

## **Municipal Affordable Housing Trust**

### **Agenda**

**Monday January 25, 2021**

**9:30 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/87972697862> or call on your phone at 1-929-205-6099, meeting ID is 87972697862.

1. Discussion on 5 Mark's Way
2. General Business
  - Minutes:
    - December 14, 2020

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  
MUNICIPAL AFFORDABLE HOUSING TRUST**

**December 14, 2020  
9:30 AM  
Meeting Held via ZOOM**

**Meeting Minutes**

**Members Present:** Christopher Feeley, Jamie Hellen, Maxine Kinhart, Judy Pfeffer, Christopher Vericker

**Members Not in Attendance:** MaryAnn Bertone, Robert Keras

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

Chair Chris Vericker called the above-captioned **Remote Access Virtual Zoom Meeting** to order this date at 9:31 AM.

*As stated on the agenda, due to the ongoing concerns regarding the COVID-19 virus, the Municipal Affordable Housing Trust will conduct a **Remote Access Virtual Zoom Meeting**. The Massachusetts State of Emergency and the associated state legislation allows towns to hold remote access virtual meetings during the COVID-19 pandemic crisis. 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.*

**General Business**

**Minutes: October 19, 2020, and November 16, 2020**

*Motion to approve the October 19, 2020, meeting minutes by Pfeffer. Second by Hellen.*

*Discussion: Ms. Pfeffer asked what is happening with 5 Marks Way. Ms. Kinhart stated she was having conversations with the representative from the bank doing the foreclosure; the bank has to give permission to let us in. Roll Call Vote: Pfeffer-Yes; Vericker-Yes; Feeley-Yes; Kinhart-Yes; Hellen-Yes. Vote: 5-0-0.*

*Motion to approve the November 16, 2020, meeting minutes by Pfeffer. Second by Feeley. No discussion. Roll Call Vote: Pfeffer-Yes; Vericker-Yes; Feeley-Yes; Kinhart-Yes; Hellen-Yes. Vote: 5-0-0.*

**Department of Planning & Community Development – Bryan Taberner, Amy Love, Maxine Kinhart**

**Discussion on Housing Production Plan**

Mr. Taberner narrated a slideshow presentation regarding the Affordable Housing Production Plan 2021 Update. He noted the update was developed with Department of Planning and Community Development staff including Town Planner Amy Love and Assistant to the DPCD Director Maxine Kinhart. Mr. Taberner stated that MAPC provided updated data in 2017, and he did a housing inventory assessment in December 2020. He noted that on the 2010 Census, there were 11,350 total housing units. According to MA DHCD Subsidized Housing Inventory (SHI),

November 2019, there were 1,356, units on the SHI which is 11.95 percent. This equates to 221 units above the required 10 percent. He stated the current estimated number of housing units is 12,621. Therefore, he believes they are at 10.74 percent affordable housing which is 94 units above the minimum. In addition to the housing units on the inventory, he reviewed the permitted but not constructed units which he estimated at 95. He noted the information is based on available data including building permits. He stated that it looks like the Town will be going into the next 10-year period in good shape. He stated the housing production plan the Town is putting together goes hand in hand with what the Municipal Affordable Housing Trust is doing. Ms. Pfeffer asked how many permits were in 2020. Mr. Taberner said he only has information through 2019 as a full year. He explained some developments are approved, but no building permits have been issued. Ms. Pfeffer stated that if the only leeway they have is 94 units for the next 10 years, she does not think it is enough.

Mr. Hellen reviewed Mr. Taberner's table and confirmed the number of housing units on the list for each year is the actual built units, and the SHI units permitted but not constructed are 95. He suggested another data point be added to the table to provide the number of permitted but not constructed and are not SHI units such as Maple Hill which is permitted. He explained that Maple Hill has 58 units, but it will be built in phases. He noted that it is true that some permitted units may never be constructed, but it would be important to include that data on the table. He agreed with Ms. Pfeffer that if all the units are actually built, the Town will go under 10 percent. Mr. Taberner reviewed how many units have been built recently. He stated that in 2030, he thinks the Town will be close to the 10 percent mark. Mr. Hellen discussed the probability of if and when the permitted but not constructed developments of Franklin Ridge, Madalene Village, and Chestnut Senior Village, which total 95 units, would be built. The permitted units that are not SHI units far exceed the potential SHI units are coming down the pike; this could be jeopardizing the 10 percent. He stated that many on the Town Council would like to pick this issue back up.

Mr. Taberner referenced the 94 units that are currently above the 10 percent. In the next 10 years, the Town will be building another 900 units of housing. If the Town were to build about 846 units of non-affordable (market rate), then the Town would be at 10 percent. In that respect, the Town is in pretty good shape. Mr. Hellen discussed that the governor has indicated that there is a housing shortage. He discussed the Mass Works grants were based off housing projects. He stated his worry is that the rules in the next decade will change. Affordable housing construction is more difficult than market rate housing to produce. He stated that the discussion coming in the new year will regard what this community wants to do regarding the affordable housing issue. He asked if the Census number was good for 10 years. Mr. Taberner explained the Census numbers and baseline number of units. He stated there are not that many units that will be coming off the inventory in the future; therefore, the Town is in pretty good shape. He stated the Town has to make sure affordable units are constructed and keep pace with market rate units at 10 percent. Mr. Vericker asked if the starting number of units from 2010 is known. Mr. Taberner stated he get the information. Ms. Kinhart confirmed that the soonest any units would drop off is in 2040. Mr. Hellen said that is an important bullet point to include on the provided chart.

