

An aerial photograph of a residential neighborhood. The image shows several houses with dark roofs and light-colored walls, interspersed with green trees and brownish vegetation. A road intersection is visible on the right side of the image, with a road curving upwards and another road crossing it. The overall scene is a mix of built-up areas and natural landscape.

# Walnut Street RFP

## Neighborhood Meeting

May 26, 2021

**Foxborough Housing Authority/MassDevelopment ♦ Innes Associates**

*ia*  
Innes Associates Ltd.

# Agenda

**Welcome and Introductions**

**Introduction to the Site**

**Housing Needs**

**Related Infrastructure Improvements**

**RFP 101**

**Community Criteria for Development**

**Discussion**

**Next Steps**

# Introductions

## **Foxborough Housing Authority**

**Greg Spier, Chair**

**Kevin Powers, Vice Chair**

**Sue Perez, Treasurer**

**Bethany Robertson, Commissioner**

**Thomas Kelley, Commissioner**

**Maggie Hurd, Executive Director**

## **Town of Foxborough**

**Paige Duncan, Planning Director**

**Gaby Jordan, Staff Planner**

## **MassDevelopment**

**Claire O'Neill, Senior VP, Real Estate Planning**

## **Consultant**

**Emily Keys Innes, AICP, LEED AP ND  
Principal, Innes Associates**

# Meeting Expectations

The purpose of this meeting is to discuss the creation of a Request for Proposals (RFP) to develop the Walnut Street site as affordable housing.

The FHA is seeking community input into some of the criteria that will be included in the RFP.

This presentation will describe the current site and the context surrounding the development of affordable housing on this property.

We'll also discuss the timeline for the rest of the process of developing the RFP and what happens after it is issued.

**Please use the Q&A function to ask questions during the presentation.** We'll address them as we go and before we begin our discussion of community criteria.

## **This is not a development project.**

The FHA does not know what respondents to the RFP will propose.

**Because this discussion is not about a specific project, the following things are unknown:**

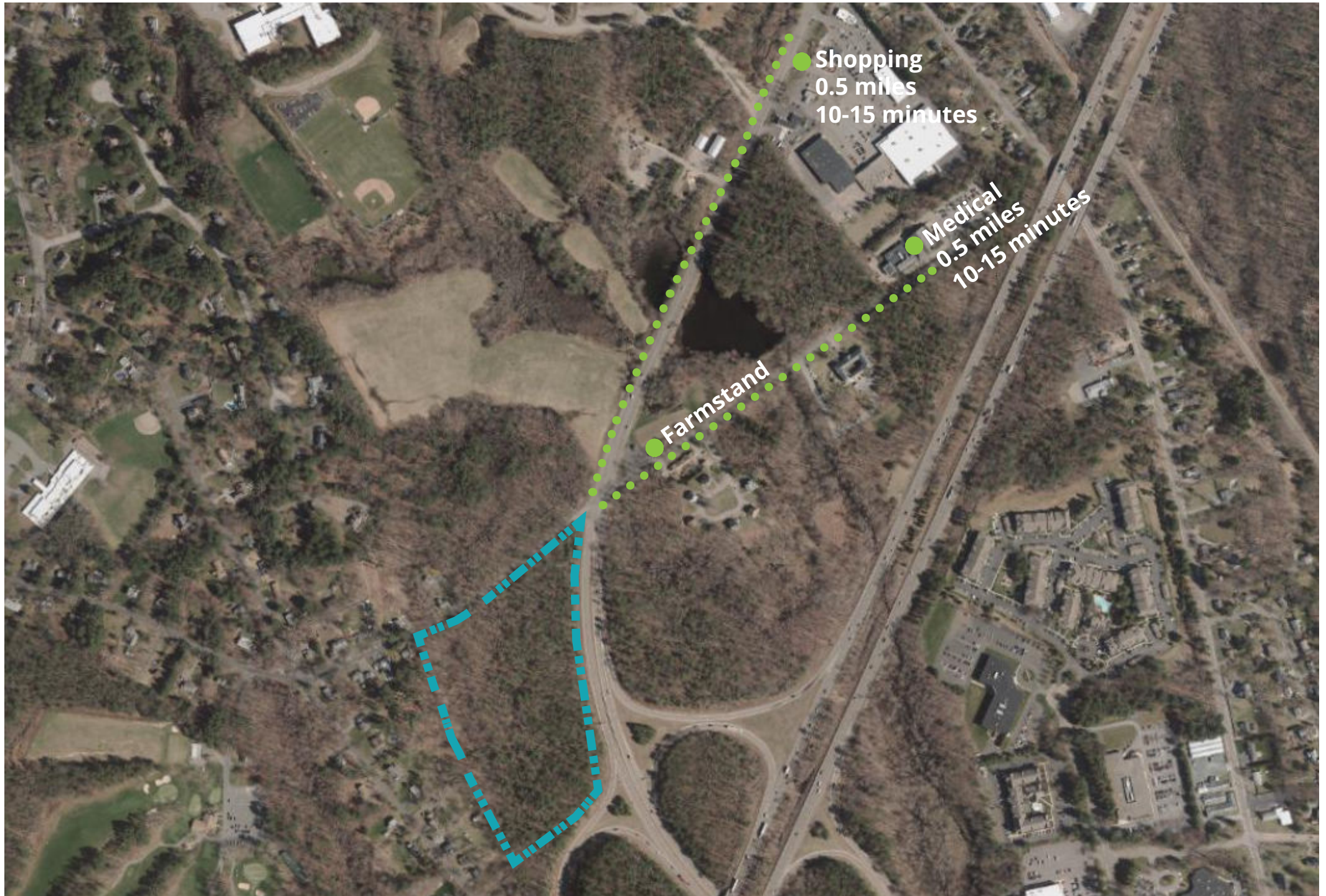
- ◆ Number of units
- ◆ Mix of units
- ◆ Number of buildings on the site
- ◆ Number of parking spaces
- ◆ Number of residents
- ◆ Traffic impacts
- ◆ Location of entry/exit to the property

