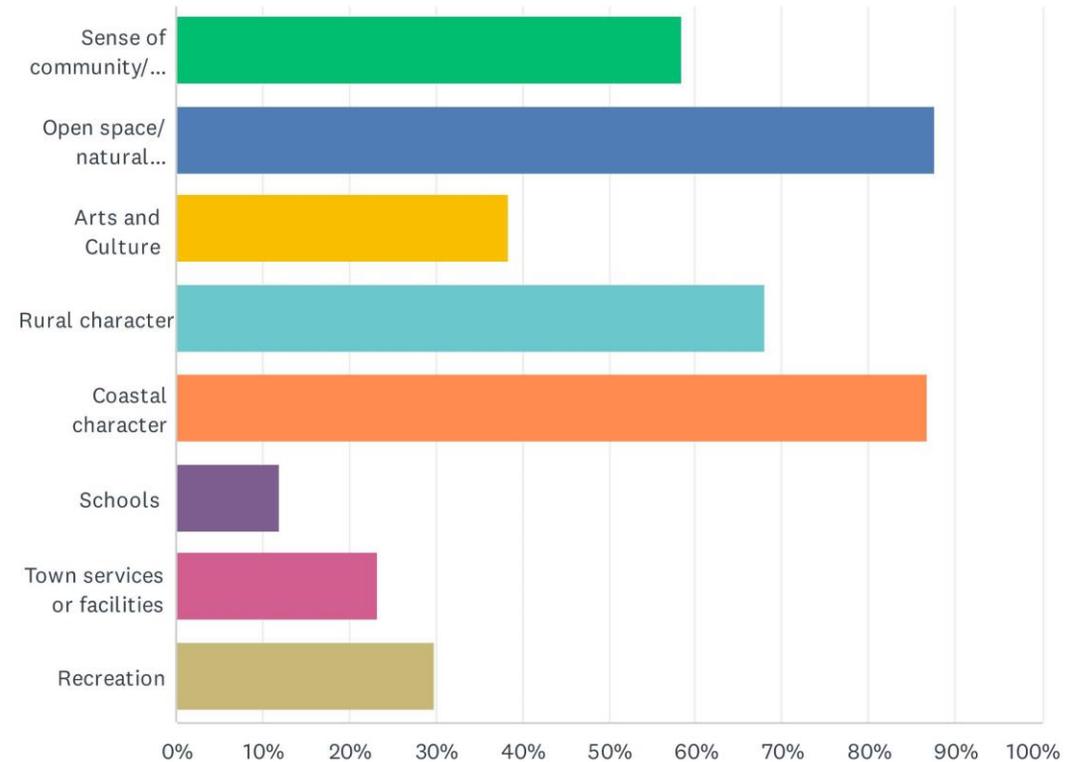
Community Values
Respondents Preferences Word Cloud

Survey themes implemented into a word cloud:

Beauty
Quiet
Low-density
Local Businesses
Nature Environment
Preservation
Town Services
Historical Resources
Scenic Resources
Beaches
Recreation
Sense of Community
Schools
Arts & Culture
Coastal Character
Rural Character
Open Space

Community Values
Respondents Preferences Comments

- "It is a quiet town as well which I have gotten used to. It would be a good thing to keep the rural quality and ban gas driven garden and landscaping machines."
- "Although recreation, education, sense of community, small town feel, Town services and facilities are all important to me, I didn't check them because the thing that will best grow and guide them is for us to wake up to the crises converging upon us and start working together to rapidly transform Truro into an inspiring, zero-carbon, socially and economically sustainable eco-town. What could be more fun, educational, and community-building than that?"
- "Open Space in North Truro and Beach point. Accessible design for all public buildings and commercial establishments. Clean beaches. Clear communication. Workforce housing. Sidewalks."
- "History of the Outer Cape."
- "Diversity of residents."
- "Library."

