

## **Municipal Affordable Housing Trust**

### **Agenda**

**February 13, 2025**

**2:00 PM**

### **Virtual Meeting**

To all residents, this meeting is available to be attended via the Zoom platform. 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 provided on the agenda.

Please click on <https://zoom.us/j/91699717285> or **call on your phone at 1-929-205-6099, meeting ID is 91699717285**

1. Approval of January 14, 2025 Meeting Minutes
2. Discussion – Lots 2 and 3 - Veterans Memorial Drive

Comments: This listing of matters that can reasonably be anticipated by the Chair. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

This agenda is subject to change.

**Municipal Affordable Housing Trust**  
**January 9, 2025**  
**Meeting Minutes**  
**Virtual Meeting**

*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.*

**The Meeting was called to order by Chris Vericker. Members present: Maxine Kinhart, Kimberly Mu-Chow, Susan Younis, Chris Feeley and Chris Vericker**

**Meeting Minutes - November 11.** Are there any comments or questions? **MOTION** to **APPROVE** the minutes by Chris F., **SECOND** by Kimberly. **Discussion:** None. **Roll call:** Susan: Yes, Kimberly: Yes, Maxine: Yes, Chris F.: Yes, Chris V.: Yes. **VOTE: 5-0-0**

**2025 Meeting Dates:** Attached. 2025 Meeting Dates have been changed to the second Thursday of the month at 2:00 pm. Trust had a couple of sessions discussing the change and discussed a request to hold the meetings at 5:30. Consensus that this was not an option. There are other boards and committees that currently meet in the evening. Chris V. hates to lose a member; however, everybody had an opportunity to comment on the change. **MOTION** by Chris F. to accept the schedule to meet on the given dates at 2:00 PM. **SECOND** by Kimberly. No Discussion. **Roll Call:** Maxine – Yes, Susan – Yes, Kimberly – Yes, Chris F., - Yes, Chris V., - Yes. **VOTE: 5-0-0.**

**Housing and Projects Discussion – Bryan Taberner**

Bryan went over his presentation to the Town Council at their last meeting. Presentation is attached. Highlights: Municipal Affordable Housing Trust owns the 16.9 acre parcel which includes the roadway parcel and three lots. Franklin’s project will include the road, storm water system, utilities, sidewalks, and lighting. There is also an area for wetland replication and a new water pumping station. Lot 1 is 6.5 acres and is Jon Juhl’s project, that will include 54 one bedroom and 6 2 bedrooms. The Trust will decide what to do with Lots 2 and 3. Franklin Ridge roadway project is funded from DPW accounts and the Trust, as well as an FY2023 MassWorks grant of 3.2 million dollars and an \$850,000 FY2024 HUD EI-CPF grant supported by Congressman Auchincloss. Town funds subtotal is \$4,306,235.70.

Franklin Ridge Senior Housing project by JNJUHL & Associates includes funding from ARPA, Mass Affordable Homes Act, EOAF, and a commitment of \$500,000 from MAHT, plus Low Income State and Federal Tax Credits for a total of \$23,824,140.00. Total funding for both projects is \$28,130,375.70.

Additional non-monetary financial support includes the land donation from MAHT, an easement from the school department, input by Administration, DPW, Engineering, and DPCD and includes grant writing, grant management, and planning and project management.

Franklin Ridge Timeline: TOF Project including the pump station begins April 2025 and Roadway construction begins February /March 2025. JNJUHL housing construction bidding is February 2025 and

construction begins June 2025. Will be an 18 month construction project. JNJUHL feels he has what he needs for the project.

**Housing Development.** Bryan included the housing projects that are **under construction** where there are a total number of 129 units with 4 affordable. **Approved** projects that have not begun construction include 549 units of mainly rentals and condos with 221 affordable. **Projected projects** include single family and condos and a rental project where there are 415 units with 89 affordable. Total **under construction or approved** is a total of 1,093 with affordable being 314. The Town's current Subsidized Housing Inventory (SHI) is 10.86% according to the State's SHI website. Town housing units according to the 2020 Census are 12,511 units with 1,359 subsidized units equals 10.86%. The Town has 108 units above 10%.

**Questions:** Do you think Grove Street will go forward? Bryan thinks it will. UPS distribution facility developers gave money for the design of roadway improvements. Going to put in a bike lane or shared use path along Grove Street from southern end. There really been a lot of talk about the traffic. 121 Grove Street may begin in a summer/fall time frame. Chris V. asked if there are really only 8 single family homes projected to be built in Franklin. In the last 5 years about 50 total were built. Most development is apartment buildings. There are no large parcels of land available any more. The Town recently bought a couple of them. Smaller developments of one or two houses are what are happening now. Chris V. would like Bryan to come back to discuss the two parcels remaining on Veterans Memorial Drive. Bryan would like to hear what Trust members would like to do. Maxine suggested we discuss at the next meeting.