**This is the first community meeting in the process of developing this RFP. We look forward to your comments about the development criteria that could be included in the RFP.**

# Introduction to the Site

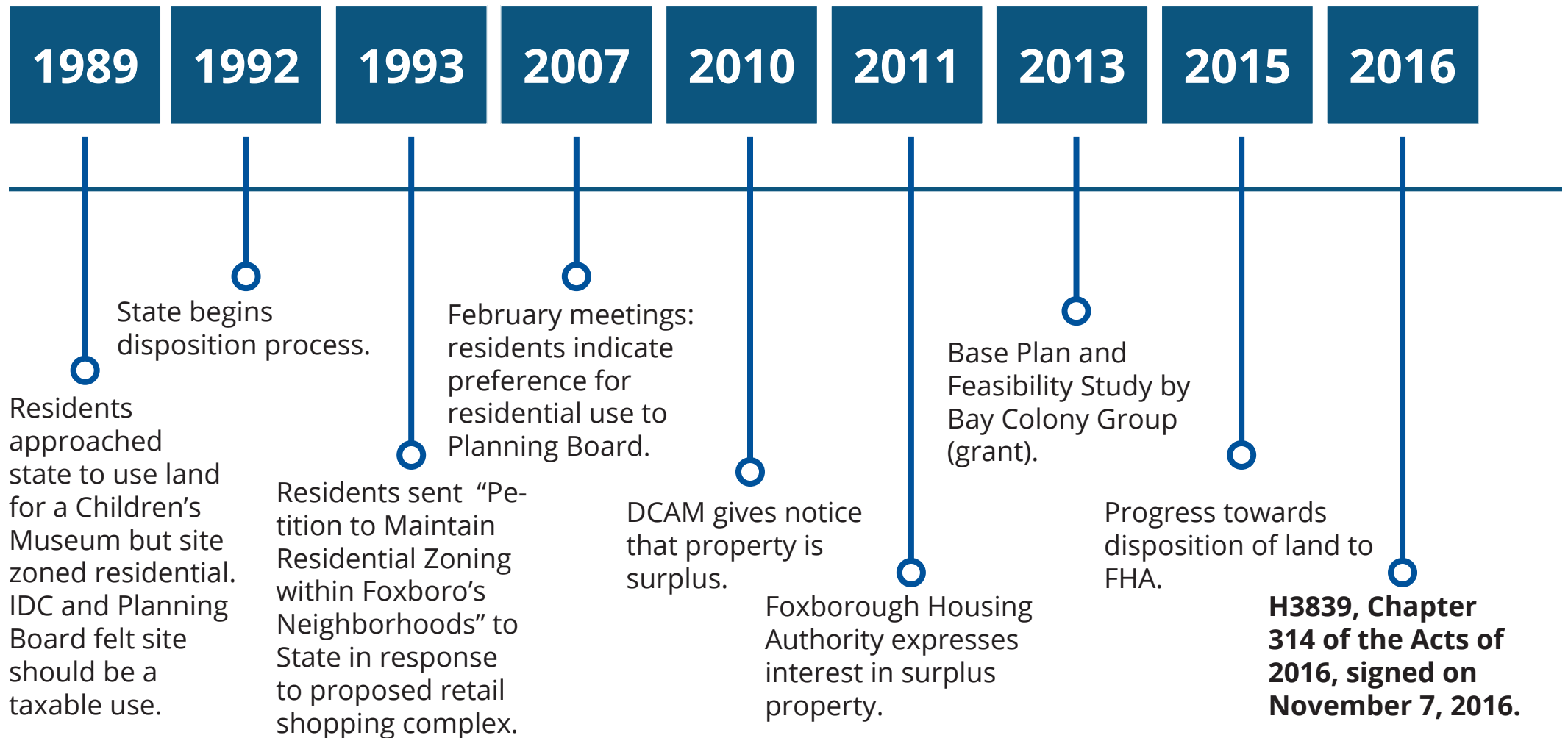


