

Input Received on the Housing Production Plan

The Town was fortunate to receive a substantial amount of input from residents and local officials during and after the Public Comment Period. This attachment contains the following related documentation:

J1. Draft HPP Public Hearing Documentation

- a. Public Hearing Notice and Agenda
- b. Public Hearing Presentation
- c. Minutes to the June 2, 2021 Public Hearing

J2. Written Comments Received During Public Comment Period

J3. Input Received During Other Public Meetings

- May 21, 2021 Economic Development Committee Meeting
- May 24, 2021 Planning Board Meeting
- June 16, 2021 Economic Development Committee Meeting
- June 21, 2021 Planning Board Meeting
- June 29, 2021 Municipal Affordable Housing Trust Meeting
- August 9, 2021 Planning Board Meeting
- August 23, 2021 Planning Board Meeting
- September 27, 2021 Planning Board Meeting
 - a. Public Hearing Notice
 - b. Minutes to September 27, 2021 Public Hearing
 - c. Planning Board Certificate of Vote, 2021 HPP Endorsement
- October 6, 2021 Town Council Meeting
 - a. Minutes to October 6 Town Council Meeting
 - b. Town Council Resolution 21-54, 2021 HPP Adoption

J4. October 20, 2021 Franklin Town Administrator Letter to DHCD

J5. DHCD Comments on HPP and Town Responses

Section J1. Draft HPP Public Hearing Documentation

NOTICE OF PUBLIC HEARING

2021 DRAFT HOUSING PRODUCTION PLAN

FRANKLIN, MA

The Franklin Municipal Affordable Housing Trust will hold a Public Hearing on Wednesday, June 2 at 6:30pm via the "Zoom" platform to present the highlights of the Town's 2021 Draft Housing Production Plan. Residents can visit the Town Website (franklinma.gov) and click on the Town Calendar for up to date information on how to access the meeting. Residents can access the document at the Department of Planning and Community Development's web site: www.franklinma.gov/planning-community-development. Feedback from the general public is a critical component of the planning process. Written comments should be forwarded to the Department of Planning & Community Development, Housing Development Plan Comments, 355 East Central Street, Franklin, MA 02038-1352, or send by email to planning@franklinma.gov. The Public Comment period runs until 6/25/2021. If you have any questions, please call 508-520-4907.

Submitted by,

Maxine Kinhart
Department of Housing & Community Development

Municipal Affordable Housing Trust

Agenda

Wednesday June 2, 2021

6:30 pm

Virtual Meeting

Due to the ongoing concerns regarding the COVID-19 virus, we will be conducting a remote/virtual meeting of the Municipal Affordable Housing Trust. 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 (Cell phone or Landline Required) OR citizens can participate by copying the link (Phone, Computer, or Tablet required).

Please **click on <https://us02web.zoom.us/j/89393761330>** or call on your phone at 1-929-205-6099, meeting ID is 89393761330.

1. Public Hearing – 2021 Draft Housing Production Plan

Comments: This listing of matters is that reasonably anticipated by the Chair which may be discussed at the meeting. 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.

Town of Franklin Housing Production Plan Public Review Draft

Municipal Affordable Housing Trust Meeting
June 2, 2021 Public Hearing
Department of Planning & Community Development

Housing Production Plan (HPP)

A community's proactive strategy for planning and developing affordable housing.

- 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 HPP's most important purpose is to develop goals and strategies that will result in the community reaching the 10% Statutory Minimum set forth in 760 CMR 56.03(3)(a).
- Mass DHCD keeps track of the number and status of each community's affordable housing on its Subsidized Housing Inventory (SHI).

Franklin's First HPP, 2011

- In 2011 the Affordable Housing Strategy & Development Action Plan, Franklin's first Housing Production Plan, was approved by Mass DHCD.
- Good progress implementing 2011 HPP's affordable housing goals, and increasing the number of SHI Eligible Housing units.
- In 2019, the Town of Franklin surpassed the State-mandated target of 10% affordable housing.

40B Subsidized Housing Inventory

- According to the DHCD web page, as of December 21, 2020, 11.96% of the Town of Franklin's total year-round housing units are on the Chapter 40B Subsidized Housing Inventory.
- Therefore, 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.
- The total year-round housing inventory is based on the 2010 Census. Actual total number of housing units is more.
- Therefore, Franklin is not at 11.96%, but substantially less. (Hopefully/likely still over 10%)

Draft HPP 2021 Update

The current Draft HPP is an update to Franklin's first HPP:

- Expands upon concepts outlined in the 2011 HPP;
- Serves as an update with more recent data; and
- Explores incentives and other options to increase Franklin's affordable housing supply.



A Little More Background

- The current draft HPP is intended to direct affordable housing development and preservation so the number of affordable housing units remains above 10% over the next decade, and beyond.
- The Plan does not include Census 2020 data, therefore, the Town may choose to update the HPP with 2020 data when available.

HPP Content

The HPP contains the following major elements:

1. Comprehensive Housing Needs Assessment
2. Affordable Housing Goals
3. Implementation Strategies

Comprehensive Housing Needs Assessment

Assessment Findings:

- 48% increase in population over the past 25 years.
- By 2030, residents over 65 years of age expected to be approximately 23.2% of Franklin's population (Compared to 8.2% in 2000).
- Franklin is home to 11,941 households, up from 10,995 in 2010 (8.6% increase).
- Approximately 1,295 housing units were constructed in the last 10-11 years (2010 – 2020), representing an 11.4% increase.
- Franklin's average household size is 2.69. Average household size in Massachusetts is 2.52.

Assessment Findings (Continued)

- Franklin's median household income has increased 13.24% since 2015, and 37.25% since the 2010 Census.
- Nearly 39.3% of households in Franklin earn \$150,000 or more, compared to 23.4% state-wide.
- The vast majority of Franklin's housing stock (80.65%) is owner-occupied.
- Housing supply is very low, and housing prices are very high.

Assessment Findings (Continued) Housing Shortage

- In January 2021 the median price of a single family home in Franklin was \$549,000, compared to \$531,000 state-wide, and \$310,000 country-wide (Zillow).

Note: Current (April 2021) median price of a single family home in Franklin = \$568,000. Up from \$512,000 in one year.

- There were 3,167 single family homes on the market in Massachusetts at the end of February 2021, down 68.4% from the previous year (Zillow).
- There were 696,312 residential homes for sale in the United States, less than 50% from previous year (Redfin, Jan 2021)
- According to Massachusetts Association of Realtors (Feb 2021), Housing supply numbers represented the "lowest number of single-family homes and condominiums for sale since MAR began reporting the data in 2004".

HPP GOALS

Reasoning behind Draft Goals:

- Basic goals intended to increase the number of SHI Eligible Housing units, and
- Increase the number of affordable housing units available to the community's families, individuals, persons with special needs, and the elderly.

HPP GOALS (Continued)

Goal 1: Maintain Franklin's Subsidized Housing Inventory above ten percent through 2030 and beyond.

Goal 2: Increase the number of housing units affordable to Franklin's very low income, low income, and moderate income residents.

Goal 3: Increase the number of affordable housing units available to persons with special needs, and the elderly.

Goal 4: Support affordable housing appropriate for expected future demographics.

Goal 5: Provide housing alternatives that meet the needs of Franklin based employers and employees.

HPP GOALS (Continued)

- Goal 6: Adopt strategies that incentivize the production of affordable housing.
- Goal 7: Adopt zoning strategies that will advance affordable housing production.
- Goal 8: Continue the funding and expansion of the Franklin Municipal Affordable Housing Trust for additional in-perpetuity affordable housing units.
- Goal 9: Identify new funding sources and other resources for affordable housing production.

Implementation Strategies

- Perform an extensive assessment of the Town of Franklin Zoning Bylaw.
- Advance projects under the Local Initiative Program to create the type and level of affordable housing best for the community.
- Consider creating a density bonus incentive program:
 - Allow more units of housing to be built than would be allowed under current zoning regulations.
 - In exchange for a developer's provision of affordable housing units (or other public good).
- Other Incentives.

Public Comments

We want your input. We will stay as long as the participants tonight have something to say, regarding the Draft HPP.

Written comment on the Draft Housing Production Plan will be accepted during the Public Comment Period that runs through June 25, 2021.

Written input will be received over the Town website, by email, or by letter.

Please send comments to:

Department of Planning & Community Development
Housing Development Plan Comments
355 East Central Street
Franklin, MA 02038-1352
planning@franklinma.gov

The Draft HPP can be found on the Town website at:

<https://www.franklinma.gov/planning-community-development>

Minutes to the June 2, 2021 Public Hearing

June 2, 2021 Public Hearing, Municipal Affordable Housing Trust Meeting

Bryan Taberner began his presentation on the Housing Production Plan (HPP), and stated he would take comments/questions once his presentation was done. The presentation started with the history and purpose of the Housing Production Plan; This included how M.G.L. Chapter 40B lays out required quotas for MA communities to provide at least 10% affordable housing, as well as the HPP's purpose in developing goals and strategies to help towns/cities reach that 10% requirement as part of CMR 56.03(3)(a). Bryan then discussed how Franklin's HPP has been progressing since its beginning in 2011, with the town having 11.96% of its housing as affordable, putting it in compliance with Chapter 40B. However, that figure is based upon 2010 Census data, which is out of date regarding the housing inventory in Franklin, so actually figure is less than 11.96% but hopefully more than 10%. A Draft HPP has been put out for 2021 to help Franklin continue adhering to requirements going forward.

Bryan Taberner opened up presentation to Public Comments on the HPP, which can be found on the Town Website in the DPCD Section. DPCD will accept written comments through June 25. They can be sent by email to planning@franklinma.gov or mailed to the Department of Planning & Community Development – Housing Planning Comments at 355 East Central Street in Franklin, MA 02038

Questions/Comments

1) Chris Vericker: Can Bryan elaborate on the Density Bonus Incentive Program?

-Bryan: It is called a Bonus Program because anyone who wants to build affordable housing in Franklin will find incentives available to them. If for instance, the Town had a Friendly 40B concept and a developer found itself facing large expenses in building permits, they could ask the Town in advance for help, and they might be able to get their projects discussed and approved ahead of time, given they meet certain criteria. If you want to attract a developer, you do your best to explain what is available from the town to help them to choose that property. You could help them find out what the Town Council would be likely to approve if they were to develop here.

Chris Vericker: Is the housing development next to the Franklin Country Club an example of density bonus?

-Bryan: In a way, the density bonus is a Residential 7 development. That project was using a specific zoning regulation written and zoned for that property. If you want to do something like that for affordable homes, that is very much a zoning regulation. The state has a zoning of 40R, which is for starting types of homes.

2) Jane Callaway-Tripp: A couple of questions. First, for affordable housing, what is the average price for rent/buying a home that is considered Affordable Housing?

-Bryan: Will ask Maxine Kihnart, but the town occasionally gets affordable units that are changing hands and go through an auction process.

-Maxine: The going price for an affordable housing is typically mid \$200,000's to \$300,000. Right now, one is going for \$191,000.

Jane: Are any of those units for renting purposes?

-Maxine: The development near the Dunkin Donuts on East Central Street is an affordable rental development, there is also one off of King Street and 495. If Jane wants to contact Maxine tomorrow, she can give Jane a list of all affordable rentals.

-Judy Pfeffer: There are 4 in Franklin.

Jane: What is the average rent for affordable rentals?

-Maxine: An affordable unit can go from \$1600 to \$1800 and up.

Jane: Who determines the prices for the homes and rentals as far as what is considered affordable?

-Maxine: The State will determine what is affordable if they are the monitoring agents on the development. Otherwise, the Town can determine prices, but there is a formula the State uses which town also uses to come up with what are considered affordable prices.

Jane: I Feel that rental at \$1600 to \$1800/month does not seem affordable as that amount is comparable to a mortgage, and young people and elderly on S.S. cannot afford to pay those rental prices. How can this be challenged?

-Maxine: It depends on if you want the units be included on the Subsidized Housing Inventory, which sets a state-required figure. If not, the Town can set a price at whatever it wants.

Jane: If people want to speak with the State over what they deem is affordable, where do we start? State Rep?

-Maxine: You could send a letter or email to DHCD, but these policies have been the same way for over 20 years.

Jane: Still believes it is worth advocating for. Last question regards zoning guidelines from Bryan's Presentation. To be able to put in more units, we need the town to adjust the zoning guidelines, correct?

-Bryan: That is correct. For instance, in certain districts where multi-family units are allowed, they always need a special permit. Some people would like multi-family homes to be allowed by right without a special process. Also yes, there are ways to change the zoning regulations to allow a certain amount of housing units per acre to increase or decrease the density. We will be looking at all those issues and coming up with a diagnostic of the zoning bylaws to see how changing any one thing might impact another law. It will be a long process when considering the need for public input, and the most expensive part of this will be the public process, which will be 4-6 months long with many public meetings to get input to create effective zoning bylaw amendments. Zoning bylaws have a lot to do with houses/acre, and generally more houses/acre would mean cheaper housing. Most of the zoning regulations in this community and others were designed to control the number of multi-family units built. Now it is a problem for parents with older children trying to find places for them to rent or live in. Housing prices have never been higher, and housing supply has never been lower.

Jane: More people are adding onto existing houses because it is cheaper to add an addition than it is to buy a new one?

-Bryan: Absolutely.

3) Councilor Andrew Bissanti: I think the direction the Town is going to be going in is going to be with friendly 40Bs, but what Bryan said intrigued me because he was talking with a Town Official recently who mentioned she was questioning the ratios the town says it is at (of affordable housing to rest of housing) that Bryan was touching upon earlier this meeting. Can Bryan elaborate upon that? *Councilor Bissanti then discussed the affordable units at Glen Meadow complex flipping over to no longer be affordable housing units.*

-Bryan: Every time a house is built, and it is not an affordable unit, it changes the ratio a bit, so when big developments and apartments with no affordable units are built, they cannot go on the town's SHI. For instance, if they built an affordable housing development where 25% were actually affordable units, then the whole development could go on their SHI. The math is not perfect, but the state has a formula that we have to work with. When the Glen Meadow complex went up, there were some units that were originally listed as affordable, and they timed out after a span of time and came off the inventory. Mass Development made a deal with the owner where Mass Development provided financing to the developer so that all of those housing units at Glen Meadow are on the SHI. Had they not done that, Franklin would be under the 10% threshold. The Forge Park and Glen Meadow projects really made an impact in boosting up the Affordable Housing percentage.

Councilor Bissanti: Why is it not set so only the affordable units of developments are figured for SHI, and why are the entire developments credited for all of the units?

