

TOWN OF MEDWAY

HOUSING PRODUCTION PLAN

FY2023-2027

APPROVED 3/8/2022

PREPARED FOR:
**MEDWAY AFFORDABLE HOUSING TRUST
AND MEDWAY AFFORDABLE HOUSING COMMITTEE**

Town of Medway
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TABLE OF CONTENTS

ACKNOWLEDGMENTS	5
ACRONYMS	6
KEY DEFINITIONS	7
DATA SOURCES	8
Chapter 1: Introduction	9
REPORT ORGANIZATION	9
COMMUNITY OVERVIEW	10
RECENT ACCOMPLISHMENTS FOR AFFORDABLE HOUSING IN MEDWAY	11
SUMMARY OF HOUSING NEEDS	12
SUMMARY OF HPP GOALS	14
SUMMARY OF HPP STRATEGIES	15
Chapter 2: Housing Goals and Strategies	17
FIVE-YEAR GOALS	17
GOALS AND STRATEGIES MATRIX	19
FIVE-YEAR STRATEGIES	20
ACTION PLAN	34
Chapter 3: Demographic Profile	36
KEY FINDINGS	36
DEMOGRAPHICS	36
SUMMARY	49
Chapter 4: Housing Conditions	50
KEY FINDINGS	50
RECENT & FUTURE DEVELOPMENT	58
HOUSING AFFORDABILITY	58
SUMMARY	63
Chapter 5: Development Constraints	64
KEY FINDINGS	64
ENVIRONMENTAL CONSTRAINTS	65
SUMMARY	69
INFRASTRUCTURE CAPACITY	73
REGULATORY PROVISIONS	78

SUMMARY	86
Chapter 6: Implementation Capacity and Resources	88
KEY FINDINGS	88
LOCAL CAPACITY AND RESOURCES	89
REGIONAL CAPACITY AND RESOURCES	89
Appendices	91
MEDWAY SUBSIDIZED HOUSING INVENTORY	91
DHCD AFFIRMATIVE FAIR HOUSING MARKETING GUIDELINES	92
INTERAGENCY BEDROOM MIX POLICY	93

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ACRONYMS

ACS	US Census Bureau's American Community Survey, Five-Year Estimates
ADA	Americans with Disabilities Act
AMI/AMFI	Areawide Median Family Income set by HUD (household of four)
AUL	Activity and Use Limitation designation, monitored by the DEP
CHAS	Comprehensive Housing Affordability Strategy
CPA	State of Massachusetts Community Preservation Act (MGL Chapter 44B)
CPC	Community Preservation Committee
CPI-U	U.S. Census Bureau's Consumer Price Index
CRA	U.S. Federal Community Reinvestment Act
DEP	Massachusetts Department of Environmental Protection
DHCD	Massachusetts Department of Housing and Community Development
EPA	U.S. Environmental Protection Agency
FEMA	Federal Emergency Management Agency
FY	Fiscal Year(s) (July 1-June 30)
HPP	Housing Production Plan
HUD	United States Department of Housing and Urban Development
LMI	Low/Moderate- Income (at or below 80 percent AMI)
MACRIS	Massachusetts Cultural Resources Information System
MAPC	Metropolitan Area Planning Council
MassDOT	Massachusetts Department of Transportation
MassGIS	Massachusetts Bureau of Geographic Information
MBTA	Massachusetts Bay Transportation Authority
MGL	Massachusetts General Laws
MLS	Multiple Listings Service (central real estate database)
MSA	Metropolitan Statistical Area
MWRA	Massachusetts Water Resources Authority
NHESP	Massachusetts Natural Heritage and Endangered Species Program
SHI	Massachusetts Subsidized Housing Inventory
YTD	Year to Date
40B	Comprehensive Permit, per MGL Chapter 40B, §20-23

KEY DEFINITIONS

This list of key definitions is intended to assist the reader and is not intended to replace applicable legal definitions of these terms. The following definitions are for key terms used throughout the document, many of which are based on definitions in statutes and regulations.

Areawide Median Income (AMI) – the median gross income for a person or family as calculated by the United States Department of Housing and Urban Development, based on the median income for the Metropolitan Statistical Area. For FY2021, the HUD area median family income (AMFI) for the Boston-Cambridge-Newton MA HUD Metro FMR Area was \$120,800.¹ AMI is also referred to in the document as median family income (AMFI).

Cost-Burdened Household – a household that spends 30 percent or more of its income on housing-related costs (such as rent or mortgage payments). Severely cost-burdened households spend 50 percent or more of their income on housing-related costs.

Household – all the people, related or unrelated, who occupy a housing unit. It can also include a person living alone in a housing unit or a group of unrelated people sharing a housing unit as partners or roommates.

Family Household – Family households consist of two or more individuals who are related by birth, marriage, or adoption, although they also may include other unrelated people.

Non-Family Households – Non-family households consist of individuals living alone and individuals living with roommates who are not related by birth, marriage, or adoption.

Income Thresholds – the U.S. Department of Housing and Urban Development (HUD) establishes income thresholds that apply to various housing assistance programs. These thresholds are updated annually and are categorized by household size. Medway is part of the Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area.

Extremely Low-Income (ELI) – the FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to an individual or family whose annual gross income is the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline. The FY2021 ELI income limits for a household of one is \$28,200 and for a household of four is \$40,250.

Very Low-Income (VLI) – an individual or family whose annual gross income is at or below 50 percent AMI. The FY2021 VLI income limits for a household of one is \$47,000 and for a household of four is \$67,100.

Low/Moderate income (LMI) – an individual or family whose annual gross income at or below 80 percent of the area median income (AMI).² The FY2021 LMI income limits for a household of one is \$70,750 and for a household of four is \$101,050.

Labor Force – all residents within a community 16 years of age or older who are currently employed or actively seeking employment. It does not include students, retirees, discouraged workers (residents who are not actively seeking a job) or those who cannot work due to a disability.

Open Space – land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and saltwater marshes and other wetlands, oceans,

¹ U.S. Department of Housing and Urban Development. *FY 2021 Income Limits Summary*. <https://www.huduser.gov/portal/datasets/il/il2021/2021summary.odn> (accessed August 2021).

² For purposes of MGL c.40B, moderate income is defined as up to 80 percent AMI.

rivers, streams, lake and pond frontage, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve, and/or land for recreational use.

Transit-Oriented Development - development that is mixed use in nature, including commercial, residential, office, and entertainment either centered around or located near a transit station. Transit-Oriented Developments are dense and walkable.

DATA SOURCES

This plan utilizes data from the U.S. Census, American Community Survey Five-Year Estimates (ACS), Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), and The Warren Group (TWG), as well as projections from the University of Massachusetts at Amherst Donahue Institute (UMDI) and Metropolitan Area Planning Council (MAPC).

The U.S. Census counts every resident in the United States by asking ten questions, whereas the ACS provides estimates based on a sample of the population for more detailed information. It is important to be aware that there are margins of error (MOE) attached to the ACS estimates, because the estimates are based samples and not on complete counts.

The data in this report is primarily drawn from the 2021 Medway Master Plan existing conditions report.

CHAPTER 1: INTRODUCTION

This Housing Production Plan (HPP) is a state-recognized planning tool that, under certain circumstances, permits municipalities to influence the location, type, and pace of affordable housing development. This HPP establishes a strategic plan for production of affordable and mixed-income housing that is based upon a comprehensive housing needs assessment and provides a detailed analysis of development constraints due to infrastructure capacity, environmental constraints, protected open space, and regulatory barriers.

This HPP has been prepared in accordance with the Massachusetts Department of Housing and Community Development (DHCD) requirements and describes how the Town of Medway plans to create and preserve affordable and mixed-income housing as well as create more housing options in the community.

Under Massachusetts General Laws Chapter 40B Section 20-23, the Commonwealth's goal is for all Massachusetts municipalities is to have a minimum of 10 percent of year-round housing units affordable to low and moderate income households or affordable housing on at least 1.5 percent of total land area. Medway has exceeded the state's minimum 10 percent threshold with 11.5 percent of year-round housing units listed on the Subsidized Housing Inventory (SHI) that was updated in August of 2021, per the 2010 Decennial Census count of year-round units (4,603) and 529 units listed on the SHI. While DHCD's official determination of continued compliance with the 10 percent minimum is pending, the 2020 Decennial Census figures, released recently, indicate that Medway will remain above the minimum 10 percent threshold. The 2020 count of total housing units reported by the Census Bureau is 4,826 and 121 vacant units.

Should Medway fall below the 10 percent threshold, an approved HPP could be eligible for one-year certification (a.k.a. safe harbor) with production of 23 SHI units or a two-year certificate with production of 46 units (note: these requirements are based on 0.5 percent and 1 percent, respectively, of the 2010 year-round unit counts and will change with the 2020 counts). The HPP will comply with the 0.5 percent production goals if the Town falls below the 10 percent threshold upon release of the 2020 Census data or for any other reason.

REPORT ORGANIZATION

This Housing Production Plan is organized in six chapters as follows:

- Chapter 1 provides an overview of the purpose of the plan, a community overview, description of the planning process, and summary of the Town's housing needs, goals, and strategies and may serve as an executive summary for this report.
- Chapter 2 describes the Town's five-year housing goals, strategies, and action plan as identified through the planning process associated with development of this plan.
- Chapter 3 provides a demographic profile of the community's residents.
- Chapter 4 provides an analysis of local housing conditions including housing supply, residential market indicators, and affordable housing characteristics.
- Chapter 5 describes the Town's development constraints and limitations including environmental constraints, infrastructure capacity, regulatory barriers as well as an analysis of potential development and redevelopment opportunities.
- Chapter 6 describes local and regional capacity and resources to create and preserve affordable and mixed-income housing in the community.

COMMUNITY OVERVIEW

Medway is located southwest of Boston between interstates 495 and 95 and bisected by Route 109 (Main Street). The community's proximity to these major transportation corridors is a critical driving factor of issues and opportunities for the community and the region, creating development opportunities, growth pressures, and demands on environmental resources. Medway is bordered by the Charles River and the towns of Holliston, Millis, Norfolk, Franklin, Bellingham, and Milford.

Medway has always had a close relationship to nature and to the land, from its long agricultural history to its tapping of the Charles River as a source of power, to its current wealth of protected open spaces. According to the UMass Native American Trails Project, Medway is located near the border of the historic Nipmuc and Wampanoag tribal territories. Medway's colonial-era development began with its formation as an agricultural community and its subsequent growth and adaptation to the area's changing economic needs. Incorporated officially in 1713, what started as a small agricultural community expanded to include light industry, and the Town eventually established larger mills and factories.

The industrial expansion drove a housing boom and established village centers. However, like in many New England towns, times and economic need changed and mills and their goods were no longer in demand. While many of the mills fell into disrepair or were destroyed by fire, some stand today to provide housing—the Sanford Textile Mill—or space for small businesses. Medway has evolved into a “bedroom community”, with many residents commuting to surrounding cities and towns for work. This was aided by the construction of I-495 in the 1960s and subsequent highways in the area that provided commuters easy access to nearby cities and towns.

The town has a total area of 11.5 square miles. Originally, the town of Medway included the land that is now Millis. Today, Medway's residents enjoy conservation and recreation areas: 538 acres of the community's total land area (7.3 percent) is permanently protected as open space. Even as the population grows, the town retains active farms as well as several parks, trails, and other recreation opportunities, such as Choate Park, and protected natural open space areas.

While Medway has several important intersections and nodes, there currently is no defined downtown district. Though Main Street/Route 109 hosts significant retail square footage in shopping centers, its automobile-oriented development pattern does not give Medway a unique character.

In the past 100 years, the town experienced two major periods of significant growth: between 1950 and 1970, the population more than doubled from about 3,700 to almost 8,000, and in the 20 years between 1980 and 2000, the population grew almost 50 percent from about 8,500 to almost 12,500. The Town of Medway has experienced some additional population growth over the last several decades and is presently home to 13,115 residents. While the population is growing somewhat, it is also aging. The Metropolitan Area Planning Council (MAPC) projects that the older population will continue to increase in size and the younger population will continue to shrink through 2030.

Medway has several historic and cultural resources, including two National Register historic districts: the Rabbit Hill Historic District and the Medway Village Historic District. The rich history of the town is reflected in these areas. Preserved historic buildings include former mill buildings, municipal and religious buildings, and residential buildings.

RECENT ACCOMPLISHMENTS FOR AFFORDABLE HOUSING IN MEDWAY

In the past five years since the approval of the last Housing Production Plan in 2016, the Town of Medway has made significant progress in terms of affordable housing. Some of the most important changes and accomplishments in the past five years include:

- Substantially revised the use of Mixed-Use development in the Central Business Zoning District
- Revisited the affordable housing (inclusionary zoning) provisions of the Zoning Bylaw and changed the 10% requirement to a sliding scale calculation based on the project's total number of units
- Proactively promoted the use of infill, accessory apartment, and multi-family conversions of existing properties
- Actively promoted the use of Zoning Bylaw provisions for the development of multi-family housing in appropriate locations
- Worked with the Medway Redevelopment Authority to identify opportunity and plan for the inclusion of affordable housing in its long-range plans for the Oak Grove area
- Continue to streamline the Trust's procurement and proposal process, definitively resolving related legal issues
- Solicited local builders and non-profit organizations to build "friendly 40B" projects within the housing target areas, with an emphasis on rental units, and sought input on other actions that could encourage housing production
- Approved two substantially friendly 40B developments which will result in the construction of 282 apartment units of which 140 will be affordable
- Monitored continuing affordability compliance

SUMMARY OF HOUSING NEEDS

Chapters 3 and 4 take a detailed look at the demographics and housing conditions in Medway. The information that we gather through these analyses tells us about Medway's population and what future housing needs may be.

As described in Chapter 3, Medway has a growing population that is expected to continue growing for the next ten years to come. The largest age group in Medway is made of people aged 35 to 64, meaning that in the coming years the number of people in the age group of 65+ will continue to grow, following recent trends. There are many housing needs associated with a growing population, like the need for downsizing. However, most of Medway's housing stock is made of units that are three or more bedrooms in size. Other demographic information tells us that many Medway households are composed of just one or two people. This coupled with information about declining school enrollment tells us that many smaller households are occupied by people who are 65+ years of age. Some key findings from these chapters are summarized below.

DEMOGRAPHIC ANALYSIS KEY FINDINGS (CHAPTER 3)

- The Town of Medway has experienced population growth over the last several decades and is presently home to 13,115 people, according to 2020 estimates.
- While the population is growing, it is also aging. Like the rest of Norfolk County and the state, Medway has seen an increase in residents over age 65 and a decrease in residents under age 18. Projections indicate that the older population will continue to increase in size and the younger population will continue to shrink through 2030.
- Income trends show that a significantly high proportion of residents earn \$100,000 or more per year.
- Housing units in Medway are typically owned rather than rented, with owner-occupied units making up 90 percent of occupied housing units. Rental units are home to smaller households on average than owner-occupied units.
- 82% of existing housing in Medway is made up of units that are three or more bedrooms in size. However, 60% of households are made of just one or two people. This mismatch shows a need for smaller units in Medway.
- Of non-family households, an estimated 82 percent of householders live alone (908 residents). This number includes 393 residents that are householders over the age of 65. About 19 percent of Medway households are people living alone.

HOUSING CONDITIONS ANALYSIS KEY FINDINGS (CHAPTER 4)

- Most housing units in Medway are detached single-family houses (82 percent), indicating a housing stock in need of more diverse options to better serve the changing demographics of the community.
- In Medway, most units are owner-occupied. Just 10 percent of units are occupied by renters. This is a much smaller proportion than in Norfolk County (31 percent) and the state (38 percent).
- Medway's affordable housing stock makes up more than 10 percent of the town's total housing (529 units). This number is subject to change with the results of the 2020 Census.
- Approximately 29 percent of Medway households are cost-burdened (spending more than 30 percent of their income on housing), according to 2018 ACS estimates. Of extremely low-income households in Medway (395), 84 percent are housing cost-burdened. Of very low-income households in Medway (340), 74 percent are housing cost-burdened. In total there are 1,350 households in Medway that are housing cost-burdened, yet there are only 529 affordable units listed in the SHI. This indicates a need for more affordable units for lower income households.