# Context



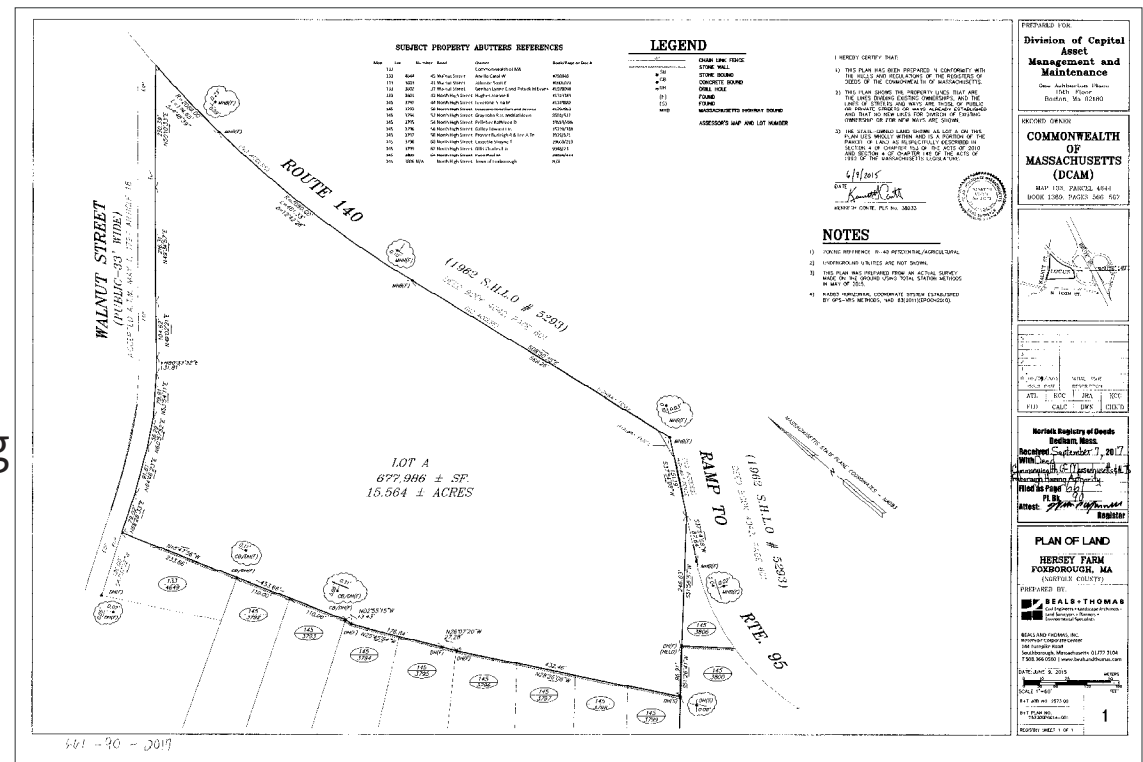
# Site History

The land was originally owned by the Massachusetts Department of Mental Retardation within the Executive Office of Human Services.



