



Town of Medfield
Request for Proposals
Redevelopment of the former Medfield State Hospital

Addendum #1 – May 6, 2021

1. Site Visit Registration Deadline Extended

The deadline to register for the site visit has been extended to **2 pm on Wednesday, May 12, 2021** by email to Nicholas Milano, Assistant Town Administrator, at nmilano@medfield.net

2. Site Visit Day / Time Announced

The site visit has been scheduled for **1 pm on Monday, May 24, 2021** at the Medfield State Hospital. The site visit will include an informational briefing and the opportunity to ask questions. The site visit will not include a guided tour of the campus or any buildings. The Medfield State Hospital campus is open to the public and interested firms are invited to visit at their convenience. Additional details will be provided upon registration by Nicholas Milano.

3. Deadline to Submit Questions Extended

The deadline to submit questions has been extended to **11 am on Friday, May 28, 2021**. Questions must be submitted by email to Nicholas Milano at nmilano@medfield.net

4. Q&A Will Be Posted Friday, June 11, 2021

The Town will post the Questions and Answers by **11 am on Friday, June 11, 2021**. Answers will be posted to the Town website here: <https://www.town.medfield.net/bids.aspx?bidID=14>

5. The Town has responded to Question #1 as follows:

Q: Does the 25% affordability requirement for projects over 50 units apply to memory care, assisted living, and independent living units?

A: Please reference the Medfield State Hospital Zoning District ([300-20](#)) in the Town's Zoning Code, a portion of which is reproduced below.

[§ 300-20.6 Housing and housing affordability.](#)

- A. Housing marketing and selection plan. Prior to obtaining plan approval for any proposed project, the applicant shall submit a housing marketing and resident selection plan that complies with the Town of Medfield's Inclusionary Housing Bylaw. (Medfield's Inclusionary Bylaw is § 300-14.16.) The Town has also adopted a Housing Production Plan to advance inclusionary zoning. The Town intends for a fair housing compliant residential selection process.
- B. Number of affordable units. Not less than the required number of affordable units in proposed projects shall be affordable units. For purposes of calculating the required number of affordable units required within a proposed project, any fractional unit of 0.5 or greater shall be deemed to constitute a whole unit.
 - (1) An individual building within a proposed project may have more or less than the required number of affordable units, provided that the aggregate number of affordable units within a proposed project is equal to or greater than the required number of affordable units calculated on the basis of the total number of units within the proposed project at the time certificates of occupancy for all buildings within the proposed project are issued.
 - (2) Two proposed projects in which one project contains less than the required number of affordable units and one contains sufficient affordable units so that the required number of affordable units for both proposed projects is met may be proposed and approved together, provided that no certificate of occupancy shall be granted to the proposed project with fewer affordable units until a certificate of occupancy is granted to the proposed project with more affordable units.