



# MEDFIELD HOUSING PRODUCTION PLAN

## DRAFT STRATEGIES

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Prepared for the Medfield Board of Selectmen,  
Planning Board, and Affordable Housing Trust

Presented by

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9/21/21

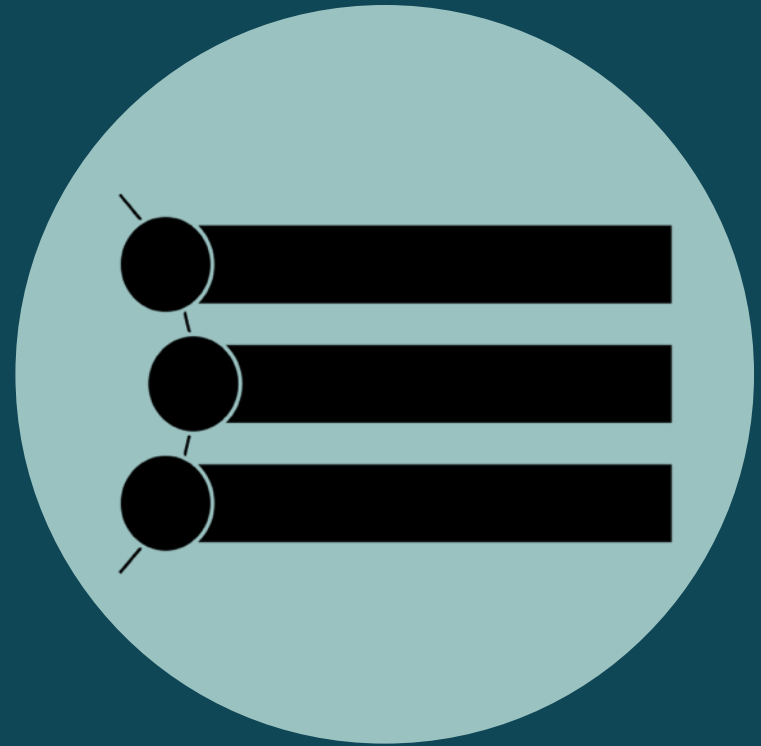
J M G O L D S O N

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EMPOWERING PEOPLE.  
CREATING COMMUNITY.

# Contents of the Housing Production Plan (HPP)

- Comprehensive housing needs assessment
- Development constraints analysis
- Implementation Capacity
- Five-Year Goals and Strategies
- Action Plan





# A QUICK OVERVIEW OF BASICS AND DEFINITIONS

Let's make sure we are all talking about the same thing!

# C.40B BASICS

C.40B, §§ 20-23 The Comprehensive Permit Law

This law isn't really about housing at its heart

**It's about people, fairness, and opportunity**

People including working families and people of all abilities and ages

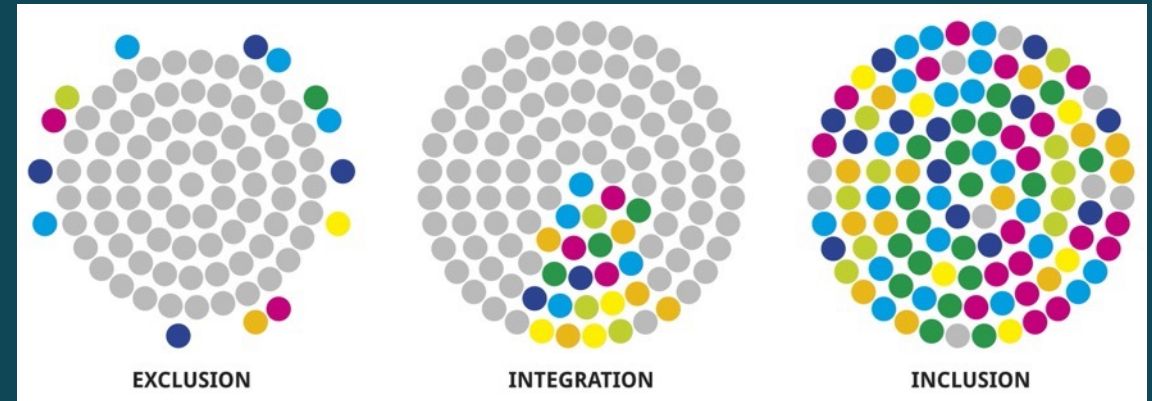


# C.40B BASICS

C.40B, §§ 20-23 The Comprehensive Permit Law

Enacted in 1969 to help address shortage of affordable homes

In a way that promotes inclusion of diverse populations in communities across the state



