

Housing Projects in the “Pipeline” – August 2021

Project Name	# of Housing Units / Type of Unit	Size of Units	Status
Former Fire Station/Funeral Home	19 apartments	Studios and one-bedroom units	Under construction. Four units expected for occupancy Spring 2022; remaining 15 units expected late 2022. Units range in size from 435 square feet to 1,200 square feet.
29 Wall Street	50 apartments	25 one-bedroom 25 two-bedroom	Approved in March 2018. Construction has not yet begun. Still working on financing. 1BR = 703 sq. ft; largest 2BR = 1,325 sq. ft
6 School Street, 6-8 Centennial Street, 31-35 South Street, 37-39 South Street (“Kingswood Commons”)	46 apartments or condos	36 one- bedroom units and 10 two-bedroom units	Approved August 2020. Project on hold at this time. One bedroom units: 700 square feet Two bedroom units: 825 square feet
Walnut Street	Up to 250 apartments	TBD	<ul style="list-style-type: none"> • This is a complex and complicated Housing Authority project. Due to financing and tax credit challenges, it is unlikely this project will be developed within the next five years despite best efforts. • The project may yield fewer than 250 units and will likely be developed in phases of around 50-60 units per phase. • Housing units will only available to those who income qualify and are over 60 years of age.
Near MBTA station (within ½ mile of Foxboro Station at Patriot Place)	TBD	TBD	<p>The State’s Zoning Act was recently changed to require:</p> <p><i>“an MBTA community shall have at least one zoning district of reasonable size in which multi-family housing is permitted as of right and meets other criteria set forth in the statute:</i></p> <ul style="list-style-type: none"> • <i>Minimum gross density of 15 units per acre</i> • <i>Not more than ½ miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable.</i> • <i>No age restrictions</i> • <i>Suitable for families with children.”</i> <p>If the Town does not adopt this zoning as required, we will not be eligible for grant funding from the State. We are all awaiting additional guidance from the State on this requirement. Note: Foxborough has been an MBTA community for years (long before pilot commuter rail service began).</p>
<ul style="list-style-type: none"> • 115 units proposed Uptown (only one project under construction) • Up to 250 on Walnut Street (timeline likely > 5 years) • TBD for the land within ½ mile of MBTA station (will require Town Meeting approval) 			