

**TOWN OF FRANKLIN
MUNICIPAL AFFORDABLE HOUSING TRUST**

**July 12, 2022
10:00 AM
Meeting Held via ZOOM**

Meeting Notes

Members Present: Chris Vericker, Maxine Kinhart, Susan Younis

Members Not in Attendance: Jamie Hellen, Christopher Feeley, Judith Pfeffer, MaryAnn Bertone

As stated on the agenda, due to the ongoing concerns regarding the COVID-19 virus, the Municipal Affordable Housing Trust will conduct a Remote/Virtual Meeting. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number, or citizens can participate by using the Zoom link also provided on the agenda.

There was not a quorum; however, Chair Vericker decided to hear from Jon Juhl on the Franklin Ridge Senior Housing.

Jon Juhl from JNJuhl & Associates stated that the MassWorks application has been submitted. It is a 3.4 million grant for infrastructure related expenditures. Thanks to Bryan in getting that application submitted.

Plans and specs for the booster pumping station are 100% done by CDM Smith.

MassWorks application is done. It is a major addition and has put the Town on the Map as far as DHCD and Kate Racer is concerned. Kate is impressed with what we have done over the years as far as affordable housing is concerned. MassWorks decision will be sometime in October.

The town did not qualify for the current "Readiness to Proceed round". Will submit in the Winter round. There will be a two to three page pre-app in the fall and the complete application will be submitted in January of 2023. Would hear the result in July, 2023. 80 to 90 applications will be submitted in every round, 70 – 75 applications get in, and between 25 and 30 will be funded. Will take 18 months to complete, sometime in late 2024 to 2025.

Infrastructure costs are just under \$3,000,000. It is extending the road from the first project, Eaton Place, to the second project, Franklin Ridge, and also to the adjacent subdivision as well as stub utilities for the third parcel.

Expected time line: Will submit the pre-app that is mostly financial information in the fall. DHCD reviews and in two weeks the project will be invited to put in an application in the One Stop round. In approximately 2 months' time, in mid-January will upload the application electronically. In 90 days the Governor gets the applications with recommendations from DHCD.

Jon is working with The Community Builders. TCB is responsible for Eaton Place. We expect to share services with Eaton Place.

Meeting Adjourned at 10:55 AM.
Notes prepared by: Maxine Kinhart



FRANKLIN HOUSING TRUST

355 East Central Street, Franklin, MA 02038

August 2, 2022

Jennifer Maddox
Undersecretary
Massachusetts Department of Housing
and Community Development (DHCD)
100 Cambridge Street, Suite #400
Boston, Massachusetts 02114

RE: FRANKLIN SENIOR HOUSING PROJECT - FRANKLIN
VETERANS MEMORIAL DRIVE - FRANKLIN

Dear Undersecretary Maddox:

The Franklin Municipal Affordable Housing Trust Fund is working with JNJUHL and Associates, Inc. on the development of sixty units of affordable senior housing on 6.5 acres of town-owned land in the heart of Franklin. The need for affordable senior housing has never been greater. The town of Franklin's population has increased to 36,745 in 2022, with over 10,000 seniors representing over 25% of the Town's population, an increase of over 15% since 2015. The Franklin Ridge Senior Housing project, is a sixty (60) unit senior housing development that will be 100% affordable to low and moderate-income seniors with incomes at or below 60% of the Boston SMSA. The addition of these sixty units of affordable senior housing will allow low and moderate-income seniors the opportunity to continue to live in Franklin, many of whom have limited options, while providing the town of Franklin with long-term affordable rental senior housing.

The Franklin Municipal Affordable Housing Trust Fund has committed \$500,000 to this important affordable senior housing project and supported the Town's efforts to secure an additional \$280,000 in ARPA funds. On behalf of the Franklin Affordable Housing Municipal Trust, I urge you to provide the funding needed to assist in making the Franklin Senior Housing development a reality.