# Disposition Requirements

- ◆ Land was conveyed from Division of Capital and Asset Management (DCAM) to the Foxborough Housing Authority (FHA) for the sole purpose of affordable housing.
- ◆ The housing plan must be approved by the Department of Housing and Community Development (DHCD).
- ◆ The FHA may lease the parcel or portions of the parcel to develop, construct, operate, and maintain affordable housing on the parcel.
- ◆ Funds received from lease shall be retained by FHA and used for state-defined purposes under 121B and applicable regulations.
- ◆ **If the parcel is not used for affordable housing, it reverts back to DCAM.**



# Foxborough's Conversation on Housing

## Summary of April 2019 Survey

- ◆ 61% of respondents feel Foxborough is facing a social and economic challenge as a result of its current housing options.
- ◆ When asked if current housing options make it possible for all age groups and socioeconomic groups to live in Foxborough, 73% said no.
- ◆ Respondents feel the groups facing the greatest housing challenges are seniors (39%) and young families (35%). The breakdown of responses is:
  - ◆ Seniors 39%
  - ◆ Young families 35%
  - ◆ Singles 9%
  - ◆ Couples 2%

## Housing Production Plan (DRAFT 2021)

- ◆ FHA has identified this site for mixed income affordable housing.
- ◆ Seniors in Foxborough have increased from 12% of the population in 2010 to 17% now and are **expected to be 23% of the population by 2030.**
- ◆ **58% of households in Foxborough are 1-2 people;** household size likely to continue to decline and smaller-size housing options will be needed.
- ◆ Foxborough is income-diverse, but **seniors and renters are more likely to be low income.** About 34% of households in Foxborough are low-income.



# Income and Affordable Housing

- ◆ Median household income in 2017 was \$98,199.
  - ◆ This is almost \$24,000 higher than Massachusetts overall.
  - ◆ However, this is **lower than the Area Median Income**.
- ◆ Average household income for a homeowner is \$123,295.
- ◆ Average household income for a renter is \$62,212.
- ◆ **34% of households in Foxborough are considered low-income.**

Persons in Household	Extremely Low Income	Very Low Income	Low Income	Area Median Income
	<30% AMI	30% to 50% AMI	51-80% AMI	AMI
1	\$24,900	\$41,500	\$62,450	<b>\$113,300</b> Boston-Cambridge-Quincy
2	\$28,450	\$47,400	\$71,400	
3	\$32,000	\$53,350	\$80,300	
4	\$35,550	\$59,250	\$89,200	
5	\$38,400	\$64,000	\$96,350	
<b>% OF FOXBOROUGH HOUSEHOLDS</b>	11%	11%	12%	

Source: Draft HPP, 2019 U.S. Department of Housing and Urban Development

- ◆ **4.3% of households live below the poverty threshold.**
  - ◆ Single: < \$13,000; 4-person: < \$26,000

# Income and Affordable Housing

- ◆ 35% of **elderly non-family households** are extremely low-income; 24% are very low income; 19% are low income.
- ◆ 7% of **elderly family households** are extremely low income; 12% are very low income; 14% are low income.
- ◆ 7% of **non-elderly households** are extremely low income; 9% are very low income; and 10% are low income.

**Cost-burdened** households are those spending more than **30%** of their income on housing.

**Extremely cost-burdened** households pay more than **50%** of their income on housing.

- ◆ **71%** of Foxborough households earning less than 80% AMI are cost-burdened.
- ◆ **59%** of households with incomes 80-100% of AMI are cost-burdened.
- ◆ Based on pre-COVID housing prices, **the average household could afford to rent but not buy. However, the average renter cannot afford the average rent in Foxborough.**

Source: Draft HPP, pages 45-47.

# Summary of Current Housing Needs

## Current FHA Waitlist:

**Elderly: 2,539 applications**

**Family: 8,305 applications**

**Homes on Subsidized Housing Inventory: 865**

# Related Infrastructure Improvements

## Signalization

- ◆ Affordable housing at the site will make the Walnut Street/Commercial Street (Route 140) intersection eligible for state funding for new traffic signals.
- ◆ The 25% design plans have been reviewed by MassDOT and the 75% design plans are now complete.
- ◆ The cost of signalization is \$2.5 million.
- ◆ **Without development of this site as affordable housing:**
  - ◆ The signal project is not eligible for State funding.
  - ◆ The State is more likely to simply extend the existing barrier/median which would preclude left turns in and out of Walnut Street.
- ◆ Improvements include:
  - ◆ Signalization of the intersection.
  - ◆ Pedestrian accommodations.
  - ◆ Addition or lengthening of exclusive turn lanes.
  - ◆ Realignment of the side street approaches.
  - ◆ Relocation of the I-95 off-ramp.

