

## Municipal Affordable Housing Trust

### Agenda

Tuesday, December 14, 2021

10:00 AM

### 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/82489893244> or call on your phone at 1-929-205-6099, meeting ID is 82489893244.

1. Franklin Ridge Senior Housing Project – Jon Juhl of JNJUHL and Associates, LLC
2. Affordable Housing Update – Maxine Kinhart
3. General Business
  - New Business
  - Old Business
  - Approval of Minutes:
    - October 12, 2021

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.

**JNJUHL AND ASSOCIATES, LLC**  
222 DANIELS STREET  
FRANKLIN, MASSACHUSETTS 02038-1004  
508-789-9951  
E-MAIL: [JONJUHL717@GMAIL.COM](mailto:JONJUHL717@GMAIL.COM)

November 19, 2021

Christopher Vericker  
Chairman  
Municipal Affordable Housing Trust Fund  
c/o Town of Franklin  
355 East Central Street  
Franklin, Massachusetts 02038

RE: UPDATE ON PROJECT STATUS  
FRANKLIN RIDGE SENIOR HOUSING PROJECT

Dear Chairman Vericker:

I wanted to update the Franklin Municipal Affordable Housing Trust ("FMAHF") on the development of the Franklin Ridge Senior Housing project. Since we last met, JNJUHL and Associates LLC and its development team have been working on key components that will enable the Franklin Ridge Senior Housing project to move forward and ultimately secure the financing it needs to construct this important affordable senior housing project. In order to assist in this effort, Lucio Trabucco of Trabucco Architects LLC, has continued to update project plans and put together a full set of project specifications in order to assess the current cost of the project.

Thanks to the town of Franklin and Franklin Municipal Affordable Housing Trust, the Town of Franklin received the Housing Choice Initiative Program grant that it applied for to undertake the design of the future Pumping Station that will serve not only Franklin Ridge and Eaton Place senior housing complexes, but the future development of Lot #3 and the Bright Hill Subdivision as well as other surrounding properties. JNJUHL and Associates LLC worked closely with Bryan Taberner, the Franklin Community Development Director and Kevin Martin, the Town's Sewer and Water Superintendent to undertake the tasks associated with Housing Choice Initiative Program funding the Town was awarded last Summer.

Page Two  
Project Update  
Franklin Ridge Senior Housing

The new Pumping Station design (on the corner of Panther Way and Veterans Memorial Drive) Is being finalized by CDM Smith with the final Booster Pumping Station preliminary design report having just been completed, with draft Design being provided by CDM Smith in February 2022 and a final Design in April of 2022.

In the meantime, we have submitted the Pre-Application for Franklin Ridge Senior Housing project as part of the Winter 2022 Rental Funding round and awaiting word from DHCD on approval to submittal of One-Stop Application. We have also just completed test borings on the Franklin Ridge Senior Housing site. The Test Boring Report indicates ledge throughout the site, the building's location is such that in at least some locations the amount of ledge is less than originally thought, thereby requiring less overall ledge that will need to be removed either through drilling or blasting.

The greatest challenge we are facing in the development of Franklin Ridge Senior Housing project is the substantial cost of construction we all been experiencing during the Pandemic. These higher costs are the result of the following:

- Higher Construction Material Costs/Shortage of key Materials
- Higher Trucking Costs/Delays in Material Deliveries
- Higher Labor Costs with many firms experiencing manpower shortages particularly in skills workers. As such Firms are hiring higher numbers of workers with less skill to offset loss of skilled workers
- Higher Inflation Costs

The hope is that some of these factors and others impacting costs will level off as the Pandemic resides, it is unlikely that these costs will ever go back to Pre-Pandemic levels. However, the good news with the passage of recent Infrastructure and other recently signed federal programs and increased funding for affordable housing at State level, there are more affordable housing funds available than in past years.

With the assistance of the Town and FAHMTF, we remain encouraged about how the Franklin Ridge Senior Housing project is being developed in order to provide the best opportunity to secure federal and state funding. On behalf of the Franklin Ridge Senior Housing Development Team, I want to thank you for your continuing support of this affordable senior housing project and I look forward to meeting with you in the near future.

Sincerely,

Jon Juhl  
Principal



## FRANKLIN HOUSING TRUST

355 East Central Street, Franklin, MA 02038

December 8, 2021

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

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

Dear Undersecretary Maddox:

The Franklin Municipal Affordable Housing Trust is working with JNJUHL and Associates LLC on the development of sixty units of affordable senior housing on 6.5 acres of town-owned land in the heart of Franklin. With Franklin's senior population anticipated to increase from 6,341 to 10,050, an increase of 58% by the Year 2020, the need for affordable senior housing in Franklin has never been greater. This sixty-unit senior housing development will be 100% affordable to seniors with incomes at or below 60% of the Boston SMSA, thereby addressing the housing needs of Franklin's growing low and moderate-income senior population. The addition of these sixty units of affordable senior housing will allow low and moderate-income seniors the opportunity to continue to live in Franklin, many of whom have limited options, while providing the town of Franklin with long-term affordable rental senior housing.