Community Issues

Important Community Issues
Respondents Preferences

ANSWER CHOICES	RESPONSES
Housing affordability/ availability	51.06%
Availability of commercial space	5.56%
Variety of local businesses	32.24%
Availability of commercial services	18.49%
Workforce shortages	36.82%
Mobility and transportation (traffic, parking, biking and walking, transit)	28.97%
Recreation	35.84%
Town services and facilities	35.02%
Broadband access	54.99%
Healthcare access	52.70%
Open space/ natural resources	78.89%
Climate change mitigation and adaption	63.50%
Renewable energy	43.37%
Arts and culture	43.86%
Other (please specify)	11.29%
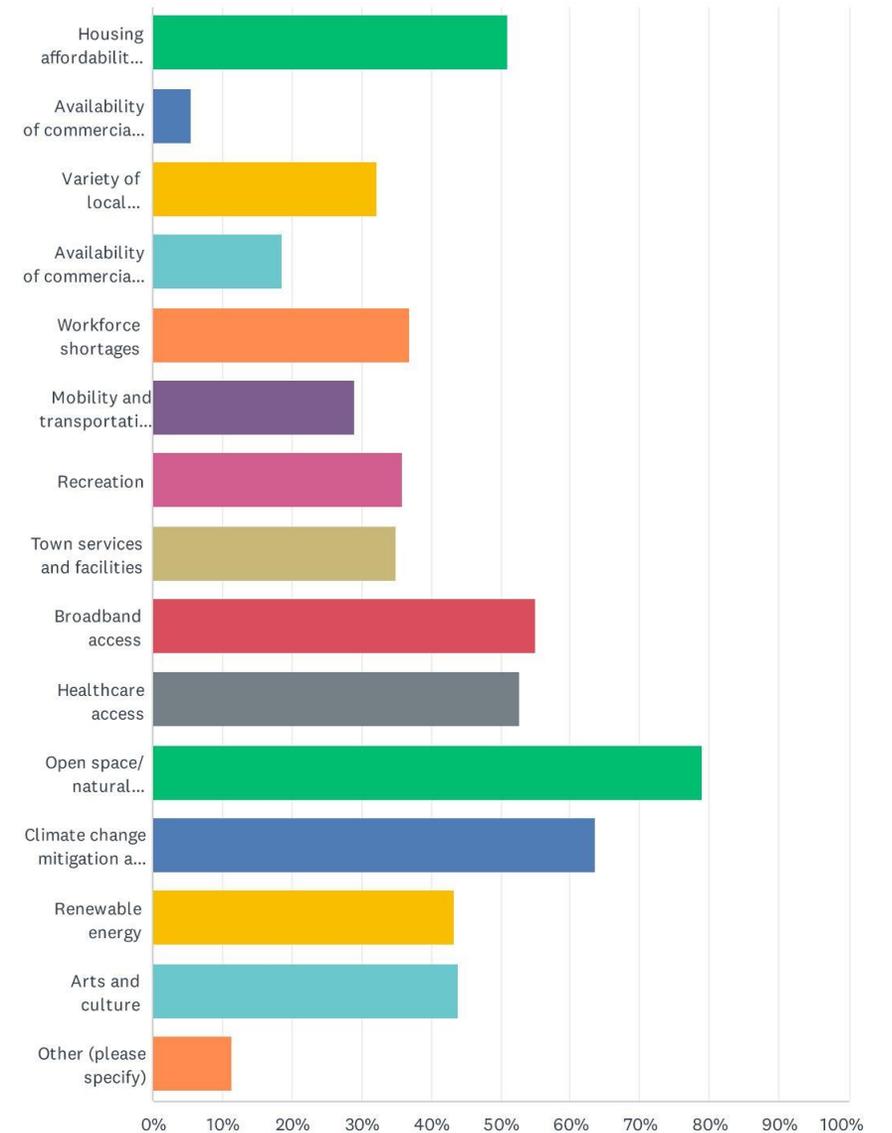
Important Community Issues
Respondents Preferences Word Cloud

Survey themes implemented into a word cloud:

Education
Commercial Space Availability
Workforce Shortages
Water
Transportation
Town Services
Taxes
Renewable Energy
Recreation

Local Business Variety
Arts & Culture
Open Space
Home Affordability
Healthcare Access
Density
Climate Change
Broadband Access
Planning

Important Community Issues
Respondents Preferences Comments

- "Lack of local businesses for entrepreneurship of younger adults, especially with families."
- "It is of great concern to us that some essential services, especially healthcare and emergency services, are barely surviving in Truro. This is likely to become a more serious problem for everyone unless some changes are made, such as increasing taxes to support emergency services, and finding a way to attract more doctors to the area."
- "Keeping the rural character of Truro."
- "Water quality and supply, fostering small agriculture, traffic safety along Route 6, attracting/nurturing new small businesses."
- "Keeping Truro a place for all people, not just the rich who can afford a second or investment home. Truro needs to be a place for everyone."
- "Available/affordable housing is MOST IMPORTANT, so that we can maintain and build our community, need to be able to have housing for families."

