



**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

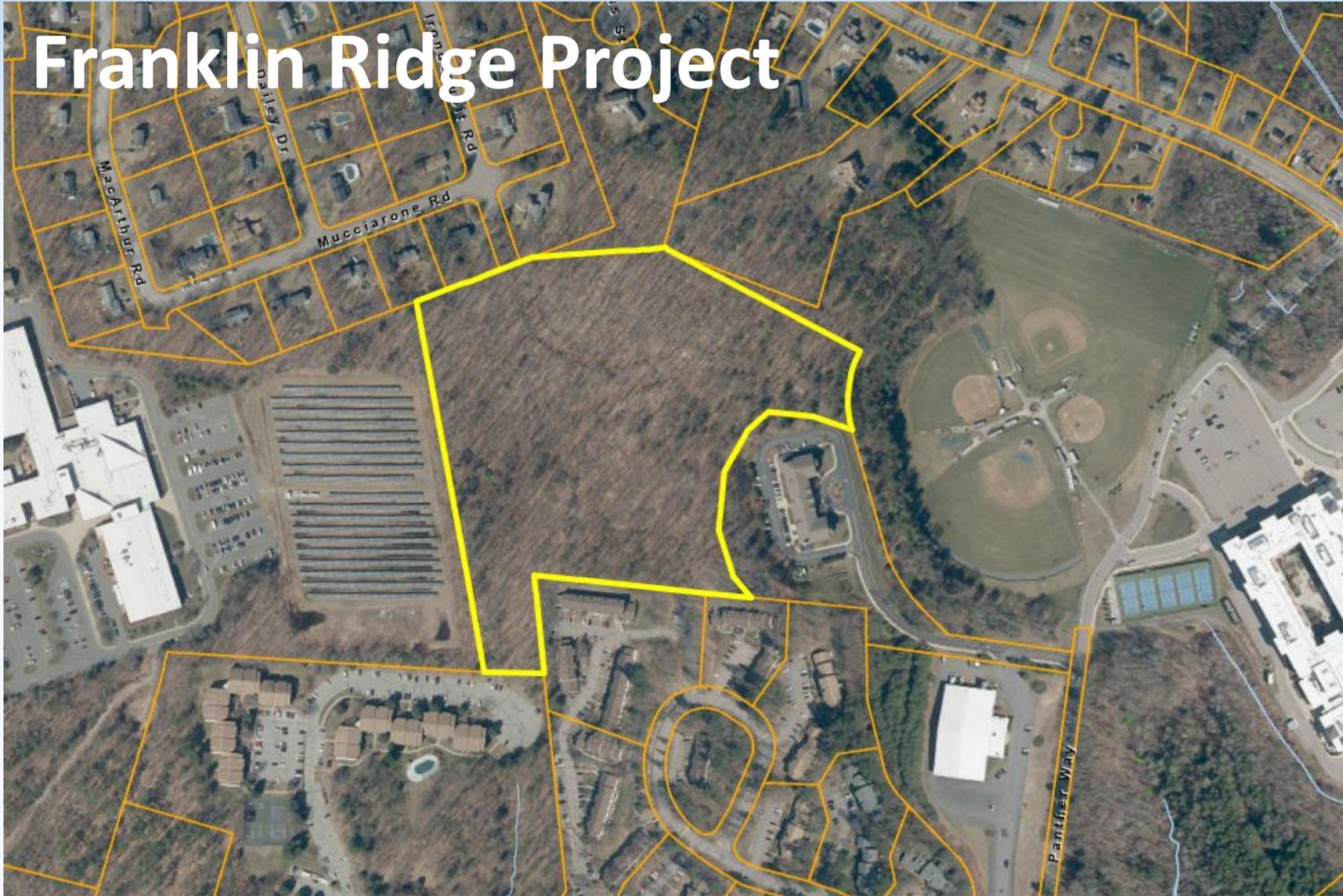
- Roadway and Public Utilities
Veterans Memorial Drive Extension