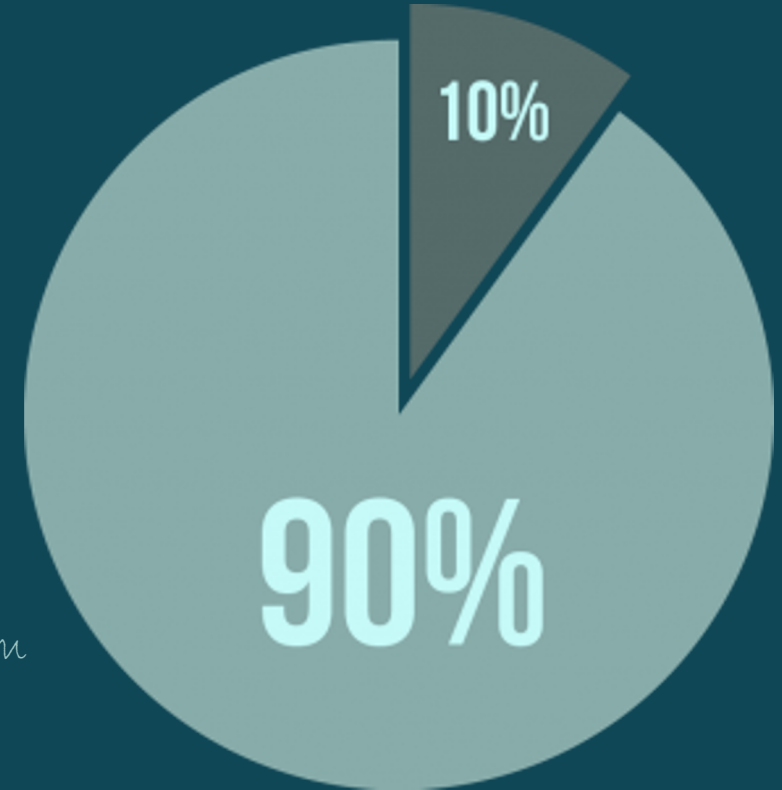
# C.40B BASICS

C.40B, §§ 20-23 The Comprehensive Permit Law

The statute sets fair share state goals that every community has:

- 10% of year-round housing that is Affordable
- 1.5% of land area has Affordable housing

*we will define this term  
very soon*



# C.40B BASICS

C.40B, §§ 20-23 The Comprehensive Permit Law

If 40B goals not met, developers can seek 40B Comprehensive Permits:

- Streamline and consolidate local permitting
- Request waivers of local regulations including zoning provisions and wetlands bylaws/ordinances

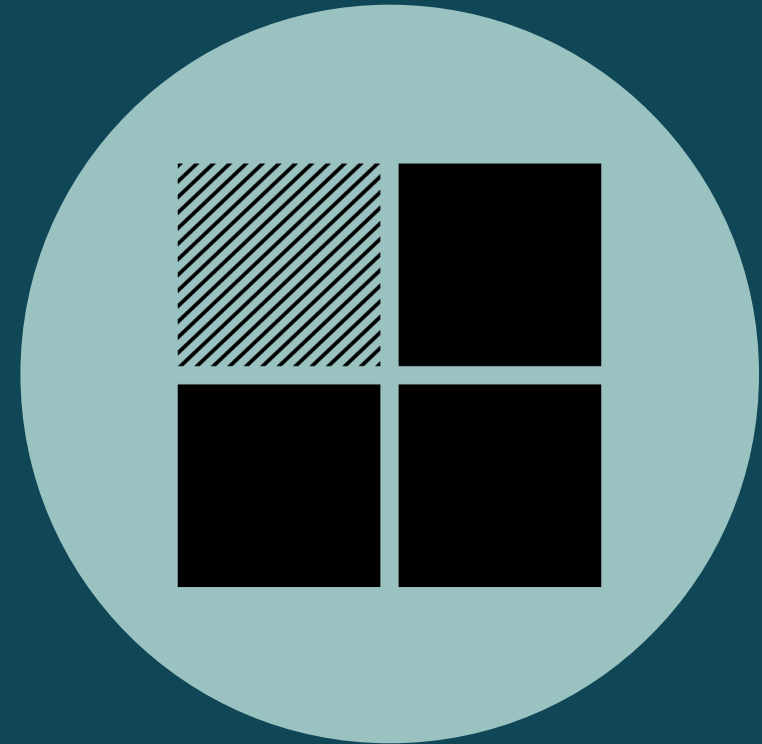


# C.40B BASICS

C.40B, §§ 20-23 The Comprehensive Permit Law

Enables local Zoning Board of Appeals (ZBA) to approve developments under flexible rules if at least 20-25% of units are Affordable

Denials/imposition of certain conditions are often overturned by the Housing Appeals Committee



# C.40B BASICS

C.40B, §§ 20-23 The Comprehensive Permit Law

All rental units (including the market-rate units) can count on the SHI

For ownership (e.g., condos) only the deed restricted Affordable units can count on the SHI




# What do we mean by Affordable housing?

To count toward the 40B goals, a unit must be eligible for the state's Subsidized Housing Inventory (SHI)

Four requirements:

1. Restriction
2. Market Approach
3. Approval/Funding Mechanism
4. Price/Income



SHI

# Income limits to qualify for affordable housing



## 80% Area Median Income Limits (FY21)

Note: Income limits vary by household size.