Maxine wanted to clear up something from the Town Council meeting. A senior wanting to get into over 55 affordable housing that has a home to sell will have the equity from the home and the assets capped at \$275,000. That includes monetary assets such as retirement funds, savings, and cash, etc. It is not easy to qualify for these affordable units. There is also a look back period of two years. Another issue is regarding affordable rental units. Everyone thinks that the affordable rents are too high; however; every rental development we have has a waiting list. That would mean that there are people out there that do qualify. Franklin Ridge rents will be lower, possibly 30%. Jon will recoup the rest through vouchers and tax credits, but it is complicated process.

Susan wonders about work force housing and would like to discuss. Definitely a consideration. Bryan stated that the Affordable Homes Act has a certain amount of dollars for that type of housing and many types of funding. For example, 305 Union Street where they will convert the old factory building to mixed use; they have a program for Commercial Property Conversion Tax Credit. There are a lot of programs under the Affordable Homes Act. Workforce housing is now called Mixed Income Housing Fund.

### **Future Agenda Items**

Discussion on two parcels left from the Franklin Ridge

**MOTION to Adjourn** by Susan. **SECOND** by Chris F. **Roll Call:** Susan-Yes, Chris F.-Yes, Maxine-Yes, Kimberly-Yes, Chris V.-Yes. **VOTE** 5-0-0 Meeting adjourned at 3:03 PM.

Submitted, February 13, 2025

Maxine Kinhart

**On January 9, 2025 The Municipal Affordable Housing Trust voted to Approve the 2025 Meeting Dates.**

**Municipal Affordable Housing Trust**

**Meeting Dates – Second Thursdays – 2:00 pm via Zoom**

January 9, 2025

February 13, 2025

March 13, 2025

April 10, 2025

May 8, 2025

June 12, 2025

July 10, 2025

August 14, 2025

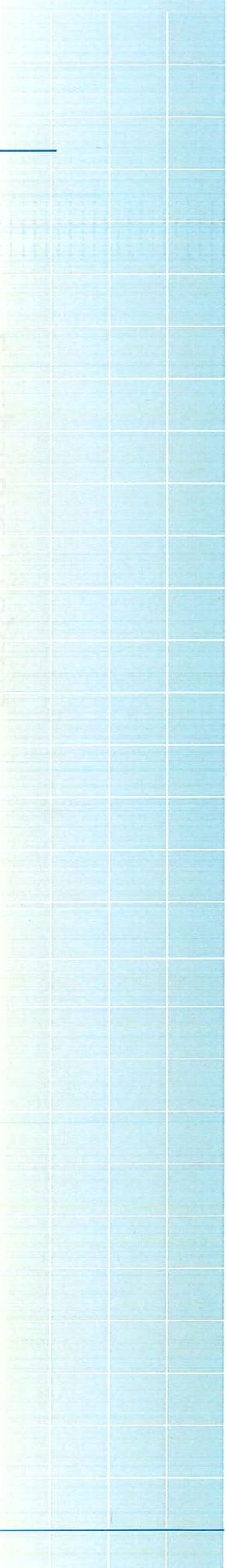
~~September 11, 2025~~

October 9, 2025

November 13, 2025

December 11, 2025

**Motion** by Feeley to **Approve** the 2025 Meeting Dates on the second Thursday of the month at 2:00 pm. **Second** by Muchow **Roll Call Vote:** Maxine - Yes; Susan – Yes; Kim – Yes; Chris F. – Yes; Chris V. – Yes. **Vote 5-0-2**