-Bryan: That is the standard 40B formula

Councilor Bissanti: If houses keep getting built over the next few years that are not affordable, that could make a big dent in the 12% figure Franklin currently has.

-Bryan: Correct. If the units on Dean Ave had been through a 40B process, the state allows all of those units to go on the SHI.

Councilor Bissanti: Colleague rationalized that you cannot segment a project with just 25% because we do not know where in the project those affordable units will be. There are another 140 units of market apartments being built across the street from the town hall, which the town needs to keep an eye on those numbers. The nice thing about keeping numbers above 10% is that you can then engage with the developers with friendly 40B to have some control over the quality or density of the project they are developing.

-Bryan: If the town drops under 10% again, it is a big headache for the town. While the town was below 10%, it had a lot of developers come in to – essentially- get their numbers up to be approved by the state even though they had not developed those projects yet. The developers go through the ZBA, eventually they will develop the

projects and they will be 40Bs. While that is good, the town had little say in the development of those projects in all manners, including environmental issues because the town was below 10% at the time. When the town gets above 10%, it gains a lot more say in the planning of those projects.

4) Chris Vericker: As far as the LIPs, in Bryan's opinion, has the Housing Authority lost some opportunities for LIPs because the developer did not like what the Housing Authority was requesting?

-Bryan: Cannot say for certain. If a developer comes to town and wants to develop, sometimes it is just not viewed as the best thing for the town, as they might have only provided a few affordable units. To clarify, if you have an apartment complex that goes through in a friendly 40B way, then all units count as affordable units; but if a condo complex is put in and then you sell the units, or you a subdivision, then only the actually affordable units count and the other units have no restriction and don't count on your inventory. In reality, for the town, if you are only thinking about the inventory SHI unit count, it is best to have apartment complexes.

Chris: The town hasn't missed any opportunities, because of overly-restrictive conditions, in Bryan's opinion?

-Bryan: I think that if we really want to attract them, there are plenty of companies out there that would love to get their hands on a property to develop affordable units, and the more incentives the town provides, the more likely they will come to town. So the town has to think about what it wants to offer and build, then you plan out with the hopes of getting a developer to build that thing.

Chris: Those incentives come from the Town Council correct?

-Bryan: For the most part yes. However, if the decision goes through the Planning Board, the Planning Board can waive or lower down requirements to make them easier for developers to meet (i.e. parking space requirements) which would be a huge incentive. The Town may decide to buy parcels of land to make an opportunity for affordable housing on. That would ultimately be up to the decision by the Town Council, which is made up of officials who reflect the community's wants and needs.

5) Councilor Andrew Bissanti: There are some tremendous obstacles ahead of us that are shared around the world with land and construction being so expensive, and the town will have to be aware of that difficulty going forward. Also, Bryan touched upon how some people do not want to see affordable housing come to Franklin because of how it may impact the town and their own property. Councilor Bissanti knows of some developers that are holding off right now because of the price of land and construction for new housing. It is encouraging to see how aggressively the Planning Department is with pursuing this issue with affordable housing.

6) Steve Sherlock: Has been reading the report. Is there a piece in it that lays out the inventory in types of units, and does Bryan have any sources as to finding what the optimal figure of housing affordability/availability for a population of Franklin's size?

-Bryan: As far as comparing communities, it is difficult (do you compare Franklin to Braintree, Natick, Arlington, etc.?) The Planning Department does try to look at these things when it begins various projects (example: what does inclusionary zoning look like in other towns of similar size?), but it compares mostly with other communities around Franklin in matters of population growth demographic information. The Planning Department does compare the mean and median home value between Franklin, Bellingham, and Wrentham. It is not perfect, but if Steve Sherlock believes it would be helpful to compare Franklin with another community in a certain aspect, feel free to send a comment to the DPCD Town Website. When you do an assessment like this, you find yourself asking what are you learning from it, and in this case you are learning that people cannot afford housing around here. Then you ask if there are strategies that can make it better, which can be difficult, and this is the situation with housing organizations all over the country and they all have their ideas on it. Some of the concepts for dealing with this are maybe not the norm for communities in this region, but they are concepts that are used elsewhere. There are a lot of things we can do, but the question is what the town wants to do.

Steve: One thing that is very frequent in many New England towns is the triple-decker house. Is that something that would be allowed here, or would the town have to adjust rules to let them be built?

-Bryan: Three-story structures are allowed. Three-unit housing is only allowed by special permit in certain districts, so that is something that can be looked at. A couple of roads in the area could benefit from the denser development of triple-deckers. Duplexes are allowed in the town, but triplexes need a special permit, because in certain neighborhoods there would be issues with putting triplexes next to single-family homes. So, you have to look at what is available in the specific neighborhood. There are plenty of places in town that are zoned residential

4 where the density is already pretty high and there are already apartments there, but we do not allow multi-family housing in residential 4 for some unknown reason. Those are the type of things we need to look at, which could increase the number of moderate-income housing units, which would not be able to go on the SHI, but they would still help address the problem of housing scarcity.

-Councilor Andrew Bissanti: The only silver lining right now is that interest rates are so low that it might be making houses within reach for more people. If builders can keep their per-unit costs down, it makes it much easier for the buyer to be able to afford a home. With residential 4, if you have 125% of the acceptable lot area you can build a duplex but not a triplex.

-Chris Vericker: Answering one of Steve Sherlock's questions from earlier, attachment D to Bryan's report does list the full inventory of affordable units as to whether they are rental or owner-occupied. It does not talk about the size of the units.

-Bryan: In the document, there should be a figure for how many housing units are single-family detached, how many are duplexes, triplexes, or other size housing unit types. If it is not in there now, Bryan will try to put it into the final document.

Steve: Will the presentation document be posted to the DPCD website?

-Bryan: It will be tomorrow morning.

7) Chris Vericker: What happens after June 25?

-Bryan: The Planning Department will take all of the public comments, look for commonalities which will be easy to determine whether or not to try implementing. As for the less popular ones, it may still be productive to discuss them at meetings towards the end of the process before edits to the plan start being made. The economic development committee would like to have another meeting, maybe the Trust will want to have another meeting before the final document is reviewed. Would focus on the parts of the document that people have ideas or concerns about. Determine if the goals are appropriate for the town to pursue, and if the answer is yes, then develop the strategies to implement those goals. Is inclusionary zoning with incentives the way to go on some of the cases or not? Those will be some of the issues to figure out. One strategy you could use in a case like this is say "consider implementing inclusionary zoning" rather than directly implementing it. That way, down the road, if there is no agreement at this time on what the town can do, you could have a couple of public hearings and use public input to determine whether inclusionary zoning will be able to happen.

-Judith Pfeffer: Took a look at the document from the state to break down types of affordable housing units. In 2010, Franklin had 13,568 housing units of which 1,356 affordable units. Almost 1200 of those units are made up by 4 developments and senior housing. Without those 4 units, affordable housing would be close to 2% of the total housing.

Final Comment from Bryan Taberner: After the HPP has been updated with all comments, there will be 2 public hearings with the final document. One hearing will be with the Planning Board, the other will be with Town Council. If anyone wants revisions to them, then we will go back and determine revisions. At that point, both the Planning Board and Town Council need to approve the plan, then it will be sent to Department of Housing and Community Development for review. Since the town is over 10% affordable housing, the State is not demanding that Franklin submit this HPP right now, so they are less likely to not approve it. There is a certification process down the road if the town ever adds in an additional certain percentage of affordable housing, then the town can get a certified plan which would help with grant applications.

Comments/Input Received During Other Public Meetings

Comments from May 12, 2021 Economic Development Committee Meeting

Members Present: Councilors Melanie Hamblen, Glenn Jones, Andrew Bissanti, and Cobi Frongillo. Town Staff also in attendance: Town Administrator Jamie Hellen, Chrissy Whelton, Assistant to the Town Administrator, Town Attorney Mark Cerel, Bryan Taberner, Director of Planning and Community Development, Amy Love, Town Planner, Alecia Alleyne, Administrative Assistant. Councilor Hamblen called the meeting to order at 5:33 PM

Housing Production Plan Draft:

Mr. Hellen thanked the staff for getting this draft plan together in such a short time frame. He gave a quick overview on what is needed in a Housing Plan. He also noted we will continue to get updated information from the census, school enrollment, median income, and median land value. Mr. Hellen stated that tonight's goal is to have a brief overview from the Planning Director about the process for approval of this plan, some key dates and set up a June EDC meeting to get into the details as well as have some additional public comment. He also notes the June 4th deadline for public comment and asks that the comment period be extended to June 30th to give some committees time to debate this and give the community a bit more time to get their feedback in. Mr. Taberner mentioned the series of meetings including the Municipal Affordable Housing Trust Community input Hearing. He stated that we can have another meeting in June and any comments or suggestions go into the back of the plan. Mr. Taberner noted that later in the year we will update the document and send the final document to the Town Council and Planning Board after which it goes to the MAPC and the State for approval. Councilor Hamblen noted that suggestions should be sent to the Planning Board in writing by mail or email.

Councilor Bissanti thanked the staff on an outstanding document and hopes this leads the way for affordable housing in the Franklin Area. He also mentioned that we are above the affordable housing component however we can consider Friendly, innovative smart growth 40bs in the future. Councilor Frongillo also thanked the staff on a great document. Councilor Jones thanked the staff and looks forward to continuing the discussion. Ms. Weirling asked if the public hearing will be posted on the website or at Town Hall. Mr. Taberner did say that it will be posted and hosted over Zoom. Mr. Hellen proposed June 16th at 7pm for the next EDC meeting to look through the report in a public hearing setting. Councilor Hamblen asked members if that date worked for them. All were in favor of June 16th at 7pm.

Councilor Jones made a motion to adjourn the meeting. Seconded by Councilor Bissanti. Vote was unanimous by Roll call vote. Vote 4-0

Meeting Adjourned at 7:16 PM

Comments from May 24, 2021 Planning Board Meeting

Chair Anthony Padula called the above-captioned Remote Access Virtual Zoom Meeting to order this date at 7:00 PM. Members in attendance: Joseph Halligan, William David, Gregory Rondeau, Rick Power, associate member Jennifer Williams. Also present: Michael Maglio, Town Engineer; Amy Love, Planner; Matthew Crowley, BETA Group, Inc.

7:00 PM Commencement/General Business

A. Discussion: Housing Production Plan

Ms. Love reviewed that the Department of Planning and Community Development put together the Housing Production Plan (HPP). The purpose of the plan is to assist the Town with maintaining its 10 percent affordable units and help to make progress in facilitating the development of diverse housing supply for Franklin's low- and moderate-income residents. A public outreach for comments began on May 12, 2021, and will continue through the end of June. The Housing Trust will be hosting a public hearing on June 2, 2021, at 6:30 PM; it will be held remotely. The implementation of the HPP will require commitment of a variety of organizations, including Town departments, boards, commissions and committees. Once the public comment period is over, all input received will be considered and a final HPP will be developed. The final draft will be presented to the Planning Board and Town Council for review, consideration, and formal adoption. Once formally adopted by both elected bodies, the HPP will be submitted to the Massachusetts Department of Housing and Community Development for review and formal approval. She stated that tonight's agenda item is to review and discuss the plan. Director of Planning and Community Development Bryan Taberner stated that before the Town accepts the document, the Planning Board

and Town Council will need to endorse the plan before it goes to the State. This current document is not the final document that will be voted on. Ms. Love stated that based on the data of one year ago, the Town was at approximately 11.8 percent. She does not know what the current data will indicate. She stated that she can provide printed copies of the HPP to all those who would like one.

Comments from June 16, 2021 Economic Development Committee Meeting

Housing Production Plan Discussion:

Town Administrator Jamie Hellen introduced Town Planner Amy Love, provided a brief overview of the June 2, 2021 Affordable Housing Trust Meeting. This is another opportunity for people to have a look at the affordable housing plan and Amy Love will present what was shown at the Trust again to invite feedback and comments. After tonight, the EDC will move to the next step of the process. Mr. Hellen then handed over the presentation to Amy Love. Amy then explained that the Affordable Housing Trust has recently opened up the public intake process, which will end on June 25, so the Trust is trying to take in as much feedback as possible. Amy gave another presentation of the Housing Production Plan, or HPP, which outlines state requirements for at least 10% of housing in communities to be affordable housing (as part of M.G.L. Chapter 40B), and Franklin's status in trying to continue fulfilling that requirement as well as increase the supply of affordable housing. Any feedback, questions or comments on the draft HPP can be sent to the Department of Planning & Community Development by mail to 355 East Central Street or by email to planning@franklinma.gov before June 25.

Councilor Hamblen said she found the strategies in the HPP interesting and relevant to the discussions had by the DEC in the past, and then opened up questions and comments to the audience. Councilor Bissanti stated the issue with affordable housing designation is that entire developments are designated as affordable when only a certain percentage of units—the minimum percentage—there are actually affordable. If only a fraction of the units at a 30 unit development are affordable, all 30 units get to be counted towards the town's affordable housing percentage. Amy Love responded by explaining how the formula for the 40B process works. If units are going through the 40B process, and the units are rentals with at least 25% being affordable, then every single rental will count towards Franklin's Subsidized Housing Inventory (SHI) number. When a subdivision or ownership is going through 40B, only the homes that are owned that are among that 25% affordable contribute to the SHI. Councilor Bissanti pointed out that the big apartment complexes are the most significant contributors to Franklin's SHI, and that he had been told the reason all of the units are deemed affordable is because people do not want to be consolidated into certain parts of the neighborhood. Councilor Bissanti does not want another entire development to be considered affordable just because they have a fraction of units functioning as an affordability component, as that would not be making a truly meaningful contribution against the affordable housing shortage. Town Administrator Jamie Hellen asked Amy Love if it is the same ratio for condos as it is for single family homes where only the units that are actually affordable count and not the entire condo complex, to which Amy Love confirmed that to be correct.

Councilor Frongilo stated he was excited to see how the town has expanded affordable housing beyond 40B to include conversation around lot sizes, accessory dwelling units, and multi-family units by right. Councilor Frongillo does intend to prepare a written statement when he has the chance. Councilor Jones said he thinks one of the hardest things to do in Franklin is to use the word affordable, because what is considered affordable when the least expensive house in Franklin is likely to cost over \$325,000. In the context of Franklin's high housing prices, talking about "affordable" really means talking about "least expensive" so how do we really change the dynamic to actually make a portion of the housing stock actually, truly affordable, say \$150,000? Today's rates and costs make that almost impossible. At some point, will the town need a policy change where the town will ultimately have to make some investments into this kind of housing? One house is not enough to meet the needs out there, and the numbers are going to keep going up.

