

ARTICLE 26

Authorize the Board of Selectmen to enter into a Ground Lease for development of Senior Housing on Town-owned land near the Senior Center.



What will this article accomplish?

There is a CRITICAL need for Senior Housing in Medfield, and the purpose of this article is to authorize the Board of Selectmen to sell or lease a portion of the Town-owned "Hinkley Property" to a private developer to build such housing in one- and two-family style buildings, restricted to seniors (62+), under the Local Initiative Program (LIP) process. This will allow for the construction of market rate as well as affordable housing, of which up to 70% of the affordable housing may be reserved to give preference for new housing to qualified Medfield Senior households.

What would be required if this were built?



1. Senior (62+) with handicapped-accessible units
2. Single-floor living capability
3. Minimum of 25% of the units must be Affordable Housing Units (40B)
4. 70% of affordable units available as local preference for Medfield Senior Households
5. Limits set locally on the design and size

What would happen next?

An RFP will be created and issued by the Town to dictate certain features of what could be built on the Hinkley Site. Developers would respond to the RFP with their proposed plan and the total number of units, styles, floorplans, sales prices, etc. Based on these elements and others deemed important, the Board of Selectmen would choose the most advantageous proposal.

Local Control Over Housing



The Hinkley Concept Plan moves Medfield forward in meeting its requirement to provide 10% of its housing as Affordable Housing while providing housing opportunities that allow local seniors to remain in Medfield as they age, and housing needs change. Providing housing for all age groups is critical to municipal fiscal health and the provision of adequate public services!

Do we need senior housing?

- 25% of Medfield's households contain a member, 65 years of age and up, and that number will keep growing
- The demand is huge - 19% of our seniors (410 units) would be highly likely buyers or renters, 369 of them now or within two years