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

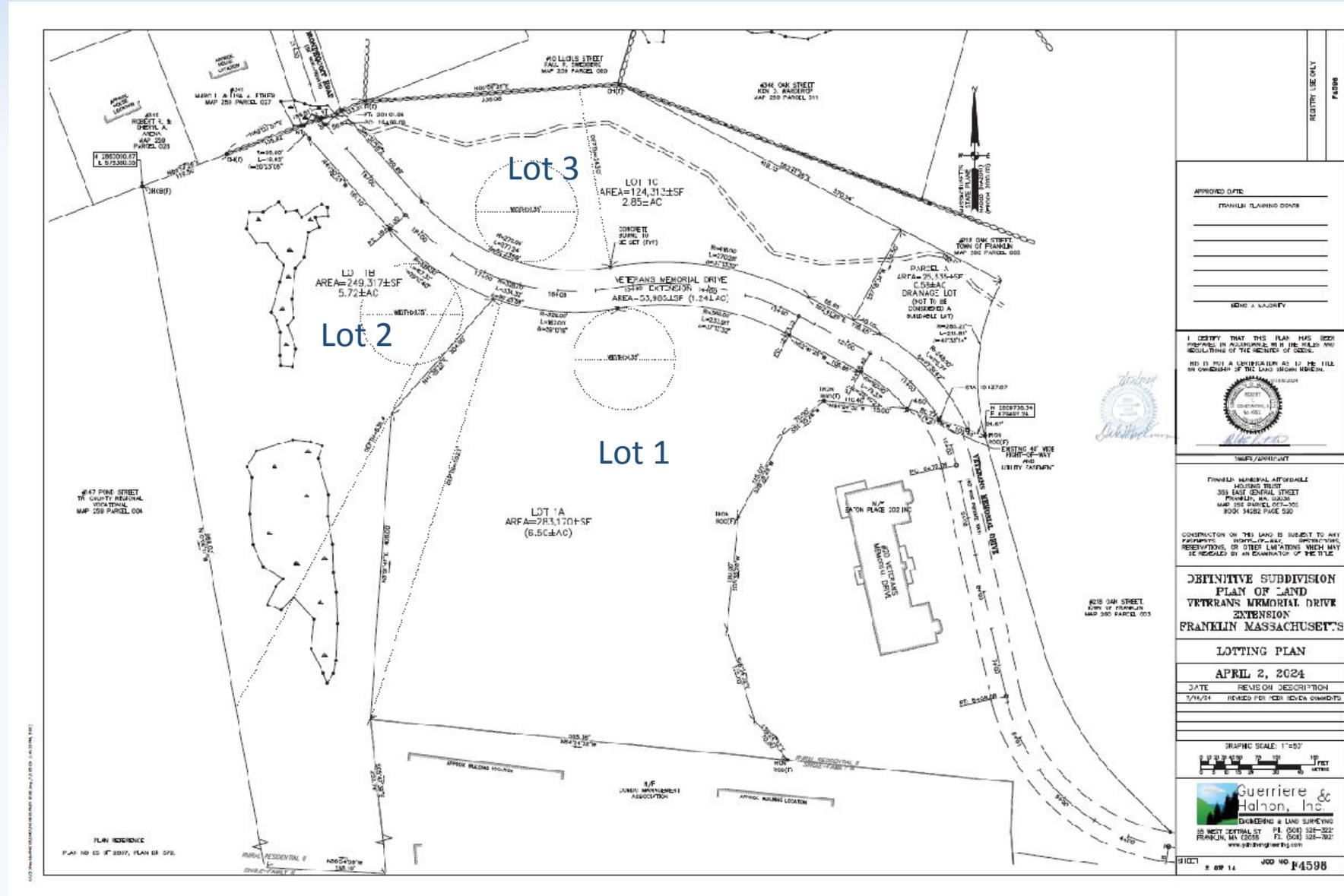
Franklin Ridge Subdivision

MAHT Property

16.9 acres

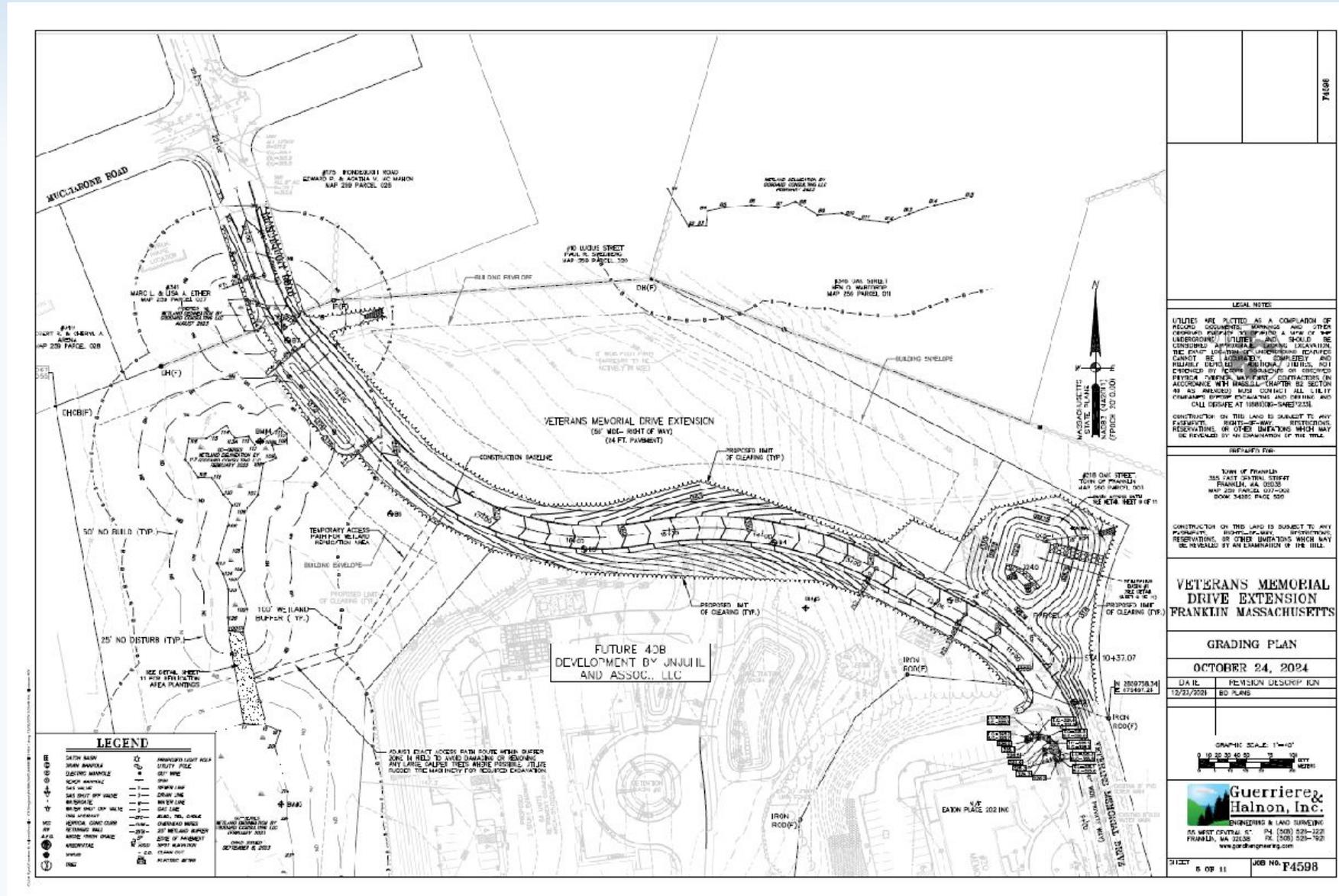
- Roadway Parcel
1.24 acres
- Stormwater Drainage Lot
0.58 acres
- Affordable Housing Lots
Lot 1., 6.5 acres
JNJUHL & Associates
Lot 2., 5.72 acres
Lot 3., 2.85 acres

Wetlands and slope on
Lots 2 & 3 limit dense
housing development.



Town of Franklin Project

- Roadway Extension
- Stormwater System
- Utilities, Sidewalks, and Lighting
- Wetland Replication
- New Water Pumping Station
- Demolition of Old Water Pumping Station