- There are 200 extremely low-income households and 125 very low income households that are severely cost-burdened. This indicates a need for housing that is affordable for households making below 50 and 30 percent AMI.

Chapter 5 reviews environmental constraints, infrastructure constraints, and regulatory barriers. This chapter also includes mapping of various constraints, barriers, resources, infrastructure, and zoning. Some key findings from this chapter are summarized below.

DEVELOPMENT CONSTRAINTS KEY FINDINGS (CHAPTER 5)

Environmental Constraints

- Much of the Chicken Brook corridor in Medway is held as public conservation land and includes a mix of meadows and upland habitat.
- Important habitat areas are present in many of Medway's wetlands, including vernal pools that are scattered across town and are protected by the local Wetlands Protection Bylaw
- Medway is periodically impacted by localized flooding, as well as drought conditions, which affect the entire municipality and necessitate outdoor watering bans during summer months
- Medway has over 800 historic homes, reflecting the extensive history of the town. Along the town's 25 scenic roads, approval is required to remove or modify stone walls and trees in the right-of way.

Infrastructure Capacity

- Recent large residential developments are adding to the strain on the Town's potable water and wastewater infrastructure, and there will be a need to increase the capacity of both systems in the future.
- Projections show Medway may be nearing its wastewater capacity based on the reserved capacity for structures that have elected to not connect to the system but could. In addition, the Town has projected an additional wastewater flow of 165,000 gallons per day through the year 2035 based on known development that is or may be forthcoming. To meet these future demands, the Town needs additional capacity at the Charles River Pollution Control District (CRPCD) and is looking to possibly purchase unused capacity from Franklin.
- Medway's student enrollment has declined by 20% over the last ten years and is projected to continue to decline by another 9% through the year 2030.
- There is a lack of connected sidewalks in Medway. In certain circumstances, it may be hard to connect sidewalks due to narrow roads, historic settlement patterns, and existing trees and root systems.

Regulatory Barriers

- Medway's residential zoning mostly allows for only single-family homes, which make up the bulk of housing in the town.
- New and amended zoning regulations adopted over the past several years have provided more options for multi-family and mixed-use development, particularly in the Multi-Family Overlay District and the Central Business District.
- The Affordable Housing bylaw requires residential developments with more than 10 single family units or 6 units of any other type to include anywhere from 10 to 20 percent affordable units, depending on the total number of units in the project, and can loosen some restrictions on dimensional requirements.
- Form-based code in the Oak Grove Urban Renewal Area will also allow a mix of land uses including housing development.
- The Town of Medway encourages infill and adaptive reuse of existing buildings through other local bylaws, though the Infill Bylaw has not been used since its adoption in 2009. This indicates that the bylaw may require additional review to include more flexibility so that others can participate.

Chapter 6 describes local and regional capacity and resources for the implementation of affordable housing initiatives, including local and regional housing organizations and funds. The Town of Medway has several organizations with a focus on supporting community housing, including local government entities and non-profit organizations, as well as regional agencies that facilitate housing initiatives. Some key findings are summarized below.

IMPLEMENTATION CAPACITY AND RESOURCES KEY FINDINGS (CHAPTER 6)

- The Medway Affordable Housing Trust, Medway Affordable Housing Committee, Community Preservation Committee, and the Community and Economic Development Department provide local staff and funding capacity to implement housing initiatives in Medway.
- Older residents can access additional support for housing and other basic needs from the Medway Council on Aging and other regional organizations such as Tri-Valley, Inc. and the Horace Mann Educational Associates (HMEA)
- Local collaboration with other regional organizations, such as Habitat for Humanity, is continuing to provide new opportunities for homeownership in Medway.

SUMMARY OF HPP GOALS

As explained in detail in Chapter 2, this plan includes the following goals:

1. MAINTAIN MEDWAY'S AFFORDABLE HOUSING STOCK AT OVER THE STATE'S 10 PERCENT AFFORDABLE HOUSING GOAL

Medway has successfully achieved safe harbor by exceeding the state's goal that at least 10 percent of year-round housing units shall be affordable in accordance with the requirements of MGL C.40B §§20-23 and the Comprehensive Permit Regulations (760 CMR 56). To maintain Medway's safe harbor status, the Town should actively work to ensure eligible units are appropriately listed on the Subsidized Housing Inventory and remain eligible to the extent possible. The Town should also expand the number of affordable units through the affordable housing and inclusionary zoning bylaw.

2. ADDRESS LOCAL HOUSING NEEDS WITH A GREATER MIX OF HOUSING TYPES, PARTICULARLY SMALL APARTMENTS, ACCESSIBLE HOUSING, AND STARTER HOMES

The Town will continue to promote a variety of housing options including affordable options for older adults to downsize and be able to afford to stay in Medway as well as accessible and service-enriched private and public housing for individuals with disabilities and families.

3. DISTRIBUTE NEW HOUSING OPTIONS IN STRATEGIC LOCATIONS AND THROUGH REUSE OPPORTUNITIES TO MEET LOCAL HOUSING NEED AND TO COMPLY WITH THE STATE'S HOUSING CHOICE LEGISLATION

Strategic areas for new residential development opportunities may include the Oak Grove Urban Renewal Area and Central Business District as well as potential to consider further infill and reuse opportunities in the Medway Village area. In addition, the town will continue to encourage housing options in the Adaptive Reuse Overlay District, Multi-Family Overlay District, and Mill Conversion Subdistrict, when possible. In addition, Medway should reuse existing housing stock and convert other non-residential properties as opportunities arise to create affordable housing and other housing options including smaller market-rate rental units.

4. SUPPORT RESIDENTS IN NEED TO HELP THEM AFFORD TO REMAIN IN MEDWAY

Continue to assist older adult residents, lower income families, and other vulnerable households with housing costs including fuel and heating, taxes, transportation, rent, and home efficiency and accessibility improvements and expand assistance to provide more support, particularly as the older adult population increases in Medway. Leverage state and other public/private programs to maximize support for older adult residents and other residents in need.

5. INCREASE MEDWAY'S CAPACITY TO IMPLEMENT HOUSING INITIATIVES THROUGH ENHANCED LOCAL AND REGIONAL COORDINATION

Medway, as a state-designated Housing Choice Community, has demonstrated a great ability to produce housing and implement local initiatives with limited resources. However, increasing local capacity will benefit the town so it can successfully reach local housing goals. Additional support and coordination with local and regional entities can help the town to continue its strong track record and obtain state, federal or other funding to support housing initiatives.

SUMMARY OF HPP STRATEGIES

Achieving the community's five-year goals will require a variety of regulatory, programmatic, and policy strategies. The strategies, described in detail in Chapter 2 are intended to offer multiple ways that the community can work to achieve its goals. Many of these strategies are contingent on factors beyond the municipality's control, including market opportunities and funding availability. All strategies will require local approvals in accordance with all applicable laws and regulations. The strategies are organized in three categories and are in no particular order:

- Planning, Policies, and Zoning Strategies
- Local Initiatives and Programmatic Strategies
- Capacity, Education, and Coordination

PLANNING, POLICIES, AND ZONING STRATEGIES

The Town's authority to update zoning regulations can have powerful effects to encourage private responses to address local housing needs with minimal local expenditure. The following strategies incorporate recommendations for both local planning initiatives and zoning amendments:

1. Revise zoning provisions for Accessory Apartments to create more flexibility including a by-right path
2. Reconsider provisions of Infill Bylaw including study of applicable properties (amount and characteristics), consider allowing duplexes where at least one unit is deed-restricted affordable
3. Reconsider adopting cottage cluster development zoning provisions
4. Consider further amendments to the existing Multi-Family Overlay district provisions to refine requirements for different development and redevelopment scenarios
5. Revise the Affordable Housing provisions to promote inclusion of more deeply affordable units for extremely and very low-income households
6. Adopt local guidelines for development applications for the Local Initiative Program

LOCAL INITIATIVE AND PROGRAMMATIC STRATEGIES

Local initiative strategies refer to recommendations that the Town can undertake to foster the creation of more housing options, especially affordable housing. These initiatives are not regulatory in nature - they deal with allocation of Town resources including staff time, funding, and property:

7. Continue to support the Medway Redevelopment Authority to implement the Oak Grove Urban Renewal Plan
8. Consider acquiring property to create supportive special needs congregate housing

9. Support modernization and rebuilding of Housing Authority properties at Lovering Heights and Kenney Drive including with federal, state, or local funding for predevelopment work
10. Consider acquiring undersized lots that would meet the infill bylaw requirements and partner with the Housing Authority to create affordable starter homes
11. Consider allocating MAHT funds to create small-scale affordable housing development
12. Actively work to preserve expiring affordability restrictions at Colonial Park Estates (Heritage Drive)
13. Encourage the development of housing through the filing of comprehensive permits

CAPACITY, EDUCATION, AND COORDINATION

The following strategies are recommendations for expanding the Town's capacity to implement housing initiatives, promote education, and to coordinate housing initiatives with other local or regional entities:

14. Continue to actively seek grants and other funding opportunities to further implementation of the HPP and local housing initiatives
15. Coordinate with the Open Space Committee to pursue opportunities to acquire properties that can serve the dual purposes of open space conservation and affordable housing creation, such as through exercising right of first refusal on chapter lands
16. Continue to actively promote cooperative relationships between the MAHT and developers to promote development that helps meet local housing needs
17. Consider collaborating with TRIC/SWAP regional communities and funding to establish regional shared housing services to expand the Town's capacity to implement the recommendations of the HPP
18. Identify and enhance local coordination opportunities with various entities like the Housing Authority, Community and Economic Development Department, MAHT/MAHC, and others, promoting housing and servicing residents in need
19. Fully populate the MAHT and MAHC and foster relationships with the MHA as well as local realtors, including them as possible members
20. Create an updated MAHT and MAHC combined Five-Year Action Plan to layout a strategic and coordinated work plan for both entities
21. Designate the Select Board as a local HPP oversight entity and perform annual review of status of HPP goals and strategies

CHAPTER 2: HOUSING GOALS AND STRATEGIES

A Housing Production Plan can help communities shape the location and type of future housing development and address affordable housing needs. Medway has already exceeded the minimum requirements for producing housing units eligible for inclusion on the Subsidized Housing Inventory (SHI). Therefore, this plan emphasizes the need to maintain Medway's percentage of SHI eligible units and to meet local needs for a mix of housing options including accessible housing, downsizing choices for seniors, and starter homes.

These goals and strategies were developed based on a comprehensive housing needs and development constraints analysis; other current local plans and policies; working sessions with the Medway Affordable Housing Trust, Affordable Housing Committee, Planning and Economic Development Board members, and planning staff; as well as the consultant's recommendations and best practices. The HPP's goals and strategies are intended to provide guidance for local housing policies and initiatives but do not bind future actions or decisions of local officials or Town Meeting. The following question is at the heart of this planning effort:

How could Medway create balanced strategies to create housing options that recognize economic realities of development and promote equity and inclusion while still preserving community assets?

FIVE-YEAR GOALS

The goals of this plan are consistent with the Comprehensive Permit Regulations (760 CMR 56) as required by DHCD for Housing Production Plans:

- a) *a mix of types of housing, consistent with local and regional needs and feasible within the housing market in which they will be situated, including rental, homeownership, and other occupancy arrangements, if any, for families, individuals, persons with special needs, and the elderly.*
- b) *a numerical goal for annual housing production, pursuant to which there is an increase in the municipality's number of SHI Eligible Housing units by at least 0.50 percent of its total units (as determined in accordance with 760 CMR 56.03(3)(a)) during every calendar year included in the HPP, until the overall percentage exceeds the Statutory Minimum set forth in 760 CMR 56.03(3)(a).*

As explained in detail below, this plan includes the following five goals:

1. Maintain Medway's affordable housing stock at over the state's 10 percent affordable housing goals
2. Address local housing needs with a greater mix of housing types, particularly small apartments, accessible housing, and starter homes
3. Distribute new housing options in strategic locations and through reuse opportunities to meet local housing need and to comply with the state's housing choice legislation
4. Support residents in need to help them afford to remain in Medway
5. Increase Medway's capacity to implement housing initiatives through enhanced local and regional coordination

1. MAINTAIN MEDWAY'S AFFORDABLE HOUSING STOCK AT OVER THE STATE'S 10 PERCENT AFFORDABLE HOUSING GOAL

Medway has successfully achieved safe harbor by exceeding the state's goal that at least 10 percent of year-round housing units shall be affordable in accordance with the requirements of MGL C.40B §§20-23 and the Comprehensive Permit Regulations (760 CMR 56). To maintain Medway's safe harbor status, the Town should actively work to ensure eligible units are appropriately listed on the Subsidized Housing Inventory and remain eligible to the extent possible.

2. ADDRESS LOCAL HOUSING NEEDS WITH A GREATER MIX OF HOUSING TYPES, PARTICULARLY SMALL APARTMENTS, ACCESSIBLE HOUSING, AND STARTER HOMES

Medway has already exceeded the state's 10 percent goal for affordable housing; however, the Town is still in need of a greater variety of housing options to meet local housing needs and to help promote a socio-economically diverse population including for people who work in Medway, older adults, individuals with special needs, low/moderate-income (LMI) households, smaller (one to two-person) households, and young adults. The Town will continue to promote and encourage initiatives to create affordable housing to help meet local housing needs including smaller rental housing for households at or below 50 percent of the Area Median Income (AMI) and affordable housing for families. \

The Town should continue to promote a variety of housing options including affordable options for older adults to downsize and stay in Medway. Many residents of Medway eventually get priced out of the area. Creating more housing types gives residents options when they downsize so that they can afford to stay in Medway. Additionally, the Town should continue to promote accessible and service-enriched private and public housing for individuals with disabilities and families.

3. DISTRIBUTE NEW HOUSING OPTIONS IN STRATEGIC LOCATIONS AND THROUGH REUSE OPPORTUNITIES TO MEET LOCAL HOUSING NEED AND TO COMPLY WITH THE STATE'S HOUSING CHOICE LEGISLATION

Housing Choice legislation refers to several changes enacted in 2020 to the Massachusetts zoning act, MGL c.40A. As a designated "MBTA Community," Section 18 of new law requires Medway to comply with the multi-family zoning provisions of c.40A, §3 if the Town wants to continue to be eligible for certain state grant programs.

In general, strategic areas for accommodating a variety of housing options have convenient access to community services and amenities and are in areas that are already developed to further the conservation of open space, agricultural lands, and natural resources. Promoting new housing options in strategic areas is also important to create walkable and bikeable neighborhoods that require less reliance on single-occupancy vehicles. More housing in these strategic types of areas allows residents to stay in Medway by downsizing to a different type of home that is less expensive.

These areas for potential new residential development opportunities include the Oak Grove Area and Central Business District as well as potential to consider further infill and reuse opportunities in the Medway Village area. In addition, the town should continue to encourage housing options in the Adaptive Reuse Overlay District, Multi-Family Overlay District, and Mill Conversion Subdistrict, when possible.

Housing Choice Legislation: Lower Voting Threshold

The Housing Choice legislation also lowers the voting threshold from a 2/3rds supermajority to a simple majority for key zoning amendments that are intended to promote housing production including by-right multi-family housing or mixed-use development in eligible locations; by-right accessory dwelling units; by-right open space residential development; Chapter 40R Smart growth zoning districts or starter home zoning districts; Transfer of Development Rights or natural resource protection bylaws (that do not reduce the overall number of housing units that can be built); and modifications to bulk, eight, setback, and other dimensional requirements that would allow for additional housing units to be built.

There are also provisions for allowing some special permit uses to be adopted by majority vote including reducing parking ratio requirements if the reduction would produce more housing units.

For more information see the [Metropolitan Area Planning Council webpage "Housing Choice at a Glance."](#)

³ Preliminary guidance for MBTA communities states that the community shall have at least one zoning district of reasonable size in which multi-family housing is permitted by right and meets the following criteria: the zone has a minimum gross density of 15 units per acre, is no more than 0.5 miles from a commuter rail station, subway station, ferry terminal, or bus station (not applicable to Medway), has no age restrictions, and is suitable for families with children. By meeting these criteria, the MBTA community is eligible to apply for several grant programs. While more specific guidance is being developed, all MBTA communities will be deemed in compliance.