(Source: HUD User, FY21 income limits)

Area Median Household Income: \$120,800  
Medfield Median Household Income: \$160,963  
(2019 ACS estimate)



# What do we mean by incremental progress?

Certification of the HPP – a.k.a. “safe harbor”

A certified community can deny comprehensive permits

The ZBA’s decision will be upheld by the Housing Appeals Committee

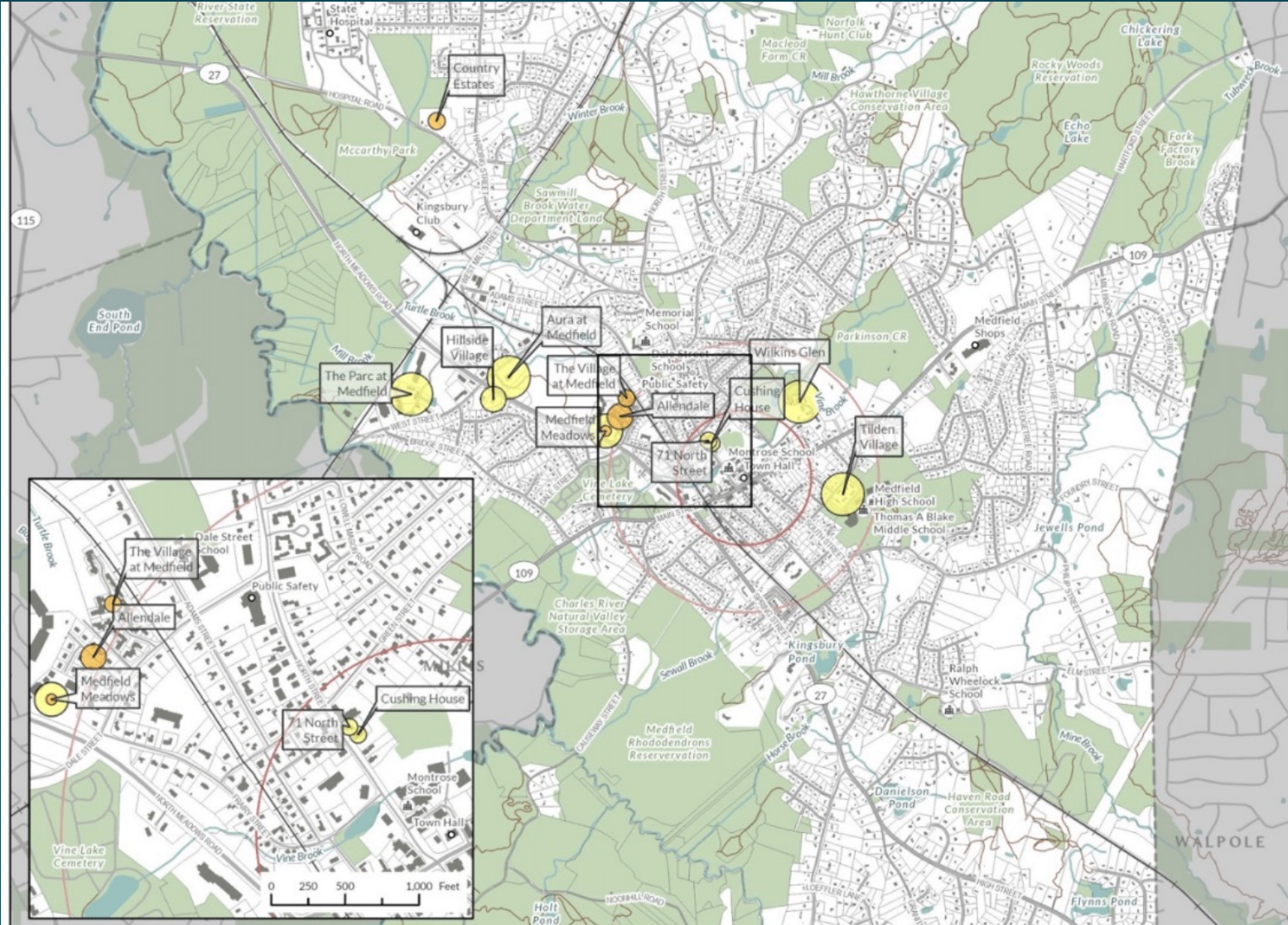
\*Per 2020 census, Medfield would an estimated 22 units for a one-year certification (unofficial)