Sincerely,

Chris E. Vericker
Chairman
Franklin Municipal Affordable Housing Trust Fund

cc: Jamie Hellen, Town Administrator

JNJUHL AND ASSOCIATES LLC

**222 Daniels Street
Franklin, Massachusetts 02038
508-530-3526**

To: Franklin Municipal Affordable Housing Trust Fund
Town of Franklin

From: Jon Juhl
Principal
JNJUHL and Associates LLC

RE: PROJECT UPDATE – FRANKLIN RIDGE SENIOR HOUSING PROJECT

Date: August 2, 2022

Over the past six months, JNJUHL and Associates LLC has been working with the town of Franklin in order to move the Franklin Ridge Senior Housing project forward. Through the substantial efforts of Franklin's Department of Community Development, Franklin Sewer and Water Department, Franklin Department of Public Works in addition to the Town Administrator's office as well as Franklin's State Delegation. Highlights include the following:

- Completion of Booster Pumping Station design by CDM Smith through the Housing Choice Program.
- Submittal of the \$3.42 Million MassWorks application which covers the construction cost of the Booster Pumping Station and associated infrastructure.
- Approval of \$280,000 in ARPA funds for the town of Franklin as part of Massachusetts \$ 600 Million allocation in the Economic Development Bill.
- Discussions with DHCD on developing a legally approved structure for use of ARPA Funds
- Updating of One-Stop Application for Franklin Ridge for upcoming One-Stop Winter Rental Round

The results of these actions have continued to move the Franklin Ridge Senior Housing project forward in the eyes of DCHD. Though significant challenges remain given the substantial impact of ongoing inflation in construction materials during the Pandemic as well as the Fed's increases in interest rates which have seen interest rates from under 3% to nearly 6% in a short period of time in response to addressing the inflation issue.

Attached is a summary of the current Sources and Uses as well as updated projected Development Schedule as well as a draft letter of support for your review and approval. I look forward to continuing to work with the Trust on this important senior housing endeavor.

PROJECTED DEVELOPMENT SCHEDULE
FRANKLIN RIDGE SENIOR HOUSING PROJECT

- | | |
|--|-------------------|
| • Booster Pumping Station: 90% Plans | DONE |
| • Submittal of MassWorks Application (Town) | DONE |
| • Pumping Station: 100% Plans & Specifications | DONE |
| • Awarding of MassWorks Funds | Oct-Nov 2022 |
| • Franklin Ridge 75% Plans and Specifications: | November, 2022 |
| • One-Stop Pre-Application | November, 2022 |
| • Submitting of One-Stop Application | January, 2023 |
| • Awarding of One-Stop Funds (Governor's Office) | July, 2023 |
| • Selection of Syndicator/Investors | July, 2023 |
| • Selection of Construction/Permanent Lenders | July, 2023 |
| • Completion of 100% Project Plans and Specs: | September, 2023 |
| • Bidding of Franklin Ridge Senior Housing Project | September 2023 |
| • Opening of Contractor Bids: | October, 2023 |
| • Finalizing of Financing based upon Bids: | November, 2023 |
| • Closing on Project Financing: (3 Month Process) | Jan-Feb, 2024 |
| A. 9% LIHTC Funds | |
| B. State LIHTC Funds | |
| C. State Grant Programs/Trust Funds | |
| D. Construction Loan/Permanent Loan | |
| • Commencement of Construction: | March, 2023 |
| • Completion of Booster Pumping Station: | Late Summer, 2023 |
| • Project Completion Date (18 Months) | September, 2024 |
| • Conversion to Permanent Financing | March, 2025 |

PRELIMINARY SOURCES & USES
FRANKLIN RIDGE SENIOR HOUSING

Date: July 30, 2022

I. SOURCES OF FUNDS

TOTAL

A. FIRST MORTGAGE	\$ 6,200,000
B. COMMUNITY-BASED HOUSING (CBH)	\$ 620,000
C. AFFORDABLE HOUSING TRUST FUNDS (AHTF)	\$ 1,000,000
D. MASSWORKS	\$ 3,420,000
E. HOUSING STABILIZATION FUNDS (HSP)	\$ 1,000,000
F. FRANKLIN TRUST/ARPA/CPC FUNDS	\$ 780,000
G. FEDERAL LOW-INCOME HOUSING TAX CREDITS	\$ 9,600,000
H. STATE LOW-INCOME HOUSING TAX CREDITS	\$ 2,870,000
I. DEFERRED DEVELOPER FEE	\$ 800,000
J. EQUITY - LAND ACQUISITION	\$ 100

=====

TOTAL SOURCES OF FUNDS:

=====

\$ 26,290,100

II. USES OF FUNDS

TOTAL

A. ACQUISITION FUNDS	\$ 100
B. CONSTRUCTION FUNDS	\$ 18,842,839
C. CONTINGENCY FUNDS (5%)	\$ 991,781
C. GENERAL DEVELOPMENT FUNDS	\$ 4,092,643
D. DEVELOPMENT OVERHEAD/FEE	\$ 1,846,741
E. OPERATING RESERVES	\$ 515,996
F. DEVELOPER FEE (DEFERRED)	

=====

TOTAL USES OF FUNDS:

=====

\$ 26,290,100