# Impact of non-compliance with MBTA Communities Act Zoning
## *on the Medfield State Hospital Project*

### PREVIOUS EFFORTS AT THE MSH

- Land disposition represents 25 years of Town planning efforts
- TFI included the MassWorks Infrastructure Program as a funding source for non-existent subsurface utilities in its RFP response
- The hazardous materials present in the buildings represent a $20M liability for the Town
- In 2023, the Commonwealth granted a combined $5M from MassWorks (renamed HousingWorks) and the Underutilized Properties Program to the Town for the Project
  - This is 10% of the total financing needed but shows important momentum
- MSH Project will push Medfield well above 10% of its Subsidized Housing Inventory (SHI) and put the Town in Safe Harbor from future 40B projects
- MSH Project will contribute up to $675K annual, net new tax revenue to the Town
  - First time the property has contributed to the Medfield tax base in history

### IF THE TOWN IS NON-COMPLIANT

- State Hospital Project is ineligible for the remaining $25.5M need for public roadways and subsurface utilities financing and $19.5M in HazMat remediation financing
  - **Project will no longer be financially viable**
- Town retains 20M liability of hazardous materials
- Buildings continue to degrade and present health & safety risk
- Medfield SHI <10%, Town is subject to 40B developments
- Town will forfeit  up to $675k in annual tax revenue from MSH Project
  - Town is also ineligible for $10M in annual operating subsidies from Commonwealth grants