**Planning & Community Development**

**Department Project Updates**

**Franklin Ridge Senior Housing Project  
Housing Development**

**Franklin Town Council Meeting  
January 8, 2025**

# Franklin Ridge Project

## Town of Franklin Project

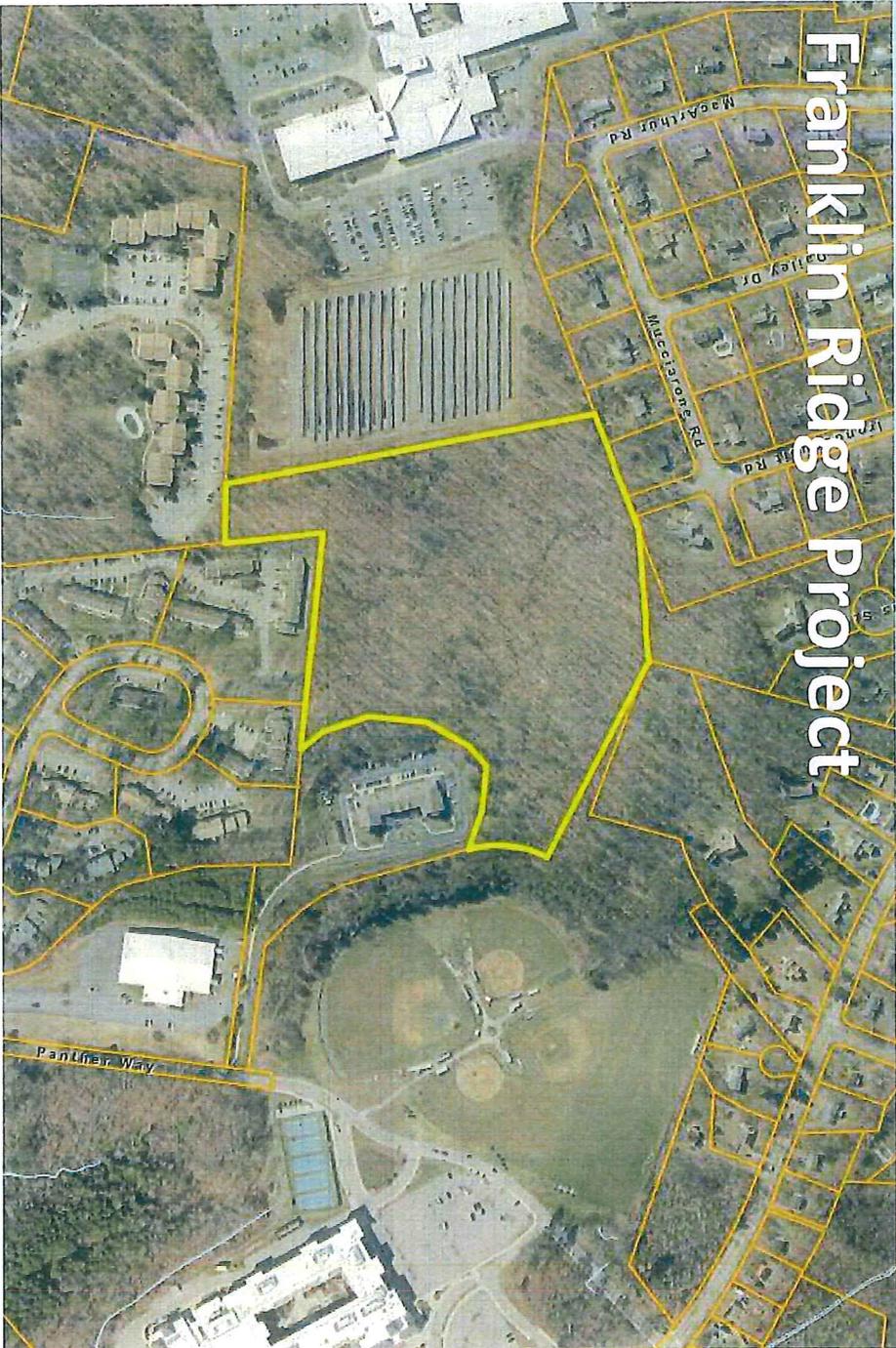
- Roadway and Public Utilities
- Veterans Memorial Drive Extension

## JNJUHL & Associates, LLC Project

- Franklin Ridge Senior Housing
- 60 Units of Affordable Housing

2 Separate Projects

# Franklin Ridge Project



Parcel 259-007-002-000

VETERANS MEMORIAL DRIVE





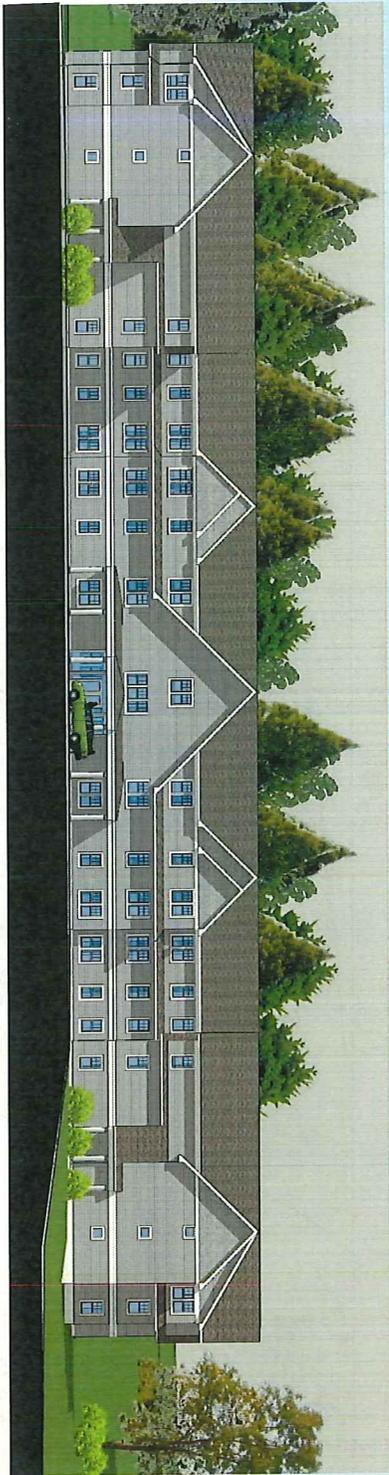
**JNJUHL & Associates, LLC Housing Project**