In addition, the Town should consider reusing existing housing stock and converting other non-residential properties as opportunities arise to create affordable housing and other housing options including smaller market-rate rental units.

4. SUPPORT RESIDENTS IN NEED TO HELP THEM AFFORD TO REMAIN IN MEDWAY

Medway should continue to assist older adult residents, lower income families, and other vulnerable households with housing costs including fuel/heating, taxes, transportation, rent, and home efficiency and accessibility improvements and expand assistance to provide more support, particularly as the older adult population increases in Medway. The Town could leverage state and other public/private programs to maximize support for older adult residents and other residents in need.

5. INCREASE MEDWAY’S CAPACITY TO IMPLEMENT HOUSING INITIATIVES THROUGH ENHANCED LOCAL AND REGIONAL COORDINATION

Medway, as a state-designated Housing Choice Community, has demonstrated a great ability to produce housing and implement local initiatives with limited resources. However, increasing local capacity will benefit the town so it can successfully reach local housing goals. Additional support and coordination among local and regional entities can help to strengthen the town’s ability to continue its strong track record and obtain state/federal or other funding to support housing initiatives.

GOALS AND STRATEGIES MATRIX

The strategies, which are described in greater detail on the following pages, are summarized in the matrix below that indicates which goal or goals each strategy could help Medway to achieve.

Type	#	Strategy	Production	Local Needs	Strategic Locations	Residents in Need	Capacity
			G1	G2	G3	G4	G5
Planning, Policies, & Zoning	1	Revise zoning provisions for Accessory Apartments to create more flexibility including a by-right path	X	X			
	2	Reconsider provisions of Infill Bylaw including study of applicable properties (amount and characteristics), consider allowing duplexes where at least one unit is deed-restricted affordable.	X		X		
	3	Reconsider adopting cottage cluster development zoning provisions	X	X			
	4	Consider further amendments to the existing Multi-Family Overlay district provisions to refine requirements for different development and redevelopment scenarios	X	X			
	5	Revise the Affordable Housing provisions to promote inclusion of more deeply affordable units for extremely and very low-income households	X	X		X	
	6	Adopt local guidelines for development applications for the Local Initiative Program		X			X
Local Initiatives & Program	7	Continue to Support the Medway Redevelopment Authority to Implement the Oak Grove Urban Renewal Plan	X		X		
	8	Consider acquiring property to create supportive special needs congregate housing	X			X	

Type	#	Strategy	Production	Local Needs	Strategic Locations	Residents in Need	Capacity
			G1	G2	G3	G4	G5
	9	Support modernization and rebuilding of Housing Authority properties at Lovering Heights and Kenney Drive including with federal, state, or local funding for predevelopment work		X			
	10	Consider acquiring undersized lots that would meet the Infill Bylaw requirements and partner with the Housing Authority to create affordable starter homes	X	X	X		
	11	Consider allocating MAHT funds to create small-scale affordable housing development	X			X	
	12	Actively work to preserve expiring affordability restrictions at Colonial Park Estates (Heritage Drive)				X	
	13	Encourage the development of housing through the filing of comprehensive permits	X		X		
Capacity, Education, & Coordination	14	Continue to actively seek grants and other funding opportunities to further implementation of the HPP and local housing initiatives.					X
	15	Coordinate with the Open Space Committee to pursue opportunities to acquire properties that can serve the dual purposes of open space conservation and affordable housing creation, such as through exercising right of first refusal on chapter lands.	X				X
	16	Continue to actively promote cooperative relationships between the Community and Economic Development Department and developers to promote development that helps meet local housing needs	X	X			X
	17	Consider collaborating with TRIC/SWAP regional communities and funding to establish regional shared housing services to expand the Town's capacity to implement the recommendations of the HPP					X
	18	Enhance local coordination with various entities like the Housing Authority, Community and Economic Development Department, MAHT/MAHC, and others, promoting housing and servicing residents in need				X	X
	19	Fully populate the MAHT and MAHC and foster relationships with the MHA as well as local realtors, including them as possible members					X
	20	Create an updated MAHT and MAHC combined Five-Year Action Plan to layout a strategic and coordinated work plan for both entities					X
	21	Designate the Select Board as a local HPP oversight entity and perform annual review of status of HPP goals and strategies					X

FIVE-YEAR STRATEGIES

Achieving the community's five-year goals will require a variety of regulatory, programmatic, and policy strategies. This section includes descriptions of local regulatory strategies, local initiatives, and strategies that deal with implementation capacity, education, and outreach.

The intent of these strategies is not to suggest that Medway will implement all these strategies over five years, but to offer multiple ways that the community can work to achieve its goals. Many of these strategies are contingent on factors beyond the municipality's control, including market opportunities and funding availability. All strategies will require local approvals in accordance with all applicable laws and regulations.

This plan's strategies comply with the requirements of the Comprehensive Permit Regulations (760 CMR 56), which are summarized as follows:

The HPP shall address the matters set out in the Department's guidelines, including an explanation of the specific strategies by which the municipality will achieve its housing production goal, and a schedule for implementation of the goals and strategies for production of units, including all the following strategies, to the extent applicable:

- a) *the identification of zoning districts or geographic areas in which the municipality proposes to modify current regulations for the purposes of creating SHI Eligible Housing developments to meet its housing production goal.*
- b) *the identification of specific sites for which the municipality will encourage the filing of Comprehensive Permit applications.*
- c) *characteristics of proposed residential or mixed-use developments that would be preferred by the municipality (examples might include cluster developments, adaptive re-use, transit-oriented housing, mixed-use development, inclusionary housing, etc.).*
- d) *municipally owned parcels for which the municipality commits to issue requests for proposals to develop SHI Eligible Housing; and/or*
- e) *participation in regional collaborations addressing housing development.*

The strategies are organized in three categories and are not in order of priority:

- A. Planning, Policies, and Zoning Strategies
- B. Local Initiatives and Programmatic Strategies
- C. Capacity, Education, and Coordination

An action plan matrix is included at the end of this chapter that recommends sequencing of strategies over the five-year planning horizon and lists responsible entities.

PLANNING, POLICIES, AND ZONING STRATEGIES

The Town's authority to update zoning regulations can have powerful effects to encourage private responses to address local housing needs with minimal local expenditure. The following strategies incorporate recommendations for both local planning initiatives and zoning amendments.

1. Revise zoning provisions for Accessory Apartments to create more flexibility including a by-right path

An Accessory Dwelling Unit (ADU) is an apartment within or on the property with a single-family house. The property appears from the street to be a single-family, not a two-family house. As of the 2018 Pioneer Institute report, included in the list of more information below, about 37 of 100 cities and towns surrounding Boston allow ADUs and an additional 31 allow ADUs only under temporary circumstances.

Accessory apartments, either as an alteration to a single-family dwelling or conversion of a detached accessory building (garage, barn, or gate house) can help diversify a community's housing stock by providing smaller rental units for increasing numbers of smaller households. They are also typically more affordable and can provide income to cost-burdened owners.

Medway's current zoning provisions do not allow ADUs, however Section 8.2 of the Zoning Bylaw allows Accessory Family Dwelling Units (AFDU) by special permit from the Zoning Board of Appeals (ZBA). The bylaw restricts such AFDUs to have no more than one bedroom, unless authorized by the ZBA, and a maximum size of 800 s.f., with an exception for a detached accessory unit in an existing structure. In addition, the zoning provisions require that the property owner live in one of the units as their primary residence. The occupancy of an AFDU is restricted to the owner, owner's family, or a caregiver for an elderly person, individuals with a disability, or other special needs.

As a town whose zoning is primarily single-family, a progressive ADU bylaw could create opportunities for small-scale, incremental housing in town. As stated by AARP at its *All About Accessory Dwelling Units* website included as more information below:

As small houses or apartments that exist on the same property lot as a single-family residence, ADUs play a major role in serving a national housing need. This traditional home type is re-emerging as an affordable and flexible housing option that meets the needs of older adults and young families alike.

Consider the following amendments to create more flexibility and promote the creation of these smaller rental units in the existing housing stock:

- Broaden the AFDU zoning provisions to allow ADUs
- Amend the ADU zoning provisions to allow them by right
- Model the amendments to comply with the ADU definition per the Housing Choice Legislation which states that an ADU shall be "not larger in floor area than ½ the floor area of the principal dwelling or 900 square feet, whichever is smaller."
- Remove the occupancy restrictions for the accessory unit
- Confirm that requiring the owner to live in one of the units on the property would comply with the definition of ADU per the Housing Choice Legislation

The revisions suggested above appear to qualify for a simple majority vote of Town Meeting pursuant to the Housing Choice legislation.

More information:

- MAPC Living Little Report, 2018 (which includes Medway): <http://ma-medfield.civicplus.com/DocumentCenter/View/1687/Living-Little-Report-MAPC-2018-PDF>
- Pioneer Institute and Dain, Amy, *The State of Zoning for Accessory Dwelling Units*, White Paper No. 184, July 2018: <https://masmartgrowth.wpengine.com/wp-content/uploads/2019/01/ADU-MSGA-Pioneer-paper-2018.pdf>
- AARP, *All About Accessory Dwelling Units*: <https://www.aarp.org/livable-communities/housing/info-2019/accessory-dwelling-units-adus.html>

2. Reconsider provisions of Infill Bylaw including study of applicable properties (amount and characteristics), consider allowing duplexes where at least one unit is deed-restricted affordable.

Per Section 8.1 of the Zoning Bylaw, the Town allows affordable homes to be created on infill lots by special permit. Infill lots, in this context, are parcels that may be suitable for construction of a house because they are compatible with the immediate neighborhood in terms of size, shape, and frontage but that do not meet the minimum zoning standards for lot size and/or frontage. Medway's AR-II Zoning District, where infill lots for affordable housing are currently allowed, has a minimum lot size

requirement of 22,500 s.f. and frontage requirement of 150 foot minimum. Infill lots for affordable housing are also allowed in the Village Residential District, which has the same lot size and frontage requirements. The Infill Bylaw, which was approved by Town Meeting in June 2009, allows construction of single-family homes on these lots if they are restricted to be affordable to LMI households and are eligible for inclusion on the SHI. In addition, the bylaw requires that the lot be at least 6,000 s.f. and the lot shape factor be similar to the nearby properties.

Per the consultant's analysis, as of 2021, there are 11 vacant parcels that would meet these Infill Bylaw requirements do not appear to have significant environmental constraints. These range in size from 6,247s.f. to 22,005 s.f.

The Infill Bylaw has not been used to create any affordable homes in the 12 years since its adoption. There likely are a variety of reasons. It seems there are a very limited number of properties that would meet the eligibility requirements. It is unquestionably a difficult hurdle for the typical residential property owner to navigate the process of creating a deed-restricted affordable unit that would require an affirmatively fair marketing plan, and income and asset verification of renters or buyers to comply with the requirements for listing on the SHI. In addition, many property owners with potentially eligible properties likely are not aware that this provision exists.

The AR-II Zoning District makes up about 32.7% of total land area. Many of Medway's residentially zoned properties are in the AR-I district, however potentially developable properties with smaller lot sizes in this district are not currently eligible under the Infill Bylaw.

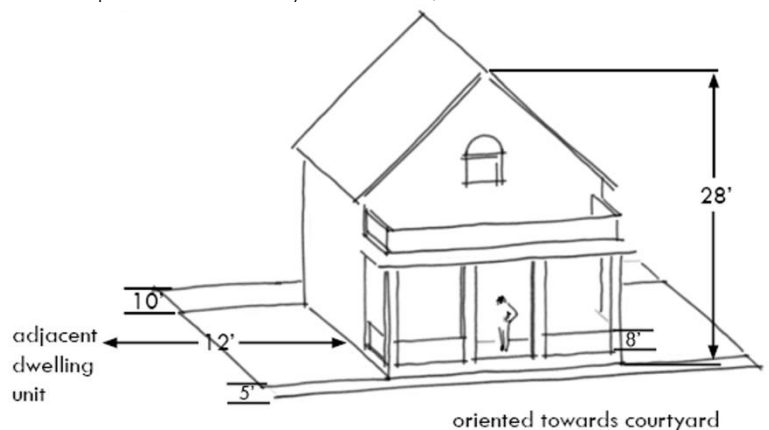
To promote creation of neighborhood-scale affordable homes, which could help meet a need for more starter home options, the Town could reconsider the provisions of the Infill Bylaw. Such reconsiderations may include the following:

- Expand the eligibility to all residential districts
- Allow a by-right path for single-family construction
- Expand allowed housing types to include duplexes by special permit, with the incorporation of design standards to ensure compatibility with the immediate neighborhood

In addition to the zoning amendments proposed above, the Town could outreach to local and regional mission-based developers and builders who have experience with creating small-scale affordable housing, such as Habitat for Humanity, who could approach property owners to negotiate a potential sale of such properties for the creation of affordable homes.

3. Reconsider adopting cottage cluster development zoning provisions

The Medway Community and Economic Development staff recently worked with the Metropolitan Area Planning Council (MAPC) to create draft zoning provisions for cottage cluster development. Among the purposes of the draft provisions are to provide a variety of smaller, more affordable housing choices; encourage new residential development types that foster community; and build community cohesion with internal pedestrian circulation, orientation of dwellings, and inclusion of courtyards. Such provisions would encourage new cohesive neighborhoods that incorporate open space amenities. Cottages are small detached, single-family dwellings with narrow massing, with a maximum gross floor area of 1,000 s.f. The provisions



would also allow carriage houses with up to 800 s.f. and two-family homes with up to 2,800 s.f. Development under these provisions would trigger Medway's standard affordability requirement.

With Medway's large stock of conventional single-family houses and newer multi-family apartments development, there is need for what architect David Paroleki has coined "missing middle housing." Cottage housing is a type of missing middle housing that can fit in well in single-family neighborhoods and can provide a more affordable alternative to larger single-family homes with lower property value, taxes, insurance, and maintenance costs. These cottage neighborhoods can provide housing options for seniors to downsize, so some communities may have certain units that are age restricted. These neighborhoods also often also provide common facilities (such as laundry) and provide opportunities to connect as part of a small neighborhood.

Consider working with town officials to discuss the adoption of cottage cluster development zoning provisions.

More information:

- AARP Livable Communities, Photo Gallery: Missing Middle Housing Types: <https://www.aarp.org/livable-communities/housing/info-2020/slideshow-missing-middle-housing.html>
- Medway Cottage Cluster Development Bylaw: [cottage_cluster_development_revised_draft_2-12-21.pdf \(townofmedway.org\)](https://www.townofmedway.org/files/2021/12/Cottage_Cluster_Development_Revised_Draft_2-12-21.pdf)

4. Consider further amendments to the existing Multi-Family overlay district provisions to refine requirements for different development and redevelopment scenarios

The Multi-Family Overlay district, per Section 5.6.4 of the Zoning Bylaw is intended to encourage the provision of a diversity of housing types by establishing a special permit option to allow the development of multi-family housing. The overlay district allows multi-family housing on lots in portions of the AR-I, AR-II, Village Residential, and Village Commercial districts. The existing provisions limit density to 8 units per acre for multi-family housing that is not an apartment building and up to 12 units per acre for apartment buildings with a total project maximum of 40 units. The provisions include protection for historically significant buildings that are 75 years and older.

These provisions have been amended a few times including in 2018, 2019, and 2020. Based on Community and Economic Development Department staff suggestions, the provisions could benefit from further revision to refine the requirement for different development and redevelopment scenarios including adjusting the density requirements for different housing types such as duplexes, townhouses (attached single-family houses), and reuse scenarios. The town could also consider adapting the overlay zoning provisions to comply with the Housing Choice Legislation, pending further guidance from the state.