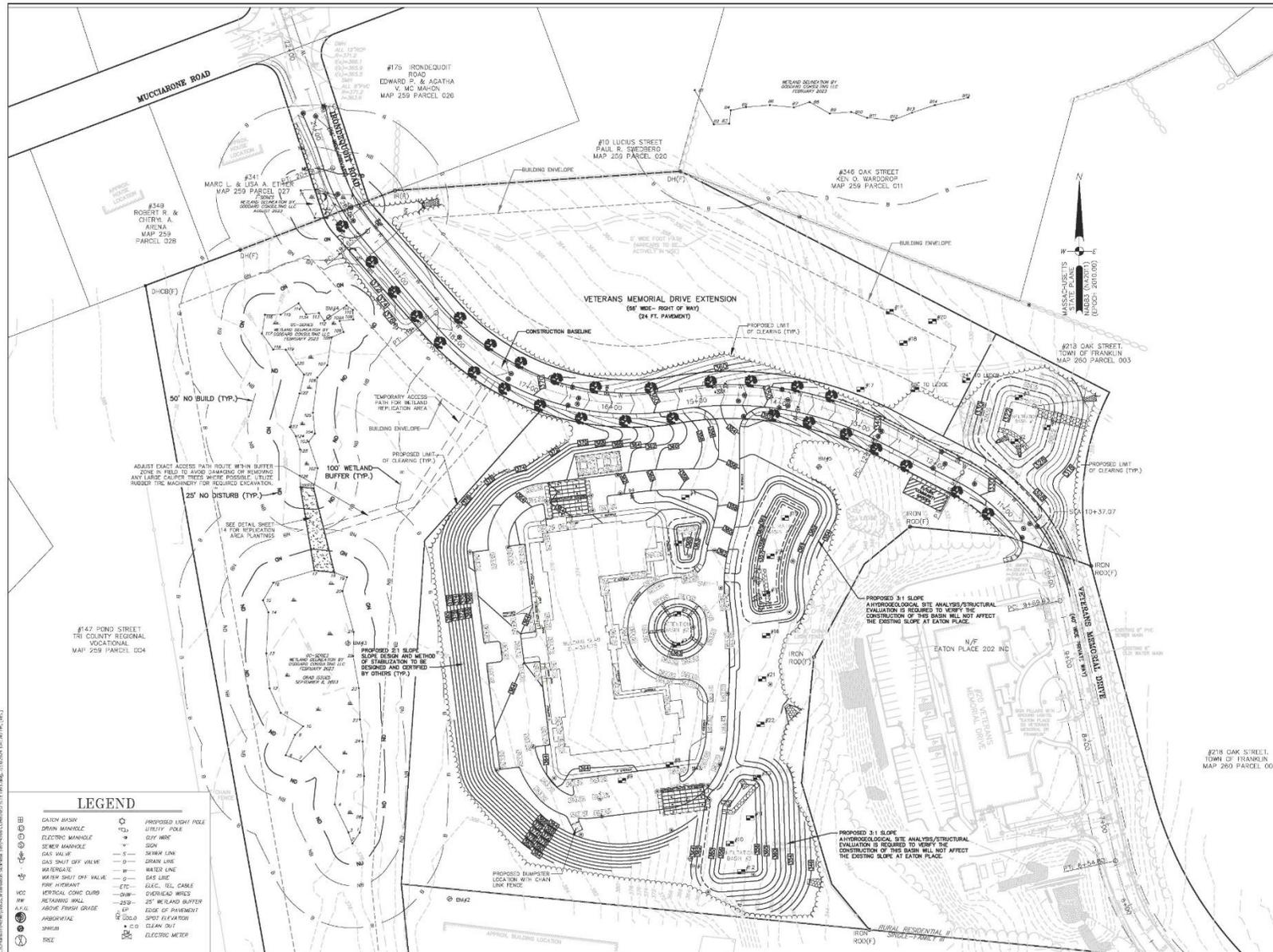
JNJUHL & Associates, LLC Housing Project



FRANKLIN RIDGE SENIOR HOUSING

VETERANS MEMORIAL DRIVE,
FRANKLIN, MA

TRABUCCO ARCHITECTS



APPROVED DATE: _____
 FRANKLIN PLANNING BOARD

 BEING A MAJORITY

LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, DRAWINGS AND OTHER OBSERVED EVIDENCE TO THE BEST OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. EXCAVATION THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE DETERMINED COMPLETELY AND RELIABLY DEPOSITED UNDERGROUND UTILITIES NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE. CONTRACTORS (IN ACCORDANCE WITH MASSACHUSETTS CHAPTER 22 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE(7233).