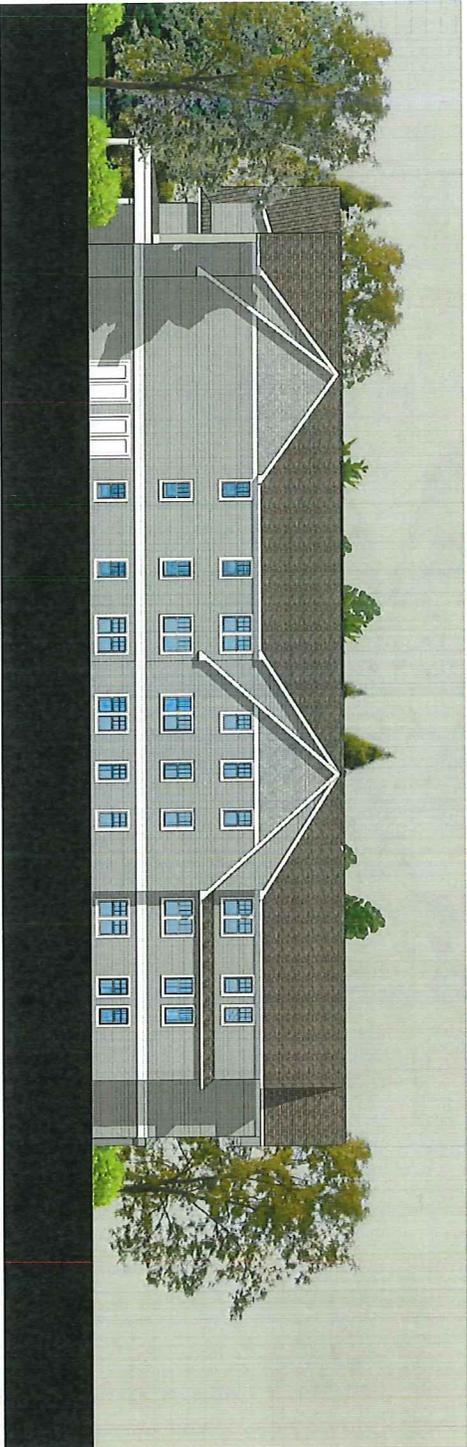
**FRANKLIN RIDGE SENIOR HOUSING  
VETERANS MEMORIAL DRIVE,  
FRANKLIN, MA**

TRABUCCO ARCHITECTS



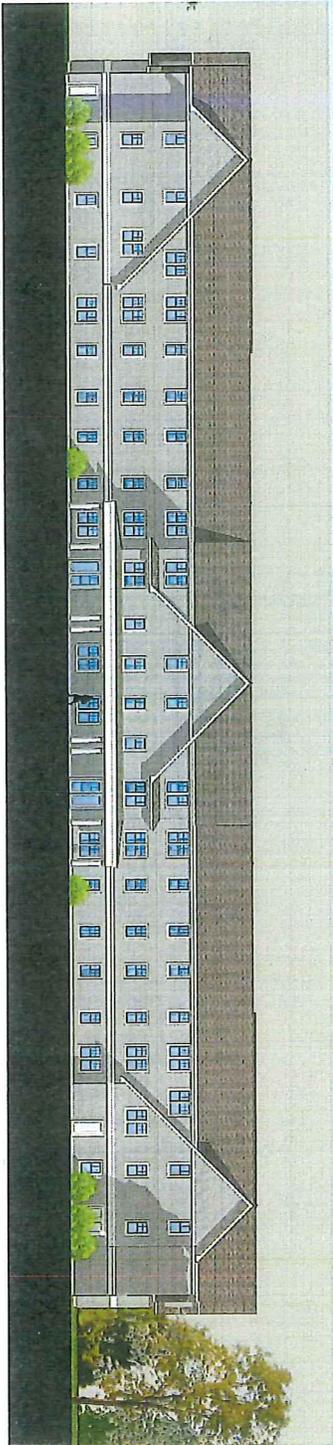


Front Elevation