5. Revise the Affordable Housing provisions to promote inclusion of more deeply affordable units for extremely and very low-income households

The existing Affordable Housing provisions, per Section 8.6 of the Zoning Bylaw, require provision of affordable housing units that are affordable to and occupied by low/moderate-income households and eligible for including on the SHI for two-family, multi-family, and mixed-use development with six or more units; single-family developments with 10 or more units; development per the Open Space Residential Development provisions; and development per the Adult Retirement Community Planned Unit Development provisions. The Affordable Housing provisions establish a minimum percentage of units as affordable that vary from 10 percent to 20 percent depending on the project size.

The Town should consider revising the Affordable Housing provisions to encourage more deeply affordable units to address local housing needs including units for households at or below 30 percent AMI and between 30 and 50 percent AMI. Adjusting inclusionary zoning requirements and incentives, such as those created through Medway's Affordable Housing provisions, need careful consideration regarding how the adjustments could impact the economics of housing development. The Town will want to ensure that any amendments will produce the housing intended by being grounded in market realities.

More information:

- Grounded Solutions Network, *Inclusionary Housing calculator 2.0*: <https://inclusionaryhousing.org/calculator/>

6. Adopt local guidelines for development applications for the Local Initiative Program

The Local Initiative Program (LIP) is a state housing program administered by the Department of Housing and Community Development (DHCD). The LIP program is intended to encourage communities to produce SHI-eligible housing as a locally sponsored Comprehensive Permit by providing state technical assistance from DHCD (rather than a financial subsidy). Through the LIP process, the MAHT and the MAHC work with proponents to facilitate the development of affordable housing that helps address Medway's local housing needs.

Such local LIP guidelines could include project review procedures clarifying the role of the MAHT, MAHC, and Select Board. For example, in Medfield, the Affordable Housing Trust meets with developers very early in the process (prior to submitting a pre-application), asks for evidence of meetings with neighbors and town staff, then holds a public meeting to formally discuss a potential project application. The Medfield Affordable Housing Trust works with the developer to refine the proposal.

The local LIP guidelines could also include specific local project preferences to help meet defined local needs and design requirements (within reason). In Medway, there is a need for affordable housing for extremely low and very low-income households – such a preference could be stated in the local guidelines.

More information:

- Medfield MAHT Action Plan 2018-2020, with Guidelines for LIP/MAHT Initiatives on page 8: <https://www.town.medfield.net/DocumentCenter/View/1653/MAHT-Action-Plan---Approved-04-03-18-PDF>

LOCAL INITIATIVE AND PROGRAMMATIC STRATEGIES

Local initiative strategies refer to recommendations that the Town can undertake to foster the creation of more housing options, especially affordable housing. These initiatives are not regulatory in nature - they deal with allocation of Town resources including staff time, funding, and property.

7. Continue to Support the Medway Redevelopment Authority to Implement the Oak Grove Urban Renewal Plan

Section 9 of the Zoning Bylaw is a form-based code for the Oak Grove Park Districts that incorporates the Oak Grove Urban Renewal Area per MGL c.121B as delineated in the Oak Grove Urban Renewal Plan of March 2017. This major gateway into Medway has access to Route 109 and Interstate 495 and is a priority development area in the community. This area was divided in 1925 into over 1,000 small lots of about 1,600 s.f. that have been a barrier to development. The Medway Redevelopment Authority is in the process of acquiring property in the Urban Renewal Area with

\$3.5M appropriated by Town Meeting. The Oak Grove Park Concept Plan Buildout Scenario includes 110-137 units of multi-family apartments and townhouse units.

OAK GROVE PARK CONCEPT PLAN BUILDOUT SCENARIOS			
	Urban Renewal Plan	Alternative A (E-W Road Further North)	Alternative B (E-W Road Further South)
Total Floor Area - Commercial, Industrial, Office	475,000 SF	495,000 SF	440,000 SF
# Detached Residential Units	110 (80 Apartments & 30 Townhouses)	137 (62 Apartments & 65 Townhouses; # Second/Third floor Residential Units in Village - 0/T.B.D.)	110 (80 Apartments & 30 Townhouses; # Second/Third Floor Residential Units in Village - 88 Assumed)
Total Parking Spaces	1,874	1,405	1,588
Approximate Parking Ratio	~4 spaces/1000 SF (or ~3.5 units/1000 SF if excluding residential-only parking spaces)	~3 spaces/1000 SF (or ~2.5 spaces/1000 SF if excluding residential-only parking spaces)	3.5 spaces/1000 SF (or ~3 spaces/1000 SF if excluding residential-only parking spaces)

The Town has provided funding as well as staff support to the Redevelopment Authority to support the implementation of the 2017 Urban Renewal Plan. The Town should continue to support the work of the Authority to ensure production of the residential units envisioned including units that are affordable to households at various income levels from at or below 30 percent AMI and up to support local housing needs.

8. Consider acquiring property to create supportive special needs congregate housing

To support individuals with special needs of all ages including older adults, the MAHT should consider acquiring property to foster the creation of supportive special needs congregate housing. Congregate housing is a shared living arrangement that combines housing and services for older adults and people with disabilities. Congregate housing can support individuals with special needs of all ages including younger and older adults by providing services necessary to help them remain independent for as long as possible. These often include a variety of services to improve quality of life for residents such as services focused on community building, self-sufficiency, mental/physical health, medical support, and learning opportunities.

Although congregate housing can be utilized by residents of all ages, this type of housing could help the town meet the current demand for affordable senior housing. According to the 2014-2018 ACS data, there are 500 senior households that are cost-burdened. The current pipeline for affordable senior housing development is not expected to meet this need. The Glen Brook development will have 44 age-restricted units, which does not fully meet the current demand.

With expansion of the Infill zoning provisions, there could be additional opportunities for the MAHT to negotiate the acquisition of infill lots below market and seek developers and service provider teams to create congregate housing. In addition, the MAHT could purchase existing larger homes that could be converted into such supportive housing.

Congregate housing (group home) units can be eligible for inclusion on the SHI if operated or certified/licensed by the state Department of Development Services or the Department of Mental Health.

More information:

- Congregate Housing and Eligibility in Massachusetts: <https://www.mass.gov/service-details/congregate-housing-eligibility>
- An incomplete list of organizations focused on managing/creating congregate housing:
 - Specialized Housing, Inc <https://www.specializedhousing.org/>
 - Life Path: https://lifepathma.org/images/Brochures/LifePath_Congregate_Housing_brochure_updated_Nov_18.pdf
 - Springwell: <https://springwell.com/resource/congregate-housing-program/>
 - Tri-Valley: <https://www.trivalleyinc.org/community-based-services/congregate-housing/>

9. Support modernization and rebuilding of Housing Authority properties at Lovering Heights and Kenney Drive including with federal, state, or local funding for predevelopment work

The town should seek funding for predevelopment work at the Lovering Heights and Kenney Drive developments, two state public housing properties owned by the Medway Housing Authority. The Lovering Heights property has 60 units of affordable elderly and disabled housing, and the Kenney Drive property has 34 units. These properties are both in great need for modernization including accessible units. In addition, redevelopment could provide an opportunity for additional affordable units, particularly at the Kenney Drive property.

Funding for the predevelopment work, such as development plans, permitting, legal work, and other due diligence, would enable the Housing Authority to assemble an application for federal and state Low-Income Housing Tax Credit programs and other subsidy resources to fund the redevelopment of these properties.

The predevelopment funding is required to compile the application for tax credit and subsidy resources and would be an eligible use of CPA funds, if other funding sources are not identified. The anticipated cost is a total of \$400,000-\$500,000 for predevelopment work at both properties.

10. Consider acquiring undersized lots that would meet the Infill Bylaw requirements and partner with the Housing Authority to create affordable starter homes

According to the HPP consultant's analysis, there are fourteen lots that appear to comply with the eligibility provisions of the Town's Infill Bylaw. Two or three of these parcels may have significant environmental constraints due to the presence of wetlands on the lots, however it appears that 11 parcels may be developable. The average assessed value of these parcels is \$55,560, with a range of \$7,800 to \$178,700.

Consider allocating MAHT funds to acquire some of these lots and work in partnership with the Housing Authority and a private development entity to build affordable starter homes for first time homebuyers with permanent affordability restrictions. The Housing Authority could assist with a ready-buyer list that could include existing families renting Housing Authority properties who are looking to transition to homeownership.

An organization such as Habitat for Humanity might be an appropriate type of development partner that is experienced with small-scale development. This strategy idea could provide a cost-effective way to develop small-scale, scatter site affordable ownership opportunities.

11. Consider allocating MAHT funds to create small-scale affordable housing development

The MAHT should continue to support the development of affordable housing in Medway, as it has been doing, for example with the funding support for the development at Glen Brook Way. The

provision of local funds early in the development process is critical to ensure an affordable housing development will be competitive for state and other public funding or programs including Low-Income Housing Tax Credits (LIHTC).

Such funding requests will be considered on a case-by-case basis, as the MAHT has done for prior funding allocations. The MAHT bases funding decisions on demonstration of meeting local housing needs and eligibility for inclusion on the SHI, for example as a Local Action Unit (LAU) or through the Local Initiative Program. Development proposals under the LAU program should comply with *A Guide to Meeting the Requirements of Developing Affordable "Local Action Units" in Medway*.

More information:

- *A Guide to Meeting the Requirements of Developing Affordable "Local Action Units" in Medway*
https://www.townofmedway.org/sites/g/files/vyhlif866/f/uploads/lau_guide_12.23.2020_final_1.pdf

12. Actively work to preserve expiring affordability restrictions at Colonial Park Estates (Heritage Drive)

According to the Medway Housing Coordinator, there are three ownership units at Colonial Park Estates on Heritage Drive with older deed riders (from about 2001) that predate the state's stronger Universal Deed Rider. The MAHT should actively negotiate with owners of these properties to execute the state's Universal Deed Rider to further protect these units from expiring or otherwise being sold as market-rate units. The remaining funds from the DHCD Grant of \$200,000 from 2016 in addition to other MAHT funds could be allocated to support these negotiations and potential acquisitions as needed to preserve the long-term affordability of these units.

13. Encourage the development of housing through the filing of comprehensive permits.

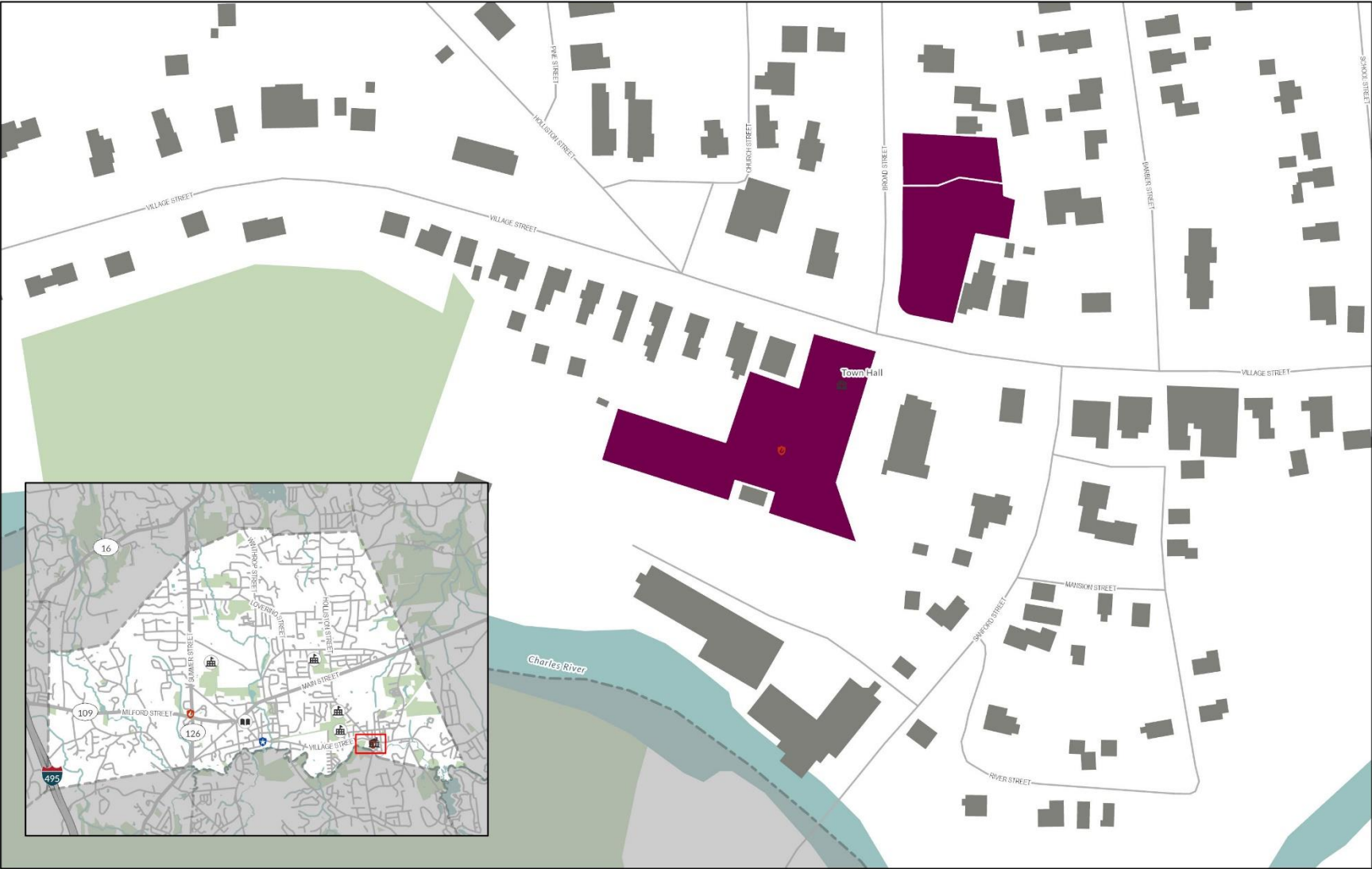
The Town should encourage the development of housing through the mechanism of comprehensive permits at three specific locations in the Medway Village area:

- 150 Village Street (Assessors' parcel 60-228)
- 8 Broad Street (Assessors' parcel 60-229)
- 155 Village Street (Assessors' parcel 60-121)

TOWN OF MEDWAY - SITES TO ENCOURAGE COMPREHENSIVE PERMITS

Prepared by JM Goldson LLC

J M GOLDSON



- | | | |
|----------------|-----------------|---|
| Town Hall | Parcels | Encourage Filing of Comprehensive Permits |
| Fire station | Buildings | |
| Police station | Water bodies | |
| School | Open space | |
| Library | Existing trails | |