1. Planning Board, Board of Selectmen, and the state “approve” your Plan

2. Town permits 21 SHI homes in a calendar year (or 42 SHI homes)\*

3. Town earns state “certification” and enters safe harbor for 1 year (or 2 years)

# Medfield's Subsidized Housing Inventory

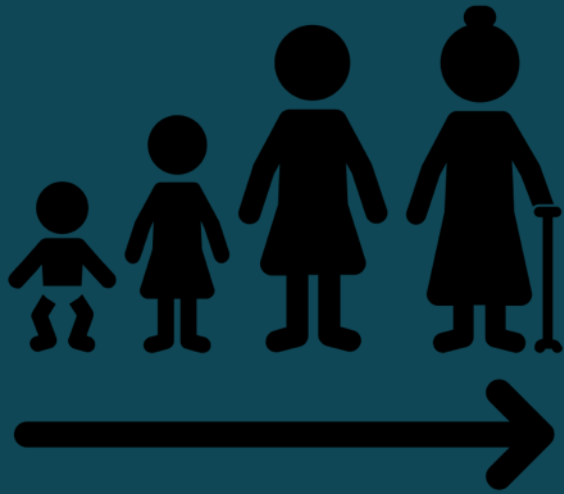


9.6% (official per 2010 census)

9.34% estimated per 2020 census  
(not official)

406 units listed

16 more needed to reach 10% (per  
2010 census) or estimated 29 per  
2020 census (not official)