Town Administrator Jamie Hellen said that the markets are currently playing a factor in raising the housing costs, and there are a lot of strategies in the HPP. There are free options available such as inclusionary zoning, which would be a zoning bylaw change. The new apartment complex going in across the street from the Municipal building will have 104 units, with at least a dozen of the units ultimately going to be classed as affordable. The downside that developers and apartment complex owners will find is that the units being rented or sold as affordable will be below market rate, so they will be earning less than they could if the units were not designated affordable. The over 55 bylaw could be reformed, also a free option. Those free options create a framework with which the community and builders can work together on with friendly 40Bs as long as the town stays over 10%

affordable housing. The town also does have a fully permitted, shovel-ready 60 unit senior housing project up near the hockey rink where the other complex is. Town Administrator Jamie Hellen gives a lot of credit to Congressman Auchincloss' office for reaching out to him about potential federal financing. Jamie told him that this complex is Franklin's priority because it is a \$30 million project, and with almost of a quarter of Franklin's population being 65 and over that would help a lot of residents. Even with a CPA you would not be able to finance a housing complex of that price any time soon, so the town has to find other federal and state financial incentives. Jamie asked Congressman Auchincloss for a \$5.5 million Congressional Appropriation to get the foundation completely built up, is waiting on a decision. It is hard to do things in the housing market that make a big dent in the problem, but the solutions Jamie just mentioned are probably the lowest hanging fruit in financial and nonfinancial solutions Franklin could enact for now.

Councilor Bissanti weighed in to say that he talked with local developers, and heard from them that in order to go along with inclusionary zoning, the incentives have to be raised to give greater densities, taller buildings, to make back the money spent on the affordable housing. Also, there are people who are not on board with affordable housing as they feel it could be a detracting factor away from the town, but Councilor Bissanti does not see it that way. Councilor Bissanti does think that the town is going to have to give more incentives to developers because of increased costs these days. Councilor Hamblen referred to the HPP that includes incentives like higher density, lower taxes/tax breaks. Town Administrator Jamie Hellen stated he believed Councilor Bissanti's comments were spot on with the difficulty of developing without increased incentives in a time of increased demand and low supply of materials. The plan does outline some of those strategies, and there has to be some level of compromise at some point. If people want to actually work together and solve the problem Councilor Jones pointed out, it will take everybody reaching in toward everyone instead of stepping back and trying to maximize earnings against lost revenue from affordable housing. The community is going to struggle on this issue, especially if the town drops below 10%, so hopefully the town will receive federal funding/support so it can go forward with these projects. Very few people from the public appear at EDC meetings, but Jamie Hellen believes the sentiment is that people are finding the rent to be too high. It is going to take a lot of work and a lot of compromise to change the current trajectory of Franklin.

Councilor Hamblen said she was excited about the Downtown Zoning Study. Councilor Jones followed up Jamie by asking if the 60 units at Eaton Place 2 were able to through in a short time frame, would that be enough to offset the town from going below 10% if the census updates Franklin's numbers to suggest the affordable housing percentage is lower than its current value? Jamie Hellen referred to Amy Love's presentation to say that those 60 units would be added onto the SHI. How quickly they are put up would depend on the density of the units, but they would almost definitely keep Franklin above 10% for the next census cycle. Councilor Hamblen expressed approval for the plan as a structure/backbone for how the town moves forward, and thinks that everyone should read it. She then asked Amy Love what the next steps were with the plan, to which Amy said all comments would have to be reviewed by council. Amy said the Housing Trust would list all public hearings, what boards and committees they have met with, and then put together their final draft. Jamie Hellen said the August meeting is when the Town Council will probably review the final draft, and the Planning Board will have to give their formal endorsement before the HPP is sent to the state for their approval. Clarification was made that the Plan has to be approved by the Planning Board, then the Town Council, and finally the State.

Councilor Jones motioned to move the HPP forward. Councilor Hamblen seconded. Roll call vote Councilor Andrew Bissanti voted yes; Councilor Cobi Frongillo voted yes; Councilor Glenn Jones voted yes; Councilor Hamblen voted yes. Council voted 4-0 in favor of moving the plan forward.

Comments from June 21, 2021 Planning Board Meeting

Chair Padula stated that he read the whole thing, and it is not good for Franklin. He cannot see the urgency as Franklin is at 10.4 percent affordable right now. He does not see the urgency of having to change zoning; the big emphasis is putting affordables downtown. Increasing elderly housing is great. He does not agree with inclusionary zoning. He does not want to reduce the population of the city to bring it out to the suburbs to make our town the city. That is not why people chose to live here or move here. He stated that this covers so much; there is every scenario covered for affordables. The emphasis is on affordable housing and bringing it to downtown. He asked why is everything we write and every goal we have to bring to and make the downtown thrive.

Mr. Halligan stated that he is on the CPC and they just voted to spend \$5 million to eliminate 58 homes because it was going to bring kids and people to Franklin. He asked why are we buying out land to not develop it and then creating development. He does not understand the logic.

Chair Padula read aloud from page 83, the guidelines, paragraph one. He stated that this would change the Town's zoning to have cluster development and make apartments smaller. He stated that after reading this, he may welcome 40Bs. With the invitation of more and more affordable housing, we will be 20 percent if we implement something like this. And, this will increase our costs as we will have to hire more fire and police and we will become a city.

Ms. Williams stated that we are above the 10 percent. However, from this document it seems like we will have to accommodate an aging population whose income levels are going to decrease. It seems like there is anticipated need to stay above the 10 percent. The need for accessible units will also increase. It seems like based on the demographic data there needs to be a strategy in place to maintain the 10 percent.

Chair Padula stated that he said that as far as the elderly, people who have lived here all their lives, we should cater to the elderly, and we should have places for them to go.

Mr. Halligan stated that you have to give a developer an incentive. Ms. Love stated that would come after this plan was accepted. She stated that with these goals and strategies implemented, we would start working toward different ideas such as that.

Chair Padula asked why this is not put on a ballot; why are the citizens of the Town not voting on this? Chair Padula stated that the people in Town should have a say.

Ms. Love stated that there is a public comment period.

Mr. Halligan stated there is a lot of pieces and a lot of homework to be done; it should not be rushed through.

Ms. Williams stated that it has been advertised, and there has been a public comment period.

Mr. Halligan stated that it is always a quiet issue until it is in your backyard. He wants to make sure it is done right.

Chair Padula stated that he does not see any of this being built right now due to the cost of building materials. This would be tough for a developer.

Comments from June 29, 2021 Municipal Affordable Housing Trust Meeting

Ms. Pfeffer stated that she has heard a number of comments from people that they do not want any more affordable housing.

Mr. Taberner stated that he has not received much opposition at meetings or in writing to the plan, except from the Planning Board.

Town Administrator Jamie Hellen stated that he has heard some of the same sentiment. He stated that he thinks it is absurd that some people would say that we do not need affordable housing; it is clear that any affordable housing would be welcomed. He stated that he has also heard from people that they do not want any more market rate housing. He stated that he thinks many of the comments off the record or not formally submitted represent the polarized extremes in the community.

Mr. Taberner stated that some things he has heard, but not formally, are that people living here do not want to see additional development, growth, traffic, or population; they do not want the Town to lose the character it has.

Section J2. Written Comments Received During Public Comment Period

Fri, May 21, 2021 at 9:49 AM

Your Housing Plan

Joel D'Errico joelwderrico@gmail.com

To: Bryan Taberner btaberner@franklinma.gov

Bryan, Your report is very detailed in all aspects.

One Item that I really like that is not shown is what the HUD 1 Bedroom Rental Rate is for Norfolk County it would be the same as "greater Boston" with out heat .

That figure is the true "affordable non 40B rate"

I can get it with RCAP in worcester for Franklin but you may get it from calling HUD in Boston.

Many of these socalled affordable apartments are far away dollar wise from the HUD Affordable.

You can also see it under the SEC 8 category .. I'm on the fence about Sec 8. why the lady with the certificate brings in a companion who mistreats the premises and there's no recourse to collect for Damages. a 70 year old lady with the certificate is no problem in that regard.

Where I'm going with this Bryan is if i came in with a project I would allow the 1 bedroom HUD rate for a % of the units with out filing it as a 40B. I don't wish to report or have my income limited to 40B regs but would allow that dollar amount of rent to apply. i would also allow 60 yrs and older and medical persons to have 1st floor units If I limited a % of rentals to be held down to the base HUD RATE with out a 40B filing I should like to receive a UNIT BONUS on the "density"

Did I describe the recipe for you ?

Joel D'Errico

Mon, May 24, 2021 at 10:26 AM

Your Housing Plan

Joel D'Errico joelwderrico@gmail.com

To: Bryan Taberner btaberner@franklinma.gov

Bryan , I would continue to mention that there are those property owners who would limit the their rents to the true affordable rates(Greater Boston) for applicable tenants based on moderate income and age and medical situations.

Covenants could be signed guaranteeing rental amounts without the 40B regs of the state expecting annual accountancy for the rest of the project. You could call it a Hybrid Rental Affordable Plan.

It would not be a sec 8 per se but would allow local preference , age, medical and income criteria.

What I speak of is not to be confused with Central Terrace rental formulas .

Thanks Joel D'Errico

Mon, May 31, 2021 at 11:00 AM

housing production plan

Judith Pfeffer pfefferjudith@yahoo.com

To: Bryan Taberner btaberner@franklinma.gov

my response to the Housing Production Plan - jppfeffer

HOUSING PRODUCTION PLAN RESPONSE

At present the Town of Franklin has over the 10% affordable units, chiefly because Franklin has 4 affordable 40B apartment complexes. These four are Glen Meadow, Franklin Commons, Union Place and Weston Woods, together there are 964 units towards our affordable housing percentage. Because the intricacies of the affordable housing requirements, although there is only about 10% of each building apartments being actually affordable, the state allows all units to be counted. Franklin also has, at present, 236 units of Senior Housing.

Affordable housing units, based on the 2010 census (2020 numbers not yet available) show 13,560 housing units in Franklin. 10% of that number equates to 1356. Note that the combined four apartment complexes plus the

additional Senior Housing comprise 1200 units of the 1356 number. Without these four apartment buildings Franklin would be extremely short of the required 10% number.

I am having a difficult time on the concept of keeping this over 10% percentage as our goal. Falling below 10% the town then becomes available for another 40B project. Is the concept of a Friendly 40B development such a terrible idea? Would the Town of Franklin not welcome another 40B apartment complex where all the units are considered towards our affordable 10%?

The Housing Trust provided land for the 50-unit senior housing facility on Eton Place. The Housing Trust is also providing the land as well as \$500,000.00 towards a new 60-unit senior housing facility which will sit across from Eton Place (off of Panther Way). There is still sufficient land in this area for another potential Senior Housing facility in the future. These Senior Housing facilities take an inordinate amount of time from concept to shovel in the ground.

Demographics from the Housing Production Update Plan of 1/19/2021 clearly shows that by 2030 there will be 30% of Franklin residents over the age of 65 or older. Franklin needs more Senior Housing as well as homes that young families can afford to purchase.

Perhaps it is time to think outside the Box. DELL/EMC has our first EMC building in our Industrial Park on Upper Union Street, empty. This is a huge building, while only three floors there are elevators. Perhaps DELL would like or need a Tax write-off, perhaps DELL would like to be a front runner in providing affordable housing – creating a “community”.

A building where each floor has a 3-bedroom apartment for a family, a 2-bedroom apartment for young couples starting out, and a 1-bedroom apartment for seniors. A “community” where people know their neighbors, where people want to live here because it is the place where one actually wants to live. There is a huge kitchen area where people can join together for occasions, for meals, for warmth. Where seniors, who are fantastic cooks, work together to create meals, and show others the way to cook.

We have nothing to lose by talking with and asking DELL. It just may be the time to Think Outside the Box!

Tue, Jun 22, 2021 at 10:06 AM

Affordable housing

Sally Gustin sbgustin@aol.com

To: "Alove@franklinma.gov" Alove@franklinma.gov

Hi Amy,

Just sending support for the opinion that Franklin is in need of more affordable housing. Franklin is a wonderful town that needs to be available to all. Thank you for listening and for the work you do.

Sally Gustin

117 Mill St

Tue, Jun 22, 2021 at 11:03 AM

Please work to Net Zero affordable housing in Franklin.

Edward McIntyre emcintyre1@comcast.net

To: Alove@franklinma.gov

Hi Amy,

My name is Ted McIntyre, and I live in Franklin.

Housing is a critical aspect of life. Franklin needs more affordable housing for seniors and first me buyers. It is also important that affordable housing be available for historically disadvantaged populations. We in Franklin must strive to overcome the long term impacts of systematic racism and equity issues in our town, state and country. Finally, housing must be made green. The recent Climate Roadmap bill lays out new paths to formulate building codes that allow green, affordable housing. This is commonly called "Net Zero" building codes. In it's planning for housing, Franklin should consider all these issues- affordability, equity and especially carbon emissions. Please adopt a Net -Zero building code with a focus on equity.

Thank you

Ted McIntyre Ph.D.

P.s. Here is background on Net Zero codes, from a non-profit that I volunteer for. If you have any questions I am happy to find answers.
https://www.massclimateaction.org/net_zero

Tue, Jun 22, 2021 at 11:59 AM

Housing Production Plan Comment

Renata Gilarova rgilar@hotmail.com

To: "planning@franklinma.gov" planning@franklinma.gov

Hello, I am writing this email in support of the plan to keep the affordable housing above 10%. It not only helps our lower income residents, but it also gives the Town a better control of what and where is built. Thank you.

Renata Gilarova

38 Palomino Drive

Tue, Jun 22, 2021 at 3:10 PM

affordable housing

Nancy Ross npross@verizon.net

To: "btaberner@franklinma.gov" , "rdellorco@franklinma.gov" , "gjones@franklinma.gov" , "makelly@franklinma.gov" , "dpellegrini@franklinma.gov" , "cfrongillo@franklinma.gov" , "abissanti@franklinma.gov" , "mhamblen@franklinma.gov" , "bchandler@franklinma.gov" , Tom Mercer , "alove@franklinma.gov"

I support affordable housing for all! Acknowledging the reality that the current housing market is very challenging for low, moderate, and middle income individuals and families looking to purchase a home (even households with median income are not making enough to buy the median-priced home), we must ensure that we provide affordable housing opportunities for all. Please adopt policies that are designed to stimulate the development of affordable housing and incentivise property owners and developers to increase the number of affordable housing units.