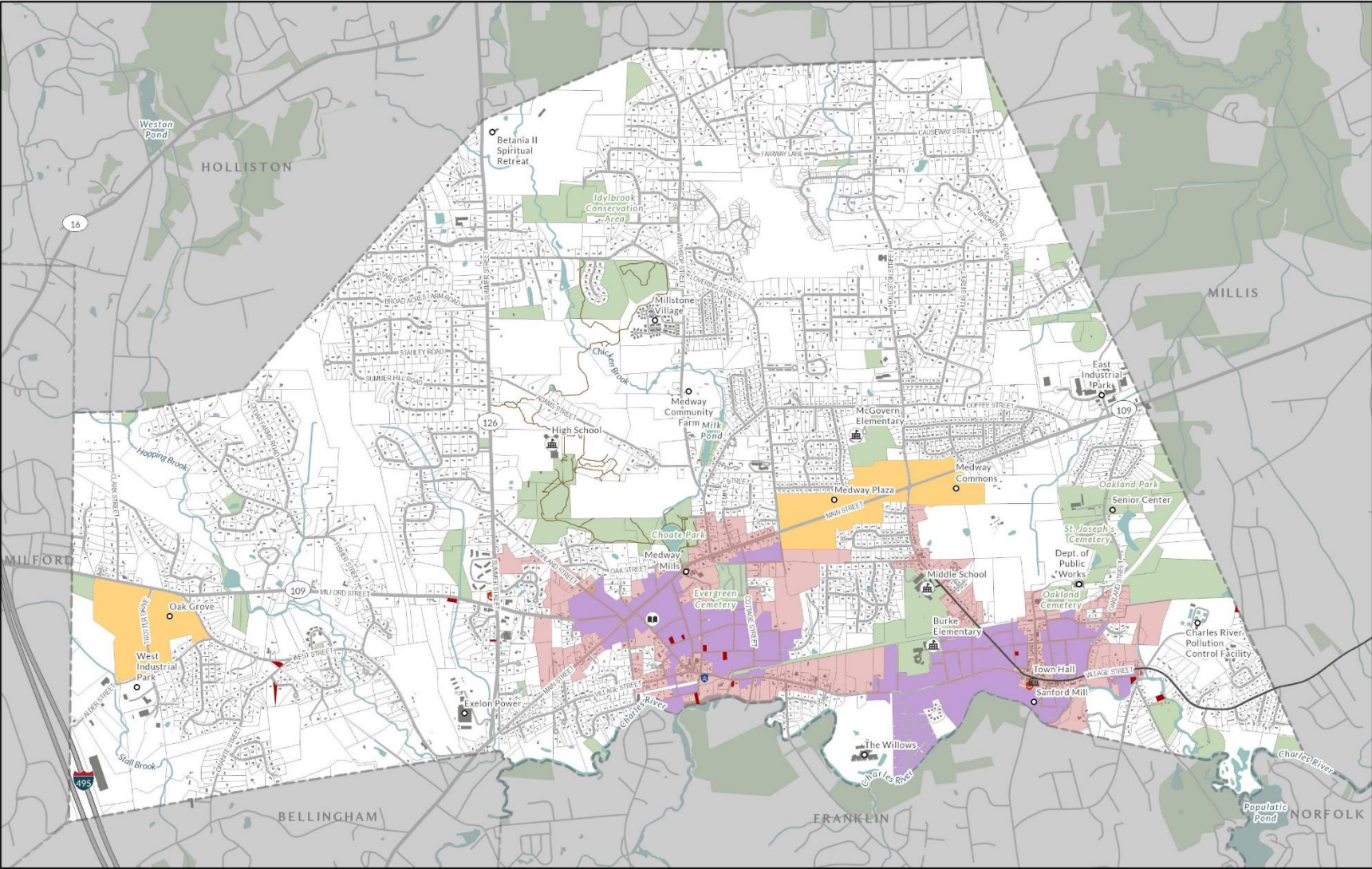


Sources: Town of Medway, MassGIS

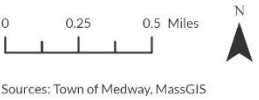
TOWN OF MEDWAY - HOUSING STRATEGIES

Prepared by JM Goldson LLC

J M GOLDSON



- | | | |
|----------------|-----------------|--|
| Town Hall | Parcels | GATRA Medway T Shuttle |
| Fire station | Buildings | Potential Affordable Housing Infill Sites |
| Police station | Water bodies | Potential Infill and Reuse Opportunities |
| School | Open space | Potential Multi-Family and Mixed-Use Development or Redevelopment |
| Library | Existing trails | Encourage Housing Options (Adaptive Reuse Overlay District, Multifamily Overlay District, Mill Conversion Subdistrict) |



CAPACITY, EDUCATION, AND COORDINATION

The following strategies are recommendations for expanding the Town's capacity to implement housing initiatives, promote education, and to coordinate housing initiatives with other local or regional entities.

14. Continue to actively seek grants and other funding opportunities to further implementation of the HPP and local housing initiatives.

The Town has a strong track record of obtaining state and other grant funds to further local initiatives, including as a designated Housing Choice Community. If possible given levels of local housing production, maintain Medway's status as a Housing Choice Community to ensure enhanced access to state funding, by reapplying every two years and continuing to meet the requirements for designation through a combination of housing production and best practices. Seventy-nine communities in Massachusetts have achieved state designation as a Housing Choice Community. This designation provides access to new financial resources including Housing Choice Community Capital Grants and preferential treatment for many state grants and capital funding programs including State Revolving Fund for Water and Sewer infrastructure, MassWorks, Complete Streets, MassDOT capital projects, and PARC and LAND grants. Medway has also received grants from the Department of Housing and Community Development and other agencies.

15. Coordinate with the Open Space Committee to pursue opportunities to acquire properties that can serve the dual purposes of open space conservation and affordable housing creation, such as through exercising right of first refusal on chapter lands.

The MAHT/MAHC and the Medway Open Space Committee should maintain a dialogue so that they can potentially coordinate planning efforts to identify public and private land that would be suitable for these projects including chapter lands where the town could exercise a right of first refusal. Potential sites should be considered in light of the priorities established by both groups, ensuring that key natural resources and forestland are conserved while setting aside land for development of context-appropriate smaller affordable and accessible housing development, such as allowed through the Open Space Residential Development provisions of the Zoning Bylaw (Section 8.4). Such development could include affordable starter homes for first time homebuyers to meet the affordable housing requirement per Section 8.6 of the Zoning Bylaw.

Sources of matching funds should also be identified and described in joint project proposals submitted to the Community Preservation Committee. These proposals should also emphasize the co-benefits of incorporating both open space and housing elements on selected sites. If the Open Space Committee identifies priority areas for acquisition that overlap with potential sites for housing, the MAHT/MAHC should be provided an opportunity to comment and explore options to incorporate or preserve housing as part of the land purchase. Similarly, the MAHT/MAHC should consider how open space conservation can best be incorporated into affordable housing development proposals.

More information:

- Randall Arendt, FRTPI, ASLA, *Conservation Subdivision Design: A Brief Overview*: http://www.greenerprospects.com/PDFs/CSD_Overview.pdf
- MA Smart Growth Took Kit "OSRP/NRPZ": <https://www.mass.gov/service-details/smart-growth-smart-energy-toolkit-modules-open-space-design-osdnatural-resource>
- CPTC Presentation: <https://masscptc.org/docs/conference-docs/2019/cptc-conf19-5-NRPZ2.PDF>

16. Continue to actively promote cooperative relationships between the Community and Economic Development Department and developers to promote development that helps meet local housing needs

Build on the success of the Community and Economic Development Department and MAHT support for private affordable housing development as demonstrated through the Glen Brook Way development by Metro West Collaborative. Continue to actively promote cooperative relationships with local and regional developers to meet Medway's local housing needs, particularly for affordable starter homes, accessible housing, and homes that are affordable to households with extremely low and very low income.

More information:

- Incremental Development Alliance is a collaboration between small developers that provides training and coaching to benefit municipal clients and developers: <https://www.incrementaldevelopment.org/>
- Urban Land Institute is a network of people in every profession and sector in real estate, development, and land use: <https://uli.org/join/>
- CHAPA has a variety of committees including the Production and Preservation Committee that is comprised of developers, lenders, buildings, and other housing providers: <https://www.chapa.org/committees/production-and-preservation-committee>

17. Consider collaborating with TRIC/SWAP regional communities and funding to establish regional shared housing services to expand the Town's capacity to implement the recommendations of the HPP

There are currently three Regional Housing Service Organizations (RHSOs) in Massachusetts. While the services an RHSO performs may vary depending on the communities served, RHSOs often are involved in monitoring existing affordable housing stock. RHSOs can also assist with SHI administration, HPP implementation, and serve as a central point for disseminating information to residents.

The Town has been exploring the possibility of participating in the formation of a Shared Housing Services Office (SHSO) with other Three Rivers Interlocal Council (TRIC) and Southwest Advisory Planning Committee (SWAP) communities. By proportionally sharing the costs of housing staff through an SHSO, small and mid-sized TRIC and SWAP communities will be able to access specialized housing expertise and will be better equipped to monitor and preserve the existing Affordable Housing stock to support the work of existing Town staff.

MAPC is conducting a planning process for the future TRIC/SWAP SHSO to assess the capacity and needs of participating towns and establish SHSO functions, staffing, fee structure, and governance. This process is being facilitated by the Metropolitan Area Planning Council (MAPC) with support from a Community Compact grant via the Town of Norwood.

The budget and services of the future SHSO will be designed around the needs of the communities participating in this planning phase. Medway should continue to actively participate in this planning initiative and work with MAPC and communities in the TRIC/SWAP subregions to evaluate the possibility of shared services if so desired by the Town.

18. Enhance local coordination with various entities like the Housing Authority, Community and Economic Development Department, MAHT/MAHC, and others, promoting housing and servicing residents in need

Medway has various entities working toward creating affordable housing options. To foster collaboration and communications and reinforce the efforts of various local entities, the Town should organize a more formal collaboration framework involving the Housing Authority, Community and Economic Development Department, MAHT/MAHC, and other entities as relevant. The Town should work toward holding a quarterly or semi-annual coordination meeting and report regularly on progress to the Select Board to ensure accountability.

19. Fully populate the MAHT and MAHC and foster relationships with the MHA as well as local realtors, including them as possible members

Work to fill vacant MAHT and MAHC seats as needed to maintain fully populated boards. At the time of this writing, December 2021, the MAHT is fully populated and the MAHC has one vacant seat. The MAHC membership composition could benefit by seeking local realtors and other professionals to fill vacant seats as available. Also, the MAHT in cooperation with the MAHC should work to foster relationships with a variety of local realtors to track real estate acquisition and development opportunities for affordable housing.

20. Create an updated MAHT and MAHC combined Five-Year Action Plan to layout a strategic and coordinated work plan for both entities

The MAHT created a five-year action plan about a decade ago shortly after the Town established the MAHT to act as a guide in its initial years. Through an action planning process, the MAHT and MAHC could create coordinated work plans that identify priority initiatives, sequencing/timeline, and potential funding levels and sources. In addition, an Action Plan could clarify the role and priorities of both entities and serve as a helpful guide for new MAHT and MAHC members, development partners, Community Preservation Committee, and other town official and community members.

More information:

- Massachusetts Housing Partnership, *MAHT Guidebook*:
https://www.mhp.net/writable/resources/documents/MAHTGuidebook_2018.pdf

21. Designate the Select Board as a local HPP oversight entity and perform annual review of status of HPP goals and strategies

This HPP is intended to provide the Town with multiple options to address local needs. The recommended strategies would require coordinated efforts by multiple local entities. Therefore, to effectively implement this plan will require oversight and accountability. The Town should consider designating the Select Board as the local HPP oversight entity, with assistance from the Community and Economic Development Department. The oversight entity should track and coordinate progress of the goals and strategies presented in this HPP.

ACTION PLAN

The MAHT/MAHC will oversee all aspects of the HPP's implementation. The matrix below provides detailed information on responsible and supporting entities and a suggested timeframe to implement the housing strategies.

Abbreviations Used the in Matrix Below:

CEDD = Community and Economic Development Department

CPC = Community Preservation Committee

OSC = Open Space Committee

MAHC = Medway Affordable Housing Committee

MAHT = Medway Affordable Housing Trust

MHA = Medway Housing Authority

MRA = Medway Redevelopment Authority

PEDB= Planning and Economic Development Board

SB= Select Board

Type	#	Housing Strategy	FY2023	FY2024	FY2025	FY2026	FY2027	Responsible Entity	Supporting Entities
Planning, Policies, & Zoning	1	Revise zoning provisions for Accessory Apartments to create more flexibility including a by-right path						PEDB	CEDD
	2	Reconsider provisions of Infill Bylaw including study of applicable properties (amount and characteristics), consider allowing duplexes where at least one unit is deed-restricted affordable.						PEDB	CEDD
	3	Reconsider adopting cottage cluster development zoning provisions						PEDB	CEDD
	4	Consider further amendments to the existing Multi-Family Overlay District provisions to refine requirements for different development and redevelopment scenarios						PEDB	CEDD
	5	Revise the Affordable Housing provisions to promote inclusion of more deeply affordable units for extremely and very low-income households						PEDB	CEDD
	6	Adopt local guidelines for development applications for the Local Initiative Program						PEDB	CEDD
Local Initiatives & Programmatic	7	Continue to Support the Medway Redevelopment Authority to Implement the Oak Grove Urban Renewal Plan						MRA	SB CEDD
	8	Consider acquiring property to create supportive special needs congregate housing						MAHT	CEDD
	9	Support modernization and rebuilding of Housing Authority properties at Lovering Heights and Kenney Drive including with federal, state, or local funding for predevelopment work						MHA	CPC
	10	Consider acquiring undersized lots that would meet the Infill Bylaw requirements and partner with the Housing Authority to create affordable starter homes						MAHT MHA	CPC CEDD
	11	Consider allocating MAHT funds to create small-scale affordable housing development						MAHT	CEDD
	12	Actively work to preserve expiring affordability restrictions at Colonial Park Estates (Heritage Drive)						MAHT	CEDD
	13	Encourage the development of housing through the filing of comprehensive permits						SB	CEDD PEDB

Type	#	Housing Strategy	FY2023	FY2024	FY2025	FY2026	FY2027	Responsible Entity	Supporting Entities
Capacity, Education, and Coordination	14	Continue to actively seek grants and other funding opportunities to further implementation of the HPP and local housing initiatives.						CEDD	SB
	15	Coordinate with the Open Space Committee to pursue opportunities to acquire properties that can serve the dual purposes of open space conservation and affordable housing creation, such as through exercising right of first refusal on chapter lands.						MAHT MAHC OSC	CEDD CPC
	16	Continue to actively promote cooperative relationships between the Community and Economic Development Department and developers to promote development that helps meet local housing needs						CEDD	MAHT
	17	Consider collaborating with TRIC/SWAP regional communities and funding to establish regional shared housing services to expand the Town's capacity to implement the recommendations of the HPP						SB	CEDD MAHT MAHC
	18	Enhance local coordination with various entities like the Housing Authority, Community and Economic Development Department, MAHT/MAHC, and others, promoting housing and servicing residents in need						CEDD MHA	MAHT MAHC
	19	Fully populate the MAHT and MAHC and foster relationships with the MHA as well as local realtors, including them as possible members						SB	MAHT MAHC MHA
	20	Create an updated MAHT and MAHC combined Five-Year Action Plan to layout a strategic and coordinated work plan for both entities						MAHT MAHC	CEDD
	21	Designate the Select Board as a local HPP oversight entity and perform annual review of status of HPP goals and strategies						SB	

CHAPTER 3: DEMOGRAPHIC PROFILE

An analysis of local demographic data and housing stock reveals key characteristics and trends in Medway that help explain housing needs and demand. The characteristics of a Town's residents, such as their life stage, wealth, household size, and race/ethnicity, are closely linked to the characteristics of a Town's housing stock. To understand the wider context of Medway's housing needs, we compare the demographics of Medway to Norfolk County and Massachusetts at times. This chapter will provide the framework for housing production goals and strategies to address local housing concerns included later in this document.

KEY FINDINGS

- The Town of Medway has experienced population growth over the last several decades and is presently home to 13,115 people, according to 2020 estimates.
- While the population is growing, it is also aging. Like the rest of Norfolk County and the state, Medway has seen an increase in residents over age 65 and a decrease in residents under age 18. Projections indicate that the older population will continue to increase in size and the younger population will continue to shrink through 2030.
- Income trends show that a significantly high proportion of residents earn \$100,000 or more per year.
- Housing units in Medway are typically owned rather than rented, with owner-occupied units making up 90 percent of occupied housing units. Rental units are home to smaller households on average than owner-occupied units.
- 82% of existing housing in Medway is made up of units that are three or more bedrooms in size. However, 60% of households are made of just one or two people. This mismatch shows a need for smaller units in Medway.
- Of non-family households, an estimated 82 percent of householders live alone (908 residents). This number includes 393 residents that are householders over the age of 65. About 19 percent of Medway households are people living alone.