On behalf of the Franklin Affordable Housing Municipal Trust, I urge you to provide the funding needed to assist in making the Franklin Ridge Senior Housing development a reality.

Sincerely,

Chris E. Vericker  
Chairman  
Franklin Municipal Affordable Housing Trust Fund

cc: Jamie Hellen, Town Administrator  
Jon Juhl, JNJUHL and Associates LLC

## **Affordable Housing Update**

### **Finances –**

There is \$22,391 in the administrative account.

There is \$1,036,580 in the Housing Trust Account. \$500,000 is earmarked for Franklin Ridge and \$30,000 is earmarked as a match to the grant for the pumping station. That leaves \$506,580.

### **5 Mark's Way –**

This house is still in the process of being transferred to the bank. The bank attorney and DHCD lawyers are still working on it. The attorney indicated that DHCD is backlogged.

### **38 Stonehedge –**

I contacted the foreclosure attorneys in an attempt to get a status on this house. The house is still in the hands of the foreclosure attorneys but it is not currently scheduled for a sale. I attempted to get bank information but I was told that the bank would not speak to me unless I was a party to the mortgage. I asked about maintenance and was told that if a bank owns the house then they typically maintain it. This house is in limbo.

### **24 Shayne Road, Unit 111–**

This condo was sold on October 29 after 10 months. The third qualified buyer ultimately ended up purchasing it. The town received \$3,760.

### **144 Grey Wolf Drive-**

The owner/occupant of this condo has passed away. I contacted the daughter and sent her information on selling the unit.

12/07/2021 11:24  
mkinhart

TOWN OF FRANKLIN, MA  
G/L ACCOUNT - MASTER INQUIRY

P 1  
glactinq

Org code: 84175818 AFFORDABLE HOUSING TRUST Type: E  
Object code: 570000 OTHER EXPENSES Status: A  
Project code: Budgetary: Y

Fund 8400 EXPENDABLE TRUST FUNDS  
DEPT 175 PLANNING BOARD  
DIVISION 00 UNDEFINED  
BUDGETARY 7 SPECIAL PURPOSE  
DOE FUNCTION 0818 AFFORDABLE HOUSING TRUST  
LOCATION 00 UNDEFINED  
PROGRAM 000 UNDEFINED  
NOT DEFINED 0 UNDEFINED

Full description: OTHER EXPENSES Short desc: OTHER EXP  
Reference Acct: Auto-encumber? (Y/N) N

----- CURRENT YEAR MONTHLY AMOUNTS -----				
PER	ACTUAL	ENCUMBRANCE	BUD TRANSFER	BUDGET
00	.00	.00	.00	.00
01	.00	.00	1,030,575.31	1,030,575.31
02	.00	.00	680.76	680.76 int
03	.00	.00	1,543.79	1,543.79 int
04	.00	.00	20.48	20.48 int
05	.00	.00	3,760.00	3,760.00 resale fee
06	.00	.00	.00	.00
07	.00	.00	.00	.00
08	.00	.00	.00	.00
09	.00	.00	.00	.00
10	.00	.00	.00	.00
11	.00	.00	.00	.00
12	.00	.00	.00	.00
13	.00	.00	.00	.00
Tot:	.00	.00	1,036,580.34	1,036,580.34

----- CURRENT YEAR TOTAL AMOUNTS -----			
Actual (Memo)	.00	Original Budget	.00
Encumbrances	.00	Budget Tranfr In	1,036,580.34
Requisitions	.00	Budget Tranfr Out	.00
Total	.00	Carry Fwd Budget	.00
Available Budget	1,036,580.34	Carry Fwd Bud Tfr	.00
Percent Used	.00	Revised Budget	1,036,580.34
Inceptn to SOY	.00	Inceptn Orig Bud	.00
		Inceptn Revsd Bud	.00
Encumb-Last Yr	.00	DEPT REQ	.00
Actual-Last Yr	.00	SCHOOL COM	.00
Estim-Actual	1,032,799.86	TOWN ADMIN	.00
	.00	FIN COM	.00
		COUNCIL	.00

1,036,580.34  
- 500,000.00  
-----  
536,580.34  
- 30,000.34  
-----  
506,580.34