Finances & Growth

Financial Dedication
Respondents Preferences

ANSWER CHOICES	RESPONSES
None of the above	1.31%
Housing	59.90%
Infrastructure	40.43%
Water quality	67.59%
Wastewater treatment	34.70%
Recreation	33.55%
Incentives to attract businesses	27.33%
Public transit	23.24%
Childcare services/ facility	42.06%
Senior housing	35.68%
Open space	68.41%
Senior services	46.32%
Other (please specify)	13.42%
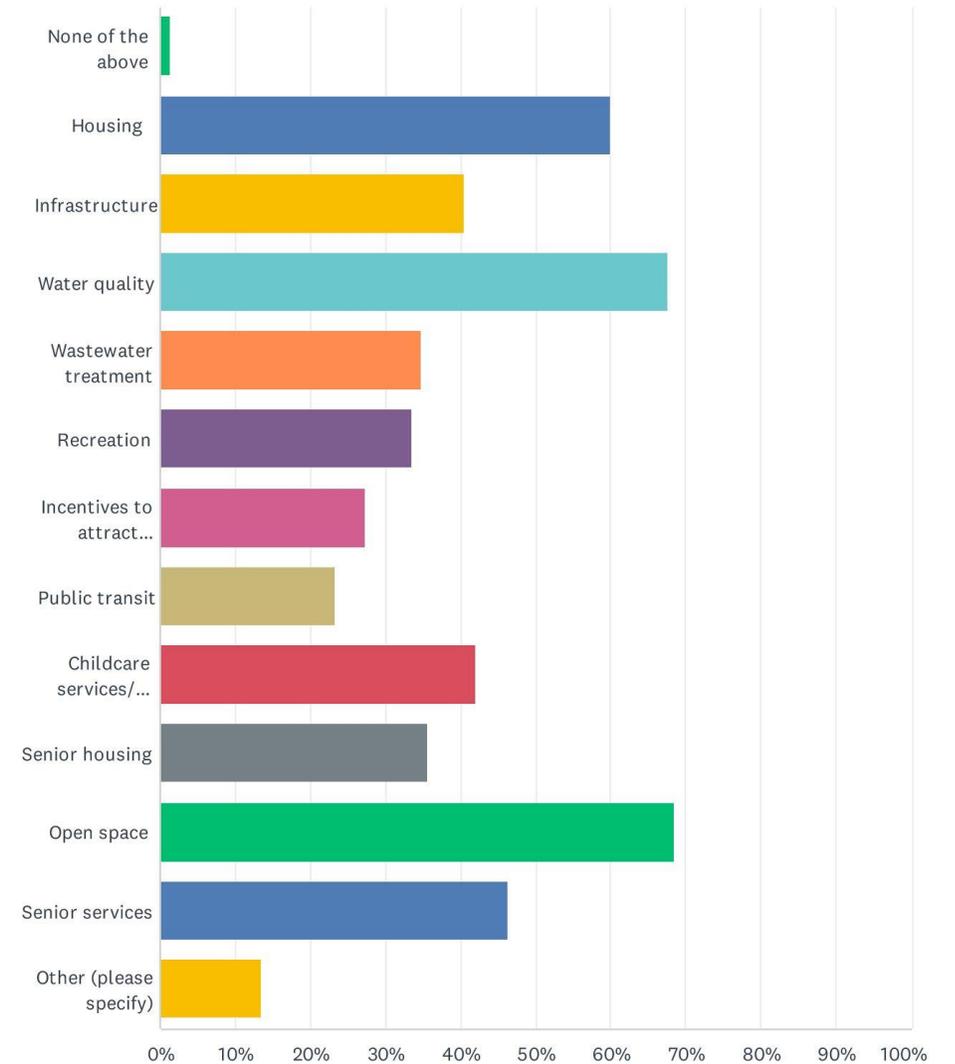
Growth Initiatives
Respondents Preferences

ANSWER CHOICES	RESPONSES
Affordable housing	61.87%
Market rate housing	20.95%
Housing for seasonal workers	55.16%
Single-family residential	14.89%
Multi-family residential	21.93%
Senior housing	32.08%
Retail	15.06%
Agriculture	31.75%
Commercial business	14.89%
Industrial	0.98%
No growth	23.40%
Other (please specify)	11.29%

