

## **Affordable Housing Trust**

January 10, 2019, 7:30 PM

DPW Training Room

### **Minutes**

**Present:** Michael Marcucci, Jim Brand, Ann Thompson, Todd Trehubenko, Jack Wolfe, Adam Ameden, Marion Bonoldi

**Absent:** Tim Bonfatti, Sarah Raposa

**Others Present:** Courtney Starling, Bill Massaro , John Harney, Mary Harney, Eve Potts, Richard Scullary, Gus Murby, Barbara Gips

Chairman Michael Marcucci called the meeting to order at 7:30 PM and stated it was being recorded.

### **Senior Housing Study**

Ms. Barbara Gips presented. Ms. Gips distributed “2018 Medfield Senior Housing Topline Results – Draft” to the members of the Trust. Ms. Gips noted the word “Draft” is included simply because it has not been presented to the Board of Selectmen yet. Ms. Gips said the intent of the survey was to understand what Medfield seniors want for housing. The survey was mailed to 2,204 households in Medfield, having at least one resident over 55 years of age. There were 695 surveys returned; 32% response rate. Ms. Gips noted that only 400 surveys were needed for statistical reliability. The committee conducting the survey was very pleased with the response. A sample survey was circulated to the members of the trust.

Ms. Gips reviewed a PowerPoint presentation. Highlights of the survey were discussed:

- 19% of households (410 units) were extremely/very likely to move to senior housing if units were available in town. An additional 29% (648 units) are somewhat likely to move.
- A total of 63% (256 units) would move within two years.
- Key reasons for wanting to move – reduce expenses and taxes and less upkeep to house and/or yard.
- Most often mentioned reasons for not wanting to move – cannot afford, do not want to move and plan to move out of the area.
- The two preferred locations in Medfield to move to – “As close to downtown as possible” and “Medfield State Hospital Site.”
- Only 10% indicated that near the Senior Center is their first choice.
- A single family detached home is the most preferred style of home (61%).
- Only 7% prefer apartments
- 68% prefer two bedrooms; the majority of the rest would prefer 3 bedrooms
- The ideal number of bathrooms is 1 ½ or 2

- Most desirable features – washer and dryer in unit, master bathroom with attached bath, first floor master, private outdoor space and single story living is desired by 3 out of 4 seniors.
- 81% of seniors (330 units) would consider buying
- 72% of seniors (293 units) would consider renting
- Slightly over half would prefer a maximum sales price under \$450,000
- 6 out of 10 surveyed seniors want rental prices under \$2,000 per month
- 19% of seniors indicated that they would qualify for 40B (ownership) and another 18% indicated they would qualify for “Community Housing”
- 55% of surveyed seniors do not have a mortgage
- 75% have a house value of at least \$500,000
- 49% have lived in Medfield for over 31 years
- Majority of survey respondents (74%) are between the ages of 55 and 74
- 32% work full-time; 16% work part-time; rest are retired
- 39% of incomes over \$100,000 (24% did not respond)
- 21% are veterans
- 24% are members of the Medfield Senior Center- those who are members are twice as likely to want to move as non-members

Ms. Gips outlined ideas for the “path forward.” Ms. Gips said that looking forward; the study results suggest the town should use approximately 400 senior housing units as an overall target. Ms. Gips noted that potentially 200 units of “senior housing” are currently in the works or under discussion (MSH, Hinkley property, Legion site, Rosebay, Adams Street and potentially Dale Street). Ms. Gips noted that no units from Medfield Meadows are specifically designated as “senior housing” but it’s possible the units will be suitable for seniors. Mr. Jack Wolfe said the income piece of the survey was particularly interesting - 24% did not answer the income question however, 33% of the surveyed senior population in Medfield is making under \$75,000 per year. Mr. Wolfe said sensitivity to cost control of housing is needed. Mr. Wolfe asked if the AHT feels anything was missed with the survey. Mr. Wolfe is looking for feedback prior to the Board of Selectmen presentation on Tuesday, January 15, 2019. Mr. Marcucci said the good news is that the desire/demand for senior housing is high. Mr. Marcucci said the preference for a downtown location is unrealistic. Mr. Marcucci feels this survey will be very helpful in the evaluation of the Medfield State Hospital. Mr. Marcucci said it is interesting that the surveyed seniors had a lack of interest in being near the Senior Center. Mr. Wolfe asked the AHT to send any comments and/or input to him.

### **Courtney Starling, COG, Affordable Housing Specialist- Mini-market report**

Ms. Courtney Starling, Affordable Housing Specialist, said that during the last AHT meeting with Mayrock (regarding the American Legion), questions regarding the rental market came up and she has been working on the answers. Ms. Starling distributed a mini-market rental study to the AHT; all information was outlined and discussed. Ms. Starling looked at the demographic profile of “neighbors” or similar towns. Factors included fiscal health, population numbers, location to transit, 40B

status, etc. Ms. Starling looked at 12 communities to determine “what is a comparable” community to Medfield. Mr. Marcucci thought the “mini-market” information was very well done and will be used in many areas. Mr. Wolfe thought the market information highlighted the substantial competition in the area. Ms. Starling said people come to Medfield for the “town feel” and feels there is “pressure radiating from Boston” - encouraging people to move to the suburbs. Ms. Starling noted that Medfield has a commute to Boston however; people are willing to do it. Ms. Starling noted that although Medfield is property tax dependent, Medfield has a higher rental housing percentage than most of its neighbors. Ms. Starling anticipates Mayrock to say they will be able to demonstrate a need for 56 rental units in Medfield. Mr. Wolfe asked if the AHT should push for more 2 bedroom units based on the Senior Housing Survey. Ms. Starling said generally there is a higher vacancy rate in one bedroom and two bedroom are mostly likely more marketable/desirable in Medfield. Mr. Bill Massaro, Evergreen Way, noted that The Parc had no problem filling units.

