Gmail

Brittney Franklin <bfranklin@medfield.net>

Local Action Units - summary in lieu of my presence tonight

Sarah Raposa <sraposa@medfield.net> Wed, May 10, 2023 at 9:16 AM
To: "ktrierweiler@medfield.net" <ktrierweiler@medfield.net>, Frank Gervasio <fgervasio@medfield.net>, Brittney Franklin <bfranklin@medfield.net>, Mark Cerel <mcerel@franklinma.gov>, "Osler.Peterson@OslerPeterson.com" <Osler.Peterson@oslerpeterson.com>, Eileen Murphy <emurphy@medfield.net>, Selectman Gus Murby <gmurby1651@gmail.com>

Hi all - I'm sorry I won't be able to present this to you tonight. I am really excited to have gotten this far with the overlapping MSH, Planning, and AHT projects and am really pleased to be able to ask that you approve this request to send the application for Local Action Units to be added to our Subsidized Housing Inventory.

Basic info from MHP's LAU Guidance Doc; more info in the link

Local Action Units (LAUs) are affordable housing units created as a result of an intentional action taken by a community, without a comprehensive permit, and which meet the requirements for inclusion on the Subsidized Housing Inventory (SHI).

Local Action Units are a component of the Local Initiative Program (LIP), established by DHCD in 1989 in response to a recommendation by the state legislature, with the goal of giving cities and towns more flexibility in their efforts to provide low and moderate income housing. For projects developed through LIP, the Commonwealth provides services and technical assistance as a subsidy for the creation, maintenance and preservation of affordable housing. Two types of housing are supported through the LIP Program: Local Initiative Projects, which are developed through a comprehensive permit process authorized by M.G.L. Chapter 40B, and Local Action Units (LAUs), which are created through municipal actions other than a comprehensive permit, but which meet LIP criteria and are eligible for inclusion on the State's Subsidized Housing Inventory (SHI).

What is a "Local Action"? A Local Action is an action undertaken by a municipality through an approved political or administrative process intended to result in the creation, preservation or rehabilitation of affordable housing.

For Medfield the "local action" can be either the STM vote or the PB's grant of the Inclusionary Housing special permit. We opted to wait to submit for the special permit because the project has more teeth with the plan approval that it did with just the STM vote.

As far as the LAU application from your SB meeting packet goes, a lot of the info was provided by Trinity as part of their submission to the Planning Board (which also had legal review). We have typically used the Walpole Housing Authority's numbers for Utility Allowance for other LIP Projects, so that's why you'll see that potentially odd component of the packet.

This submission will help the Town achieve its goal to meet the 10% goal and also propel the Town forward so there is a cushion for decades to come. The 334 MSH units add about 7% to the SHI. Preliminary conversations with DHCD have confirmed that like a traditional comprehensive permit all 334 rental units will count on the SHI despite only 85% being affordable units.

Here is a breakdown of our SHI situation:

12/20/22 SHI Attached showing:

- Total Medfield SHI Units: 384
- 2010 Year Round Housing Units: 4,220
- Percent Subsidized: 9.10%

To be added:

- Medfield Meadows - 27 (had been longer than 2 years since comp permit so they fell off)
- Enclave (Hinkley South) - 6 (paperwork lag at DHCD?; should be listed since it was approved by the ZBA 3/2/22)
- 446 Main Street - 8 (LIP app under review at DHCD, Site visit scheduled for Friday)
- MSH/Trinity - 334 (LAU App)

TOTAL - 759

Currently, DHCD is still using 2010 Census numbers for year round housing units (denominator)
The final 2020 counts are expected to be released in May 2023.

Preliminary 2020 Census numbers for year round housing units is: 4,450

384 / 4,450 *100 = 8.6% (current number using listed units and 2020 YR housing units)

When Medfield Meadows units are added: 411 units / 4,450 * 100 = 9.2%
Adding the 6 Hinkley South units: 417 / 4,450 * 100 = 9.3%

Adding the 8 at 441 Main Street: 425 / 4,450 * 100 = 9.5%
Adding the 334 MSH/Trinity Local Action Units (LAUs): 759 / 4,450 * 100 = 17%

I hope this is clear but please shoot me a note if it's hard to follow or you have any other questions!

Best,
Sarah

Sarah Raposa, AICP *(she/her/hers)*
PT Town Planner