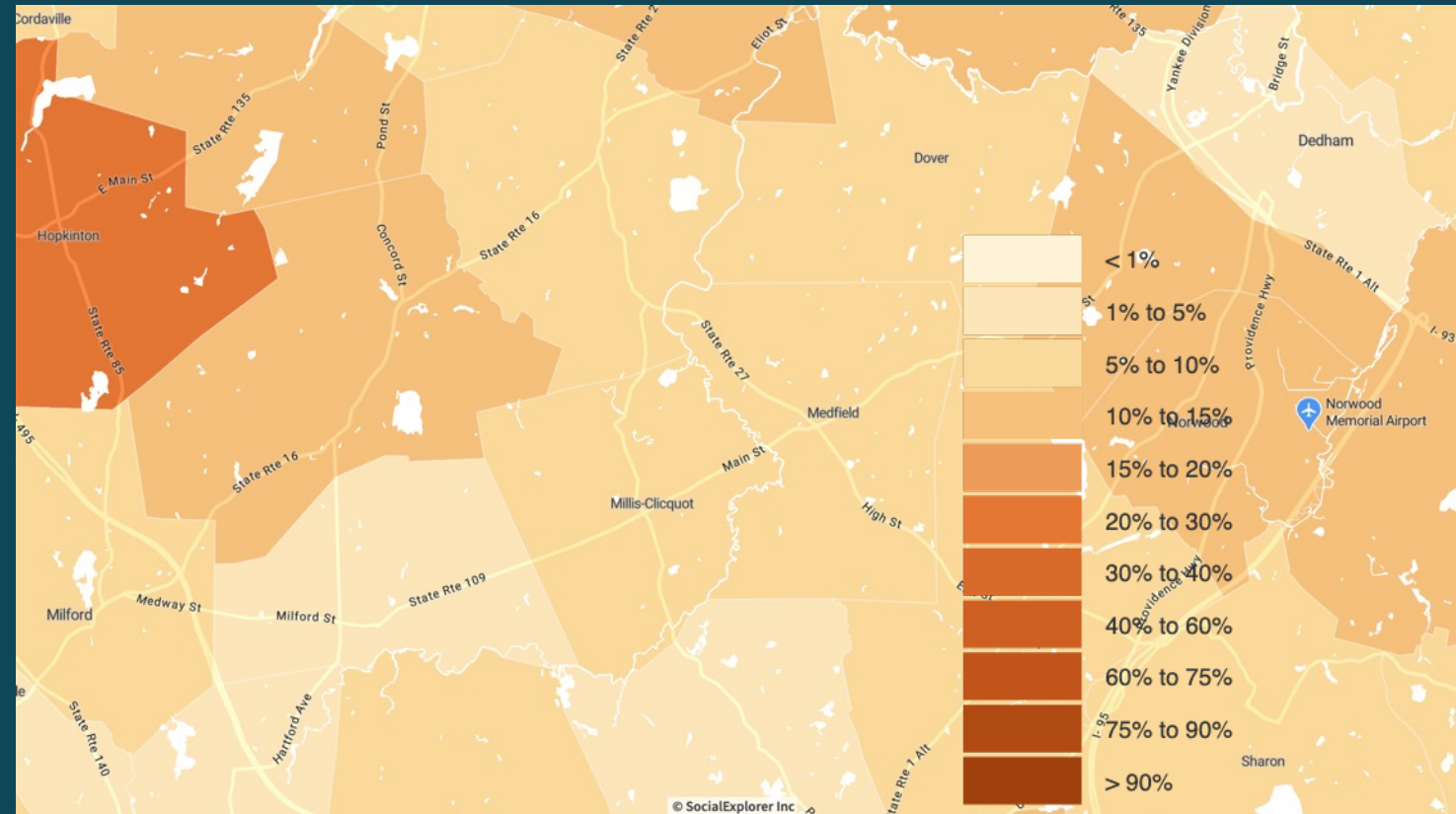


# A BRIEF SNAPSHOT OF LOCAL HOUSING NEED

Medfield's need for housing diversity goes beyond reaching 10%

# After 10%? There is still a local need for greater housing diversity

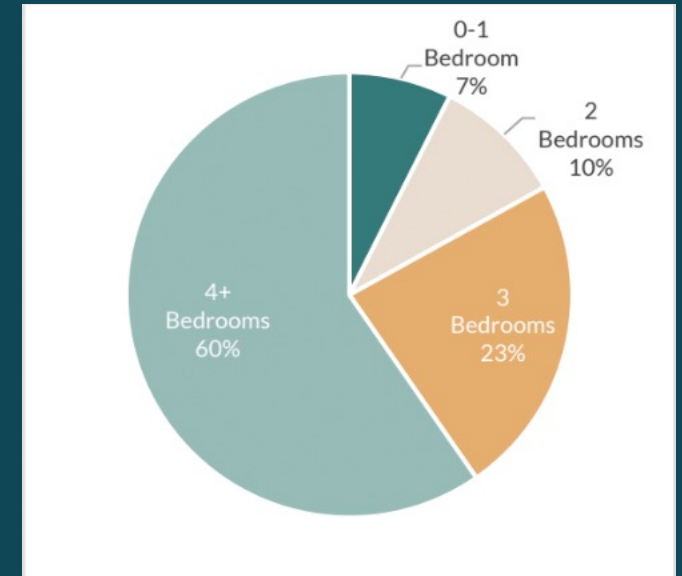
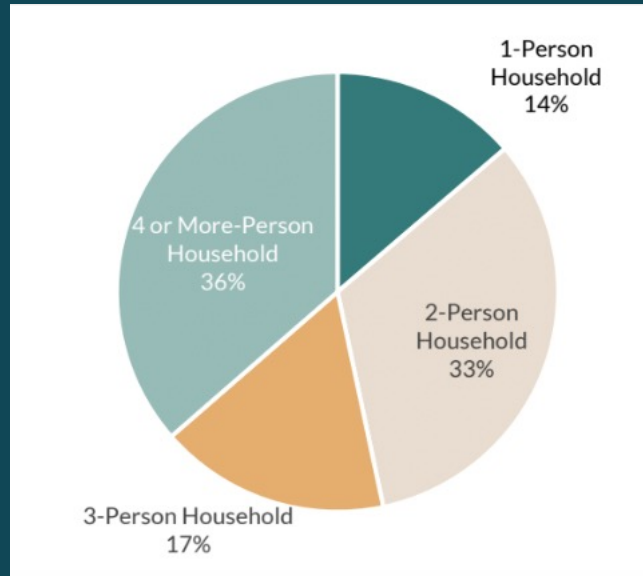
- Similar population growth as many immediately surrounding communities
- Projections indicate growth in older adults (65+)
- Little racial diversity
- Housing costs extremely high
- Rental opportunities are scarce



# After 10%? There is still a local need for greater housing diversity

## Housing Size Mismatch

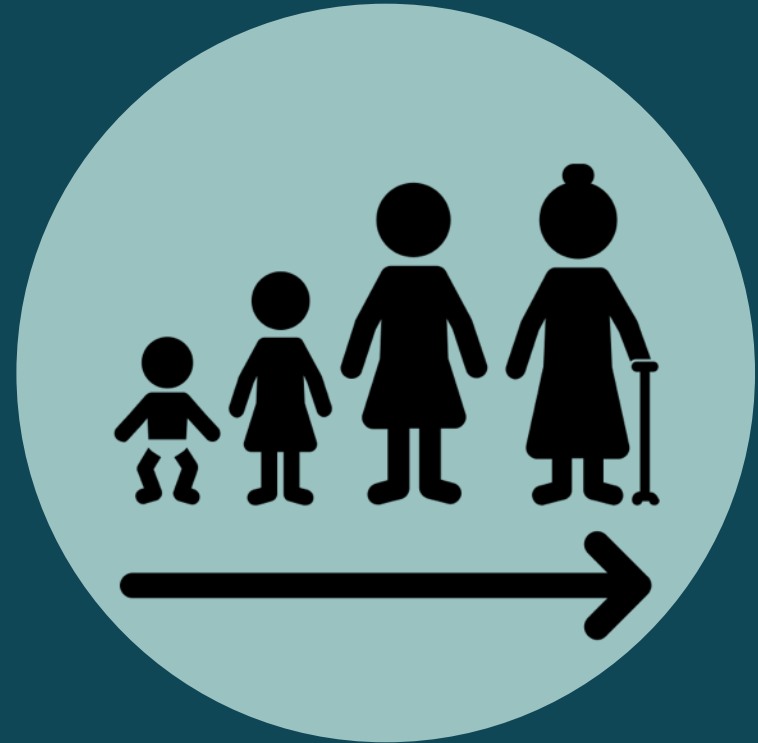
- Housing stock is mostly larger units (4+ bedroom)
- Yet 47% of households are 1 or 2 people