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

OWNER/APPLICANT

FRANKLIN MUNICIPAL AFFORDABLE HOUSING TRUST
 355 EAST CENTRAL STREET
 FRANKLIN, MA 02038
 MAP 259 PARCEL 007-002
 BOOK 34282 PAGE 820

**DEFINITIVE SUBDIVISION
 PLAN OF LAND
 VETERANS MEMORIAL
 DRIVE EXTENSION
 FRANKLIN MASSACHUSETTS**

GRADING PLAN
APRIL 2, 2024

DATE	REVISION DESCRIPTION
07/10/24	REVISED PER PEER REVIEW COMMENTS

GRAPHIC SCALE: 1"=50'

0 10 20 30 40 50 75 100 150
 FEET
 0 5 10 15 20 30 40 METERS

Guerriere & Talon, Inc.
 ENGINEERS & LAND SURVEYING
 55 WEST CENTRAL ST. PH: (508) 528-3221
 FRANKLIN, MA 02038 FX: (508) 528-7921
 www.gondengineering.com



Front Elevation



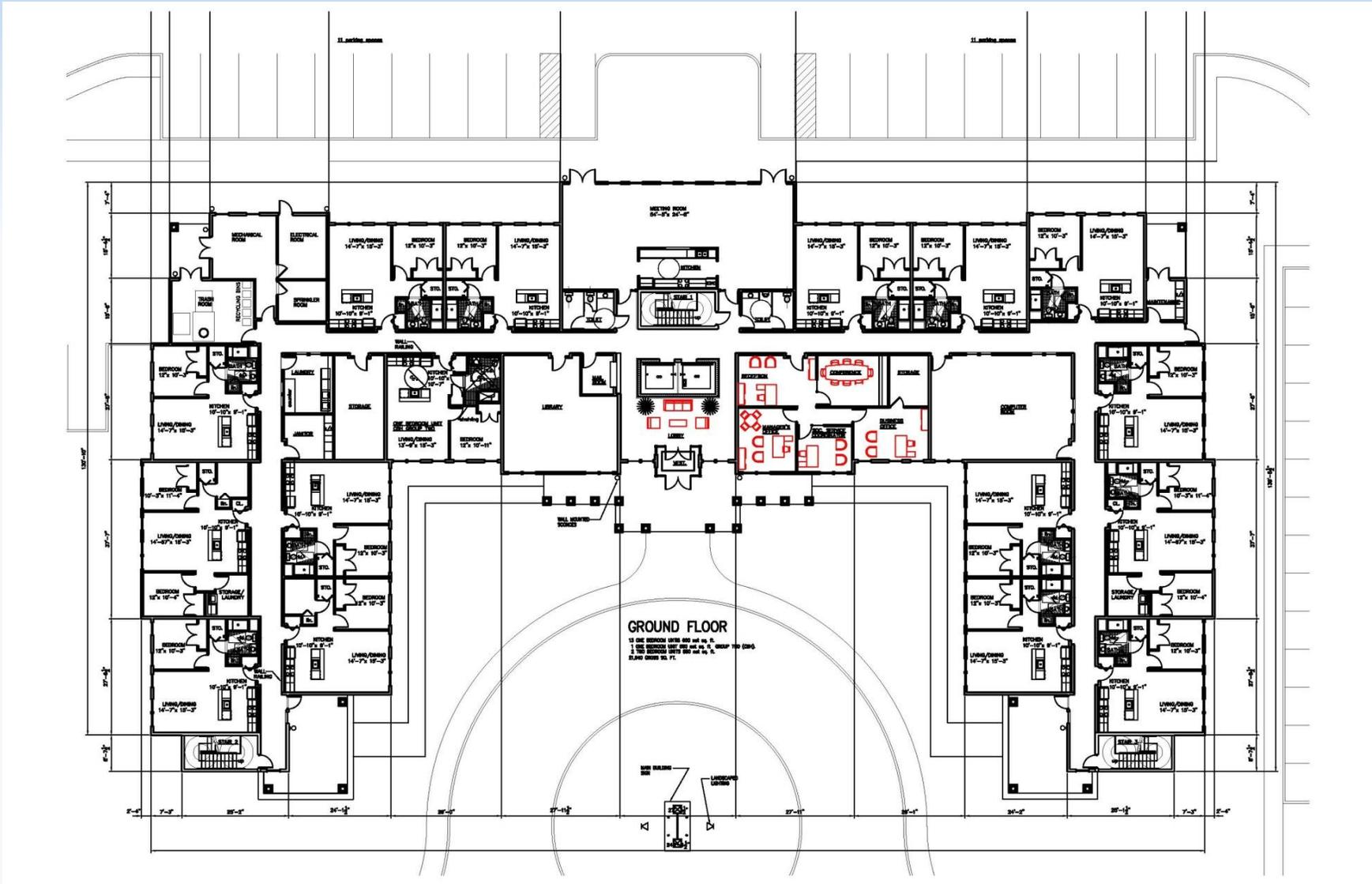
Left Side Elevation



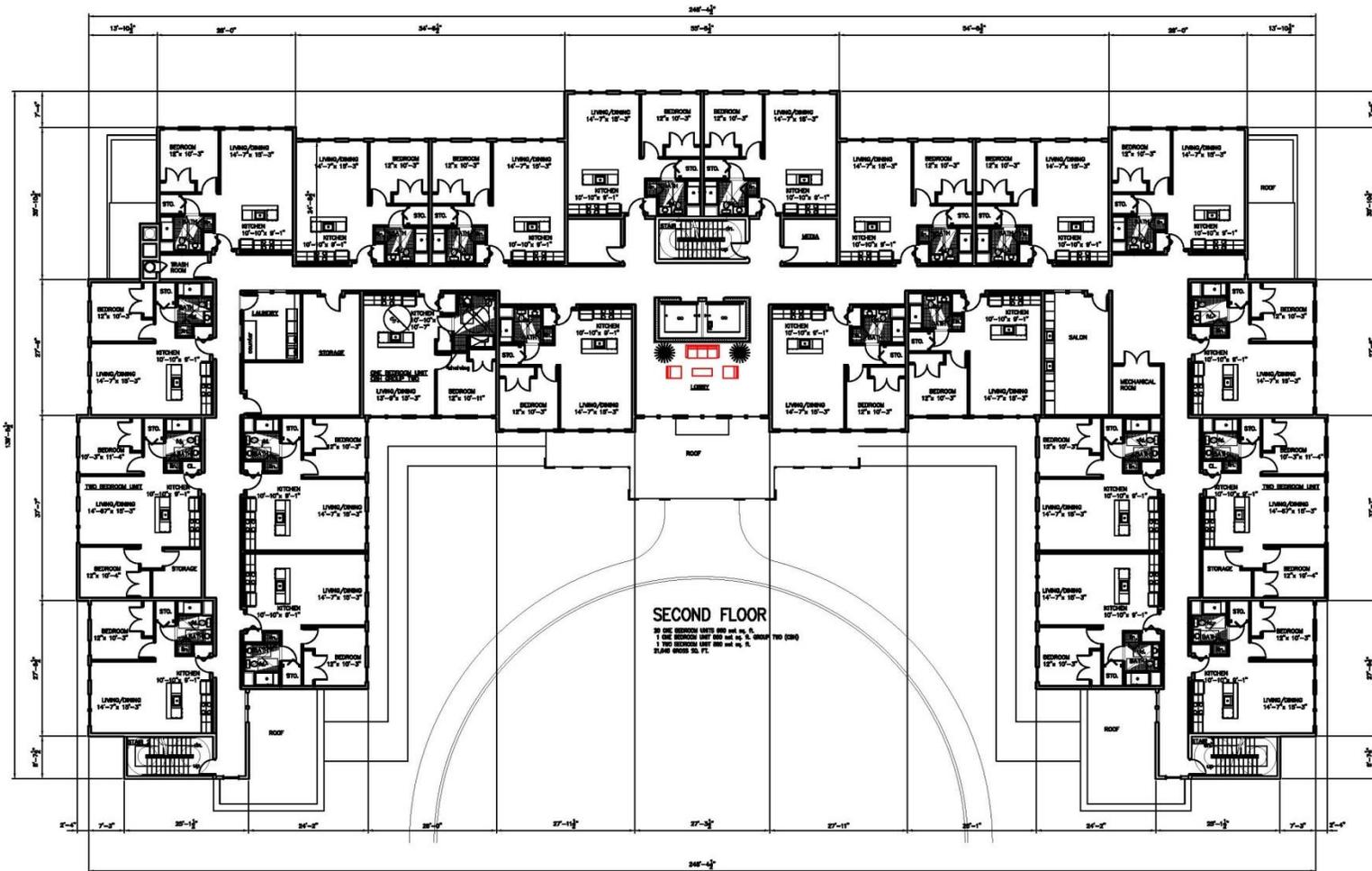
Rear Elevation



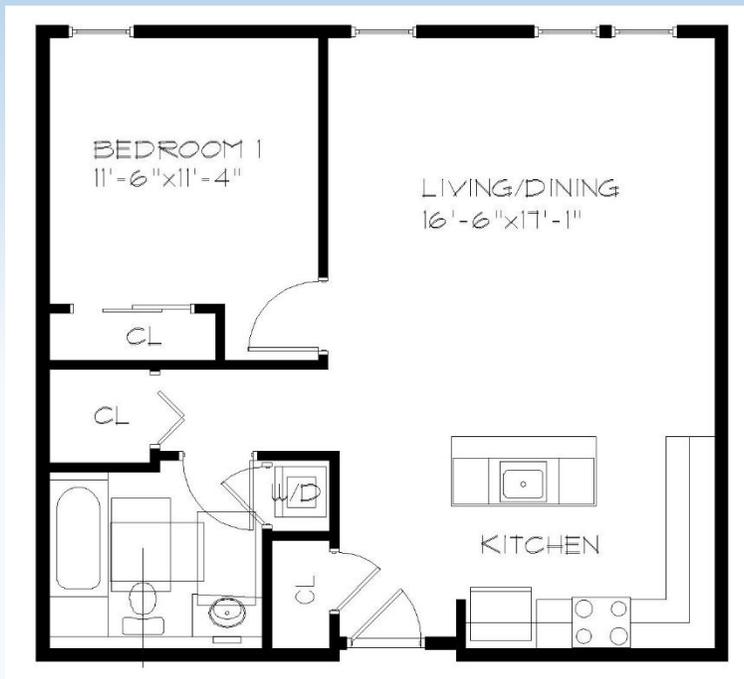
Right Side Elevation



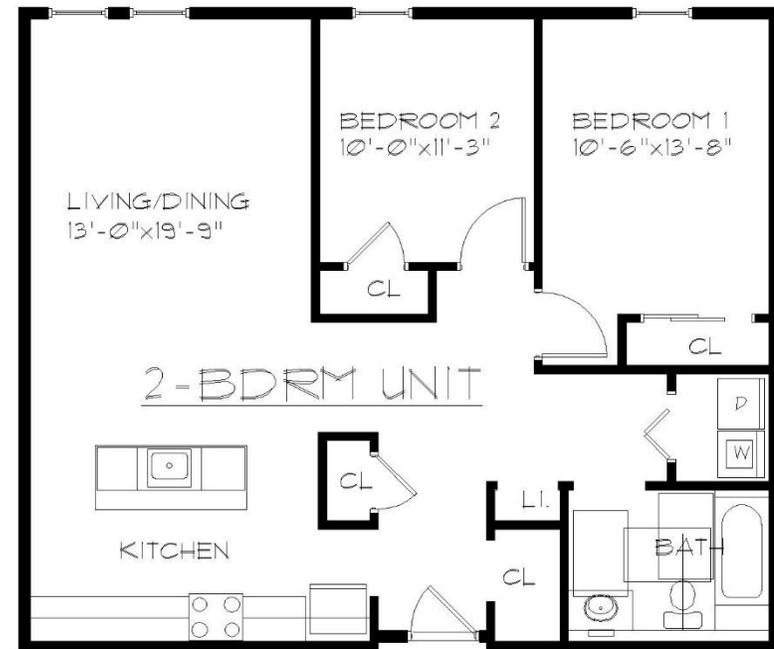
Ground Floor Plan



Second Floor Plan