Best

Nancy Ross

191 Dailey Dr.

Tue, Jun 22, 2021 at 4:03 PM

Franklin's 2021 HPP draft

Melanie Hamblen mhamblen@franklinma.gov

To: Amy Love <alove@franklinma.gov>

Dear Town Planner Love,

I wanted to take a moment to commend the town's Planning and Community Development team for putting together the thorough, informative and helpful 2021 Housing Production Plan. I did find two minor typos: Page 7 of Intro: Through the combined efforts of all parties mentioned above the Town will implement the goals outlined in Section over a five-year implementation period. There is no section description after the word "Section". And in the Comprehensive Housing Needs Assessment 1.1.1..... making Franklin a highly desirable place for people live and work. I believe the word "to" should be between people and live. I also wanted to say that I think this is and will be an extremely important document as we plan for the future of Franklin. I think the goals and the strategies are well thought out and indicate what is best for the whole of Franklin.

Thank you again,

Melanie

Melanie J. Hamblen

Franklin Town Council 2017-2021

Economic Development Sub Committee (Chair 2019-2021)

Budget Sub Committee 2019-2021

Stormwater Ad-hoc Committee 2020-2021 (Chair) Agriculture Liaison

70 Daniels Street

Tue, Jun 22, 2021 at 4:05 PM

Affordable Housing

Raymond Milici raymilici1199@gmail.com

To: Alove@franklinma.gov

Town Planner Amy Love Dear Amy, I support affordable housing for all. We must monitor and preserve existing affordable units, actively engage with developers to further incentivize SH1 development, and advanced projects under the local initiative program. It is important to create the type and level of affordable housing best for our community. Davis Thayer School is a prime example of how a developer can convert this property into affordable senior housing, while preserving the historical nature of the building.

Sincerely,

Raymond D Milici
75 Grey Wolf Dr

Tue, Jun 22, 2021 at 5:36 PM

Affordable housing

Colin Cass wickape@aol.com

To: "alove@franklinma.gov" <alove@franklinma.gov>

Dear Ms. Love,

I'd like to be on the record in support of affordable housing in Franklin. I can speak for my wife, Sue, as well.

Best regards,

Colin Cass
146 Longhill Road

Tue, Jun 22, 2021 at 7:34 PM

Housing Production Plan

Kelsey J. London zelsey@gmail.com

To: alove@franklinma.gov, btaberner@franklinma.gov

Cc:

To members of the Planning Board: I support affordable housing for all! The Housing Production Plan makes it very clear; we must continue to increase affordable housing opportunities for the elderly, while also expanding the number of housing units affordable to Franklin's very low income, low income, and moderate income residents. Please adopt strategies (including developing Inclusionary Zoning Bylaws and amending Zoning Bylaw Use and Dimensional Regulations) to keep Franklin above the 10% threshold of affordable housing.

Best,

Kelsey London
23 James St

Tue, Jun 22, 2021 at 9:54 PM

Affordable Housing in Franklin

Laura Dowd lauramaried93@gmail.com

To: alove@franklinma.gov, btaberner@franklinma.gov

Cc:

To all members of the Planning Board, I appreciate the work you all do for the town of Franklin, and for listening to our voices. I support affordable housing for all. The purpose of an Inclusionary Zoning Bylaw is to maintain and grow Franklin's share of affordable housing. More than half of Massachusetts cities and towns have some form of inclusionary zoning, but Franklin does not. I support affordable housing for everyone, and I am in favor of implementing inclusionary zoning practices as well as making changes to the allowed housing density in certain Zoning Districts. I support housing policies that challenge existing inequalities and recognize their historical context.

Thank you very much for your consideration,
Laura M Dowd,
resident of 65 Pine Ridge Drive

Wed, Jun 23, 2021 at 6:33 AM

Franklin Housing Production Plan

Amy Mullin-Land amymullinland@gmail.com

To: btaberner@franklinma.gov, alove@franklinma.gov

Cc:

To members of the Planning Board:

I support affordable housing for all! We must adopt policies (including developing Inclusionary Zoning Bylaws and amending Zoning Bylaw Use and Dimensional Regulations) that are designed to stimulate the development of affordable housing and incentivise property owners and developers to increase the number of affordable housing units. We can both stay above the mandated 10% while at the same time maintaining our community's character.

Best,

Amy Mullin-Land,

Oakridge Drive

Wed, Jun 23, 2021 at 7:42 AM

Housing plan

Roberta Trahan trahanroberta@gmail.com

To: Alove@franklinma.gov

Good morning Ms. Love, I have been remiss in not responding sooner to the public comments for the Housing Plan. I am in full support of this plan. It is sensible, fair, ethically and morally right. It represents Franklin as being inclusive and caring about our community members present and future. Well done. Best, Roberta Trahan

Wed, Jun 23, 2021 at 8:59 AM

Housing Production Plan Comment

M. Lucier mlucier3064@comcast.net

To: alove@franklinma.gov, btaberner@franklinma.gov

Cc:

Please include me as one who supports affordable housing efforts. We must adopt policies (including developing Inclusionary Zoning Bylaws and amending Zoning Bylaw Use and Dimensional Regulations) that are designed to stimulate the development of affordable housing and incentivize property owners and developers to increase the number of affordable housing units. While I recognize that the term "affordable" means different things to different people, I am very concerned about 40B development and want Franklin to stay above the mandated minimum of 10% while at the same time maintaining our community's character. At the same time, I see house prices out of reach for many/most first-time buyers; my own kids bought property in other towns because they couldn't afford as nice a place in Franklin. BTW – I wanted to copy the Planning Board members on this email, but the committee page does not include their email addresses; that should be rectified!

Regards,

Maria Lucier.

130 Forest St

Wed, Jun 23, 2021 at 11:04 AM

Affordable Housing

Comcast joni.magee@comcast.net

To: alove@franklinma.gov

Dear Amy,

My name is Joni Magee, and I have lived in a 40B home in Franklin for over 24 years. During this time, I have actively served in a variety of elected offices/boards/committees and contributed to our town. Moving into a 40B home provided shelter, roots, and community for my family - our gratitude for the 40B program is beyond words. Housing is a critical aspect of life for all people. Franklin needs more affordable housing for seniors, veterans, and first time home buyers. Additionally, it is imperative that affordable housing be available for historically disadvantaged populations. We in Franklin must strive to correct the long term impacts of systematic racism, othering, and equity issues in our town, state and country. Finally, housing must be made green. The recent

Climate Roadmap bill lays out new paths to formulate building codes that allow green, affordable housing. This is commonly called "Net Zero" building codes. In it's planning for housing, Franklin should consider all these issues- affordability, inclusivity, equity and building impacts. Please adopt a Net -Zero building code with a focus on equity. Please feel free to contact me at Joni.Magee@comcast.net relative to the experiences of 40B home owners and community development. Thank you for your time and consideration. I look forward to learning more about these housing issue and your and the planning board's work on the matter.

Kindly,
Joni Magee

Wed, Jun 23, 2021 at 11:50 AM

Housing in franklin

Ted Cormier-Leger ted.cormierleger@gmail.com

To: alove@franklinma.gov

Hi Amy, I am writing you in support of affordable housing options for our beautiful town. Whether for seniors, veterans, first time home buyers or others on the massive lists, it is clear that affordable options in Franklin are scarce. As a realtor, I see first hand how tough the housing market is especially for young families who want to raise kids in a safe, clean community like ours with such exceptional schools. As you craft the plan, I hope you will also take into consideration green initiatives so the impact on the environment can be minimized. Thank you.

Sincerely,

Ted Cormier-Leger, Realtor Real Living Suburban Lifestyle
Home address 3 Ashbury Drive

Wed, Jun 23, 2021 at 8:43 PM

Affordable housing

m nextm jcmanns79@verizon.net

To: alove@franklinma.gov, btaberner@franklinma.gov

Cc:

To Members of the Planning Board

Hello,

We have been residents of Franklin since 1989. During that period housing has been less affordable for first time buyers and those of median and moderate income. Our own college educated children can not afford to buy homes here. We have seen long time residents move because they no longer could afford to live here. Affordable housing must be available and must include Net Zero green building codes. The Housing Production Plan spells everything out clearly succinctly.

Regards,

Jack and Christine Manns
18 Dover Circle

Wed, Jun 23, 2021 at 10:39 PM

Support for Affordable Housing in Franklin

Dave McNeill dave.mcneill777@gmail.com

To: Aloved@franklinma.gov

Hello Amy,

Thank you very much for your service to our town. I am writing to voice my support for the continued development of affordable housing units in Franklin, as laid out in the Housing Production Plan. I grew up in a multifamily home, here in Franklin, and I know that they can be a more affordable option for many families. Last year, I was searching for a place of my own and found that many apartments in Franklin are out of my price range. I was fortunate enough to find something that I could afford, but I can see how that could easily not be the case for many families and individuals. I encourage the town to pursue a strategy of appropriate zoning changes and development incentives that provide enough affordable housing to all who wish to call Franklin home. I appreciate you taking the time to consider this message, and I hope you have a wonderful start to Summer.

Kind Regards,
Dave McNeill

June 23, 2021

Amy Love, Town Planner II
Department of Planning & Community Development
Town of Franklin
355 East Central Street
Franklin, MA 02038

RE: Town of Franklin – 2021 Housing Production Plan

Dear Ms. Love,

I had the pleasure of reading the May 21, 2021, *Town of Franklin – Housing Production Plan – Public Review Draft* and would like to commend the Department of Planning & Community Development, Town of Franklin staff as well as other Board & Committee members who put countless hours into preparing this important, proactive housing production planning tool for the Town of Franklin.

It is clear, the affordable housing goals and implementation strategies presented in this document were developed, through careful consideration of the comprehensive housing needs assessment, a widespread public participation process and the desire to assure the Town of Franklin maintains at least 10% affordable units on the SHI in the future.

Franklin's housing needs are not unique to our Town. Like the rest of the Commonwealth and the Nation, our community is struggling to meet the demand for housing for our families, individuals, persons with special needs and the elderly, of which, many are very low income, low income and moderate-income populations. The Affordable Housing Production Goals presented in the 2021 HPP look to increase the number of affordable units in our Town and create strategies to address gaps in our housing needs.

As I do, we, as a community should embrace this plan, the goals presented in it and encourage our Boards, Committees, Town Staff, and Town Council to support and adopt the plan as written. Now more than ever, we need to do all we can to provide quality, safe, and affordable housing opportunities for all that wish to call Franklin home.

I encourage Franklin's Planning Board and Town Council to adopt this plan and forward to the State for acceptance.

Sincerely,


Beth A. Wierling
164 Main Street

CC: Franklin Town Council
Franklin Planning Board
Jamie Hellen, Town Administrator
Bryan Taberner, AICP, Director of Planning & Community Development

Thu, Jun 24, 2021 at 9:51 AM

Affordable housing

Jayson Joyce jayson.joyce@gmail.com

To: Alove@franklinma.gov

Hi Amy,

My name is Jayson Joyce; my wife and I moved to Franklin in 2018. We came to Franklin for many reasons, not least of which being that we thought it would be a great place to raise a kid (we have one now!). We want to raise our daughter in a town whose policies reflect our values. This means making housing decisions that are conducive to a Franklin that is diverse and inclusive. I'm writing you today to urge that Franklin stay well above the mandated minimum of 10% of 40B development.

Thank you for your time,

Jayson

Thu, Jun 24, 2021 at 12:21 PM

Affordable housing

Robert Vacca rjvacca2004@gmail.com

To: Alove@franklinma.gov

Good afternoon:

My name is Robert Vacca and I am a proud homeowner and Franklin resident. Please include me as one who supports affordable housing efforts. I have been a Franklin resident since 1999; 22 years this September; when I became a first time home owner when I purchased a three bedroom ranch. I have since married and had a child. Homes like this do not exist in 2021. The new construction range is in what I call "mini mansions" to mansions. These homes are cost prohibitive to people like me in my income bracket; not to mention young families looking to start their lives in a community like Franklin. I believe that we must adopt policies (including developing Inclusionary Zoning Bylaws and amending Zoning Bylaw Use and Dimensional Regulations) that are designed to stimulate the development of affordable housing and incentivize property owners and developers to increase the number of affordable housing units. While I recognize that the term "affordable" means different things to different people, I am very concerned about 40B development and want Franklin to stay above the mandated minimum of 10% while at the same time maintaining our community's character. At the same time, I see house prices out of reach for many/most first-time buyers. As an educator, I believe that it is in our town's best interests to attract young families. I am distressed that we have already had to close one school (Davis Thayer) and concerned that more may follow. By making housing more affordable for all, our schools will continue to be vibrant centers of learning as well as an additional selling point for future families to settle in Franklin.

Most sincerely,

Robert Vacca

Thu, Jun 24, 2021 at 1:50 PM

Affordable Housing is Important

Camille Napier Bernstein camillenapierbernstein@gmail.com

To: alove@franklinma.gov, btaberner@franklinma.gov

Cc: . . .

Dear Planning Board Members,

I support affordable housing for all. Our town must adopt policies (including developing Inclusionary Zoning Bylaws and amending Zoning Bylaw Use and Dimensional Regulations) that are designed to stimulate the development of affordable housing. They will also incentivise property owners and developers to increase the number of affordable housing units. We can both stay above the mandated 10% while at the same time maintaining our community's character. I want to live in a town that welcomes all people, not just the affluent.

Best,

Camille Napier Bernstein

366 Lincoln Street

Thu, Jun 24, 2021 at 1:51 PM

Support for Affordable Housing

David Bernstein dabernst98@gmail.com

To: alove@franklinma.gov, btaberner@franklinma.gov

CC: . . .

Dear Planning Board Members,

My family and I support affordable housing for all! The purpose of an Inclusionary Zoning Bylaw is to maintain and grow Franklin's share of affordable housing. More than half of Massachusetts cities and towns have some form of inclusionary zoning, but Franklin does not. I support affordable housing for everyone, and I am in favor of implementing inclusionary zoning practices as well as making changes to the allowed housing density in certain Zoning Districts.

Sincerely,

David Bernstein

Thu, Jun 24, 2021 at 2:38 PM

Affordable Housing

Jess Ward jessmward17@gmail.com

To: alove@franklinma.gov, btaberner@franklinma.gov

Cc: . . .

I support affordable housing for all! Acknowledging the reality that the current housing market is very challenging for low, moderate, and middle income individuals and families looking to purchase a home (even households with median income are not making enough to buy the median-priced home), we must ensure that we provide affordable housing opportunities for all. Please adopt policies that are designed to stimulate the development of affordable housing and incentivise property owners and developers to increase the number of affordable housing units.

Jessica Ward

20 Hilltop Road

Thu, Jun 24, 2021 at 3:32 PM

Affordable Housing in Franklin

Dana Hayes dhayes588@gmail.com

To: alove@franklinma.gov

Dear Ms. Love:

I support affordable housing for all! Acknowledging the reality that the current housing market is very challenging for low, moderate, and middle income individuals and families looking to purchase a home (even households with median income are not making enough to buy the median-priced home), we must ensure that we provide affordable housing opportunities for all.