# After 10%? There is still a local need for greater housing diversity

Analysis indicates need for

- more moderately-priced units
- affordable units
- rental units
- service-enriched housing for special needs including older adults



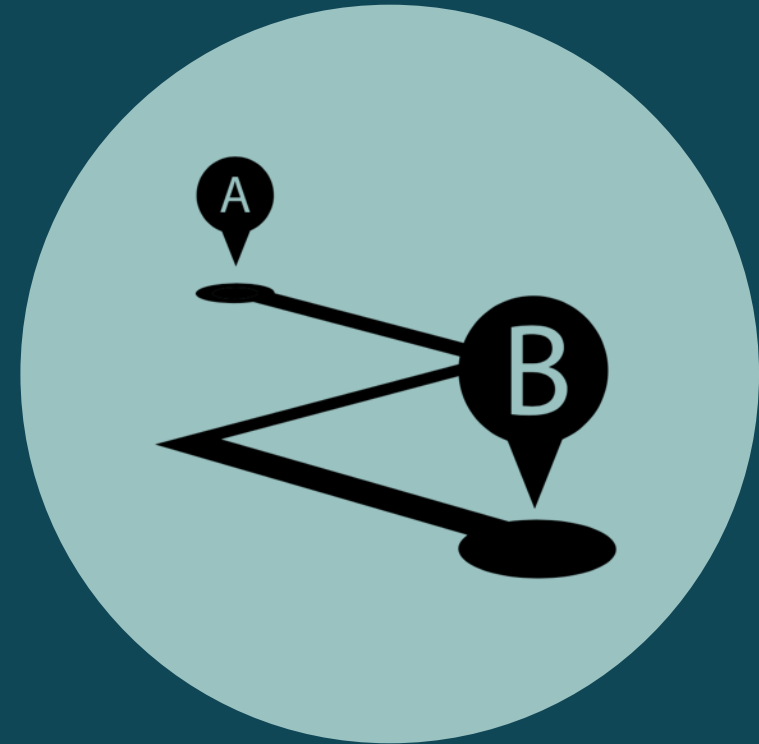


# SUMMARY OF DRAFT HOUSING GOALS AND STRATEGIES

The Housing Production Plan focuses on both reaching 10% on the SHI and addressing your local housing needs

# Draft Housing Goals

1. Meet the state's affordable housing production goals and maintain safe harbor
2. Address local housing needs and promote racial and ethnic equity, diversity, and inclusion with a greater variety of housing options
3. Distribute new housing options in strategic locations throughout Medfield
4. Support older adult residents to help them afford to remain in Medfield
5. Increase Medfield's capacity to implement housing initiatives through enhanced local and regional coordination



# Strategies – our approach

Effective plans include a variety of types of strategies:

- 1) Planning, policies, & zoning tools
- 2) Local initiatives & programmatic strategies
- 3) Capacity, education, & coordination

Not really a blueprint, more like a menu of choices.