Mr. Taberner continued his slideshow presentation and discussed goals and strategies for housing production. Goal 1: Maintain Franklin's SHI above 10 percent and beyond the 2020 Census. Goal 2: Increase the production of affordable housing units to meet existing and anticipated housing and employment needs. He reviewed strategies on how to achieve this goal including Inclusionary Zoning to incentivize production of affordable units, amend accessory

dwelling bylaw to allow non-relatives, and consider overlay districts like 40R. Goal 3: Increase the number of housing units affordable to Franklin's low- and moderate-income residents. Strategies include encourage development of housing near public transportation, consider pursuing changes to zoning in neighborhoods within a short walk of the Downtown, and the Forge Park commuter rail station. Ms. Pfeffer asked how Mr. Taberner was defining multi-family. Mr. Taberner stated the multi-family definition in the current regulations is anything three or more units in a development; so, a three-decker is a multi-family according to the definition. He noted that this may need to be reviewed. He stated that a multi-family is by special permit and only allowed in certain zones.

Mr. Taberner stated that the last Housing Project Plan was done in 2010. The department is currently working on a revised plan. He reviewed that adoption of the revised Housing Production Plan requires that the plan be adopted by the Planning Board and Town Council, DHCD must approve the plan, Franklin requests certification by DHCD for their compliance with the plan, and the Town has the ability to challenge comprehensive permits as inconsistent with local needs. He noted that for housing-related grants, if the Town had a Housing Production Plan, they would have received an additional seven points out of 165 total points. He noted that inclusionary zoning would have earned the Town another seven points. He stated that if the Town did not have 10 percent, it would be extremely important to get the plan done; but since the Town does have the 10 percent, sometimes completing the plan gets pushed to a later time. However, he would like to get this done as it would fit nicely into the Master Plan going forward.

Mr. Taberner reviewed the process to update the Affordable Housing Production Plan (HPP). He suggested that the FMAHT host a meeting on affordable housing and the goals, and include public input in January 2021, provide a draft HPP distributed for public comment in February 2021, hold a public hearing on the draft HPP, and obtain Town Council and Planning Board approvals on the final HPP in March 2021. Mr. Vericker stated this is Mr. Taberner's plan. What does he want from the Trust? Mr. Taberner stated their participation in the Town's plan is important as the MAHT is dealing with the bulk of the Town's affordable housing work. The HPP is about how the Town is going to move forward with the Town's affordable housing. Mr. Vericker confirmed that the MAHT is providing the forum. Ms. Pfeffer said she does not know how many more open land spaces there are in Franklin to be built on. She asked Mr. Taberner that when this plan is presented, is he looking for the MAHT to endorse all aspects of the plan. She stated that inclusionary zoning has never worked in Franklin. She stated that some projects going in will not have anything to do with 40Bs. She stated that if it was not for the Trust giving money to Franklin Ridge for the 60 units, MAHT would be at a standstill. She said that if the Town adopts this plan, she does not know how they will make it work. Mr. Taberner stated this is the Town's plan on how they are going to try to obtain 10 percent and take care of the affordable housing needs in the future for the community. He discussed that to fill the needs of current industrial development, there are people coming in from Boston and RI as there is not enough affordable housing for the average person. He stated that he is not asking anyone to adopt all the concepts or support everything. He is asking for a public discussion on what is right for the Town. The conversations need to be had. He stated that whatever is put in the draft document to be distributed for public comments, that is the basis for a solid discussion. Mr. Hellen stated that on January 13, 2021, at 6:30 PM, there will be an EDC meeting revolving around these issues including inclusionary zoning. He stated that it would be great if all the different entities that want to have discussions on this issue participate in the discussions so input can be gathered. The issue is what is the civic and reasonable response to make sure there is adequate affordable housing production in relation to market rate. He stated he thinks Mr.

Taberner's timeline is hasty, but it is good to keep this item the forefront. At this point, getting the HPP done is the most important part. He recommended middle to end of January for a plan. He noted that CPA is also part of this. He stated the Master Plan process will be starting in a few years. He thinks there is a lot of interest in this topic now. Mr. Vericker confirmed that at the meeting, Mr. Taberner would be presenting the plan. Mr. Taberner suggested that the presentation be similar to what was just presented to the Trust, but with a little more information; then, they will ask for specific input from the participants who are at the meeting. What are their ideas, are we going in the right direction, etc.? He stated that input from the Town at large is needed. Then, that input will be used to finish the draft HPP so a public hearing on the plan could be held. Mr. Vericker stated he was agreeable to laying out specific dates. Mr. Taberner stated he would speak with Ms. Kinhart, Mr. Hellen, and Mr. Vericker regarding a meeting date.

Ms. Pfeffer stated she would like to have Ms. Kinhart keep working with the attorneys on 5 Marks Way; we do not want to lose that house.

**Next Meeting**

To be determined.

***Motion to adjourn by Hellen. Second by Feeley. No discussion. Roll Call Vote: Pfeffer-Yes; Vericker-Yes; Feeley-Yes; Kinhart-Yes; Hellen-Yes. Vote: 5-0-0. Meeting Adjourned at 10:45 AM.***

Minutes prepared by: Judith Lizardi

Minutes submitted by: Maxine Kinhart, Trustee