Financial Dedication & Growth Initiatives
Respondents Preferences Word Cloud

Survey themes implemented into a word cloud:

Affordable Housing
Infrastructure
Open Space
Seasonal Worker Housing
Water Quality
Childcare Services
Senior Services
Wastewater Treatment
Agriculture
Market Rate Housing
Public Transit

Recreation
Senior Housing
No Growth
Retail
Re-Zoning
Healthcare Facilities
Resiliency Measures
Renewable Energy
Public Safety
Broadband Access

Agriculture
Renewable Energy
Public Safety Senior Services Retail
Open Space
Childcare Services
Healthcare Facilities
Re-Zoning Affordable Housing
Seasonal Worker Housing
Broadband Access
Public Transit Wastewater Treatment
Water Quality
Infrastructure
Market Rate Housing
Resiliency Measures
Senior Housing
No Growth Recreation

Financial Dedication & Growth Initiatives
Respondents Preferences Comments

- "Incentives to help retain year round residents. Thank you for the residential tax exemption! It's important and makes a difference for those of us who own a home and live here year round."
- "Public year-round rental housing (not private, for-profit 40B development), public health, habitat protection and restoration, community farming. We need to protect the quality of our drinking water through education about composting toilets and up-to-date septic systems that minimize degradation of our water table, and about what NOT to send down our drains,. We cannot and should not raise taxes to create a sewer system or tap into Provincetown's chemically treated water. Doing that would open the town to more harmful for-profit development and force more people to leave because of higher taxes."
- "I support commercial and retail businesses that serve the year-round population (like Montano's and Atlantic Spice), but not those that are open only in the summer."
- "Imagine if "Walsh Village" existed with walkable streets, a mix of uses and housing, and open space?"
- "I support senior services, but only certain kinds of senior housing (e.g., assisted living units, and intergenerational co-housing)."

Which types of growth?
Respondents Preferences

ANSWER CHOICES	RESPONSES
Affordable housing	61.87%
Market rate housing	20.95%
Housing for seasonal workers	55.16%
Single-family residential	14.89%
Multi-family residential	21.93%
Senior housing	32.08%
Retail	15.06%
Agriculture	31.75%
Commercial business	14.89%
Industrial	0.98%
No growth	23.40%
Other (please specify)	11.29%
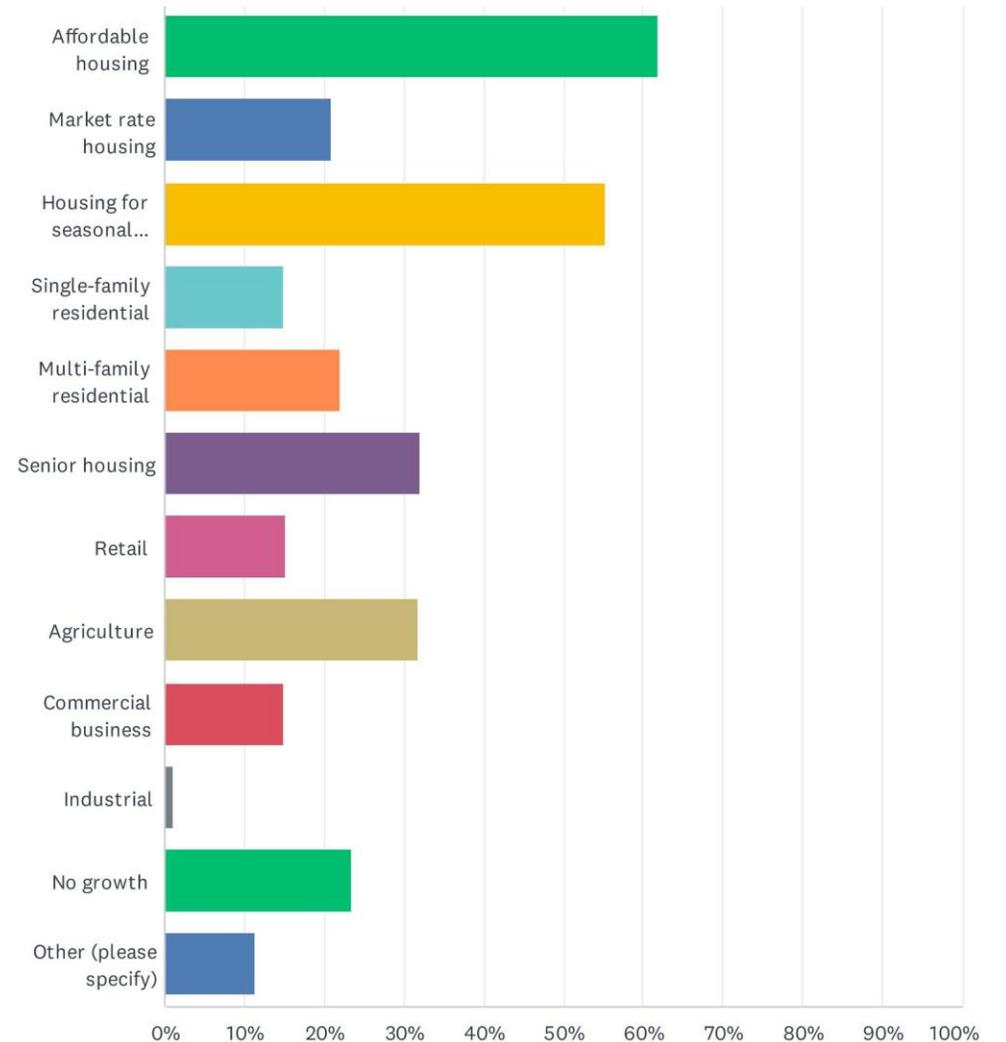
Which Types of Growth?
Respondents Preferences Word Cloud

