



TOWN OF FOXBOROUGH
Director of Land Use and Economic Development
40 South Street, Foxborough, Massachusetts 02035
Phone: 508.543.1250 • Email: pduncan@foxboroughma.gov

December 12, 2022

Rebecca Frawley Wachtel, Director
Low Income Housing Tax Credit Program
DHCD
100 Cambridge Street, 3rd Floor
Boston, MA 02114

Via Email: rebecca.frawley@mass.gov

Dear Ms. Frawley,

Thank you for considering the “WSJV” (Walnut Street Joint Venture) Developer LLC under the Low-Income Housing Tax Credit program. The purpose of this letter is to inform you that the Town of Foxborough strongly supports this project and application. In 2016, the 16-acre subject property was conveyed to the Town of Foxborough’s Housing Authority (“FHA”) through Chapter 314 of the Acts of 2016. Under the terms of conveyance, the FHA is able to lease the parcel or portions of the parcel to develop, construct, operate, and maintain affordable housing on the parcel, and funds received from the lease shall be retained by FHA and used for state-defined purposes under 121B and applicable regulations. The conveyance further requires that any future housing plan be approved by the Department of Housing and Community Development (DHCD).

In 2021, the FHA undertook an extensive process to develop a Request for Proposals (RFP) to identify a development team to create affordable housing for seniors on the Walnut Street site. MassDevelopment provided grants to develop the RFP to assist the FHA with the process of interviewing and identifying a developer. In the spring of 2022, after an extensive 30B-compliant RFP process, the FHA selected the WSJV team to develop their Walnut Street property. The WSJV is a group of six firms. The team is led by the Peabody Properties, Inc., Affordable Housing and Services Collaborative, Inc., and the Onyx Group. Other team members are NEI General Contracting, Utile, Inc., LWDA, BLW Engineers, Inc., RSE Associates, Building, Fire & Access, Inc., Kessler McGuinness Associates, Weston & Sampson, New Ecology, Inc., Lam Partners, Acentech, and Kalin Associates. This combination of contractors, engineers, architects, and specialists is collaborating on this project.

In October 2022, through the One Stop for Growth/MassWorks program, the FHA was awarded \$4,000,000 for signal and sewer improvements required to support the proposed affordable housing project. The Town has completed 100% design plans for both the signal and sewer work and is ready to proceed upon authorization. The Town is also committing \$450,000 of its ARPA funds towards this infrastructure project. Further, in September 2022, the Town of Foxborough’s Board of Selectmen, on behalf of the Affordable Housing Trust, voted the following:

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To conditionally commit \$200,000 (\$100,000 for Building 1 and \$100,000 for Building 2) to be used for the development of the Foxborough Housing Authority's 16-acre Walnut Street site creating a total of 141* senior apartments (61 units in Building 1 and 80 units in Building 2, all units affordable below 80% of AMI with deeper income targeting below 60%, 50% and 30% of AMI). The commitment of funds is contingent upon approval of all project funding including funds requested for Building 1 and Building 2 in a One-Stop Application by the Massachusetts Department of Housing and Community Development (DHCD)

* Phase 2 of the project, not associated with this funding request, proposes 59 senior apartments, to total 200 affordable senior apartments at full-build.

In November, Governor Baker signed into law An Act relating to economic growth and relief for the Commonwealth (the "Economic Development Bill"). This bill committed \$500,000 to Foxborough for the development of 200 affordable senior housing units at the intersection of Walnut street and Commercial street.

WSJV has proposed 200 rental units for people fifty-five years of age or older and non-elderly persons with disabilities, all of which will be affordable. 47 units will be affordable at 30% of the Area Median Income (AMI), 5 units will be affordable at 50% AMI, 133 units at 60% AMI, and 15 units at 80% AMI. The Town's Housing Production Plan (HPP) identified the AMI as \$113,000 in 2019. The HPP also stated that the Town's senior population is expected to be 23% of the Town by 2030 and household size is decreasing. This affordable housing project is desperately needed.