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

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)	
Town of Franklin Project Subtotal	\$4,306,235.70

Franklin Ridge Project Funding (Continued)

Grant Funding - Confirmed/Contracted and Town Funding/Support	
JNJUHL & Associates Project	Amount
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	\$4,100,000.00
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	\$19,724,140.00
*including \$8.5 million already awarded by the Healey-Driscoll Administration	
JNJUHL & Associates Project Subtotal	\$23,824,140.00

Franklin Ridge Project Funding (Continued)

Total Public Funding	
Town of Franklin Project Subtotal	\$4,306,235.70
JNJUHL & Associates Project Subtotal	<u>\$23,824,140.00</u>
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 DPCD 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 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?

Housing Development

Housing Development Under Construction

Approved Housing Development

Proposed Housing Development

Subsidized Housing Inventory

Housing Projections

Housing Under Construction		Number	Bedrooms			Affordable
<u>Name</u>	<u>Type</u>	<u>of Units</u>	<u>1</u>	<u>2</u>	<u>3+</u>	<u>Units</u>
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>
			<u>1</u>	<u>2</u>	<u>3+</u>	
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	Bedrooms			Affordable
<u>Name</u>	<u>Type</u>	<u>of Units</u>	<u>1</u>	<u>2</u>	<u>3+</u>	<u>Units</u>
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	7
Washington St 40B, 202 Washington	Triplex Condos	48			48	12
East Central St 40B, 444 E. Central St	Rental	265				63
		415				89
<u>Name</u>	<u>Type</u>	<u>Number</u>				<u>Affordable</u>
		<u>of Units</u>				<u>Units</u>
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 Round Housing Units	Subsidized Housing Units (SHI)	Percent of Units on SHI
12,511	1,359	10.86%