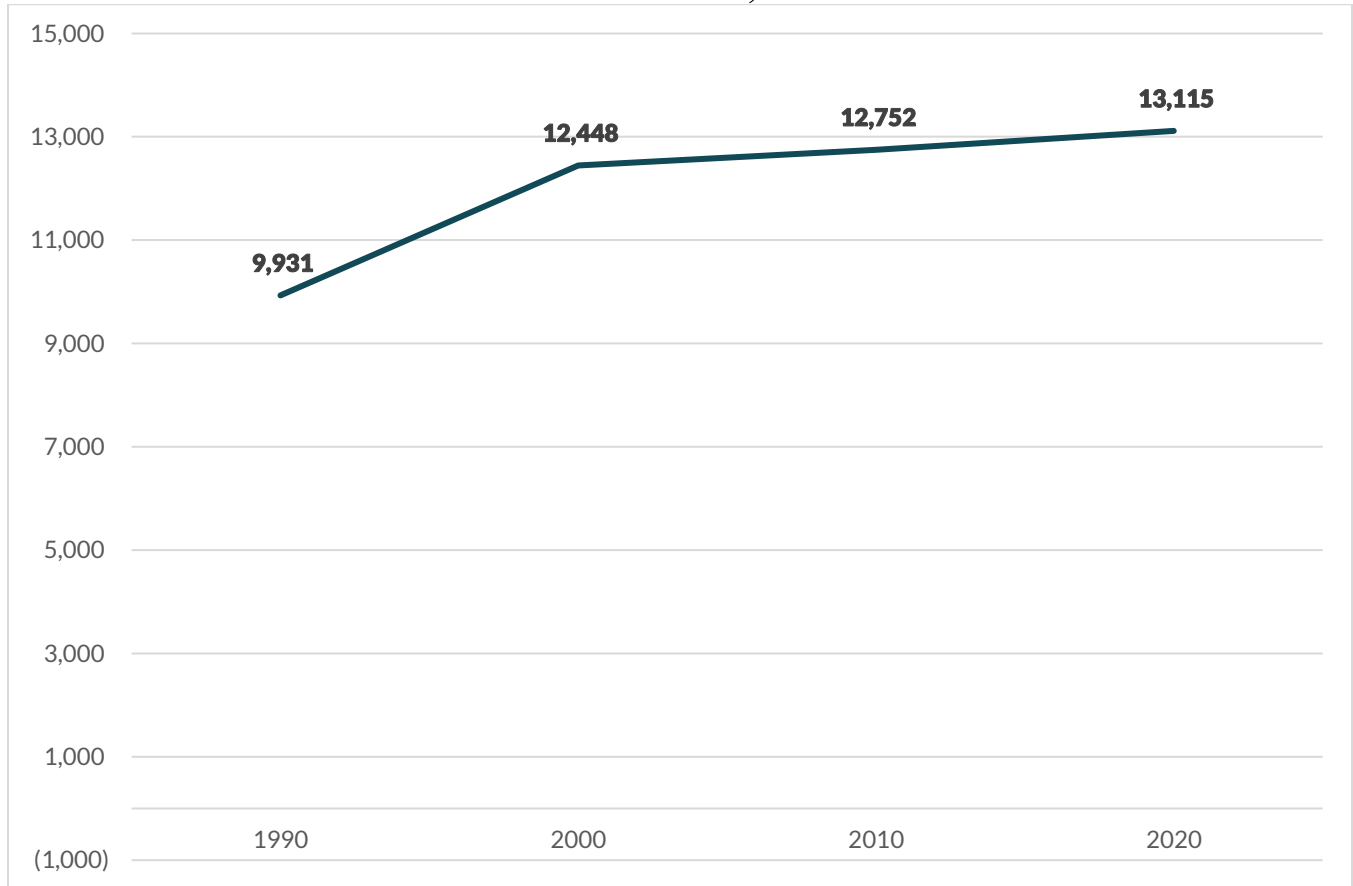
DEMOGRAPHICS

This Housing Production Plan is grounded in a thorough examination of Medway's demographic makeup. An analysis of the current population, household composition, race and ethnicity, and educational attainment provides insight into the existing housing needs and demand. Projections of Medway's future residential composition help inform housing planning efforts.

POPULATION

Medway's population has grown about 25 percent in the last three decades from about 9,900 residents in 1990 to over 13,100 residents per the 2020 census. The most rapid growth occurred between 1990 and 2000 (gaining 2,517 people or about 25.3 percent), and in the years between 2000 and 2020 the town had a 5 percent population increase. The chart below shows the 2020 population from the census.

MEDWAY POPULATION, 1990-2020⁴



From 2010 to 2020, Medway had an almost 3 percent increase in its population. Medway's population growth is consistent with regional and state-wide trends. The total population of Norfolk County grew about 4 percent and the state grew about 5 percent in the same period.

The 2030 population projection for Medway is 13,238 according to the UMass Donahue Institute. However, the Town has a current pipeline of over 400 new housing units to be developed over the next ten years. This projection does not reflect the expected growth in population that will come with these new housing units. As the UMass Donahue Institute updates its projections for the 2030 population, these new developments should be accounted for.

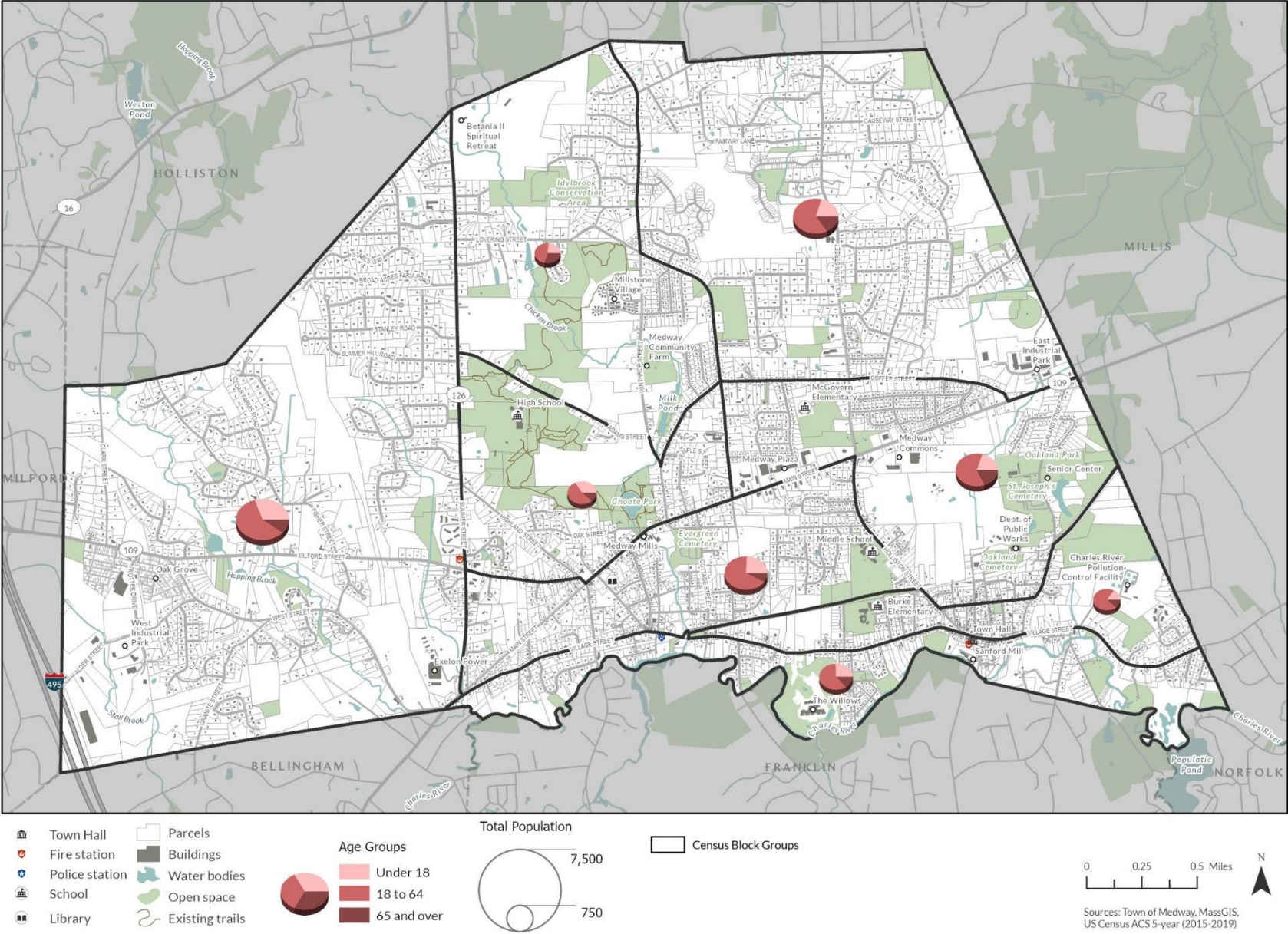
Distribution of Population by Age

Between 2010 and 2019, the proportions of those aged 18 to 34 and those over age 65 increased in Medway, by 4 percentage points and 3 percentage points, respectively. While the number of those aged 35 to 64 still makes up the largest age group in the town (44 percent), the proportion decreased from 47 percent in 2010. Lastly, the proportion of children aged 17 and younger has declined by 3 percentage points, from 28 percent to 25 percent of the total population.

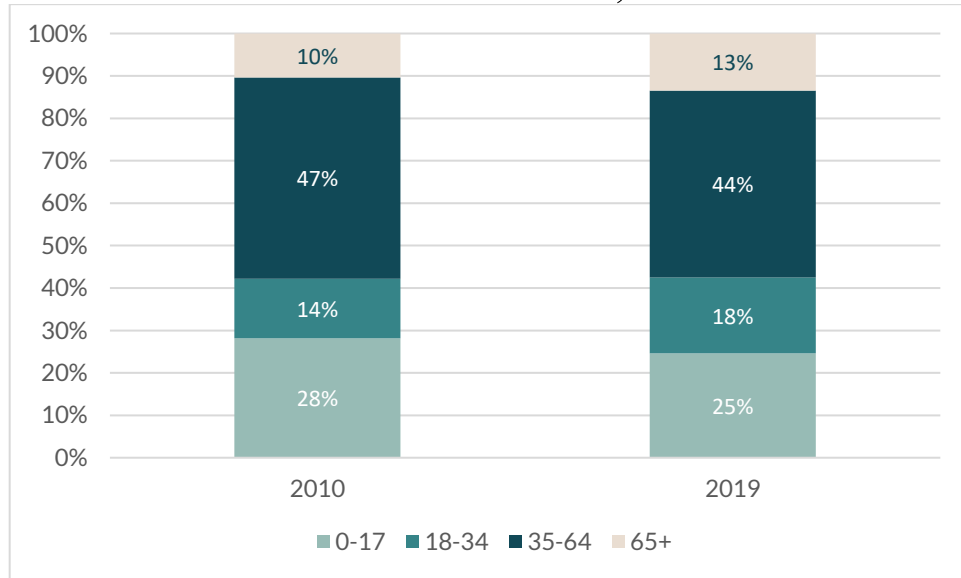
⁴ US Census; MassDOT

TOWN OF MEDWAY - POPULATION BY AGE GROUP
 Prepared by JM Goldson LLC

J M GOLDSON



MEDWAY POPULATION BY AGE, 2010-2019⁵



Age composition of Medway residents has changed with a smaller proportion of middle-aged people (35-64 years) and children (0-17 years). Medway has a growing proportion of older adults (65+ years) and young adults (18-34 years).

HOUSEHOLD COMPOSITION

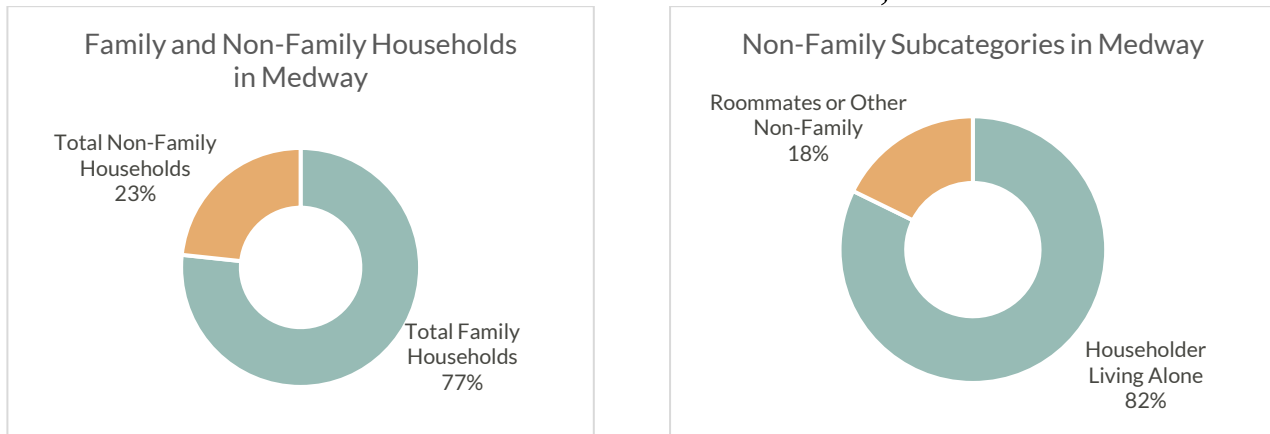
The US Census defines a family as “a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family.” The term “non-family households” includes individuals living alone and those living with roommates who are not related by birth, marriage, or adoption.⁶

Per the 2019 ACS estimates, Medway had 4,735 households, an increase of about 7 percent from 4,435 in 2010. About 77 percent of these households were estimated to be family households (3,631 households). Of non-family households, an estimated 82 percent of householders live alone (908 residents). This number includes 393 residents that are householders over the age of 65. About 19 percent of Medway households are people living alone.

⁵ 2015-2019 ACS Table A01001

⁶ US Census Bureau, Subject Definitions

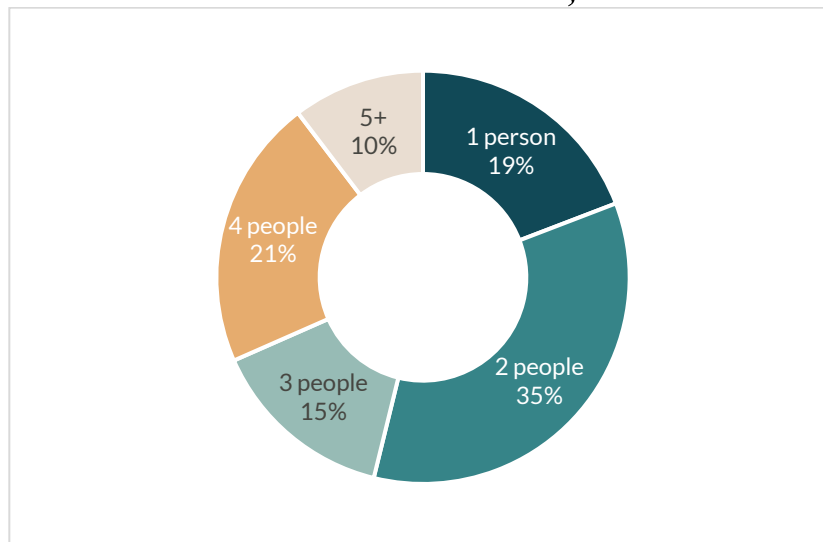
MEDWAY HOUSEHOLD COMPOSITION, 2019⁷



Of Medway's family households, 3,016 (83 percent) are married couple family households. About 37 percent of all households have children aged 18 and younger living in the household.

The average household size in Medway was 2.78 persons per household (pph) in 2019, a 2 percent decrease from 2010. This is a larger number than Norfolk County (2.57 pph) and Massachusetts (2.52 pph). Ownership households were on average larger than rental households in Medway (2.88 pph versus 1.96 pph).

MEDWAY HOUSEHOLD SIZE, 2019⁸



Over half of Medway households (54 percent) are estimated to be single or two-person households. Smaller households are more likely to live in alternatives to owner-occupied single-family houses because they are more economically attainable and often smaller.