Please adopt policies that are designed to stimulate the development of affordable housing and incentivise property owners and developers to increase the number of affordable housing units.

Sincerely,

Dana L. Hayes

588 Maple Street

Thu, Jun 24, 2021 at 5:12 PM

2021 Housing Production Plan - Public Comments

Karen Landers landekar@hotmail.com

To: "Alove@franklinma.gov" <Alove@franklinma.gov>

Hi Amy,

I have browsed the Town of Franklin Housing Production Plan and found it to be very comprehensive and well done. I know that the folks involved worked hard at developing this and there were many meetings. Thanks to everyone involved. I had three concerns and/or suggestions:

1. There seems to be a focus on Affordable Housing for Seniors. I am a senior, so, of course, I welcome this. But, I would like to see some affordable housing for single parents with children. I believe this would be a great

investment in our community. There are LOTS of single parents who cannot afford much. Children need housing and education to sustain a healthy life and become productive citizens. We all love children, let's help these single parent households survive what can be a cruel world, sometimes.

2. On page 37, under AFFORDABLE HOUSING GOALS, #2, there is no mention of bringing more diversity and inclusion to the town of Franklin through some great affordable housing initiatives.

3. Conflicts of Interest, whether direct or indirect, is a concern. Those folks in town government that are involved in real estate development, management, sales, investment, etc. should be encouraged to not get involved in the decision making in these projects. The town needs lots of types of folks who have an interest in the betterment of the town, as a whole, and not in their own pocketbooks.

Thank you,
Karen Landers
117 Union Street
Franklin MA

Thu, Jun 24, 2021 at 6:46 PM

I support affordable housing for all!

Kelleigh Youngclaus kyoungclaus@comcast.net

To: alove@franklinma.gov, btaberner@franklinma.gov

Cc:

To members of the Franklin Planning Board: I support affordable housing for all! The purpose of an Inclusionary Zoning Bylaw is to maintain and grow Franklin's share of affordable housing. More than half of Massachusetts cities and towns have some form of inclusionary zoning, but Franklin does not. I support affordable housing for everyone, and I am in favor of implementing inclusionary zoning practices as well as making changes to the allowed housing density in certain Zoning Districts.

Sincerely,
Kelleigh Youngclaus
7 Ivy Ln

Thu, Jun 24, 2021 at 10:07 PM

HPP: Affordable Housing

Justin B justinqbates@gmail.com

To: "alove@franklinma.gov" <alove@franklinma.gov>, "btaberner@franklinma.gov" <btaberner@franklinma.gov>

Cc: "abissanti@franklinma.gov" "bchandler@franklinma.gov"

<bchandler@franklinma.gov>, "cfrongillo@franklinma.gov" <cfrongillo@franklinma.gov>,

"dpellegrini@franklinma.gov" <dpellegrini@franklinma.gov>, "gjones@franklinma.gov" <gjones@franklinma.gov>,

"makelly@franklinma.gov" <makelly@franklinma.gov>, "mhamblen@franklinma.gov"

<mhamblen@franklinma.gov>, "rdellorco@franklinma.gov"

<rdellorco@franklinma.gov>, "tmercerc@franklinma.gov" <tmercerc@franklinma.gov>

To members of the Planning Board:

I support affordable housing for all! We must monitor and preserve existing affordable units, actively engage with developers to further incentivize SHI development and advance projects under the Local Initiative Program to create the type and level of affordable housing best for the community.

I look forward to Franklin welcoming individuals/households that would not traditionally have the opportunity to live in our Town and the strength that a diverse community brings.

Best,
Justin Bates
Longfellow Dr

Fri, Jun 25, 2021 at 7:42 AM

Comment on the Draft Housing Production Plan 2021

Gregory Safford greg@saffordins.com

To: "planning@franklinma.gov" planning@franklinma.gov

Hello,

After spending a significant amount of time reviewing the Draft Housing Production Plan 2021, I felt a comment or two was appropriate. I found the background and supporting research to be extensive and very informative. This rich source of information about the development history of Franklin housing and population was both interesting and enlightening. This background data also clearly supports the proposed housing plan. Speaking of the plan, I found it to be well reasoned and thoughtful. Simply put, it appears to me to be an excellent guide to future growth in Franklin housing. I applaud the hard work of all involved in putting together this plan. Housing is, and always has been, a contentious issue and delivering any plan is wrought with danger of negative comment. It's understandable that no one wants another big development or apartment building behind their home . . . but if we want to maintain an affordable cost of housing for many of those already living here, something must be done. This is especially true of our aging population, many of which will be relying on fixed incomes and may or may not have the retirement savings to sustain a desired standard of living. In locations where housing costs outstrip the ability of the elderly to afford home repairs etc., the result is degenerating homes littering the town. It's also important to remember that keeping local services (i.e. home repairs, etc.) affordable means having a local labor force. Maintaining that local workforce for lower wage jobs requires affordable housing. The availability of local labor is taken into consideration when companies look at where to place their businesses. Let us not forget that it is the income from industry that helps keep Franklin home tax rates relatively low (in comparison to other comparable towns in the area). I'll wrap up my comments with this, change is a necessity if a community is to stay vibrant. Problems rarely resolve themselves. And when it comes to housing, it takes years to move the needle and getting behind the ball can lead to severe but avoidable long-term challenges. Of course all change comes with risk, but this housing plan seems to do a good job of acknowledging and managing that risk. As a whole, the Draft Housing Production Plan 2021 has my support.

Sincerely,

Greg Safford

Fri, Jun 25, 2021 at 8:03 PM

Please Support a Strategic Plan for Affordable Housing

Angela Snyder Snyder.angela@gmail.com

To: alove@franklinma.gov, btaberner@franklinma.gov

I'm writing in support of adopting a strategic plan to proactively address increasing affordable housing in Franklin. The current housing market is very challenging for low, moderate, and middle income individuals and families looking to purchase a home (even households with median income are not making enough to buy the median-priced home), we must ensure that we provide affordable housing opportunities for all. Franklin historically was an agricultural town and the families that created the charm we talk about keeping are being priced out of Franklin's housing market. Please adopt policies that are designed to stimulate the development of affordable housing and incentivize property owners and developers to increase the number of affordable housing units. Doing this proactively in a thoughtful and strategic manner will ensure that the development maintains Franklin's character while creating while creating an inclusive town that values the contributions of those hard working individuals and families currently priced out of the housing market.

Thank you,

Angela Snyder

1 Phaeton Lane

Section J3. Input Received During Other Public Meetings

Comments from May 12, 2021 Economic Development Committee Meeting

Members Present: Councilors Melanie Hamblen, Glenn Jones, Andrew Bissanti, and Cobi Frongillo. Town Staff also in attendance: Town Administrator Jamie Hellen, Chrissy Whelton, Assistant to the Town Administrator, Town Attorney Mark Cerel, Bryan Taberner, Director of Planning and Community Development, Amy Love, Town Planner, Alecia Alleyne, Administrative Assistant. Councilor Hamblen called the meeting to order at 5:33 PM

Housing Production Plan Draft:

Mr. Hellen thanked the staff for getting this draft plan together in such a short time frame. He gave a quick overview on what is needed in a Housing Plan. He also noted we will continue to get updated information from the census, school enrollment, median income, and median land value. Mr. Hellen stated that tonight's goal is to have a brief overview from the Planning Director about the process for approval of this plan, some key dates and set up a June EDC meeting to get into the details as well as have some additional public comment. He also notes the June 4th deadline for public comment and asks that the comment period be extended to June 30th to give some committees time to debate this and give the community a bit more time to get their feedback in. Mr. Taberner mentioned the series of meetings including the Municipal Affordable Housing Trust Community input Hearing. He stated that we can have another meeting in June and any comments or suggestions go into the back of the plan. Mr. Taberner noted that later in the year we will update the document and send the final document to the Town Council and Planning Board after which it goes to the MAPC and the State for approval. Councilor Hamblen noted that suggestions should be sent to the Planning Board in writing by mail or email.

Councilor Bissanti thanked the staff on an outstanding document and hopes this leads the way for affordable housing in the Franklin Area. He also mentioned that we are above the affordable housing component however we can consider Friendly, innovative smart growth 40bs in the future. Councilor Frongillo also thanked the staff on a great document. Councilor Jones thanked the staff and looks forward to continuing the discussion. Ms. Weirling asked if the public hearing will be posted on the website or at Town Hall. Mr. Taberner did say that it will be posted and hosted over Zoom. Mr. Hellen proposed June 16th at 7pm for the next EDC meeting to look through the report in a public hearing setting. Councilor Hamblen asked members if that date worked for them. All were in favor of June 16th at 7pm.

Councilor Jones made a motion to adjourn the meeting. Seconded by Councilor Bissanti. Vote was unanimous by Roll call vote. Vote 4-0

Meeting Adjourned at 7:16 PM

Comments from May 24, 2021 Planning Board Meeting

Chair Anthony Padula called the above-captioned Remote Access Virtual Zoom Meeting to order this date at 7:00 PM. Members in attendance: Joseph Halligan, William David, Gregory Rondeau, Rick Power, associate member Jennifer Williams. Also present: Michael Maglio, Town Engineer; Amy Love, Planner; Matthew Crowley, BETA Group, Inc.

7:00 PM Commencement/General Business

A. Discussion: Housing Production Plan

Ms. Love reviewed that the Department of Planning and Community Development put together the Housing Production Plan (HPP). The purpose of the plan is to assist the Town with maintaining its 10 percent affordable units and help to make progress in facilitating the development of diverse housing supply for Franklin's low- and moderate-income residents. A public outreach for comments began on May 12, 2021, and will continue through the end of June. The Housing Trust will be hosting a public hearing on June 2, 2021, at 6:30 PM; it will be held remotely. The implementation of the HPP will require commitment of a variety of organizations, including Town departments, boards, commissions and committees. Once the public comment period is over, all input received will be considered and a final HPP will be developed. The final draft will be presented to the Planning Board and Town Council for review, consideration, and formal adoption. Once formally adopted by both elected bodies, the HPP will be submitted to the Massachusetts Department of Housing and Community Development for review and formal approval. She stated that tonight's agenda item is to review and discuss the plan. Director of Planning and Community Development Bryan Taberner stated that before the Town accepts the document, the Planning Board

and Town Council will need to endorse the plan before it goes to the State. This current document is not the final document that will be voted on. Ms. Love stated that based on the data of one year ago, the Town was at approximately 11.8 percent. She does not know what the current data will indicate. She stated that she can provide printed copies of the HPP to all those who would like one.

Comments from June 16, 2021 Economic Development Committee Meeting

Housing Production Plan Discussion:

Town Administrator Jamie Hellen introduced Town Planner Amy Love, provided a brief overview of the June 2, 2021 Affordable Housing Trust Meeting. This is another opportunity for people to have a look at the affordable housing plan and Amy Love will present what was shown at the Trust again to invite feedback and comments. After tonight, the EDC will move to the next step of the process. Mr. Hellen then handed over the presentation to Amy Love. Amy then explained that the Affordable Housing Trust has recently opened up the public intake process, which will end on June 25, so the Trust is trying to take in as much feedback as possible. Amy gave another presentation of the Housing Production Plan, or HPP, which outlines state requirements for at least 10% of housing in communities to be affordable housing (as part of M.G.L. Chapter 40B), and Franklin's status in trying to continue fulfilling that requirement as well as increase the supply of affordable housing. Any feedback, questions or comments on the draft HPP can be sent to the Department of Planning & Community Development by mail to 355 East Central Street or by email to planning@franklinma.gov before June 25.

Councilor Hamblen said she found the strategies in the HPP interesting and relevant to the discussions had by the DEC in the past, and then opened up questions and comments to the audience. Councilor Bissanti stated the issue with affordable housing designation is that entire developments are designated as affordable when only a certain percentage of units—the minimum percentage—there are actually affordable. If only a fraction of the units at a 30 unit development are affordable, all 30 units get to be counted towards the town's affordable housing percentage. Amy Love responded by explaining how the formula for the 40B process works. If units are going through the 40B process, and the units are rentals with at least 25% being affordable, then every single rental will count towards Franklin's Subsidized Housing Inventory (SHI) number. When a subdivision or ownership is going through 40B, only the homes that are owned that are among that 25% affordable contribute to the SHI. Councilor Bissanti pointed out that the big apartment complexes are the most significant contributors to Franklin's SHI, and that he had been told the reason all of the units are deemed affordable is because people do not want to be consolidated into certain parts of the neighborhood. Councilor Bissanti does not want another entire development to be considered affordable just because they have a fraction of units functioning as an affordability component, as that would not be making a truly meaningful contribution against the affordable housing shortage. Town Administrator Jamie Hellen asked Amy Love if it is the same ratio for condos as it is for single family homes where only the units that are actually affordable count and not the entire condo complex, to which Amy Love confirmed that to be correct.

Councilor Frongilo stated he was excited to see how the town has expanded affordable housing beyond 40B to include conversation around lot sizes, accessory dwelling units, and multi-family units by right. Councilor Frongillo does intend to prepare a written statement when he has the chance. Councilor Jones said he thinks one of the hardest things to do in Franklin is to use the word affordable, because what is considered affordable when the least expensive house in Franklin is likely to cost over \$325,000. In the context of Franklin's high housing prices, talking about "affordable" really means talking about "least expensive" so how do we really change the dynamic to actually make a portion of the housing stock actually, truly affordable, say \$150,000? Today's rates and costs make that almost impossible. At some point, will the town need a policy change where the town will ultimately have to make some investments into this kind of housing? One house is not enough to meet the needs out there, and the numbers are going to keep going up.

Town Administrator Jamie Hellen said that the markets are currently playing a factor in raising the housing costs, and there are a lot of strategies in the HPP. There are free options available such as inclusionary zoning, which would be a zoning bylaw change. The new apartment complex going in across the street from the Municipal building will have 104 units, with at least a dozen of the units ultimately going to be classed as affordable. The downside that developers and apartment complex owners will find is that the units being rented or sold as affordable will be below market rate, so they will be earning less than they could if the units were not designated affordable. The over 55 bylaw could be reformed, also a free option. Those free options create a framework with which the community and builders can work together on with friendly 40Bs as long as the town stays over 10%

affordable housing. The town also does have a fully permitted, shovel-ready 60 unit senior housing project up near the hockey rink where the other complex is. Town Administrator Jamie Hellen gives a lot of credit to Congressman Auchincloss' office for reaching out to him about potential federal financing. Jamie told him that this complex is Franklin's priority because it is a \$30 million project, and with almost of a quarter of Franklin's population being 65 and over that would help a lot of residents. Even with a CPA you would not be able to finance a housing complex of that price any time soon, so the town has to find other federal and state financial incentives. Jamie asked Congressman Auchincloss for a \$5.5 million Congressional Appropriation to get the foundation completely built up, is waiting on a decision. It is hard to do things in the housing market that make a big dent in the problem, but the solutions Jamie just mentioned are probably the lowest hanging fruit in financial and nonfinancial solutions Franklin could enact for now.