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

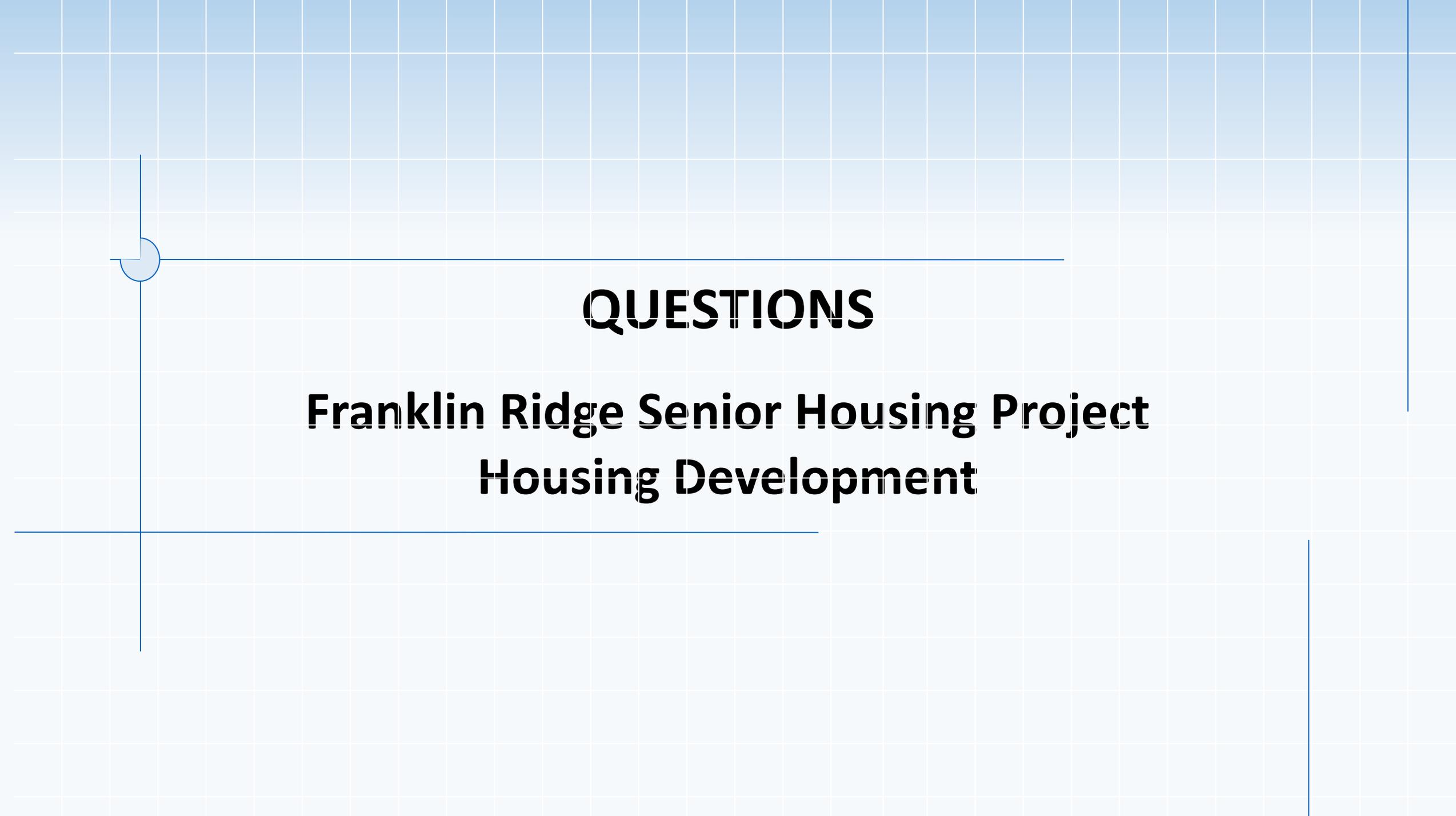
- The Town of Franklin has 108 housing units above 10%.

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	566	472

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