## Sewer

- ◆ Proposed low pressure sewer system to run 3,100 feet west to east on Walnut Street, starting 450' west of Route 140/Walnut Street.
- ◆ System would handle flows from proposed affordable housing on the site and all existing buildings on Walnut St between Route 140 and Interstate 95.
- ◆ Existing buildings would tie into the system when the septic systems fail or earlier, at owner's discretion.
- ◆ Sewer installation is dependent on the development of affordable housing at the site.

# RFP 101

- ◆ Disposition of land is governed by M.G.L. Chapter 30B (Chapter 8. Real Property Transactions).
- ◆ FHA must:
  - ◆ Declare that the property must be declared available for disposition
  - ◆ Identify any restrictions on the use.
  - ◆ Determine the value of the property.
  - ◆ Solicit proposals.
- ◆ Solicitation (RFP) must include:
  - ◆ Description of property and **use restrictions.**
  - ◆ **Evaluation criteria.**
  - ◆ Rule for award.
  - ◆ Proposal submission requirements.
  - ◆ Contract terms and conditions.
- ◆ Disposition to Promote Public Purpose
  - ◆ Allows for disposition of property for less than market value.
  - ◆ Primary purpose must be to promote the public welfare.
  - ◆ Affordable housing qualifies as a valid public purpose.

# Examples of Housing Styles



**LODGE AT FOXBOROUGH**  
250 APARTMENTS  
SOURCE: WWW.UDR.COM



**PENNINGTON CROSSING, WALPOLE**  
55+ OWNERSHIP, 186 MARKET-RATE UNITS  
SOURCE: PULTE.COM



**THE RESIDENCE AT ORCHARD GROVE, SHREWSBURY**  
INDEPENDENT AND ASSISTED LIVING/MEMORY CARE  
SOURCE: LCBSENIORLIVING.COM