Councilor Bissanti weighed in to say that he talked with local developers, and heard from them that in order to go along with inclusionary zoning, the incentives have to be raised to give greater densities, taller buildings, to make back the money spent on the affordable housing. Also, there are people who are not on board with affordable housing as they feel it could be a detracting factor away from the town, but Councilor Bissanti does not see it that way. Councilor Bissanti does think that the town is going to have to give more incentives to developers because of increased costs these days. Councilor Hamblen referred to the HPP that includes incentives like higher density, lower taxes/tax breaks. Town Administrator Jamie Hellen stated he believed Councilor Bissanti's comments were spot on with the difficulty of developing without increased incentives in a time of increased demand and low supply of materials. The plan does outline some of those strategies, and there has to be some level of compromise at some point. If people want to actually work together and solve the problem Councilor Jones pointed out, it will take everybody reaching in toward everyone instead of stepping back and trying to maximize earnings against lost revenue from affordable housing. The community is going to struggle on this issue, especially if the town drops below 10%, so hopefully the town will receive federal funding/support so it can go forward with these projects. Very few people from the public appear at EDC meetings, but Jamie Hellen believes the sentiment is that people are finding the rent to be too high. It is going to take a lot of work and a lot of compromise to change the current trajectory of Franklin.

Councilor Hamblen said she was excited about the Downtown Zoning Study. Councilor Jones followed up Jamie by asking if the 60 units at Eaton Place 2 were able to through in a short time frame, would that be enough to offset the town from going below 10% if the census updates Franklin's numbers to suggest the affordable housing percentage is lower than its current value? Jamie Hellen referred to Amy Love's presentation to say that those 60 units would be added onto the SHI. How quickly they are put up would depend on the density of the units, but they would almost definitely keep Franklin above 10% for the next census cycle. Councilor Hamblen expressed approval for the plan as a structure/backbone for how the town moves forward, and thinks that everyone should read it. She then asked Amy Love what the next steps were with the plan, to which Amy said all comments would have to be reviewed by council. Amy said the Housing Trust would list all public hearings, what boards and committees they have met with, and then put together their final draft. Jamie Hellen said the August meeting is when the Town Council will probably review the final draft, and the Planning Board will have to give their formal endorsement before the HPP is sent to the state for their approval. Clarification was made that the Plan has to be approved by the Planning Board, then the Town Council, and finally the State.

Councilor Jones motioned to move the HPP forward. Councilor Hamblen seconded. Roll call vote Councilor Andrew Bissanti voted yes; Councilor Cobi Frongillo voted yes; Councilor Glenn Jones voted yes; Councilor Hamblen voted yes. Council voted 4-0 in favor of moving the plan forward.

Comments from June 21, 2021 Planning Board Meeting

Chair Padula stated that he read the whole thing, and it is not good for Franklin. He cannot see the urgency as Franklin is at 10.4 percent affordable right now. He does not see the urgency of having to change zoning; the big emphasis is putting affordables downtown. Increasing elderly housing is great. He does not agree with inclusionary zoning. He does not want to reduce the population of the city to bring it out to the suburbs to make our town the city. That is not why people chose to live here or move here. He stated that this covers so much; there is every scenario covered for affordables. The emphasis is on affordable housing and bringing it to downtown. He asked why is everything we write and every goal we have to bring to and make the downtown thrive.

Mr. Halligan stated that he is on the CPC and they just voted to spend \$5 million to eliminate 58 homes because it was going to bring kids and people to Franklin. He asked why are we buying out land to not develop it and then creating development. He does not understand the logic.

Chair Padula read aloud from page 83, the guidelines, paragraph one. He stated that this would change the Town's zoning to have cluster development and make apartments smaller. He stated that after reading this, he may welcome 40Bs. With the invitation of more and more affordable housing, we will be 20 percent if we implement something like this. And, this will increase our costs as we will have to hire more fire and police and we will become a city.

Ms. Williams stated that we are above the 10 percent. However, from this document it seems like we will have to accommodate an aging population whose income levels are going to decrease. It seems like there is anticipated need to stay above the 10 percent. The need for accessible units will also increase. It seems like based on the demographic data there needs to be a strategy in place to maintain the 10 percent.

Chair Padula stated that he said that as far as the elderly, people who have lived here all their lives, we should cater to the elderly, and we should have places for them to go.

Mr. Halligan stated that you have to give a developer an incentive. Ms. Love stated that would come after this plan was accepted. She stated that with these goals and strategies implemented, we would start working toward different ideas such as that.

Chair Padula asked why this is not put on a ballot; why are the citizens of the Town not voting on this? Chair Padula stated that the people in Town should have a say.

Ms. Love stated that there is a public comment period.

Mr. Halligan stated there is a lot of pieces and a lot of homework to be done; it should not be rushed through.

Ms. Williams stated that it has been advertised, and there has been a public comment period.

Mr. Halligan stated that it is always a quiet issue until it is in your backyard. He wants to make sure it is done right.

Chair Padula stated that he does not see any of this being built right now due to the cost of building materials. This would be tough for a developer.

Comments from June 29, 2021 Municipal Affordable Housing Trust Meeting

Ms. Pfeffer stated that she has heard a number of comments from people that they do not want any more affordable housing.

Mr. Taberner stated that he has not received much opposition at meetings or in writing to the plan, except from the Planning Board.

Town Administrator Jamie Hellen stated that he has heard some of the same sentiment. He stated that he thinks it is absurd that some people would say that we do not need affordable housing; it is clear that any affordable housing would be welcomed. He stated that he has also heard from people that they do not want any more market rate housing. He stated that he thinks many of the comments off the record or not formally submitted represent the polarized extremes in the community.

Mr. Taberner stated that some things he has heard, but not formally, are that people living here do not want to see additional development, growth, traffic, or population; they do not want the Town to lose the character it has.

Comments from August 9, 2021 Planning Board Meeting

Chair Anthony Padula called the meeting held in the Town Council Chambers at 355 East Central Street, Franklin, MA, to order at 7:00 PM. Members in attendance: Joseph Halligan, William David, Rick Power, associate member Jennifer Williams. Members absent: Gregory Rondeau. Also present: Amy Love, Planner; Michael Maglio, Town Engineer; Bryan Taberner, Director of Planning and Community Development (over Zoom).

Pre-Final Housing Production Plan. Director of Planning and Community Development Bryan Taberner stated that this item is under General Business tonight. In two weeks, he would like to return to the Planning Board and have a public hearing on the Housing Production Plan. Tonight, gives the Planning Board the opportunity to discuss the issues and their recommendations. The draft plan was reviewed and had a public review period; a lot of different comments were received. He stated that through the course of several meetings, the plan was presented to other organizations. There has been a lot of discussion on it, and most people have not had suggested changes. He

stated that all the comments received during the public comment period went into a new attachment provided at the back of the document. This current document is a preliminary final document as it can still be changed. It is available on the Town's website.

Mr. Halligan stated that as it is such a large document, he has not yet studied all of it. He will need another week or so to go through it. He has no comments at this time. Ms. Williams stated that from the comments provided in the attachment, there seems to be a lot of support. She stated that she is still in support of many of the initiatives. Mr. David stated that he is still reading the document and has no comments. Mr. Power stated agreement with Ms. Williams. He stated that the comments he read were constructive and positive; it seems like the community-at-large is for this. He stated that he needs more time to go through it again, as well. Chair Padula stated that he is in agreement with the rest of the Planning Board regarding needing more time with the document. He stated that he began reading it and has gone through a lot, but has some left. He stated that he has some questions. He stated that the document refers to low low income, low income, and moderate income; these terms are not defined as to what they actually are. He stated that all in all, this is to increase the affordable in Town. He stated that the Town usually goes by 40Bs, and the Town maintains their 10 percent. He stated that he thinks this should be a ballot question, and all the people in Franklin should be able to vote on this as they are all taxpayers and property owners. A few board members should not be voting on this as it is a broad change for the Town. He stated that the Planning Board needs more time with the document.

Mr. Taberner stated that the Town Council and the Planning Board need to adopt the plan before it gets sent to the State; a positive majority vote of both boards is needed to send it forward. Chair Padula confirmed that this is not a time sensitive issue. Mr. Taberner stated that the longer it goes, the more outdated the information becomes. He noted that new Census data will be coming out soon.

Planning Board members agreed to continue this item to August 23, 2021. Ms. Love stated that no vote was needed as the item is under General Business.

Comments from August 23, 2021 Planning Board Meeting

Chair Anthony Padula called the meeting held in the Town Council Chambers at 355 East Central Street, Franklin, MA, to order at 7:00 PM. Members in attendance: Joseph Halligan, William David, Gregory Rondeau, Rick Power, associate member Jennifer Williams. Members absent: None. Also present: Amy Love, Planner; Michael Maglio, Town Engineer; Matthew Crowley, BETA Group, Inc.

Pre-Final Draft: Housing Production Plan. Ms. Love reviewed that this item was before the Planning Board two weeks ago with the first pre-final draft of the Housing Production Plan. No changes have been made in the last few weeks. If the Planning Board provides the go ahead, the next step is to move the item to a public hearing. After that, the Town Council would have a public hearing before the plan gets submitted to the State with both boards' acceptance of the plan. She reviewed that DPCD has presented the Housing Production Plan to the Planning Board on the following dates: May 24, 2021, June 21, 2021, and August 9, 2021. Based on feedback, there has not been a significant number of changes.

Ms. Williams stated that she is in support of this. She noted that the biggest increase in population is for 65 and older. She noted that the Town may be under 10 percent housing affordability by 2030. Chair Padula stated that this should be tabled until after the election. He stated that he thinks this should have been a public vote. Mr. Rondeau stated that housing for the elderly and veterans, etc. is needed; he noted that there are three or four developments on the table right now that provide affordable housing. He stated that what is on the books right now needs to be managed. He stated that he thinks that the State requires this document to be produce if a town is not at their 10 percent; Franklin is well over 10 percent. He would also like this item tabled until after the election. Chair Padula reiterated that this should be taken after the election. He noted that it is a very long document. He discussed some of the findings in the document and noted that he did not like the type of wording for changing zoning and increasing density in buildings; he did like the wording for buildings for the elderly, special needs, and taking care of residents of Franklin. He asked how many towns are at their 10 percent. He discussed how many affordable housing approvals there are currently in Franklin.

Director of Planning and Community Development Bryan Taberner stated that there are existing approved 40Bs; he explained that any approved 40B was approved before the Town was at 10 percent or it was a friendly 40B that

the Town approved. When the census information comes back, if the Town is at 10 percent, the Town does not have to worry about any 40Bs. He explained a 40B is not on the inventory until it is actually built. He stated that this plan is about what the Town needs. The plan provides some concepts to consider to increase the affordability of housing in Franklin. He stated that housing has never been less affordable than it is today. Housing costs are going up; however, income is not keeping up with the cost of housing. There is the need for housing to be looked at. This plan is suggested mitigation and suggested strategies; it does not mean that the Town has to do anything. He stated that it is a good place to start to discuss. For instance, if you do not want multi-family housing in Town, talk about it. Nothing is set in stone with this plan. He stated that if the Planning Board were to adopt it, they are adopting the concepts. There will be public hearings on just about every issue implemented on a document like this. He discussed that the idea of this being voted on by the public sounds great; however, the State has a procedure for plan approval. It does not require a whole-town vote. Just like there does not need to be a whole-town vote on a Master Plan; there is a public process that is gone through. It is up to the Planning Board on whether or not they want to support this document. He can provide any information that the Planning Board may want. He thinks they should be discussing strategies and goals as outlined in the document. He does not know that it will do the Town any good to wait on this document until after the election. However, it is the Planning Board's decision if they would like to continue this item again.

Mr. Halligan stated that the Town has done a great job of keeping Franklin over 10 percent. The document has value to the Town, but maybe it would have had more value 20 or 30 years ago. How much land is currently remaining in Franklin for development that would help drive up these numbers? Mr. Taberner discussed land availability. Part of the project is looking at all the zoning districts near the downtown as well as adjacent districts up to the Residential IV. He stated that they are trying to identify what is best for the Town in those areas. He noted inclusionary zoning or any kind of zoning change would require substantial debate in a public process; nothing gets forced through. He discussed that there are not many Town-owned properties that can support affordable units. He discussed the number of possible housing units in Town in the future and the need to have 10 percent of those be affordable. He reviewed inclusionary zoning in the document and said that it is a recommended and incentivized approach.

Mr. Halligan stated that we have a great Town; however, the land cost is very expensive as is the cost of labor and materials. How is this going to work with the cost of land in today's environment? Mr. Taberner stated that when they started working on this document a few years ago, it was different. Land costs have gone up greatly. He discussed possible reduced parking in the downtown. He stated that these are the types of issues that are considered a regulatory incentive. He discussed that the Municipal Affordable Housing Trust has provided money to some developments. He noted that Franklin has a good location and school system and that people want to move here; we need to look at ways to make it a little easier for a person who grew up here to stay here and buy a home. Mr. Halligan asked if the Town would not be better off trying to attract more commercial/industrial to try to offset the tax base for the existing residents in Town rather than trying to attract new residents. Mr. Taberner stated that there is very little zoned industrial land and a lot of it is wetland and protected. He stated Forge Park only has one empty lot; Franklin Industrial Park just developed their last vacant lot.

Ms. Williams discussed that pages 40-41 of the document outline the goals and summarize the general hope for what the plan would achieve; the strategies that are action items that would make the goals happen can all be debated. The 10 percent is only a small part of the goals. She stated that looking at the graphics, the younger demographic is decreasing and housing affordability has decreased drastically. Unless that changes, we are changing the fabric of the community and not attracting new homebuyers and young families. She stated that all these goals are positive for the Town and through discussion these goals can be implemented; she thinks the goals are great and that focus should be on pages 40-41.

Ms. Beth Wierling, 164 Main Street, stated that she looked up the subsidized housing inventory numbers for surrounding towns: Bellingham at 12.6 percent, Wrentham at 11.3 percent, Medway at 11.5 percent, and Norfolk at 6.05 percent. She stated that she submitted a letter in support of the Housing Production Plan which she read

aloud. She discussed a personal housing situation regarding affordable housing; Franklin needs more affordable housing. She stated that she is not sure what difference it makes to wait until after the election regarding this plan.