Survey themes
implemented into
a word cloud:

Affordable Housing
Market Rate Housing
Seasonal Working Housing
Single-Family Residential
Multi-Family Residential
Senior Housing
Retail
Agriculture
Commercial Business
Community-Based Space

| |
|---|
| Online Businesses |
| Recreational |
| Healthcare Services |
| Year-Round Businesses |
| Infrastructure |
| Open Space |
| Climate-Based Infrastructure |
| Industrial |
| No Growth |

Which Types of Growth?
Respondents Preferences Comments

- "SHI's in the form of ADU's emphasizing diverse low impact development absent municipal infrastructure."
- "Affordable housing."
- "Local businesses to support the community year-round."
- "Decent restaurants, better retail (food and clothing)."
- "A community-based space downtown."
- "Adaptation to mitigate climate change impact."
- "Protecting open space."
- "Community center catering to seniors and families (like a YMCA)."
- "Any future business growth should adopt a business model incorporating adequate housing for employees provided by business owner."
- "Businesses with a small footprint."
- "Affordable and great-quality grocery store."
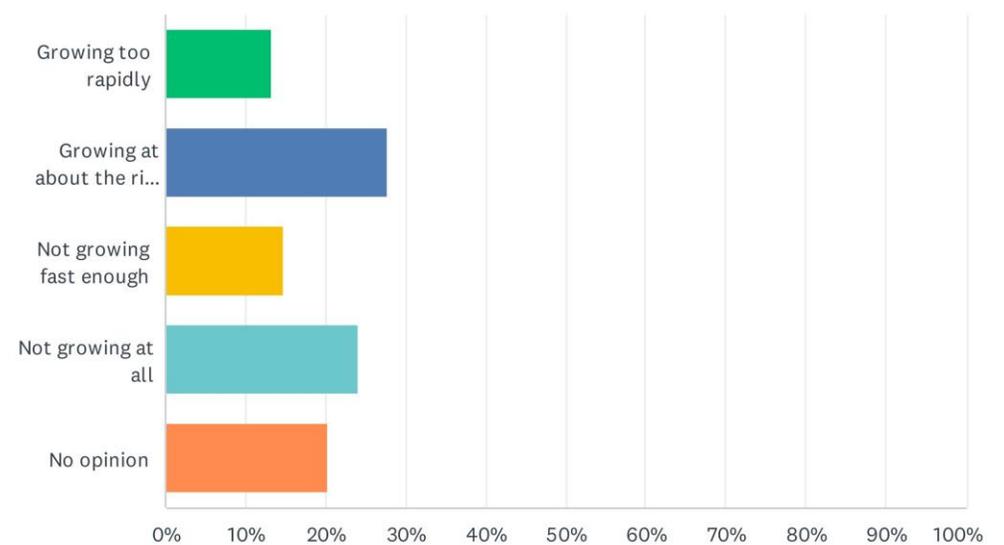
Rate of Residential/Commercial Growth
Respondents Preferences