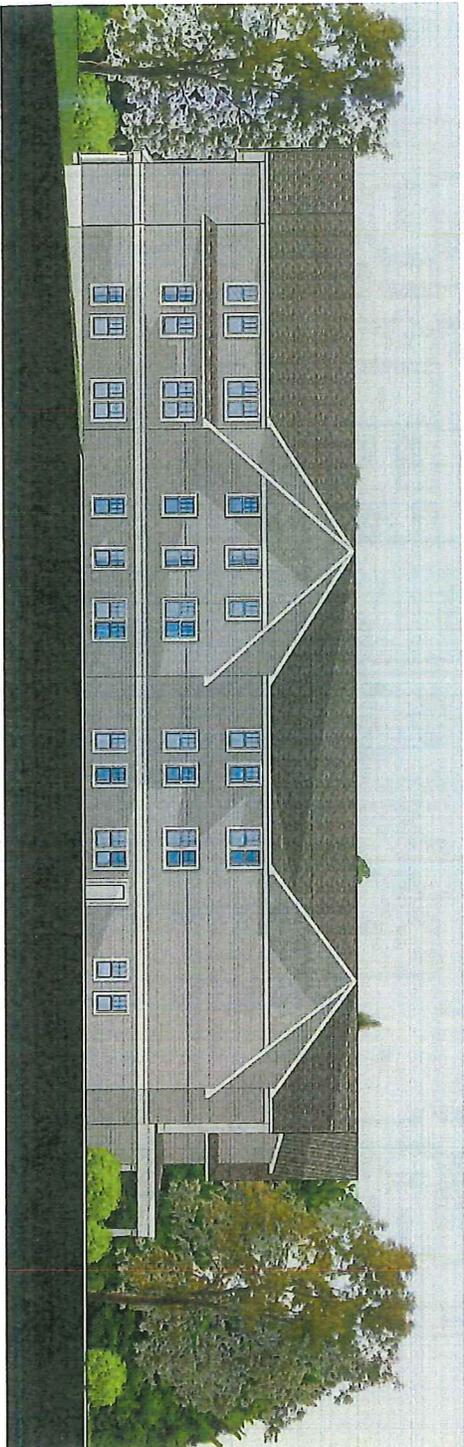


Left Side Elevation

TRABUCCO ARCHITECTS

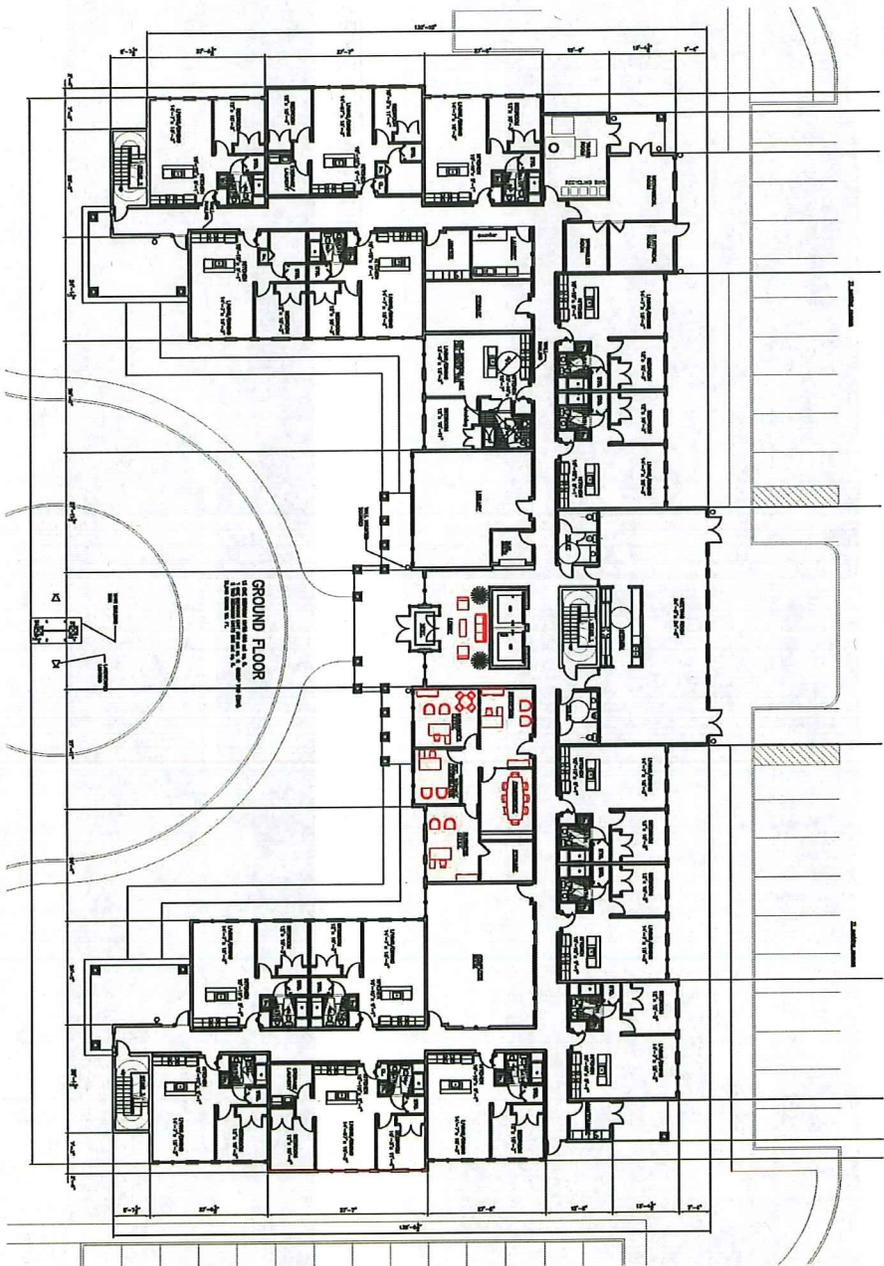


Rear Elevation



Right Side Elevation

TRABUCCO ARCHITECTS