Mr. Marcucci asked if there was anything in terms of the Mayrock proposal that the AHT needs to be thinking about. Mr. Todd Trehubenko said it is interesting that developers don’t have 3<sup>rd</sup> party data. Mr. Trehubenko feels the developers “pick a rent” and might get it or not. Ms. Starling said the developers are not asked to do it: bankers don’t ask them and it is a reasonable question. Ms. Starling feels Mayrock understood from the last meeting that they should come more prepared. Mr. Wolfe gave compliments to Ms. Starling and believes there is high value in the data she provided. Mr. Wolfe asked if the information should be forwarded to developers. Mr. Marcucci said the information should be given and then the developers can make any proposal they want to make. Ms. Starling said that DHCD has been “watching” all the 55+ developments and stressed other demographics. DHCH has been responding with deletion of age restrictions on proposals.

Mr. Massaro questions how to make housing affordable for seniors if they don’t qualify for 40B housing. Mr. Massaro doesn’t believe it is achievable especially with taxes going up 10% per year. Mr. Marcucci said that he questions the affordability however; there is no option for seniors.

### **Courtney Starling, COG, Affordable Housing Specialist - town-owned land**

Ms. Starling used the overhead projector and reviewed town maps she provided. Wetlands and town-owned land was discussed. Ms. Starling said that although there is very limited town-owned land, Medfield is not a town without assets. Ms. Starling feels the Hinkley lot is a great asset. There is a great deal of opportunity on town-owned sites; there has simply been a lot of debate about them.

### **Potential 2019 ATM Warrant Articles**

Mr. Marcucci asked the AHT about potential warrant articles for the annual town meeting. Mr. Marcucci feels it is time to “fish or cut bait”. Mr. Marcucci believes there needs to be a discussion about the Hinkley Lot and/or Lot 3 for distribution as 40B projects.

Ms. Laurel Scotti, Green Street, asked if a 40B does go on at the Hinkley lot, with the intention of senior housing, is it guarantee they can go to Medfield Seniors. Mr. Marcucci said that in a 40B rental project up to 70% of the affordable component can be designated for a Medfield preference. Mr. Harney, Maplewood, asked if this discussion is to sell or lease Hinkley to a developer. Mr. Marcucci responded yes. Mr. Harney asked how much the town paid for the Hinkley lot. Mr. Marcucci said approximately one million dollars. Mr. Harney asked if the plan was to net one million dollars. Mr. Marcucci said that would be great however, we will not know the value unit a developer comes forward. Mr. Brand is in support of the potential article. Mr. Brand feels that it would be addressing the senior housing problem head on; much more than the proposed overlay from Special Town Meeting. Mr. Brand said it would lead to the questions, "What about the hospital?" with the townspeople. Mr. Marcucci feels we need more commercial development in town but the Hinkley lot is not a good commercial site. Ms. Ann Thompson agrees. Ms. Thompson would like to hear more discussion about commercial developments.

At approximately 9:02 pm, Mr. Brand made a motion to authorize distribution on the Hinkley lot (for cluster – ownership housing, 40B, age restricted) and on Lot 3 (portion for less than 42 rental units and another portion for commercial development); all to be worked out during the RFP process. Seconded by Ms. Thompson. The Vote: 6-0. Mr. Marcucci will add the draft warrant for Ms. Starling and Ms. Sarah Raposa to work on.

### **Brief Committee Project Updates**

**MSH Development Committee (Trehubenko)** - Next meeting on January 23, 2019. The purpose of the next meeting is to develop standard questions for the RFI responses and then schedule interviews

**Medfield Meadows, 41 Dale Street (Marcucci)** - in the ZBA public hearing process.

**Tilden Village, Pound Street (Trehubenko)** - Mr. Trehubenko said there was a design meeting and it proved to be productive however, the mass or bulk of the design was not reduced. Ms. Starling said there was very little headway made in dealing with the building's bulk.

**96 Adams Street (Thompson/Bonfatti)** - Board of Selectman rejected the application

**American Legion, Peter Kristoff Way (Brand)** - Scheduled with the AHT on February 7, 2019 and then will schedule to go before the Board of Selectmen. A letter was received from the Legion rejecting the idea of the proposed rezoning.

**Minutes** -At approximately 9:19 pm, Mr. Wolfe made a motion to approve the minutes from December 6, 2018. Seconded by Ms. Thompson. The Vote: 6-0. Mr. Marcucci said the next meeting is scheduled for February 7, 2019.

At approximately 9:20 pm, Mr. Trehubenko made a motion to adjourn. Seconded by Ms. Thompson. The Vote: 6-0.