

**Hebrew SeniorLife's Proposed Permanent Affordable Senior Housing Community in Stoughton:
Frequently Asked Questions October 22, 2024
(Assuming a 3-story, 96-unit community instead of a 6-story, 200-unit community)**

1. Have you received the comprehensive permit approval from the Stoughton Zoning Board of Appeals for the project?

Yes, Hebrew SeniorLife is pleased to announce that on September 25, 2024, we received a 5-0 vote in favor of the project from Stoughton's ZBA approving the comprehensive permit for development.

2. What is the status of the local funding commitment you requested from the Community Preservation Committee?

At the May 20, 2024, Town Meeting, members voted overwhelmingly to provide Community Preservation Act funds to support the project, which was unanimously approved by the CPC.

3. Can you please share what the next steps are in the development process?

Now that Hebrew SeniorLife has secured the comprehensive permit, a local funding commitment from the Town, and has site control of the development parcel, we will be proceeding to request funding from the Executive Office of Housing and Livable Communities. We expect to submit the request in early 2025.

4. When do you think applications for people interested in living at the development will be ready?

We think applications may be ready in late 2027.

5. Can we see another Hebrew SeniorLife supportive housing community?

We hosted an open house at Simon C. Fireman Community, our affordable senior housing community in Randolph on May 15, 2024. Attendees seemed very pleased with the quality of design and construction and the level of services provided to the residents.

6. Are there any environmental contaminants on the proposed project site?

Hebrew SeniorLife commissioned an independent environmental site assessment report. The third-party report states that there are no recognized environmental conditions on the project site and the property is suited for the intended use.

7. What is the income qualification needed to qualify for housing at the proposed 96-unit affordable senior housing community in Stoughton?

The development will be eligible for people aged 62+ with an income that is less than or equal to 60% of the area median income. As of April 1, 2024, this is \$68,520 for a one-person household or \$78,360 for a two-person household.

8. Can you provide an example of the asset limits and how the income from the sale of a home would be factored into a tenant's rent share?

If a household is income-eligible and meets other eligibility criteria, they will be welcome to apply to live in this new community. If a person sold their home, the proceeds of the sale would be counted towards their assets, and 0.06% would be calculated towards the income limitation. So, for example:

- a. Household sells a home in Stoughton for \$600,000.
- b. Household deposits the proceeds of this sale in the bank such that their total assets are \$600,000.

- c. $0.06\% \times \$600,000 = \360 .
 - d. The income limits under the low-income housing tax credit program (as of 4/1/24) are:
 1. 1 person - \$68,520
 2. 2 people - \$78,360
 - e. Therefore, absent any other information about this household, if the household's annual income plus \$360 is less than the above income limits, the household should be eligible to apply to live in this new community.
9. **What's the difference between subsidized housing and affordable housing?**
Affordable housing refers to housing that is restricted via a deed restriction to households at specific income levels. For the proposed development, this would be for households at or below 60% of area median income (currently, \$68,520 for a one-person household or \$78,360 for a two-person household). Subsidized housing is a subset of affordable housing and refers to affordable housing that is further subsidized by the state or federal government. Because of the additional subsidy, these units would be affordable to households with incomes lower than 60% of area median income.
10. **Why did the building program and design change?**
In response to community and stakeholder requests, we reduced the building's height from six stories to three stories and reduced the number of permanently affordable units from 200 to 96. The number of parking spaces has increased from 59 to 109. The investment from the Town will be reduced from \$2.3 million to \$1.3 million.
11. **How will this project benefit the community of Stoughton financially given the investment of \$1.3 million in CPA funds?**
The financial benefits to Stoughton from the project include:
- **Tax revenue:** Based on the assessed value of existing senior housing in Stoughton, we estimate the property tax revenue to the Town after both phases are built and occupied would be approximately \$125,000 annually.
 - **Fees:** We anticipate paying fees to the Town in excess of \$630,000 for zoning review, building permit, and sewer connection.
 - **Job creation:** Over 100 jobs are anticipated to be created during construction. Once in operation, ongoing employment opportunities will be available through Hebrew SeniorLife's robust property management and resident service resources.
 - **Leverage:** For every \$1 of Town funds, Hebrew SeniorLife anticipates leveraging approximately \$41 of funds from other sources. For approximately \$13,000/unit, the Town will receive 96 permanent affordable senior rental units.
12. **What is the breakdown of the proposed units?**
Hebrew SeniorLife will be requesting to the Commonwealth's Executive Office of Housing and Livable Communities the following income mix:
- 36 units at 30% AMI (which means households with incomes currently up to \$34,300 would qualify)
 - 60 units at 60% AMI (which means one-person households with incomes currently up to \$68,520 would qualify or two-person households with incomes currently up to \$78,360 would qualify)
 - All of the units will be one-bedroom units restricted to households with at least one member aged 62+

13. How will you engage the Fire Department on the design and height of the building to ensure their ladders have access to the site in the event of an emergency/fire?

