TOWN OF MEDFIELD

Office of the

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January 18, 2022

Local Initiative Program
Department of Housing & Community Development
100 Cambridge Street, Suite 300
Boston, MA 02114
Attn: Rieko Hayaski

RE: Aura at Medfield, 50 Peter Kristoff Way - Local Preference

Dear Ms. Hayaski:

This letter will confirm that the Town of Medfield wishes to employ the maximum allowable local preference of 70% of affordable units at the Aura at Medfield at 50 Peter Kristoff Way. The Medfield Zoning Board of Appeals (ZBA) voted unanimously at its April 29, 2020 meeting to request the maximum 70% local preference as part of it approval of this project. The project consists of 56 rental units, 14 of which are to be affordable. This request is based on the clear agreement regarding the need to maximize access to affordable rental units for local residents, employees of the municipality and businesses located in the Medfield, and families with children enrolled in the Medfield School District.

The Town's decision is informed and supported by a Housing Production Plan completed by Community
Opportunities Group for the Town of Medfield, a copy of which is on file with DHCD. Key findings supporting the Town's request for this local preference are as follows:

1. The median income of renter households was $38,000 in 2014. Renters have experienced no income growth (when adjusted for inflation) over the past 15 years, while median rent has increased by 45 percent. (HPP, Page 9)
2. The Town's housing stock is comprised primarily of single family, owner-occupied housing (91%) with very limited options for renter households:
    a. There are only 375 total rental units in Medfield, or 9.5% of housing units - compared to 36% statewide and 29.6% in Norfolk County. (HPP, Table 14)

b. The rental units available in Medfield are unaffordable to nearly half of renter households – who must pay more than 30% of household income to rent a median priced rental unit in town. (HPP, Table 5)
c. The vacancy rate for rental units is 0% in Medfield (meaning there are no available rental units in Medfield) compared to 4% in Norfolk County (American Community Survey, DP04, 2011-2015, 5year estimate)

3. In Medfield, 61.3% of renter households are cost burdened compared to 48.8% for Norfolk County and 50.6% statewide. Of those, 39.8% of Medfield renter households are severely cost burdened, which is on par with Norfolk County (39.3 %) and statewide (40.5%) rates. (American Community Survey, DP04, 20112015, 5 year estimate)
4. Approximately 5.5% (4.6% of men and 6.4% of women) of Medfield's population is disabled, compared to 9.9% of Norfolk County and 11.5% of Massachusetts residents. The lower incidence rate of disabilities in Medfield may be due in part to the lack of accessible housing options with the Town forcing residents to look elsewhere for housing.
5. While the number of rental units in Medfield is low overall, low-income renter households have very few options unless they have a mobile housing subsidy.

Development	Waitlist (as of 1/1/22)
Tilden Village (60 affordable senior units)	1405 on waitlist statewide (543 are elderly, 862 are non-elderly handicap) *Avg. annual turnover: 15 (2021)*
Wilkins Glen (103 affordable units)	71 applicants *Avg. annual turnover: 5% (2021)*
The Parc at Medfield (96 affordable units)	2 applicants *Avg. annual turnover: 12 (2021)*
67 North Street (8 units, 2 affordable)	No waitlist *Avg. annual turnover: 0 (2021)*
Hillside Village (16 units, 4 affordable)	7 applicants *Avg. annual turnover: 2 (2021)*
71 North Street (8 units, 2 affordable)	No waitlist *Avg. annual turnover: 0 (2021)*
Medfield Meadows (24 units, 6 affordable)	No waitlist, 1 available unit *Avg. annual turnover: 0 (2021)*

We believe that there is a clear need for a 70% local preference for the affordable rental units at the Aura at Medfield. Medfield has been actively working to increase its affordable housing supply in order to meet the needs of our residents by supporting proposals that meet the

strategies outlined in the Housing Production Plan. There is currently a significant lack of rental housing in Town, and an even greater lack of rental housing affordable to individuals and families earning less than 80% of AMI. The Town is dedicated to encouraging further development of LIP units and the Aura at Medfield must be part of the solution to addressing increasing housing costs.

By electing to include current residents, employees of the town and local businesses as well as families with children in the schools, we are creating a broad and inclusive local preference pool, which will be augmented by adding additional minority applicants from outside the town if needed in order to increase the minority percentage within the local preference pool to more closely match the regional minority percentages. The Town of Medfield will mitigate any potential discriminatory effects of the local preference by including all four allowable local preference categories (local resident, employee of the Town, employee of a local business, or household with children in the Medfield Schools). In addition, if the percentage of minority applicants in the local preference pool does not meet or exceed the regional minority percentage (27%), a pre-lottery will be held of minority applicants in the general pool to determine the order in which they will be added to the local preference pool until either a) the minority percentage of the local preference pool equals 27% or b) all minority applicants have been added to the local preference pool, whichever first occurs.

I respectfully request that DHCD approve a 70% local preference for Medfield Meadows in support of the Town's affordable housing efforts.

Please let me know if you have any questions or require any additional information.

Respectfully submitted,

Michael T. Marcucci, Chair
Board of Selectmen
Town of Medfield