Residential
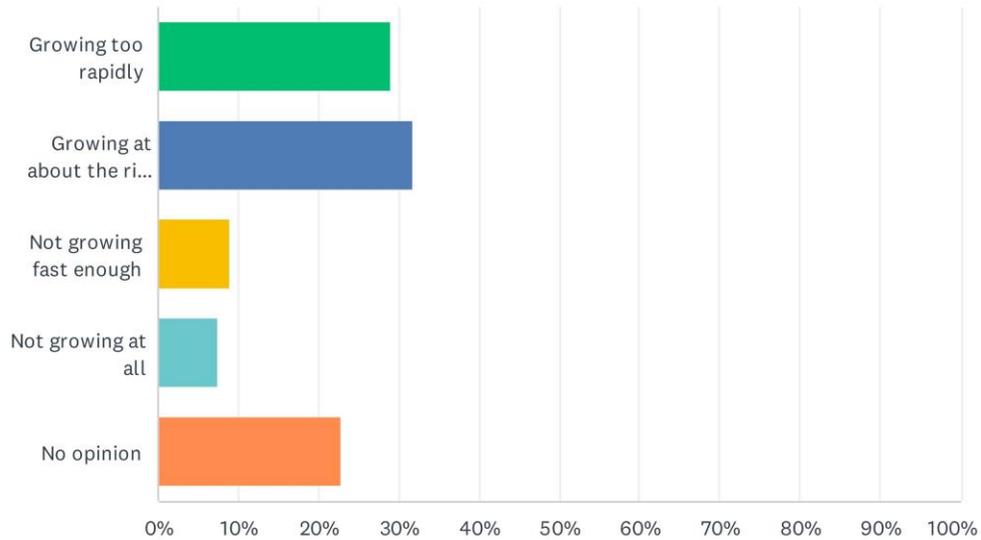
ANSWER CHOICES	RESPONSES
Growing too rapidly	28.97%
Growing at about the right rate	31.75%
Not growing fast enough	9.00%
Not growing at all	7.36%
No opinion	22.91%

Commercial

ANSWER CHOICES	RESPONSES
Growing too rapidly	13.26%
Growing at about the right rate	27.66%
Not growing fast enough	14.73%
Not growing at all	24.06%
No opinion	20.29%

Walsh Property

Walsh Property
Respondents Preferences

Three most important things that you want to make sure the WPCPC accounts for?

ANSWER CHOICES	RESPONSES
Agriculture/ Food systems	11.95%
Arts and culture	8.18%
Climate change	24.06%
Community gathering and event space	11.13%
Economic development	5.40%
Educational system	2.62%
Employment recruitment and retention	4.75%
Environment	37.64%
Families	11.95%
Housing	43.70%
Parking	0.49%
Recreation	21.77%
Seniors	8.67%
Socio economic diversity in the community	12.60%
Taxes	7.20%
Tourism	2.78%
Town budget	7.36%
Traffic	7.20%
Water quality	22.26%
Year-round community sustainability	31.10%
Other (please specify)	5.40%

Walsh Property Potential Uses
Respondents Preferences Word Cloud

Survey themes
implemented into
a word cloud:

Affordable Senior Housing
Commercial Space
Net Zero Development
Open Space
Community Garden
Conservation Land
Trails
Water Tower
Art Center

Cell Towers
Courts and Fields
Grocer
Indoor Pool
No Development
Playground
Solar Energy
Subdivide
Tax Credit Housing

Walsh Property Potential Concerns
Respondents Preferences Word Cloud

Survey themes implemented into a word cloud:

Over Development
Septic Impacts
Affordable Housing
Commercialization
Crowded
Housing Density
Loss of Wildlife Habitat
Predatory Developers
Slow Bureaucracy
Strip Commercial

Traffic
Water Quality
Impact Scenic Resources
Increased Taxes
Loss of Rural Character
Municipal Spending
NIMBY Attitude
Pollution
Poor Quality Housing

Walsh Property
Respondents Preferences Comments

<u>Uses:</u>

• "Housing that is affordable and for seniors that don't want to leave the town but can't maintain their current residence not dependent on net worth. Open space that will create an attractive community unlike the density planned at the Cloverleaf."