Hebrew SeniorLife and the architect have worked closely with the Fire Department on the preliminary design and height of the building. The proposed building height and circulation provides adequate access for the fire trucks and ladders, as well as entry and egress points on Canton and Simpson Streets. The fire chief has provided written comments to which we have responded.

14. What are you proposing for external lighting at the site and around the building?

To minimize bright light intensity, the outdoor lighting features and design will be targeted to aim downwards so the light beams don't spill beyond where they are needed. We will also explore the use of low-level lighting to control brightness and the reflection of the light on surfaces and the night sky.

15. The number of parking spaces for the proposed development is very low.

We initially planned for 59 parking spaces. However, after engagement with the Zoning Board of Appeals, we have increased the number of parking spaces. There will be an additional 50 spaces on an adjacent lot that Hebrew SeniorLife owns at the southeast corner of Canton and Simpson streets, for a total of 109 parking spaces.

Our proposal aims to champion sustainable and Passive House design to reduce our carbon footprint and support the Town's goal of building an environmentally conscious community. The on-site parking will be supplemented by van transportation, which Hebrew SeniorLife intends to provide to residents. The vans will serve to meet residents' needs to attend medical appointments, excursions, or other trips.

16. What services and benefits do you offer?

Supportive services in Hebrew SeniorLife communities help keep residents healthy, active, and engaged to ensure they can continue to thrive. The Right Care, Right Place, Right Time initiative gives residents access to a wellness team that understands older adults' health needs and can help coordinate care with primary care teams, specialists, insurance providers, in-home caregivers, and more. Residents are invited to participate in assessments and receive assistance accessing preventive support, health guidance, and nutrition counseling.

All residents receive priority access to Hebrew SeniorLife's Harvard Medical School-affiliated services, including those offered at Hebrew Rehabilitation Center in Boston and Dedham, in-home care services, and the Deanna and Sidney Wolk Center for Memory Health.

17. What are you doing to ensure Stoughton residents will have the opportunity to live in the development?

At its discretion and based on supporting local demographics, the Executive Office of Housing and Livable Communities can approve up to a 70% local preference. Assuming such a preference is approved, up to 67 units would be eligible for local preference at initial occupancy. Please note that local preference is excluded from applying to units receiving certain funding sources. These sources include but are not limited to project-based Section 8. As the funding sources for the development will not be finalized until we receive awards from EOHLC, the exact number of units eligible for local preference will fluctuate until all sources are identified — and the determination of the local preference will ultimately be decided by the state.

Hebrew SeniorLife will submit the request for local preference as part of the Fair Housing

Marketing Plan, which will likely be in 2025. The Executive Office of Housing and Livable Communities will make its determination about the local preference based on census data and area demographics.

In Hebrew SeniorLife's three most recent projects, Fireman Expansion in Randolph had a 70% local preference, Leyland Community in Dorchester had a 70% local preference, and based on discussion and an agreement with the town, Center Communities of Brookline has a 25% local preference.

18. How many people are on the waitlist for affordable senior housing in Stoughton?

There are over 3,600 older people on the Stoughton Housing Authority's federal and state public housing waitlists with an additional 1,700 older people waiting for a mobile MRVP or Section 8 voucher from the Housing Authority. In total, there are approximately 5,300 older people on both waitlists.

19. Will your proposed housing community be used to provide shelter and assistance for migrants?

This proposed development is permanent senior affordable housing. Permanent senior affordable housing is a rental unit leased by qualifying individuals. It is the person's permanent home as long as they continue to meet the community guidelines and pay rent. This project is not emergency housing assistance or shelter, which is a temporary place to stay as people search for their next place to live. Governor Healey and the Administration have emphasized a need and commitment to creating more permanently affordable housing. This project fits into that part of their agenda and priorities. This is separate and distinct from the Commonwealth's "Right to Shelter" law, which applies to families with children and pregnant people.