Mr. Power stated that he is in support of the plan; he would rather be proactive and listen to feedback from residents in support of the plan. The elderly, veterans, and young people who grew up here and want to stay here cannot afford to live here. He stated that we need to look at the needs of the community; we do not need to wait on this. Mr. Halligan noted that developers cannot afford to buy the land; even if this passes, it starts with the land costs. He stated that we would have to cut the tax base, cut the water bills in half, and cut the cost of the land. He said that we cannot vote just because it feels good; we have to vote based on the realities. He stated that he is not against it, but the costs have to be studied. He stated that he has asked what is considered affordable, but no one will give him that answer. Mr. Rondeau stated that in the last year everything has been artificially inflated, and it will correct itself. Mr. Halligan reiterated that the Town already has affordable developments on the books; why are they not being built?

Ms. Love stated that this is a Housing Production Plan to help maintain and stay over the 10 percent; we do not know what the census will reveal and if the Town will drop below the current 11.9 percent. This is a five-to-ten-year plan; this to start talking about goals and strategies. She stated that if this gets pushed out until after November, she does not see what the changes will be. She explained that the Planning Board would vote to push this to a public hearing. Mr. Halligan said that he would be in favor of pushing it to a public hearing.

Chair Padula asked Mr. Taberner for clarification about adding inclusionary zoning and affordable housing to subdivisions. He stated that he believes under subdivision control law, affordable housing cannot be forced upon it. Mr. Taberner stated that the Town could pass bylaws to require there be a certain number of affordable units in certain circumstances; however, the Town really has that in the open space bylaw. He stated that we cannot force a builder that is not in a subdivision that has been passed in that format to give affordable units. Chair Padula stated that if it is a conventional subdivision, the developer cannot be forced to put in affordable units.

Motion to Move the Pre-Final Draft: Housing Production Plan to a public hearing. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

September 27, 2021 Planning Board Public Hearing

The following notice was published in the Milford Dailey Newspaper on September 20, 2021.

FRANKLIN PLANNING BOARD
PUBLIC HEARING NOTICE

The Franklin Planning Board will be holding a Hearing Remotely and in the Town Council Chambers at the Town Hall on **Monday, September 27, 2021 at 7:10 PM** to present the final draft of the Town's 2021 Housing Production Plan (HPP) for the Town of Franklin. The HPP has been prepared by the Department of Planning and Community Development with input from the Town Council, Economic Development Committee, Municipal Affordable Housing Trust, Franklin Housing Authority, the Town's Administration and staff, and the Town of Franklin's residents.

The HPP can be accessed on the Department of Planning and Community Development website: www.franklinma.gov/planning-communitydevelopment.

Please contact the Department of Planning & Community Development at (508) 520-4907 if you require further information or if you need to make arrangements to provide translation services for the hearing impaired, or for persons with language barriers.

Anthony Padula, Chairman

Planning Board Meeting Minutes

Chair Anthony Padula called the meeting held in the Town Council Chambers at 355 East Central Street, Franklin, MA, to order this date at 7:00 PM. Members in attendance: Joseph Halligan, William David (via Zoom), Gregory Rondeau, Rick Power, associate member Jennifer Williams. Members absent: None. Also present: Amy Love, Planner; Michael Maglio, Town Engineer; Matthew Crowley, BETA Group, Inc.

7:10 PM PUBLIC HEARING - Housing Production Plan

Motion to Waive the reading. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No). Roll call vote: Padula-Yes; Halligan-Yes; Rondeau-Yes; Power-Yes; David-Yes.

Ms. Love reviewed her letter to the Planning Board dated September 22, 2021, which was provided in the Planning Board's meeting packet. She stated that the Housing Production Plan (HPP) process started in May and a public comment period was open. It has been presented to Planning Board, CPC, Housing Authority, and Economic Development. She stated that they are at the final stages of the HPP; it includes all public comments received. The final draft is being presented to the Planning Board tonight. She reviewed that the purpose of the plan is to assist the Town with maintaining its 10 percent affordable units and help to make progress in facilitating the development of diverse housing supply for Franklin's low- and moderate-income residents. The HPP can be found on the Town's website. She stated that the first half of the HPP is factual data providing an overview of the Town of Franklin's housing, population, income, and area data. The HPP then provides goals and strategies to address affordable housing. The State requires the HPP be accepted by the Planning Board and Town Council before the State will accept the plan. She stated that the Department of Planning and Community Development is looking for the Planning Board to vote on acceptance of the plan. The Town Council will be voting on the Housing Production Plan on October 6, 2021.

Mr. Halligan stated that he had a question for Director of Planning and Community Development Bryan Taberner; however, Mr. Taberner was not present at tonight's meeting. Mr. Halligan stated that this is a plan for the future of Franklin. He wanted to confirm that even if the Planning Board and Town Council voted for the HPP, and the State accepted it, it does not mean that the items in the plan can be enacted immediately. He wanted to confirm that each item would have to be addressed through the Planning Board and Town Council in the usual process. Ms. Love confirmed that they would still have to go through, as they always do, any process for zoning changes and other changes needed in the Town to fit the plan. She stated that any zoning amendments would go through the same process as is currently in place. She stated that it may take one to three months for the State to approve the plan.

Chair Padula stated that if this does pass, and the Town decides to change the zoning, the Town Council can still over rule the Planning Board to change zoning as they are the zoning enforcement agent, and earmark five-story buildings for someone who promised to put in affordable housing. He does not want to see five-story buildings in the center of Town with no parking. He expressed concern that this is to assist the Town maintain its 10 percent. But, in the verbiage of the plan, it says they want to increase affordable housing, not just keep it at 10 percent. Ms. Love stated that as new development in Town is added, the 10 percent starts dropping. So, increasing the affordable is always wanted because the Town is getting non-affordable in Town, as well. Planning Board members discussed the affordable percentage and what percentage is being aimed for, what is the goal. Discussion continued on how long such goals and strategies would take to be implemented. Concern was expressed regarding four- and five-story buildings being allowed. As well, it was questioned if the State take over and the boards would have no say. Chair Padula stated that he believes this is strictly a Town plan as to how they will handle affordable in the future. He noted that the Town still has to have the ability to supply a development with water/sewer. Mr. Halligan stated that he would support this as all the issues would be able to be addressed.

Mr. Maxwell Morrongiello, 127 Central Park Terrace, stated his support for the HPP and read his statement aloud discussing his reasons for supporting the HPP including helping those with disabilities, being a recipient of affordable housing, supporting family values, supporting inclusionary zoning, and respecting elders. He urged the Planning Board to vote yes on the HPP. Ms. Beth Wierling, 164 Main Street, stated that she is glad the Planning Board members changed their tune since the last time she was at the Planning Board meeting in June and members will be supporting the plan. She stated that Franklin has a lot to offer and everyone should be allowed to live here.

Motion to Close the public hearing for the Housing Production Plan, Definitive Subdivision. Halligan. Second: Power. Vote: 5-0-0 (5-Yes; 0-No). Roll call vote: Padula-Yes; Halligan-Yes; Rondeau-Yes; Power-Yes; David-Yes.

Motion to Approve the Housing Production Plan, Definitive Subdivision. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No). Roll call vote: Padula-Yes; Halligan-Yes; Rondeau-Yes; Power-Yes; David-Yes.

Tel: (508) 520-4907

Fax: (508) 520 4906

Town of Franklin



Planning Board

September 28, 2021

Nancy Danello, Town Clerk
Town of Franklin
355 East Central Street
Franklin, MA 02038

CERTIFICATE OF VOTE

RE: 2021 Town of Franklin Housing Production Plan

Dear Mrs. Danello,

Please be advised that at its meeting on Monday, September 27, 2021 the Planning Board, upon motion duly made and seconded, voted (5-0-0) to **ENDORSE, as presented**, the Town of Franklin, 2021 Housing Production Plan as prepared by the Department of Planning and Community Development, dated August 2021.

If you should have any questions concerning this matter, please contact me or the planning staff.

Sincerely,

Anthony Padula, Chairman
Franklin Planning Board

RECEIVED
2021 SEP 29 P 1:39
TOWN OF FRANKLIN
TOWN CLERK

October 6, 2021 Town Council Meeting

The following text from the meeting minutes is related to the Town Council's adoption of the Town of Franklin's 2021 Housing Production Plan.

A meeting of the Town Council was held on Wednesday, October 6, 2021, at the Municipal Building, 2nd Floor, Council Chambers, 355 East Central Street, Franklin, MA. Councilors present: Andrew Bissanti, Brian Chandler, Robert Dellorco, Cobi Frongillo, Melanie Hamblen, Glenn Jones, Thomas Mercer, Deborah Pellegrini. Councilors absent: None. Administrative personnel in attendance: Jamie Hellen, Town Administrator; Mark Cerel, Town Attorney; Alecia Alleyne, Assistant to the Town Administrator.

LEGISLATION FOR ACTION:

- a. Resolution 21-54: A Resolution Adopting the Town of Franklin 2021 Housing Production Plan (Motion to Approve Resolution 21-54 - Majority Vote).** ► Councilor Jones read the resolution. ► **MOTION to Approve** Resolution 21-54: A Resolution Adopting the Town of Franklin 2021 Housing Production Plan by **Dellorco. SECOND** by **Hamblen. Discussion:** ► Mr. Hellen stated approval of the plan was a goal for the Town Council and Town Administrator for this legislative session, as voted on by the Town Council in January 2020. The last local and state approved plan was in 2012 and is outdated. He reminded the community that this is only a plan; there are no requirements to implement any of these items. This plan will very likely receive state approval for checking all of the boxes they require. The plan received unanimous support from the Town Council's Economic Development Committee (EDC) in June. The Planning Board unanimously approved the Plan at its September 27, 2021, meeting. He stated that HPP guidance requires Town Council and Planning Board approval in order for the State to approve the plan. He thanked all those involved in the preparation of this plan. ► Councilor Bissanti stated that he hopes they can obtain these goals; he thinks it can be done. This is a framework and road map. ► Mr. Hellen confirmed this plan includes Franklin Ridge. ► Councilor Chandler stated that senior housing is very important. ► Councilor Hamblen stated that this was one of the EDC goals. She thanked the Department of Planning and Community Development for their hard work on this. ► Councilor Jones stated that this plan is a positive step forward to address affordable housing. ► Mr. Hellen reviewed the timeline for approval when this is sent to the State. He stated that there are 60 units of senior housing at Franklin Ridge. ► **VOTE: Yes-8, No-0, Absent-0.**



**TOWN OF FRANKLIN
RESOLUTION 21-54**

**A RESOLUTION ADOPTING THE TOWN OF FRANKLIN 2021
HOUSING PRODUCTION PLAN**

WHEREAS, 760 C.M.R. 56.03 (4) provides a process for a municipality to develop and adopt a Housing Production Plan, as the initial step in a proactive approach to creating local affordable housing units; and

WHEREAS, the Town of Franklin has prepared the Town of Franklin 2021 Housing Production Plan; and

WHEREAS, the Town of Franklin 2021 Housing Production Plan was developed using a substantial public process allowing input from Town of Franklin departments and officials, public agencies, and Town residents, and

WHEREAS, the Town of Franklin 2021 Housing Production Plan contains affordable housing production goals and implementation strategies developed within the public process, and

WHEREAS, a duly noticed Public Hearing was held by the Town of Franklin Planning Board on September 27, 2021 to present the document's findings, goals and strategies to obtain public input, and

WHEREAS, the Town of Franklin Planning Board, after the close of said public hearing, upon motion duly made and seconded, voted (5-0-0) to Endorse the Town of Franklin 2021 Housing Production Plan, and

WHEREAS, the Town of Franklin authorizes responsible departments and/or agencies to execute their responsibilities demonstrated in the plan,

WHEREAS, the Town of Franklin operates as a city form of government, as provided in its Home Rule Charter, and the Town Council has the authority of a city council, as specified therein.

NOW THEREFORE, BE IT RESOLVED THAT: The Town Council of the Town of Franklin adopts the Town of Franklin 2021 Housing Production Plan, and authorizes the Town of Franklin's Town Administrator to submit the document to the Massachusetts Department of Housing and Community Development for its approval, and to take any and all other necessary action.

This Resolution shall become effective according to provisions of the Town of Franklin Home Rule Charter.

DATED: Oct 6th, 2021

A TRUE RECORD ATTEST:

Nancy Daniello

Nancy Daniello, CMC
Temporary Town Clerk

VOTED: Passed
UNANIMOUS: ✓
YES: 8 NO: 0
ABSTAIN: ABSENT: 1
RECUSED:

Glenn Jones
Glenn Jones, Clerk
Franklin Town Council

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4949
www.franklinma.gov

OFFICE OF THE TOWN ADMINISTRATOR

October 20, 2021

Jennifer Maddox, Undersecretary
Department of Housing & Community Development
100 Cambridge Street, Suite 300
Boston, MA 02114

RE: Town of Franklin 2021 Affordable Housing Production Plan

Dear Undersecretary Maddox:

The Town of Franklin is pleased to present the enclosed copy of our 2021 Affordable Housing Production Plan for Department of Housing and Community Development review and approval. Adoption and implementation of the goals and strategies of the Plan will assure the Town maintains at least 10% affordable units on its SHI for the next decade, and will also help to make progress in facilitating the development of a diverse housing supply for Franklin's low and moderate income residents.

Analyzing historic housing data, current housing trends and projecting future housing need is a way for the community to plan for the housing needs of its residents. By proactively planning through the development of an Affordable Housing Production Plan, Franklin can assure that the housing needs of its residents are met for all income and ability levels of the community.

Franklin Town Council Resolution 21-54 dated October 6, 2021 and Franklin Planning Board certificate of vote dated September 28, 2021 are enclosed to show adoption of the Affordable Housing Production Plan by both the Town Council and the Planning Board.

Thank you for your attention to this matter. Should you require any additional information, please contact Planning Director Bryan Taberner at 508-520-4950 or btaberner@franklinma.gov.

Sincerely,

Jamie Hellen
Town Administrator

Cc: Bryan Taberner, AICP, DPCD Director
Amy Love, Town Planner
Maxine Kinhart, Affordable Housing Administrator

Enclosures:

Town of Franklin 2021 Affordable Housing Production Plan
Franklin Town Council Resolution 21-54, Oct. 6, 2021
Franklin Planning Board Certificate of Vote, Sept. 28, 2021

DHCD Comments on HPP and Town Responses

Below are excerpts from communications between the Town and Massachusetts Department of Housing and Community Development (DHCD). The Town has utilized wording from these communications to edit the document and create the final HPP.