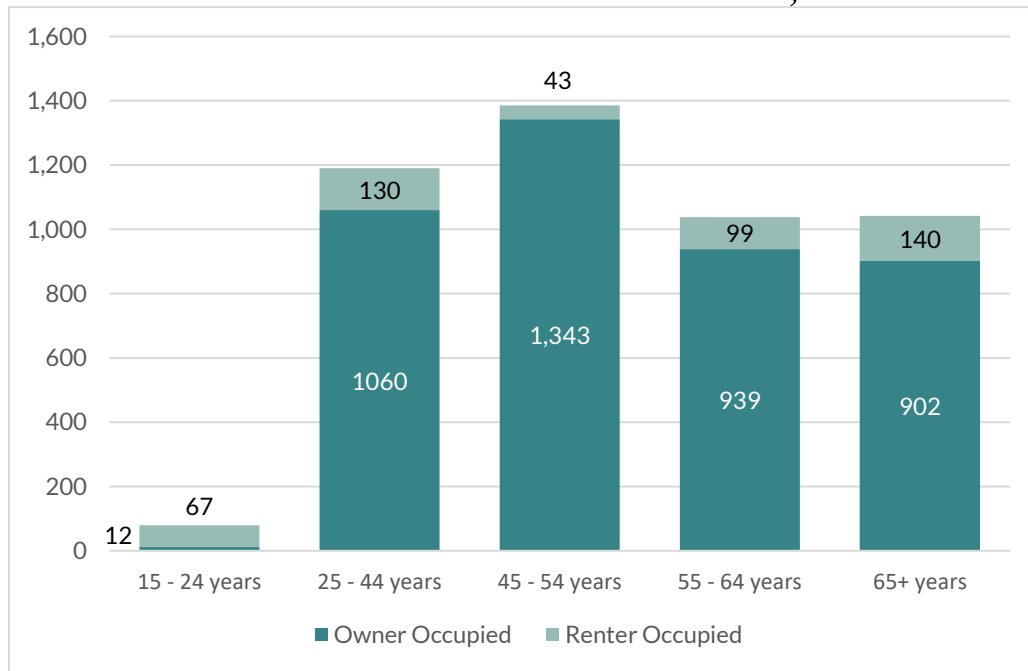
⁷ 2015-2019 ACS Table A10009 and A10025

⁸ 2015-2019 ACS Table A10024

Age of Householder

Renter householders in Medway tend to be younger than owner householders, although 29 percent of renter householders are over age 65, indicating a trend of older adults seeking rental housing in the town.

MEDWAY AGE OF HOUSEHOLDER BY TENURE, 2019⁹

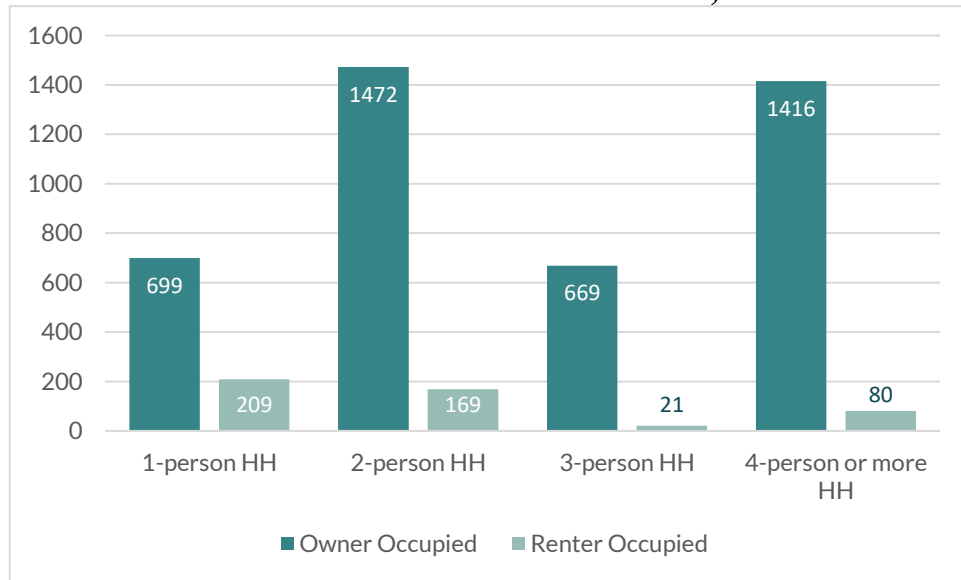


About 41 percent of renter householders are under age 45, compared to 25 percent of owner householders. Renter households also tend to be smaller. About 44 percent of renter households are one-person households, while only 16 percent of owner-occupied households are one-person households.

About 32 percent of owner householders are aged 45 to 54, compared with just 9 percent of renter householders. About 33 percent of owner-occupied households have four or more occupants, while 17 percent of renter households have four or more residents.

⁹ 2015-2019 ACS Table B25007

MEDWAY HOUSEHOLD SIZE BY TENURE, 2019¹⁰



Multi-family housing, especially rental options and smaller units, can provide more economically attainable housing and is often a preferred housing choice for smaller households.

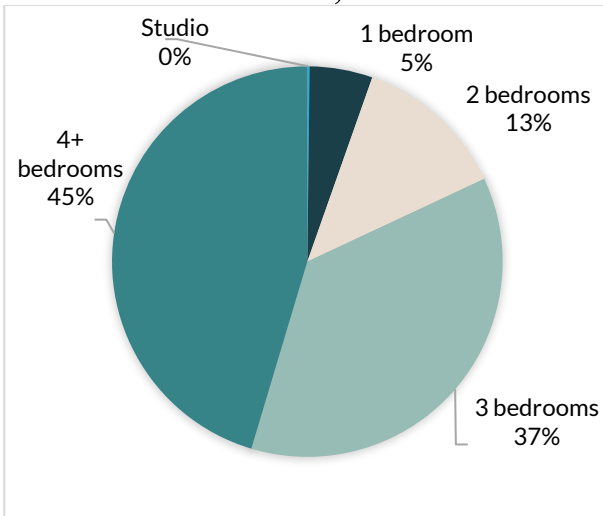
Housing Stock by Number of Bedrooms

Only about 5 percent of housing units in Medway are built as one-bedroom units, and it is estimated that in 2019 there were just nine studio sized apartments in the town. About half of the housing stock (49 percent) is made up of two- or three-bedroom units, and 45 percent of the housing stock is made up of four or more-bedroom units. This proportion is higher than the percentage of units with four or more people, which was about 32 percent in 2019. Along with that mismatch, about 60 percent of households have two or less people in them, while only 18 percent of units have two or fewer bedrooms.

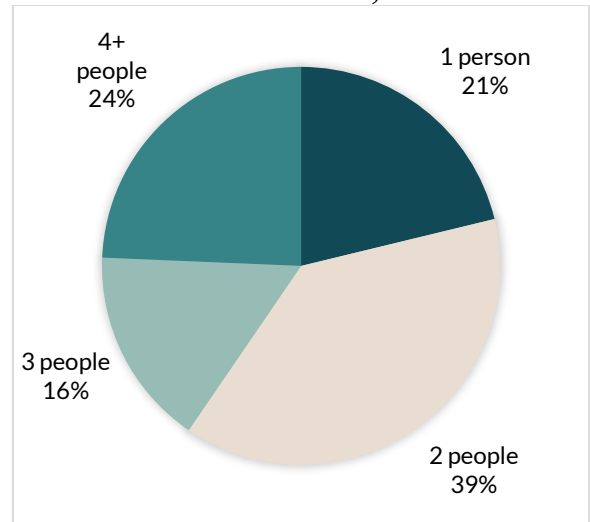
There is a mismatch between household composition/size and unit size, exhibiting a need for more smaller housing options including one-bedroom and studio options.

¹⁰ ACS 2015-2019 Table B25009

MEDWAY HOUSING UNITS BY NUMBER OF BEDROOMS, 2019¹¹



MEDWAY HOUSING UNITS BY HOUSEHOLD SIZE, 2019¹²



RACE & ETHNICITY

The racial composition of Medway has diversified in the last two decades, following the trends of the county and the state. In 2000, over 97 percent of Medway's population identified as White Alone. In 2019, that number was close to 91 percent. The populations identifying as Black or African American Alone and Asian Alone increased in this period, from 0.6 percent to 2.8 percent and from 1 percent to 2.4 percent, respectively. Lastly, the population identifying as either some other race or two or more races increased from 0.9 percent to 4 percent. While these statistics show that Medway is increasing in diversity, it is still much less diverse than the region, state, and nation.

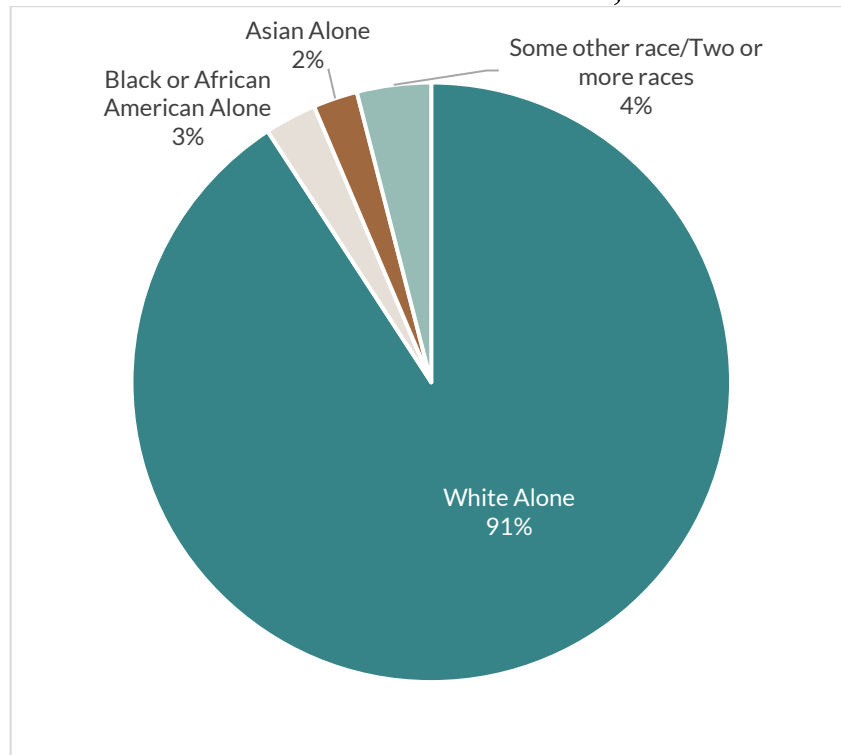
Medway is less diverse than both Norfolk County and Massachusetts as a whole.

In 2019, Norfolk County and Massachusetts both had about 77 percent of their populations identifying as White Alone, compared to 91 percent in Medway. The county and the state have both seen an increase in their proportions of racial minorities from 2000 to 2019.

¹¹ ACS 2015-2019 Table B25041

¹² ACS 2015-2019 Table A10024

RACIAL BREAKDOWN IN MEDWAY, 2019¹³



In 2019, about 97 percent of the population identified as Not Hispanic or Latino, with 3 percent identifying as Hispanic or Latino. This proportion has increased from 1 percent in 2000, with the population of people identifying as Hispanic or Latino tripling in that period (from 108 in 2000 to an estimated 340 in 2019).

Foreign-Born Population

In 2019, 7 percent of Medway's population (909 people) were foreign-born. This is an increase from about 5 percent (589 people) in 2000. Of this population, the largest number was from a European country (312 people, 34 percent). About 23 percent (212 people) were from an Asian country, and 17 percent (157 people) were from an African country. About 14 percent were from a Latin American country, which includes all South America, the Caribbean, and Central America. Lastly, 11 percent were born in Canada.

About 93 percent of Medway's population speaks English as their primary language. Of those with English as a second language, French, Spanish, Arabic, Asian languages including Korean and Chinese, and Slavic languages including Russian and Polish were all listed as primary languages spoken at home.

DISABILITY

The U.S. Census Bureau defines a disability as a long-lasting physical, mental, or emotional condition. Residents with one or more disabilities can face housing challenges if there is a shortage of housing in a community that is affordable, physically accessible, and/or provides the supportive services that people with disabilities may need. According to the 2015-2019 ACS, 9 percent of Medway's civilian, non-institutionalized population report having one or more. This includes 8 percent of children under 18 years, 6 percent of adults aged 18 to 64, and 22 percent of residents 65 and older.

Medway's disability rate of 6 percent among its younger adult population (18-64 years of age) is lower than the rates for younger adult population in Norfolk County (7 percent) and Massachusetts (9 percent). The 22

¹³ 2015-2019 ACS, Table A03001

percent rate of disability for the older adult population in Medway is also lower than in the County and the state. However, the 8 percent rate of disability for children under 18 is significantly higher than the rates for the County and the state (3 percent and 4 percent, respectively).

POPULATION BY DISABILITY STATUS¹⁴

	Medway		Norfolk County		Massachusetts	
	#	%	#	%	#	%
Under 18 Years	3,270		146,701		1,350,618	
With a Disability	261	8%	4,717	3%	59,879	4%
18 to 64 Years	8,246		423,517		4,189,045	
With a Disability	533	6%	29,023	7%	375,993	9%
65 Years and Older	1,696		111,923		1,070,970	
With a Disability	379	22%	32,272	29%	340,368	32%
Total	13,212		682,141		6,610,633	
Total with Disability	1,173	9%	66,012	10%	776,240	12%

EDUCATION

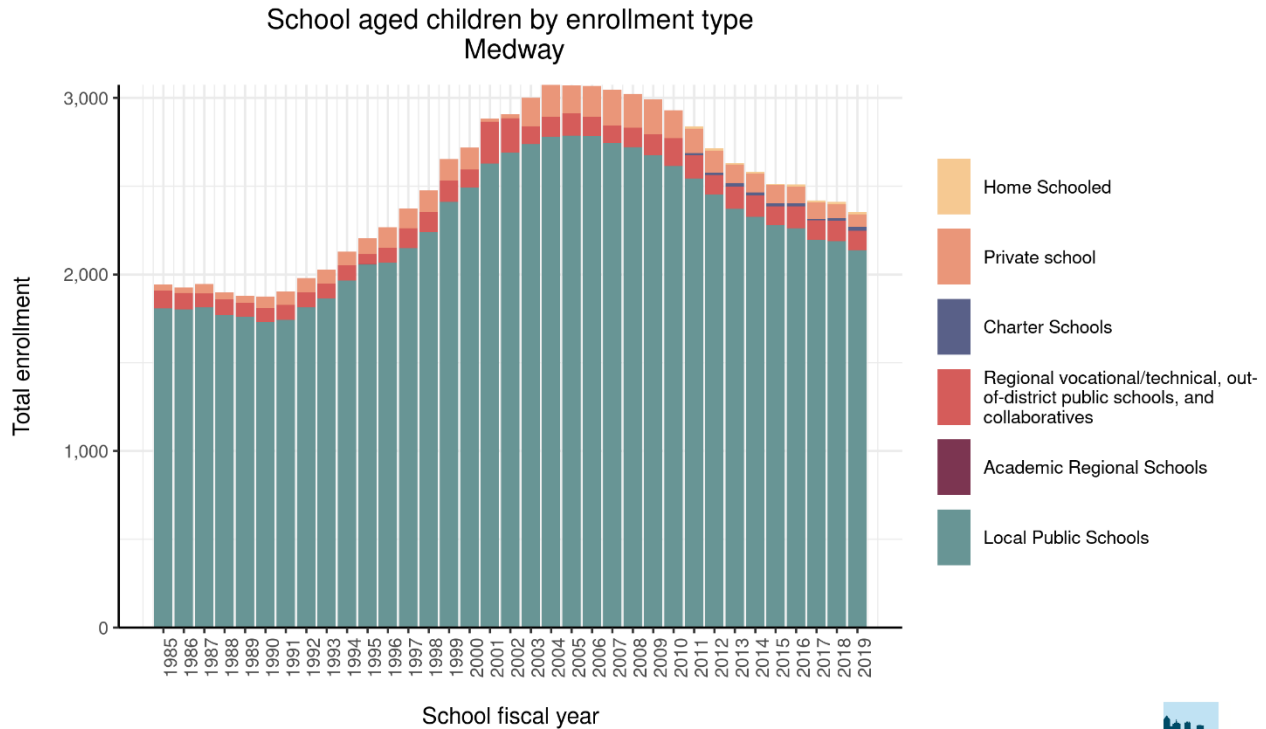
Enrollment

School enrollment hit its peak from in 2004, with 3,074 Medway students enrolled in schools. About 94 percent of these students (2,780 individuals) were enrolled in local public schools. In the period since 2004, school enrollment has been steadily declining. In 2019, 2,354 Medway students were enrolled in schools, and 2,108 students are currently enrolled in Medway schools for the 2021-2022 school year. Since 2010, the numbers of school-aged children enrolled in charter schools has gone from zero to 22, while private school enrollment has decreased from 158 students to 71 students.