Ground Floor Plan

TRABUCCO ARCHITECTS

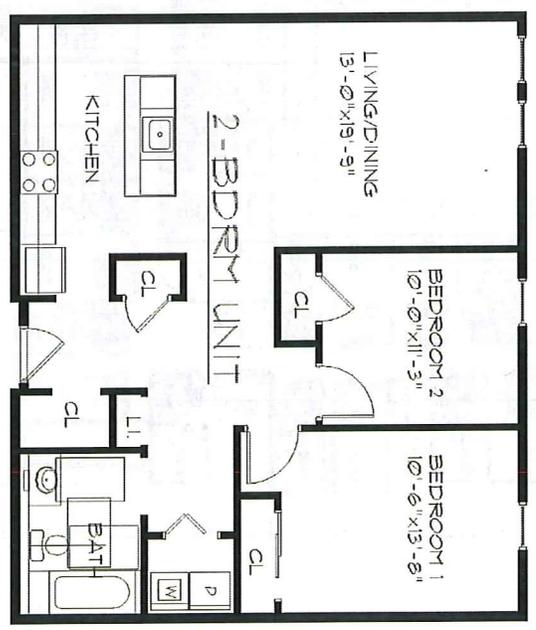


Second Floor Plan

TRABUCCO ARCHITECTS



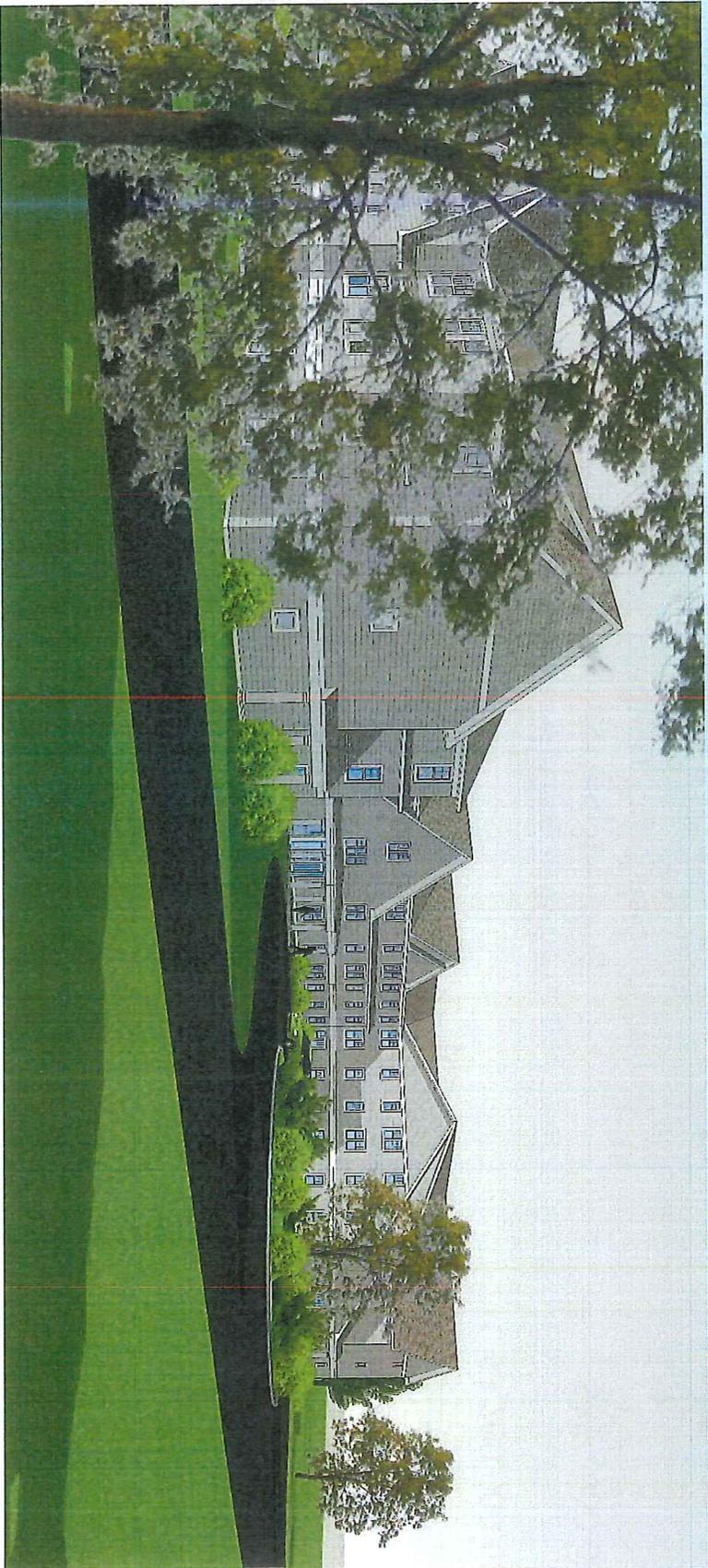
One Bedroom Unit - 660 net sq. ft.