There is considerable community support for the senior affordable housing. This support dates back to 2012 when the Town's Housing Production Plan referenced the FHA's 16-acre Walnut Street site as an opportunity for future housing and a potential location for future 40B development (pages 31 and 28). The 2021 Housing Production Plan process, which involved extensive outreach and public participation, identified the development of the Walnut Street site by the Housing Authority as one of the top priorities of the Plan.

Based on the aforementioned, it is clear that a tremendous amount of effort and support have been dedicated to this project. We are hopeful DHCD will support the WSJV application and award Low Income Housing Tax Credits to the project during this round.

Please do not hesitate to contact me if you have any questions or require additional information.

Thank you.

Respectfully,



Paige Duncan, AICP
Director of Land Use and Economic Development



**TOWN OF FOXBOROUGH
MASSACHUSETTS
COUNCIL ON AGING & HUMAN SERVICES**

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Marc Craig
Director

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Rebecca Frawley Wachtel, Director
Low Income Housing Tax Credit Program
DHCD
100 Cambridge Street, 3rd Floor
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Via Email: Rebecca.Frawley@mass.gov

Dear Ms. Frawley Wachtel,

As the Director of Human Services for the Town of Foxborough, I regularly meet with senior residents to help address their concerns. More often than not, seniors worry about their housing situation. The elderly population, most of whom are on a fixed income, are nervous about rising costs that could potentially force them from their homes. For many, this reality is coming sooner than expected due to increased health care costs and escalating taxes. Foxborough seniors are unique in that they desperately want to stay in Foxborough as they transition out of their single family homes and into more age friendly living locations. Unfortunately, due to lack of availability, seniors are forced to make a choice between leaving Foxborough for another community or to stay in their homes longer than they safely should.

As news of a potential new housing development on Walnut Street has been breaking, many seniors are asking questions about the property and many are making preparations, so that when the time comes they are ready to move into available units. These proactive seniors are excited about the prospects of the Walnut Street property because it would be new and in a location that is still central to their daily lives.

It is with great enthusiasm that I wholeheartedly support the Walnut Street project as I consider it a great opportunity for the Foxborough Seniors as well as the potential new, future, Foxborough residents who could purchase the current homes of these Seniors.

Please do not hesitate to contact me if you have any questions.

Thank you,

Marc Craig
Director of Human Services



COMMONWEALTH OF MASSACHUSETTS
THE GENERAL COURT
STATE HOUSE, BOSTON, MA 02133

December 26, 2022

Rebecca Frawley Wachtel Director
Low Income Housing Tax Credit Program
Department of Housing and Community Development
100 Cambridge Street, 3rd Floor
Boston, MA 02114
Email: rebecca.frawley@mass.gov

RE: Support for Town of Foxborough's Application to Low Income Housing Tax Credit Program

Dear Director Frawley:

As the elected officials representing the Town of Foxborough, MA, we would like to add our enthusiastic support for the application from the Town of Foxborough, 51 Walnut Street Project for the Low-Income Housing Tax Credit Program.

The Town of Foxborough currently has 1,700 elders and disabled households on its waitlist. The Town of Foxborough, in conjunction with the Foxborough Housing Authority, have identified the Walnut Street Housing Project as the ideal housing solution that will help alleviate and accommodate the large waiting list and which is poised to move forward toward construction.

This Tax Credit will enable this project to be constructed within the allotted budget as well as reduce any additional costs on the Foxborough taxpayer and to the Town of Foxborough. This project will add 200 one-bedroom senior affordable units, assist the town with reaching affordable housing goals for newly established mandates as well as to begin to provide housing to the large waiting list of residents who need housing. Importantly, the Town of Foxborough has already secured \$4,000,000 of State Mass Works funding, plus \$950,000 of state appropriations for a sewer extension, which will service the site.

Our elders and disabled deserve safe and secure housing, and this project along with the help of the tax credit program will continue to support the development of robust housing solutions in the Commonwealth. But Foxborough cannot achieve this improvement without additional assistance and support. We fully support Foxborough's application and stand ready and willing to assist in any way possible. Thank you for your consideration.

Sincerely,



Paul R. Feeney
State Senator
Bristol and Norfolk District



F. Jay Barrows
State Representative
1st Bristol