Franklin DPCD & MA DHCD Emails

Subject: Housing Production Plan

Franklin DPCD Email - November 8, 2021 10:59 AM

The Town of Franklin is pleased to submit the attached Housing Production Plan. A paper copy will be mailed.

MA DHCD Email - December 9, 2021 11:31 AM

Just checking in on the Franklin Housing Production Plan (HPP). DHCD has completed its initial 30 day review and I hope to be giving you some formal feedback next week.

MA DHCD Email - December 16, 2021 6:31 PM

Just wanted to follow up on the Franklin HPP. DHCD is hopeful that with some modifications we can move forward with approval. Before going into specifics I want to include the HPP regulations/requirements:

Housing Production Plan Regulations 760 CMR 56.03(4): COMPREHENSIVE PERMIT; LOW OR MODERATE INCOME HOUSING (4) Housing Production Plans:

(a) A Housing Production Plan (HPP) may be developed and reviewed, in accordance with 760 CMR 56.03(4) and guidelines adopted by the Department. The HPP shall contain at a minimum the following elements, covering a time period of five years: 1. Comprehensive housing needs assessment; 2. Affordable housing goals; and 3. Implementation strategies.

(b) Comprehensive Housing Needs Assessment. The HPP must establish a strategic plan for municipal action with regards to housing, based upon a comprehensive housing needs assessment that examines: 1. the most recent available census data of the municipality's demographics and housing stock, together with a projection of future population and housing needs, taking into account regional growth factors, that covers the entire time period of the plan; 2. development constraints and limitations on its current and future needs, and the municipality's plans to mitigate those constraints; and 3. the capacity of the municipality's infrastructure to accommodate the current population and anticipated future growth, including plans for enlargement or expansion of existing infrastructure systems to ensure that both current and future needs are met.

(c) Affordable housing goals. The HPP shall address the matters set out in the Department's guidelines, including: 1. a mix of types of housing, consistent with local and regional needs and feasible within the housing market in which they will be situated, including rental, homeownership, and other occupancy arrangements, if any, for families, individuals, persons with special needs, and the elderly; 2. a numerical goal for annual housing production, pursuant to which there is an increase in the municipality's number of SHI Eligible Housing units by at least 0.50% of its total units (as determined in accordance with 760 CMR 56.03(3)(a)) during every calendar year included in the

HPP, until the overall percentage exceeds the Statutory Minimum set forth in 760 CMR 56.03(3)(a).
(d) Implementation Strategies.

The HPP shall address the matters set out in the Department's guidelines, including an explanation of the specific strategies by which the municipality will achieve its housing production goal, and a schedule for implementation of the goals and strategies for production of units, including all of the following strategies, to the extent applicable: 1. the identification of zoning districts or geographic areas in which the municipality proposes to modify current regulations for the purposes of creating SHI Eligible Housing developments to meet its housing production goal; 2. the identification of specific sites for which the municipality will encourage the filing of Comprehensive Permit applications; 3. characteristics of proposed residential or mixed-use developments that would be preferred by the municipality (examples might include cluster developments, adaptive re-use, transit-oriented housing, mixed-use development, inclusionary housing, etc.); 4. municipally owned parcels for which the municipality commits to issue requests for proposals to develop SHI Eligible Housing; and /or 5. participation in regional collaborations addressing housing development. (e) Review and approval of Housing Production Plans.

The HPP states that, because Franklin is well above the 10% mandatory minimum, The Town is not currently planning for new/ additional developments to go on the SHI. The HPP does not appear to state they plan to encourage the filing of Comp permits, nor does it include a list of municipally owned identified sites that they will issue requests for proposals for affordable housing developments. See above regulatory requirements.

On page 31, the HPP does show a table of 4 developments that are “potential housing developments”- the HPP could select some of the sites for potential 40B developments and/or municipal sites (if applicable)?

It does not appear the HPP “identify zoning districts or geographic areas in which the municipality proposes to modify current regulations for the purposes of creating SHI Eligible Housing developments to meet its housing production goal”. In addition, the HPP does not appear to address the regional collaboration requirement.

Lastly, the HPP states that because they’re above the SHI minimum, the HPP does not include a specific numerical affordable housing production goal that the Town will attempt to meet over the next five years. The HPP also does have any other timeline spelled out for the other strategies laid out in the HPP.

Please let DHCD know if you have any questions on the above comments and/or if you think we missed anything. I am happy to discuss how we can move forward with getting the HPP approved.

Franklin DPCD Email - December 17, 2021 1:26 PM

Thank you for providing the comments in your December 16th email. We'll send you responses early next week.

Franklin DPCD Email - December 22, 2021 10:48 AM

Below is the Town's response. Your questions/concerns are in **bold and underlined**. Please feel free to contact me by phone or email if you'd like clarification on any issues.

The HPP states that, because Franklin is well above the 10% mandatory minimum, The Town is not currently planning for new/ additional developments to go on the SHI.

I don't believe the HPP actually states that, although if it does please identify where those words are specifically. What the Town's HPP states is the following:

- Franklin is in compliance with Chapter 40B, and is not immediately under pressure to increase the number of affordable units on its SHI (Introduction, Page 1)
- Implementing the goals and strategies outlined in this HPP will assure the Town of Franklin maintains at least 10% affordable units on its SHI (Introduction, Page 1)
- This Housing Production Plan (HPP) is intended to direct housing development and preservation in such a way that the Town will remain above 10%, and therefore be in control of its 40B destiny (Executive Summary, Page 2).

All of our Goals in Section 2 relate directly to increasing the Town's SHI, including:

Goal 1: Maintain Franklin's Subsidized Housing Inventory above ten percent through 2030 and beyond.

The Town is definitely planning for additional developments to go on the SHI. We already have three approved multifamily housing developments (two went through the 40B comp permit process) that will add units to the SHI. More are likely once zoning bylaws are amended over the next year or two.

The HPP does not appear to state they plan to encourage the filing of Comp permits,

Strategies for implementing the HPP's Goal 1 include:

- Actively engage with developers to further incentivize SHI development.
- Advance projects under the Local Initiative Program

The Town works closely with land owners and developers to encourage inclusion of affordable housing units in the development plans, including filing of comprehensive permits. Examples are included in the answers to other questions below.

nor does it include a list of municipally owned identified sites that they will issue requests for proposals for affordable housing developments. See above regulatory requirements.

The Town regularly works to identify Town owned property that is appropriate for affordable housing. Our largest example is below:

The Town donated 21.9 acres of land to the Municipal Affordable Housing Trust for development of affordable units. The property has been divided into three parcels and the housing development is being phased: The first phase resulted in creation of Eaton Place, a 50 unit senior affordable housing development.

The current second phase is the Franklin Ridge Senior Housing project which will result in development of 60 additional units, and the third phase could result in as many as 100 additional SHI units. The third phase is not likely to begin until the second phase is fully funded and under construction.

The second phase, Franklin Ridge, has the total support of the Town. The project was approved by ZBA, the land was donated, the Housing Trust has voted to donate over \$500,000 for the project, the Town is working to help with funding the design of the infrastructure improvements needed (Franklin received a FY21 Housing Choice Initiative Grant for that purpose), and is working with the developer to advocate for additional State and Federal funding.

Additional examples the Town is currently working on are two affordable housing projects using Town owned property on Washington Street: the first is a project that would create between 4 and 8 townhouse type units that would be managed by Franklin Housing Authority; the second is a smaller project where the Town would donate a buildable lot to Habitat for Humanity for a single family home. All of these would result in SHI units. The Habitat project is in keeping with the following Goal 2 Strategy:

- Work with housing non-profit organizations to support development of smaller style owner-occupied housing units.

On page 31, the HPP does show a table of 4 developments that are “potential housing developments”- the HPP could select some of the sites for potential 40B developments and/or municipal sites (if applicable)?

The four developments in the table of Potential Housing Developments are not likely to result in the creation of SHI units. The Town’s current zoning regulations and the Franklin Planning Board has not made creation of SHI units easy. The land value is very high (and continues to increase) and developers of single family subdivisions are looking to maximize profits. Olam Estates and Eastern Woods are very small subdivisions and even with an Inclusionary Zoning Bylaw in place would only result in one SHI unit each, if any at all. Schmidt Farm has gone through a preliminary subdivision process but the potential developer is not interested in discussing affordable units. Even if he was, it will be difficult to mix several “affordable” homes in with 40 or more \$650,000 to \$800,000 market rate homes. Another potential developer of Schmidt Farm was recently looking to develop 100+ market rate townhouse units, which would not include affordable units. The Town did negotiate in attempts to have the project include at least 10% affordable units. Without changing the Town’s Zoning Bylaw we will always have these problems, which is why two of the HPP’s goals and related strategies address zoning:

Goal 6: Adopt strategies that incentivize the production of affordable housing.

Strategies:

- Use an incentivized Inclusionary Zoning bylaw to attract SHI unit developments.

Goal 7: Adopt zoning strategies that will advance affordable housing production.

Strategies:

- Perform an extensive assessment of the Town of Franklin Zoning Bylaw, Chapter 185 of Franklin Town Code. Specific attention will be shown to housing density, creating zoning related development incentives, assessing parking requirements, and other Zoning best practices.
- Consider increasing the density of residential units allowed by-right in Downtown Franklin and surrounding neighborhoods.
- Develop an Inclusionary Zoning Bylaw that incentivizes inclusion of affordable housing units in multifamily housing developments.
- Amend Zoning Bylaw Use and Dimensional Regulations.
- Amend Zoning regulations regarding parking space requirements to decrease development costs and allow additional housing units to be developed.

The 94 East Central St project was a condominium project in Downtown requiring multiple special permits; the Project was not approved by the Planning Board. If another development on that site comes forward the Town will hopefully have IZ in place, as well as other zoning changes that would incentivize creation of affordable SHI units.

The Town has already contracted with MAPC to perform the extensive assessment of our zoning bylaw mentioned above, and develop a list of suggested zoning amendments that will address the issues mentioned in the strategies above. The assessment is expected to be complete by the end of June 2022.

It does not appear the HPP “identify zoning districts or geographic areas in which the municipality proposes to modify current regulations for the purposes of creating SHI Eligible Housing developments to meet its housing production goal”.

As part of the zoning assessment mentioned above, MAPC’s suggested amendments will include changes to the Town’s zoning map, and changes to use and dimensional regulations in several of Franklin’s zoning districts.

In addition, the HPP does not appear to address the regional collaboration requirement.

The Town is happy to consider any regional collaboration(s) that neighboring communities propose. However, given the Town has already reached the 10% Statutory Minimum set forth in 760 CMR 56.03(3)(a), continuously works with adjacent communities on other regional municipal subjects, and has very limited financial resources available for housing, the Town will not be actively seeking regional collaborations to create regional SHI units.

The Town actively works on regional projects in many areas of municipal government and planning. Franklin’s Town Planner Amy Love is currently co-chair of the Southwest Advisory Planning Committee (SWAP). Two of SWAP’s meetings in FY22 include housing related work:

- October 2021: Housing Choice, sharing best practices; zoning for small housing types/missing middle; and an update on Regional Housing Services Office (RHSO) work.
- June 2022: Use of CPC Funds for Affordable Housing and Community Land Trusts.

During FY21 SWAP’s work and educational activities included Opportunities to Regionalize Services; Living Little; Open Space Residential Development; and Affordable Housing Discussion, Inclusionary Zoning & Payment in Lieu.

Lastly, the HPP states that because they’re above the SHI minimum, the HPP does not include a specific numerical affordable housing production goal that the Town will attempt to meet over the next five years.

Although the Town hasn’t heard from DHCD officially I believe Franklin has roughly 10.8% affordable on the SHI based on the most recent census data. Therefore a numerical goal for annual housing production is not required.

As stated in the HPP regulations/requirements you included in your email below, 760 CMR 56.03(4)(c)(2) requires an HPP’s Affordable housing goals include “a numerical goal for annual housing production, pursuant to which there is an increase in the municipality’s number of SHI Eligible Housing units by at least 0.50% of its total units (as determined in accordance with 760 CMR 56.03(3)(a)) during every calendar year included in the HPP, until the overall percentage exceeds the Statutory Minimum”.

Given the Town already meets the Statutory Minimum, that requirement shouldn’t apply. In fact during the plan development process I contacted DHCD and discussed that issue.

The HPP also does have any other timeline spelled out for the other strategies laid out in the HPP.

The HPP is a five year plan. We have already started working on the plan’s goals and strategies, and the Town will push projects forward on a steady basis.

In Section 3.4 Plan Implementation on page 41 it states “Through the combined efforts of all parties mentioned above the Town will implement the goals outlined in this Section over a five-year implementation period”. ... “DPCD will provide an update on the HPP implementation on a biennial basis, or as requested by the Town Administrator”.

The strategies in Section 3 will each be brought forward over the next 4 to 5 years. Some will gain support immediately, others will require convincing, and others may not go anywhere. Putting a date next to each strategy will not result in additional SHI units.

MA DHCD Email -December 22, 2021 12:53 PM

Thank you for your detailed response. We will take a look at your response and will be in touch as soon as possible (probably just after Christmas).

MA DHCD Email - January 6, 2022 7:53 PM

Thank you again for the your comprehensive response to DHCD’s comments regarding Franklin’s Housing Production Plan (HPP). DHCD has reviewed the comments and they address the issues raised during DHCD’s review. If the Town can move ahead and incorporate the responses into the HPP we can move to approve the plan.

The one remaining issue is the HPP Production goals. DHCD understands that the Town is not currently subject to 40B since Franklin exceeds 10% but the HPP regulations requires a goal of 0.5% production goals for communities under 10%. Because of this, we also request that you add a brief statement (this doesn’t need to be more than one sentence) that the HPP will comply with the 0.5% production goals if/ when the Town falls below the 10% upon release of the 2020 Census and/or the Town falls below 10% for another reason (deed restrictions expires, building permits, occupancy permits not issued within required time frames). This would assure the HPP is in full compliance with regulations for the entire five year period.

Franklin DPCD Email - January 6, 2022 8:12 PM

Sounds good. We'll work on it next week.

Franklin DPCD Email - January 20, 2022 9:06 AM

I have added this request to Goal 1. Should I submit the completed HPP with attachments? Thank you for your help.

MA DHCD Email - January 20, 2022 11:38 AM

Thank you for your message and for adding a sentence about complying with the HPP production goals to Goal #1. To clarify, we also will need your responses to our initial comments below to be incorporated into the text of the HPP as well. Once this is complete, you can submit the revised HPP with attachments for our final review.