**TOWN OF FRANKLIN  
MUNICIPAL AFFORDABLE HOUSING TRUST**

**October 12, 2021  
10:00 AM  
Meeting Held via ZOOM**

**Meeting Minutes**

**Members Present:** Chris Vericker, Maxine Kinhart, Jamie Hellen, Mary Ann Bertone, Chris Feeley, Judy Pfeffer

**Others Present:** Bryan Taberner, Director of Community Planning and Development, Amy Love, Town Planner

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

The Chair opened the meeting and introduced new member Susan Younis. Members introduced themselves. Susan introduced herself to members. She stated that she worked at the former Benjamin Franklin Bank and the Federal Home Loan Bank. She worked six years on the Equity Builder Program.

Mr. Vericker asked for a motion to approve the minutes of June 2, 2021, June 29, 2021 and September 14, 2021. **MOTION** by Mr. Feeley to **Approve** the minutes, **SECOND** by Ms. Bertone. **DISCUSSION:** There was no quorum on September 14, can there be minutes? Minutes are a representation of what happened. No quorum means there could be no action items or votes taken. **Roll Call:** Kinhart – yes, Hellen – yes, Pfeffer – yes on 6/2 and 6/29 Abstain on 9/12, Bertone – yes, Feeley – yes, Vericker – yes, Younis – yes. **Vote:** 6-0-1 on Sept 14 and 7-0-0 on June 2 and June 29.

Housing Production Plan: Mr. Taberner spoke on the Plan. Planning Board approved adoption and the Town Council approved adoption of the plan. Now it will be submitted to the State for their approval. State could take up to a few months to approve. It is a good plan and will give the town strategies going forward. He is also working on the Franklin Center Plan. It is based on audit of zoning bylaws and what can do to increase economic activity in town but more importantly to increase the affordable housing in the town. Affordable housing means one thing to some people such as himself and something totally different to households earning half or a quarter. Hopefully we will address that using incentives of some sort. That is probably the way the town is going to be able to make a difference in that area.

Ms. Younis asked if percentage of affordable housing changes does the plan have to be updated? Taberner stated that the Master Plan will need to be updated and will probably update the HPP at the same time. Census data will probably come in along with updated library financing and liquor licensing in the New Year.

Housing Update: Ms. Kinhart updated the members on current status of housing matters.

5 Mark's Way – Bank purchased house at auction. Fannie mae will be on the title. Closing any day now. House will remain on our Subsidized Housing Inventory.

172 King Street – homeowners decided to refinance instead of selling.

24 Shayne Road, Unit 111 – Been on the market since January of 2021. The 3<sup>rd</sup> potential buyer is scheduled to close on Friday, October 29.

38 Stonehedge Road – House is vacant – has been for a couple years – is in foreclosure. Nothing we can do. Will not lose off of our SHI. Actually, we could purchase the unit. We could approach the bank see if they want to sell it – at a good price. Don't know what the condition of it is. Has a septic system. You can only get to the home through Bellingham. Current price set by DHCD is \$261,179 including a \$5,000 payment to the town so it would be \$256,058. Consensus was that the members of the Trust would not want to purchase unless it was available at a really good price. Not sure of the condition of 38 Stonehedge, it has been vacant a long time. Bank, as owner, has some responsibility to maintain these units. Not so with 5 Mark's Way, that was a mess.

Mr. Hellen wanted to know how this house, and 5 Mark's Way, are sitting there without being sold. Ms. Kinhart stated that we are dealing with banks and the banks do not care. They want the most that they can get for the units. Not sure of the condition of 38 Stonehedge. Mark's Way was a mess.

#### Financials:

Administrative account has not changed, it is still at \$22,391.

Housing Trust fund is at \$1,031,256. This figure does not include the \$500,000 earmarked for Franklin Ridge and \$30,000 for the pumping station.

Update on Franklin Ridge: Jon Juhl is working on application submittal – has two binders worth of documents so far. He recently met with some senior citizens at the Senior Center informing them where the project is at. Town sent a letter to our legislators, looking for an infusion of cash from the 4.8 billion federal stimulus funds to the state.

Mr. Vericker asked if everyone is ok with meeting on the second Tuesday of the month, to cancel if nothing for the Agenda, and no meeting in December. Consensus was that would be ok.

**MOTION** by Mr. Feeley to **Adjourn. SECOND** by Mr. Hellen. **Roll Call:** Kinhart – yes, Hellen – yes, Pfeffer – yes, Bertone – yes, Feeley – yes, Vericker – yes, Younis – yes. **Vote:** 7-0-0.

Adjourned at 10:40 AM

Minutes submitted by: Maxine Kinhart, Trustee