Two Bedroom Unit - 880 net sq. ft.

Franklin Ridge Senior Housing  
 54 One Bedroom Units  
 6 Two Bedroom Units

TRABUCCO ARCHITECTS



TRABUCCO ARCHITECTS

# Franklin Ridge Project Funding

Grant Funding - Confirmed/Contracted & Town Funding	
Town of Franklin Project	Amount
Infrastructure & Roadway Preliminary Design (Complete)	
<i>FY21 Housing Choice Grant</i> (up to \$201,000 Grant)	\$199,385.70
DPW Engineering Consulting Account	\$16,850.00
Subdivision Plan & Application (Complete)	
Municipal Affordable Housing Trust, Design/Engineering Commitment	\$30,000.00
DPW Engineering Consulting Account	\$10,000.00
Infrastructure & Roadway Final Design & Construction (Current Work)	
<i>FY2023 MassWorks Grant</i>	\$3,200,000.00
Being used for Infrastructure (pump house, utilities, roadway)	
<i>FY24 HUD EDI-CPF Grant, Congressionally Directed Spending</i>	\$850,000.00
Being used for Infrastructure (utilities, roadway, subdivision buildout)	
<b>Town of Franklin Project Subtotal</b>	<b>\$4,306,235.70</b>

# Franklin Ridge Project Funding (Continued)

## Total Public Funding

Town of Franklin Project Subtotal

\$4,306,235.70

JNJUHL & Associates Project Subtotal

\$23,824,140.00

Total Public Funding as of January 1, 2025

\$28,130,375.70

## Additional Town Support

Current funding totals do not include the following additional support:

MAHT Land Donation (6.5 acres)

FPS Easement Donation

Administration, DPW, Engineering, and DP/CD Staff Assistance  
with grant writing, grant management, planning, project management.

An enormous thank you to the Healey-Driscoll Administration, Secretary Augustus, Undersecretary Maddox, Congressman Auchincloss, Senator Rebecca Rausch, Representative Jeff Roy, Community Preservation Committee, Municipal Affordable Housing Trust, Franklin Town Council and everyone for their incredible advocacy and support of this project so far!

# Franklin Ridge Project Funding (Continued)

Grant Funding - Confirmed/Contracted and Town Funding/Support	Amount
<b>JNJUHL &amp; Associates Project</b>	
Franklin Ridge Senior Housing Architecture/Engineering (Complete)	
<i>FY23 DHCD-ARPA Funding - Town Contract With State</i>	\$280,000.00
Franklin Ridge Senior Housing Construction	
Municipal Affordable Housing Trust Commitment	\$500,000.00
FY22/FY23 Franklin Community Preservation	\$320,000.00
<i>MA Affordable Homes Act, EOAF</i>	<u>\$3,000,000.00</u>
Subtotal	<b>\$4,100,000.00</b>
Low Income Tax Credits*	
<i>Federal Tax Credits</i>	\$9,599,140.00
<i>State Tax Credits</i>	<u>\$10,125,000.00</u>
Subtotal	<b>\$19,724,140.00</b>
<b>JNJUHL &amp; Associates Project Subtotal</b>	<b>\$23,824,140.00</b>

\*including \$8.5 million already awarded by the Healey-Driscoll Administration



# Franklin Ridge Project Timeline

## Town of Franklin Project

- Booster Pump Station Bidding, July 2024 (complete)
- Booster Pump Station Construction, April 2025
- Roadway Construction Bidding, Jan./Feb. 2025
- Roadway Construction Begins, Mar./Apr. 2025

## JNJUHL & Associates, LLC

- Senior Housing Construction Bidding, February 2025
- Senior Housing Construction Begins, June 2025
  - 18 Month Construction Project

**Franklin Ridge Questions/Comments?**

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## Housing Development

Housing Development Under Construction  
Approved Housing Development  
Proposed Housing Development  
Subsidized Housing Inventory