**LITTLETON DRIVE, WAREHAM**  
93 APARTMENTS; 44 UNITS ARE 62+; REST ARE FAMILY  
SOURCE: WWW.PENNROSE.COM

# Examples of Housing Styles



**LITTLE POND PLACE**  
**FALMOUTH HOUSING CORPORATION**  
**40 APARTMENT UNITS (1, 2, AND 3BR)**  
**SOURCE: MHP**



**TREEHOUSE AT EASTHAMPTON MEADOW**  
**SOURCE: TREEHOUSEBC.COM**  
**60-UNIT RENTAL; 55+ AND FAMILIES**



**BOYDE'S CROSSING, NORFOLK**  
**40 SINGLE-FAMILY HOMES/COTTAGE NEIGHBORHOOD ON 9 ACRES**  
**SOURCE: MHP**



**VILLAGE AT OLD MAIN, FALMOUTH**  
**8-UNIT; OWNERSHIP (DUPLEX AND SINGLE-FAMILY)**  
**SOURCE: MHP**

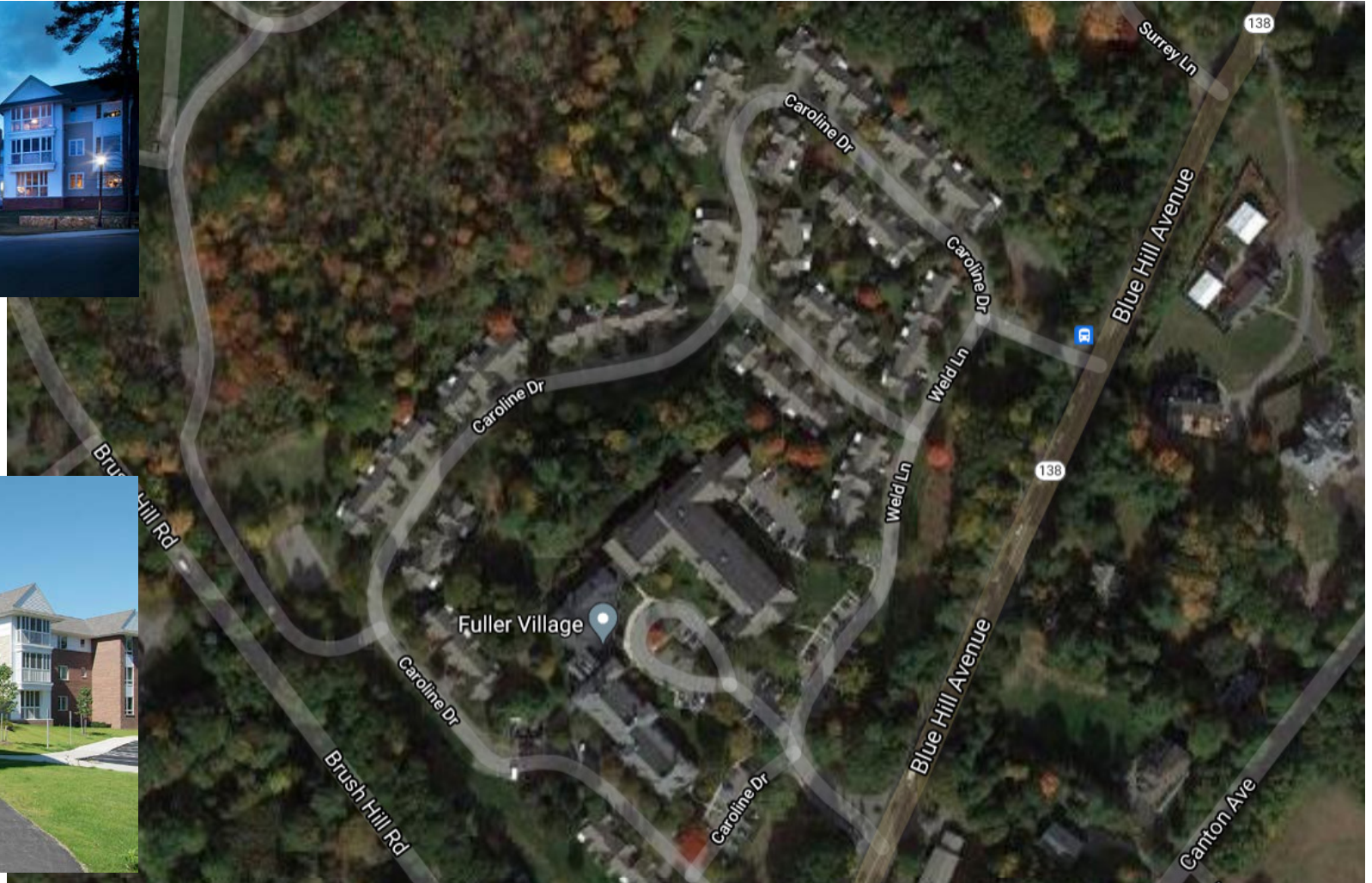
# Impact of Buffer: Example 1



**FULLER VILLAGE  
MILTON  
55+ INDEPENDENT LIVING  
SOURCE: FULLER VILLAGE**



**FULLER VILLAGE  
MILTON  
55+ INDEPENDENT LIVING  
SOURCE: PROCON**





# Impact of Buffer: Example 1



**FULLER VILLAGE  
MILTON  
55+ INDEPENDENT LIVING  
SOURCE: FULLER VILLAGE**



**FULLER VILLAGE  
MILTON  
55+ INDEPENDENT LIVING  
SOURCE: PROCON**



# Impact of Buffer: Example 2



**HIGHLAND GLEN  
WESTWOOD  
APARTMENTS FOR 62+ AND DISABLED**  
SOURCE: APARTMENT FINDER



# Impact of Buffer: Example 2



**HIGHLAND GLEN  
WESTWOOD  
APARTMENTS FOR 62+ AND DISABLED  
SOURCE: APARTMENT FINDER**



# Community Criteria for Development

## Options

### Site-related

- ◆ How is the site itself developed?
- ◆ What does it look like from Walnut Street?
- ◆ What does the interior look like?

### Neighborhood needs

- ◆ Which amenities are needed for this new neighborhood?
- ◆ How should the new neighborhood be connected with the existing neighborhood?

### Community needs

- ◆ Which community goals should be accommodated on the site?