# Planning, Policies, & Zoning

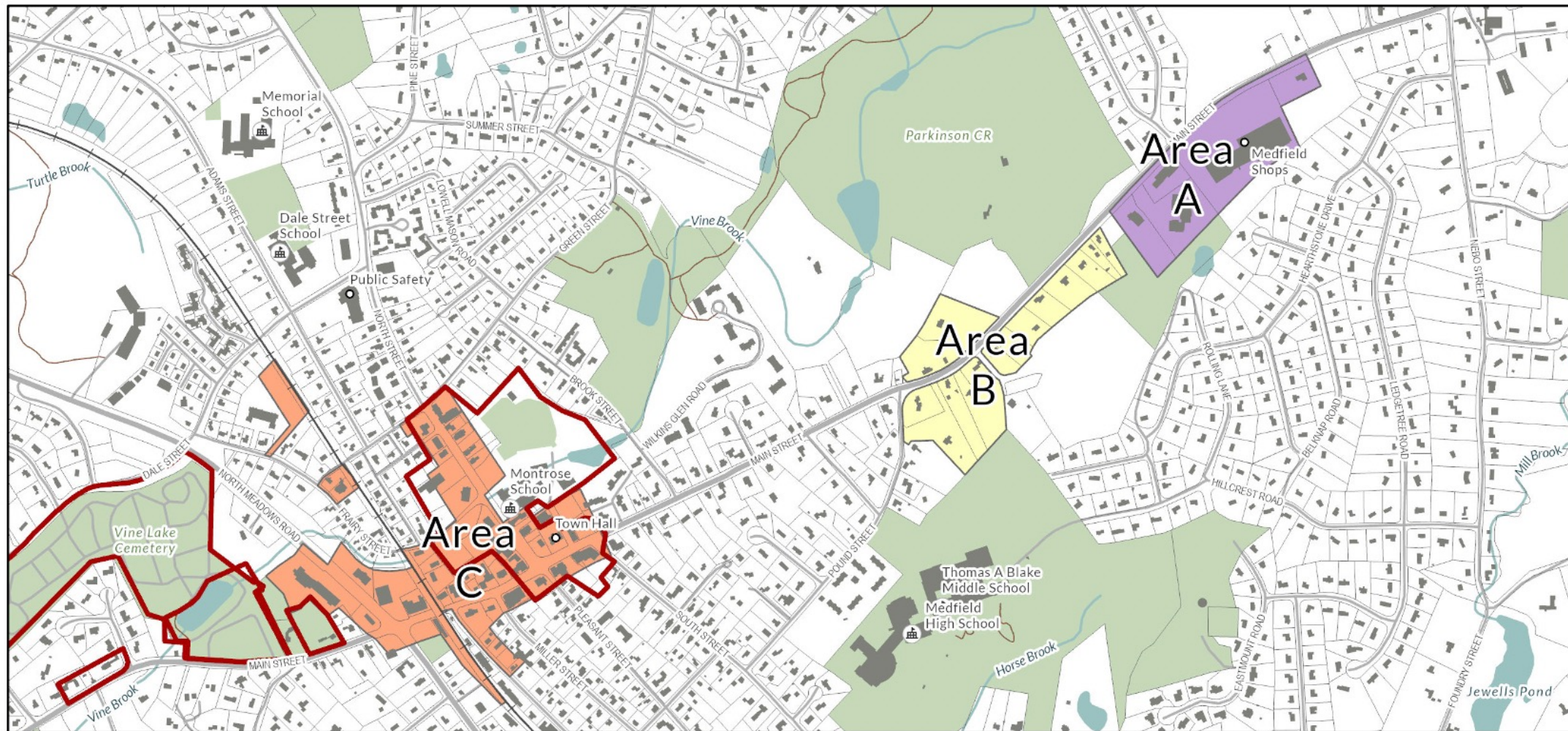
1. Strengthen the existing Inclusionary Zoning Bylaw
2. Reconsider adoption of a senior housing zoning bylaw
3. Update zoning to explicitly allow ADUs by right
4. Consider more flexible zoning tools that can provide an attractive local option to 40B
5. Amend OSRP bylaw to Open Space Design/Natural Resource Protection Zoning (OSD/NRPZ)
6. Consider rezoning portion of Route 109 corridor for mixed use and consider zoning amendments for town center to allow more flexibility to create mixed uses including top-of-shop apartments



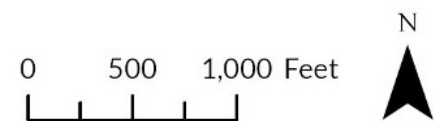
# TOWN OF MEDFIELD - POTENTIAL HOUSING STRATEGIES