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# Housing Projections

Housing Under Construction	Name	Type	Number of Units	Bedrooms			Affordable Units
				1	2	3+	
	Chestnut Street Apartments	Rental	10	5	5		
	94 East Central St	Condo	17		5	12	
	Uncas Ave Extension	Triplex	27			27	
	Taj Estates of Franklin II, 240 E. Central St	Rental	33	31	2		4
	Nylah Crossing, 230 East Central St	Condo	14			14	
	The Engine Yard, 40 Alpine Place	Rental	28	10	18		
			129	46	30	53	4

# Housing Projections

Approved Housing Developments, <u>Name</u>	Not Built <u>Type</u>	Number <u>of Units</u>	Bedrooms			Affordable <u>Units</u>
			1	2	3+	
Madalene Village 40B, Cottage Street	Townhouses	32		18	14	8
Chestnut Senior Village, Chestnut St	Condo	27	23	4		4
West Central Street, 278 W. Central St.	Single Family	4			4	
840 West Central Street	Multifamily	8				
Eastern Woods, Fall Lane	Single Family	4			4	
100 & 110 East Central St	Rental	20	6	11	3	2
Grove Street 40B, 122 Grove St	Rental	330	153	142	35	83
Franklin Ridge Senior Housing	Rental	60	45	15		60
Pleasant Street 40B	Rental	64	20	27	7	64
		549	247	217	67	221

# Housing Projections

Projected Housing Projects		Number of Units	Bedrooms			Affordable Units
<u>Name</u>	<u>Type</u>		1	2	3+	
Panther Way Senior Village	Senior Housing	48			7	
Balsam Estates, Kimberlee	Single Family	2			2	
Donovan Estates, Partridge St	Single Family	8			8	
Autumn Hill, Summer St	Senior Housing	44			44	
Washington St 40B, 202 Washington	Triplex Condos	48			48	
East Central St 40B, 444 E. Central St	Rental	265			63	
		415			89	
<u>Name</u>	<u>Type</u>	Number of Units			Affordable Units	
Total Units Under Construction or Approved		678			225	
Total Projected Housing Units		<u>415</u>			<u>89</u>	
Total Units		1,093			314	

## Franklin's Subsidized Housing Inventory

- M.G.L. Chapter 40B requires that each City and Town have at least 10% of its total year-round housing units as affordable housing.
- The Subsidized Housing Inventory (SHI) is the List of Affordable Housing Units that Massachusetts uses to calculate a Community's percentage of low-or moderate-income housing for the purposes of M.G.L. Chapter 40B.
- According to the State's SHI web page, as of January 1, 2025, 10.86% of the Town of Franklin's total year-round housing units are on the Chapter 40B Subsidized Housing Inventory.

## Franklin's Subsidized Housing Inventory (Continued)

- The Town of Franklin is in compliance with Chapter 40B, and is not immediately under pressure to increase the number of affordable units on its SHI

2020 Census Year	Subsidized Housing Units (SHI)	Percent of Units on SHI
Round Housing Units	1,359	10.86%
12,511		

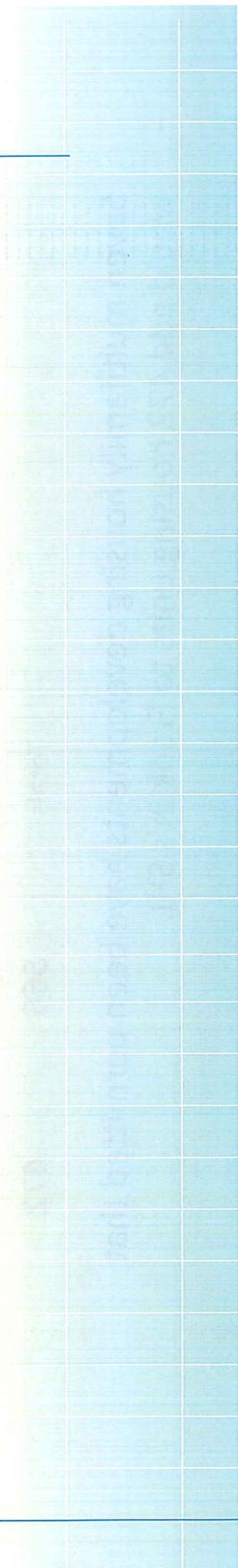
Source: EOHLIC Chapter 40B SHI as of June 29, 2023

- The Town of Franklin has 108 housing units above 10%.

## Franklin's Subsidized Housing Inventory Permitted SHI Projected, Not Constructed

SHI Housing Development	Total Units	SHI Units
Franklin Ridge Senior Housing 40B	60	60
Madalene Village 40B	32	8
Chestnut Senior Village	27	4
Taj Estates of Franklin II	33	4
100 & 110 East Central Street	20	2
Pleasant Street 40B	64	64
Grove Street 40B	<u>330</u>	<u>330</u>
Totals	<u>566</u>	<u>472</u>

Seven multifamily housing developments have been permitted that would add 472 housing units to Franklin's SHI.



# QUESTIONS

## Franklin Ridge Senior Housing Project Housing Development