## Possible Suggestions

### Buffers

### Viewsheds

### Energy-efficient development

### On-site stormwater management

### Resident amenities

**Office for social worker**

**Playground**

**Community gardens**

**Greenhouse**

**Gazebo**

### Community Amenities

**Surveillance system/gated**

**Community trails**

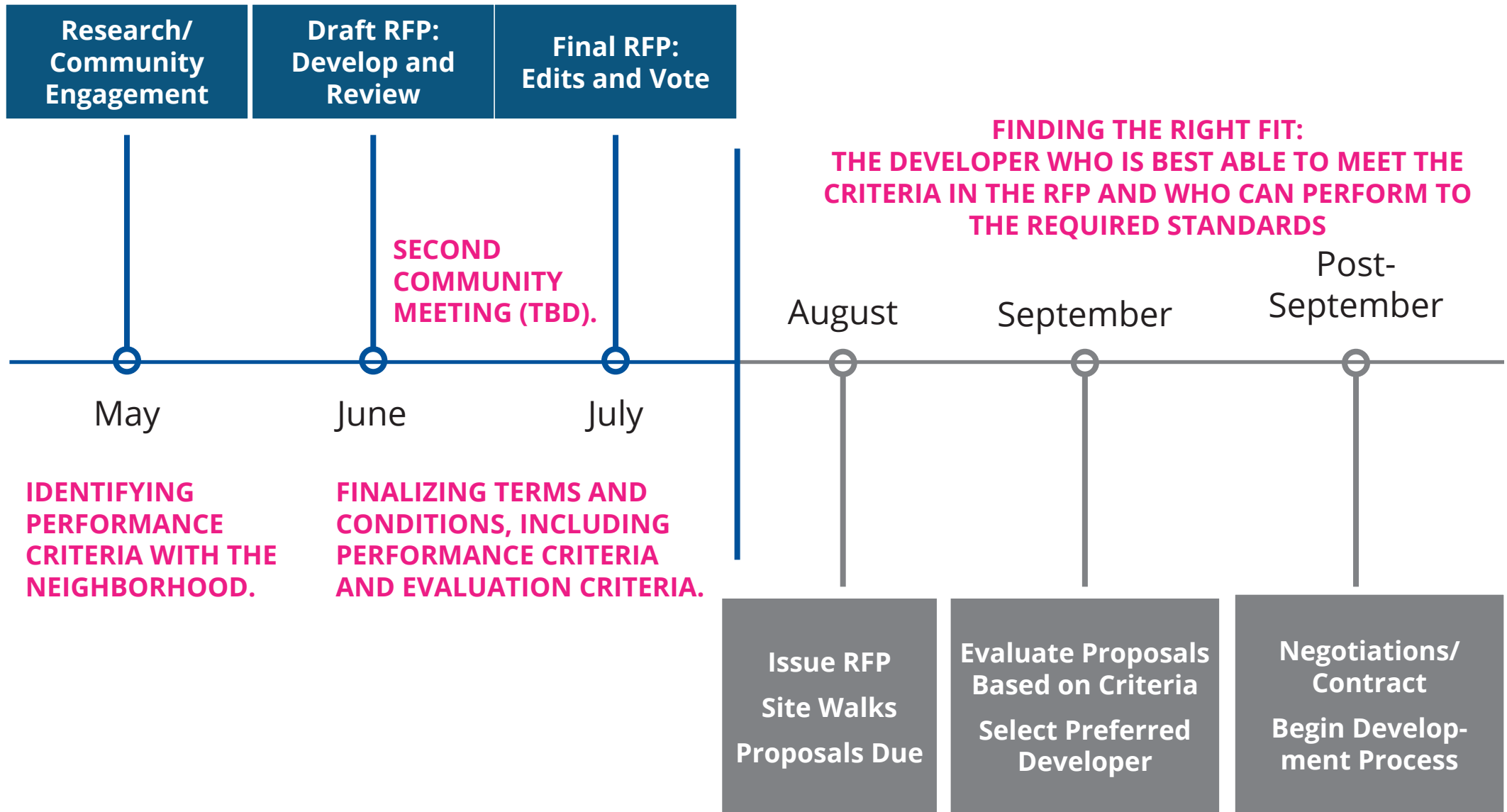
**Links to sidewalks**

**Fire substation with ambulance?**

# Discussion



# Next Steps





# Thank you!

**Foxborough Housing Authority/MassDevelopment ♦ Innes Associates**

*ia*  
Innes Associates Ltd.