• "Enclosed swimming pool with waves. Charge in the summer. Free to kids all winter. Tourist attraction on shoulder season. For people who are afraid of sharks but want to swim. Fee for parking, etc. Motels could give passes."

• "Truro Rec would be a great fit on the Walsh property because kids wouldn't need transportation after school. The COA is a great fit with the library and should stay. Using the Community Center for adult education, business resources, business classes – maybe tied to the library."

<u>Concerns:</u>

• "1. Cutting down trees. 2. Rushing the community engagement process and skipping over involving every segment of the community in IN-PERSON, small-group dialogues and tried-and-true visioning exercises."

• "The cost of this project is concerning. The Town purchasing a property they have no use or need for. That ship has sailed. The Walsh property should be commercially developed to generate the highest taxes and the least amount of environmental impact, i.e. a solar farm would be a perfect application. No water use, no wastewater, can be installed to not affect wildlife. Can be installed to allow hiking and recreational use of the property."

Housing

Housing
Respondents Preferences

ANSWER CHOICES	RESPONSES	
No critical housing needs.	35.08%	194
Rental housing	4.16%	23
Affordable housing (defined by housing costs not exceeding one-third of income for households earning 80% or less of the Barnstable County Area Median Income)	5.24%	29
Moderate income housing	6.69%	37
Single-family housing	24.41%	135
Multifamily housing	2.89%	16
Senior housing, with or without supportive services	34.72%	192
Home ownership opportunities for young families	6.51%	36
Other (please specify)	3.98%	22

Housing
Respondents Preferences Word Cloud

Survey themes
implemented into
a word cloud:

Moderate Income Housing
40B For-Profit Developments
Affordable Housing
Preserve Density
Rental Housing
Seasonal Worker Housing
Senior Housing
Young Family Home Ownership

Multifamily Housing
Residential Re-Zoning
Seasonal Tourist Housing
None
Single-Family Housing
Cohabitation Arrangements
Condominiums

Housing
Respondents Preferences Comments

- "The town should start purchasing existing homes whenever possible. It should wage creative, aggressive campaigns to encourage and incentivize: 1) winter rentals of summer homes 2) secondary rentals where winter renters can comfortably double up during summer, and 3) cohabitation arrangements, such as young couples moving in with elders and providing care and companionship in exchange for part of the rent."
- "I don't think that Truro should be trying to promote or subsidize residence by senior citizens. The town is an hour away from the nearest hospital and not well served by medical specialists."
- "Supporting home ownership opportunities for young families - our future nurses, teachers, carpenters, electricians, plumbers, mechanics, landscapers, emergency responders - will better serve not only senior residents, but all residents."
- "Give major tax incentives to those willing to do year-round rentals. Do not allow ADUs to be built unless people are willing to rent them out at affordable rates for a period of no less than 5 years after building is completed. Or designate ADUs as affordable rental properties for a period of no less than 5 years after building is completed. Then enforce your regulations. Put a freeze on tax increases for seniors on fixed incomes."

Summary of Findings

Key needs and concerns identified in the survey revolve around:

- Housing
  - Balance between existing low density, rural housing structure and providing affordable units, especially for the aging population that is being priced out of their homes.
- Open Space
  - Make open space a priority. Residents want to retain the rural character of Truro and worry that large housing developments would damage this character, especially for 40B housing developments.
- Recreation
  - Many residents are interested in providing a recreation center that offers a number of services for residents, including a fitness center, pickleball courts, indoor swimming pool, etc.
- Health Services
  - The aging population, which is Truro's predominant population, worries about the inadequate health services in the community. Many residents supported a new health facility/services or transportation services to nearby services.
- Retain the Youth
  - The residents are concerned about the longevity of the Town and the lack of many younger people to fill roles of tradesmen and medical services, as there is currently a limit number of people in these fields in the lower Cape region.

Next Steps

- What does this survey tell us? Where do we need more information?
  - Survey is just the beginning for public input opportunities
  - Future efforts will be focused on less represented community members
  - Additional outreach/engagement on community vision and LCP goals
- Postcards with a question for quick feedback on specific issues
- Use of ALERTruro to send a text message question that can be responded to by text
- Stakeholder/public engagement workshops/pop-up events

Questions?