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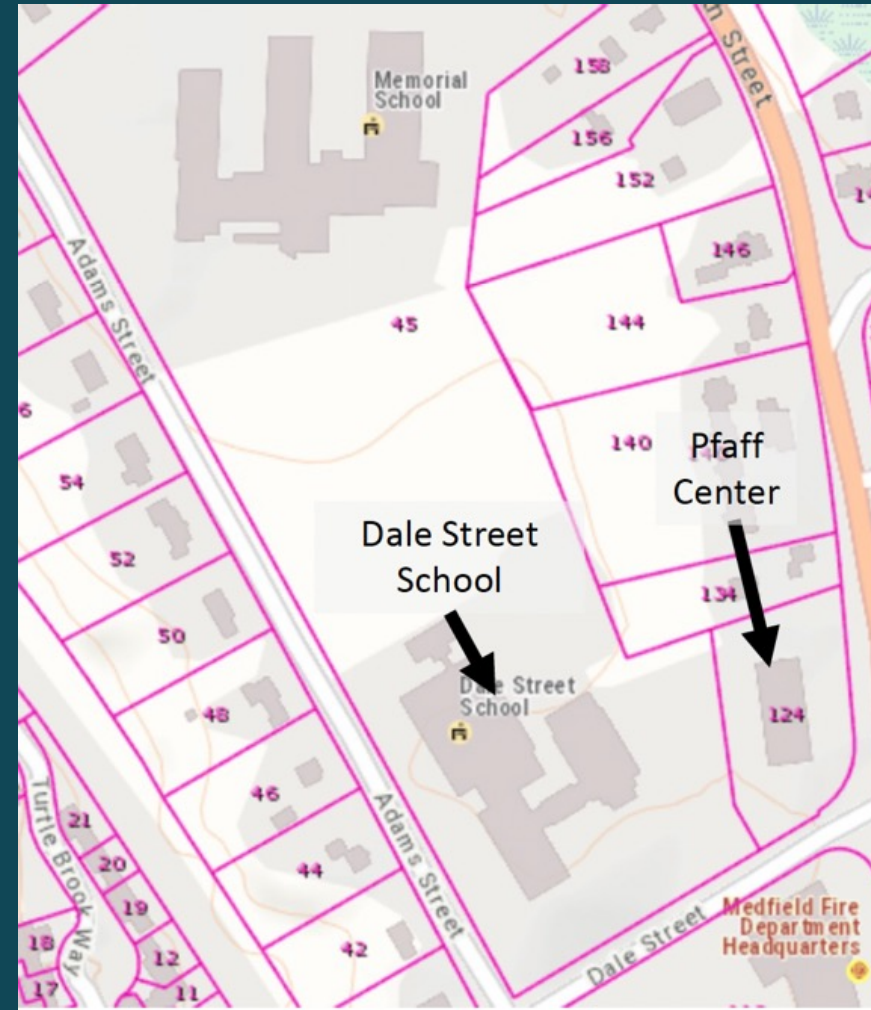
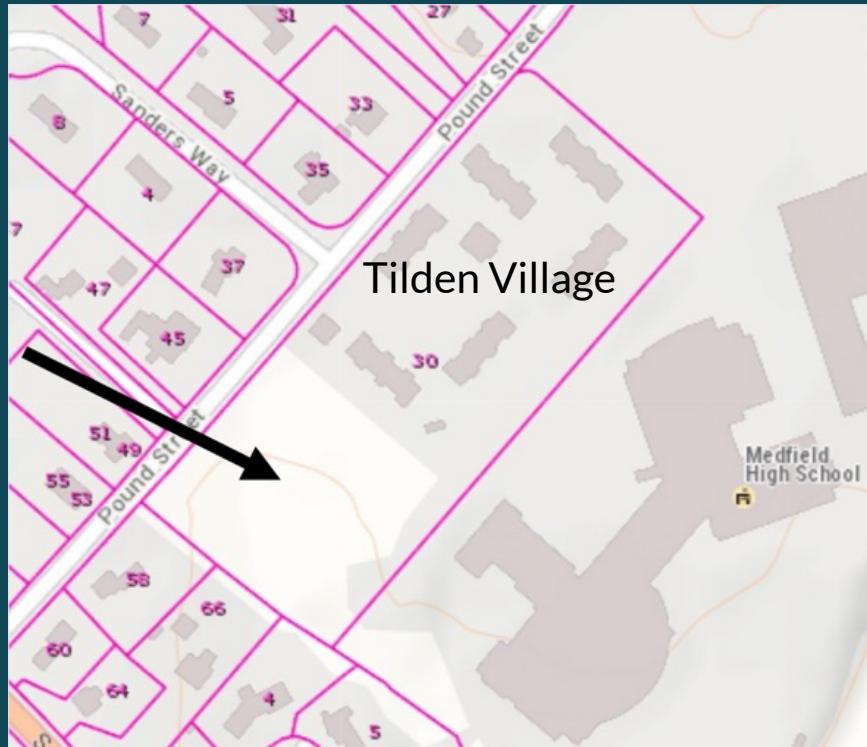
- Schools
- Buildings
- Parcels
- Trails
- Water bodies
- Area A - Medfield Shops Area
- Area B - Residential Rehabilitation and Conversion Area
- Area C - Town Center Area
- Local Historic District



# Local Initiatives & Programmatic Strategies

7. Seek proposals and fund the “Incentivizing Rentals Program” to create SHI-eligible rental units through small-scale new development or conversions of existing buildings
8. Foster creation of supportive special needs congregate housing
9. Support production of new housing at the Housing Authority’s surplus property adjacent Tilden Village
10. Consider opportunity to create housing through reuse or redevelopment of town properties
11. Consider supporting a short-term rental assistance program to help ease effects of COVID
12. Support senior housing development at the Hinkley property
13. Consider creation of a Homebuyer Assistance Program





# Capacity, Education, & Coordination

14. Consider adopting CPA to support local housing initiatives including to provide a regular funding source for the Medfield Affordable Housing Trust
15. Advance and expand local housing advocacy by seeking CHAPA's support through municipal engagement program
16. Consider collaborating with regional communities and funding to establish regional shared housing services
17. Enhance local coordination with various entities promoting housing and servicing residents in need
18. Continue to renew designation as a Housing Choice Community
19. Designate AHT as a local HPP oversight entity and perform annual review of status of HPP goals and strategies



# Next steps

- Board of Selectmen and Planning Board to approve HPP
- Submit to the MA Department of Housing and Community Development (DHCD) for approval

# Thank you!

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