School enrollment in Medway has steadily declined over the last decade.

While the percentage of school-aged children attending public schools has been high in Medway, indicating good local public schools, it dropped from more than 99 percent in 2001 to about 93 percent in 2009. Since then, the proportion has been increasing each year, to over 96 percent enrolled in public schools in 2019.

¹⁴ 2015-2019 ACS, Table C18130



Medway has four schools in the public school district: John D. McGovern Elementary for Pre-K through 1st grade, Burke/Memorial Elementary for 2nd grade through 4th grade, Medway Middle School for 5th grade through 8th grade, and Medway High School for 9th grade through 12th grade. While enrollment for Medway Middle School and Medway High School was higher than the two elementary schools in the 2021-2022 school year, each grade has a similar number of students enrolled (between 140 and 180 students).

2021-2022 SCHOOL ENROLLMENT BY GRADE¹⁵

	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	Total
John D. McGovern Elementary	41	149	146	0	0	0	0	0	0	0	0	0	0	0	366
Burke/Memorial Elementary School	0	0	0	163	156	151	0	0	0	0	0	0	0	0	470
Medway Middle School	0	0	0	0	0	0	150	175	155	183	0	0	0	0	663
Medway High School	0	0	0	0	0	0	0	0	0	0	159	145	160	175	639
District Total:	41	149	146	163	156	151	150	175	155	183	159	145	160	175	2,108

Educational Attainment

According to the 2015-2019 ACS, 59 percent of Medway residents aged 25 or older have earned a bachelor's degree or higher educational attainment. This is higher than the County (54 percent) and the state (44 percent). Just 4 percent of Medway residents did not complete high school, compared to 6 percent in Norfolk County and 9 percent in Massachusetts.

¹⁵ Massachusetts Department of Education

EDUCATION ATTAINMENT FOR POPULATION 25 AND OLDER¹⁶

	Medway		Norfolk County		Massachusetts	
	#	%	#	%	#	%
Less than High School	385	4%	29,865	6%	441,944	9%
High School Degree	1,413	16%	94,652	19%	1,148,525	24%
Some College/Associate's Degree	1,884	21%	103,634	21%	1,102,149	23%
Bachelor's Degree or Higher	5,303	59%	263,277	54%	2,089,065	44%
Total	8,985		491,428		4,781,683	

HOUSEHOLD INCOME

Medway's estimated median household income is \$132,823 per the 2019 ACS. Adjusting for inflation, this is not a significant difference from the calculated median household income in 2000 of \$132,611. In 2000 and 2019, the median household income was higher in Medway than the area median income as determined by HUD, which was \$113,306 in 2019.

The median family income in Medway was \$153,709 in 2019, compared to a non-family median income of \$58,478. For owner-occupied units, the median income was \$141,786, and for renter-occupied households the median income was \$46,354.

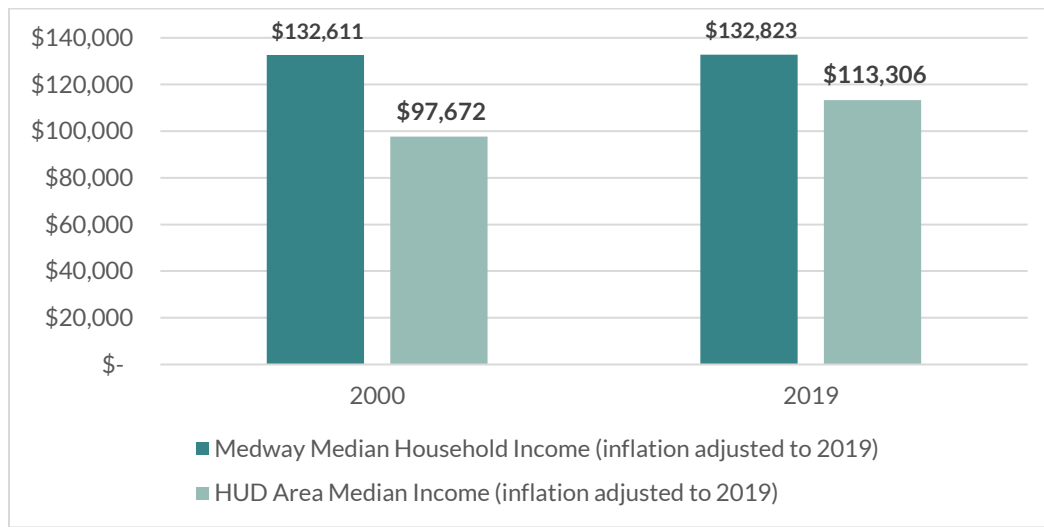
An estimated 26 percent of households in Medway were cost-burdened, per the 2017 ACS data.

A household is considered cost-burdened if they spend more than 30 percent of their income each month on housing costs, like rent or mortgage payments and utilities. A household is considered severely cost-burdened if they spend more than 50 percent of their monthly income on housing costs. About 450 households in Medway (10 percent) are severely cost-burdened, according to 2017 estimates.

The Massachusetts Department of Education reports that 11 percent of Medway students are economically disadvantaged, compared to 37 percent in the State.

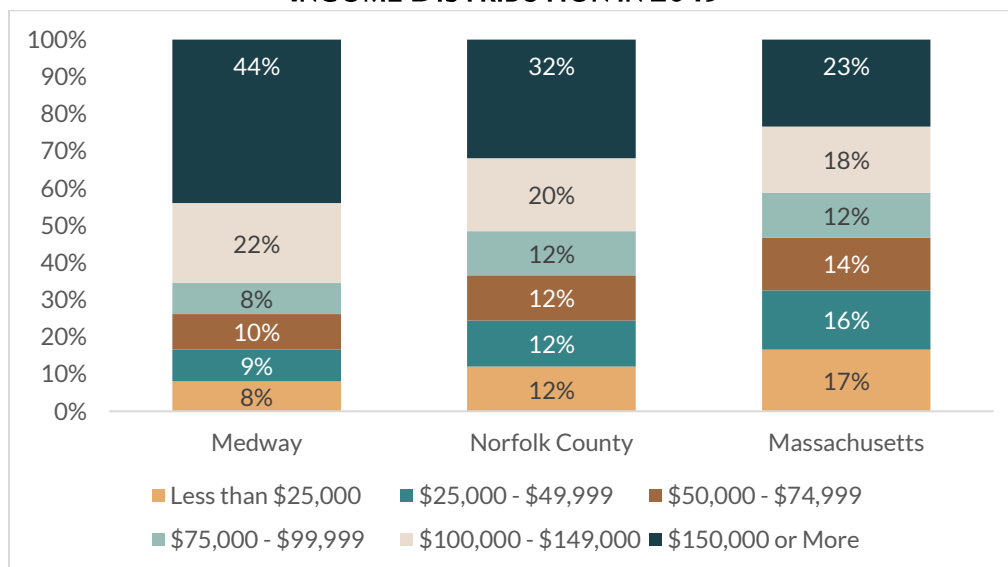
¹⁶ 2015-2019 ACS, Table A12001

MEDIAN HOUSEHOLD INCOME BY TOWN AND METROPOLITAN STATISTICAL AREA, 2000-2019 (INFLATION ADJUSTED TO 2019 DOLLARS)¹⁷



In comparison with Norfolk County and the state, Medway has a significantly higher proportion of residents earning \$100,000 or more (66 percent). In Norfolk County, 52 percent of residents make \$100,000 or more per year, and in Massachusetts 41 percent make more than \$100,000 per year. Likewise, Medway has a lower percentage of residents making under \$25,000 a year: 8 percent versus 12 percent in the county and 17 percent in the State.

INCOME DISTRIBUTION IN 2019¹⁸



¹⁷ HUDUSER Income Limits Database; 2019 ACS Table B19019; CPI Inflation Calculator, US Bureau of Labor Statistics

¹⁸ 2015-2019 ACS Table A14001

SUMMARY

Medway is increasing its diversity at a much lower rate than the surrounding region, with a slight increase in the number of non-white and foreign-born residents. Diversifying the housing stock with an increase in rental units, multi-family dwellings, and smaller units is important to meet the needs of current residents of the community and to make the town more welcoming and inclusive to all.

Medway's population is also aging, indicating a need for an increase in smaller and more affordable units that would allow residents to downsize as their housing needs change. Another significant indication of the aging population is declining school enrollment. This desire for greater diversity will also require a commitment to transportation alternatives, access to open space, and communal areas for food production. All of this will also make the community healthier and more connected socially.

Housing size in Medway is mismatched with the average household size. The existing housing stock in Medway has many 3- and 4-bedroom homes, while household sizes on average are 2 or 3 people. Large homes, mostly single-family, do not always meet the needs of these smaller households, indicating a need for more 1- and 2-bedroom units in the town.

CHAPTER 4: HOUSING CONDITIONS

The following section examines Medway's current housing supply and how it has changed over time. Understanding housing type, age, tenure, vacancy, and recent development will contribute to an understanding of current needs and demand in Medway and thereby help inform future housing production planning.

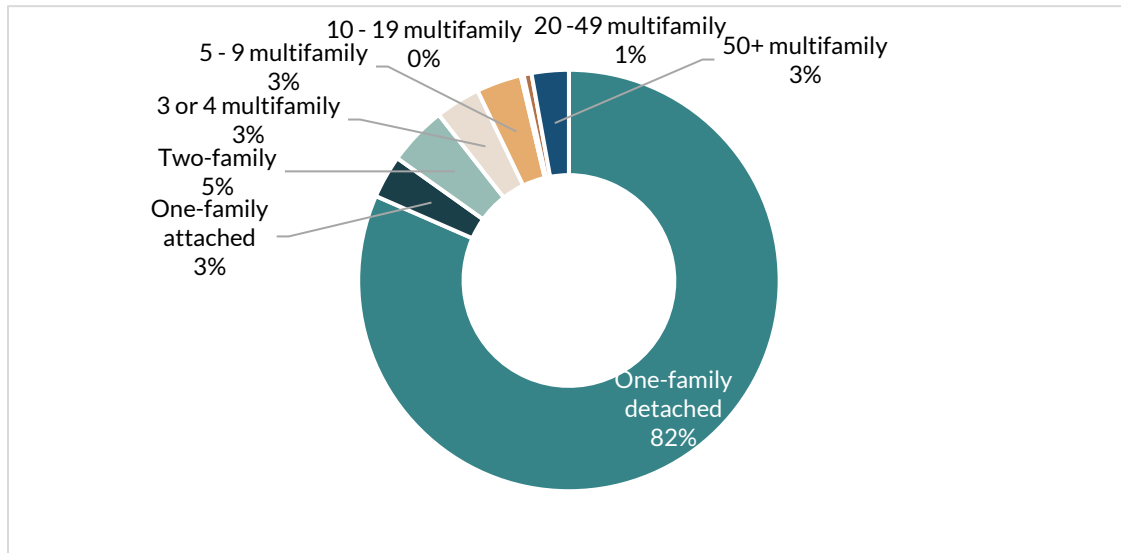
KEY FINDINGS

- Most housing units in Medway are detached single-family houses (82 percent), indicating a housing stock in need of more diverse options to better serve the changing demographics of the community.
- In Medway, most units are owner-occupied. Just 10 percent of units are occupied by renters. This is a much smaller proportion than in Norfolk County (31 percent) and the state (38 percent).
- Medway's affordable housing stock makes up more than 10 percent of the town's total housing (529 units). This number is subject to change with the results of the 2020 Census.
- Approximately 29 percent of Medway households are cost-burdened (spending more than 30 percent of their income on housing), according to 2018 ACS estimates. Of extremely low-income households in Medway (395), 84 percent are housing cost-burdened. Of very low-income households in Medway (340), 74 percent are housing cost-burdened. In total there are 1,350 households in Medway that are housing cost-burdened, yet there are only 529 affordable units listed in the SHI. This indicates a need for more affordable units for lower income households.
- There are 200 extremely low income households and 125 very low income households that are severely cost-burdened. This indicates a need for housing that is affordable for households making below 50 and 30 percent AMI.

TYPE & AGE

Eighty-five percent of Medway's occupied housing units are single-family homes. Multi-family housing refers to residential structures containing two or more units. Of this housing type, buildings with more than 10 units are most prevalent, but they still only comprise 4 percent of the total housing stock. Two of the largest multi-family developments that include primarily affordable units are Mahan Circle and 33-39 Main Street.

MEDWAY HOUSING UNITS BY TYPE¹⁹



Per the 2015-2019 ACS, most housing units in Medway are single-family detached houses (82 percent). Out of 4,946 units in 2019, 567 were two- to nine-family units, and 182 were in buildings with ten or more units. Most of the surrounding towns have lower proportions of single-family detached dwellings, although this housing type still makes up the majority in each abutting town.

Two- or more family dwellings make up a quarter or more of housing units in Franklin, Millis, and Milford, indicating a more diverse housing stock than in Medway.

HOUSING STOCK IN SURROUNDING TOWNS²⁰

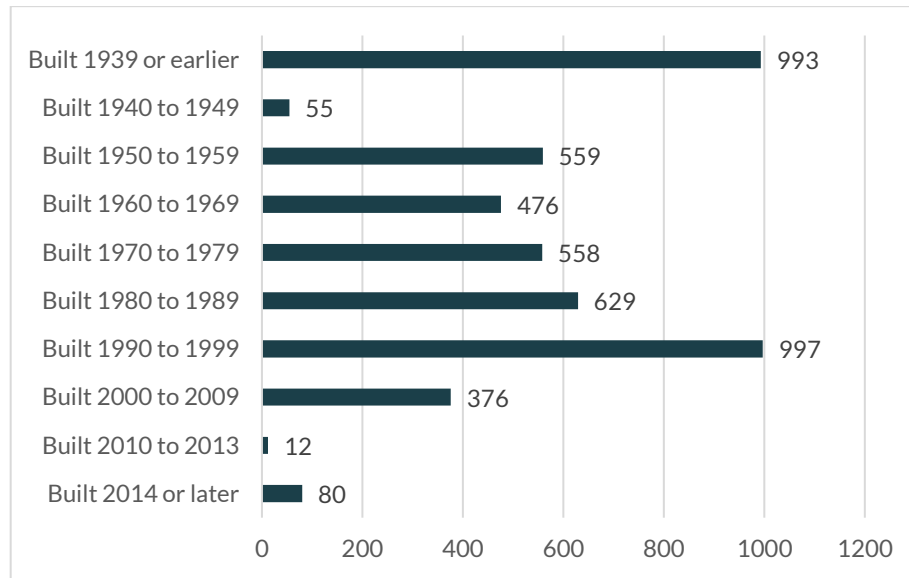
	Medway		Holliston		Bellingham		Franklin		Millis		Milford	
Single-Family Detached	4,034	82%	4,502	84%	5,245	76%	8,118	67%	2,280	68%	6,501	56%
Single-Family Attached	163	3%	211	4%	489	7%	1,200	10%	253	8%	1,412	12%
2-9 Family	567	9%	364	7%	801	12%	1,464	12%	389	12%	2,498	22%
10-Family or More	182	4%	299	6%	405	6%	1,410	12%	422	13%	1,138	10%
Total	4,946		5,376		6,940		12,192		3,344		11,549	

About 56 percent of Medway's housing units were built prior to 1980. Older structures may lack heating and energy efficiencies and may not be code compliant, which adds to the monthly utility and maintenance costs. Older units built before 1978 may also have lead paint, which is not safe for children, but can be costly to mediate. These additional costs have an impact on the affordability of older units for both owners and renters. The decade between 1990 and 1999 saw the largest amount of housing units built in Medway. Only about 10 percent of units were constructed between 2000 and 2019.

¹⁹ 2019 American Community Survey Table B25024

²⁰ 2015-2019 ACS Table B25024

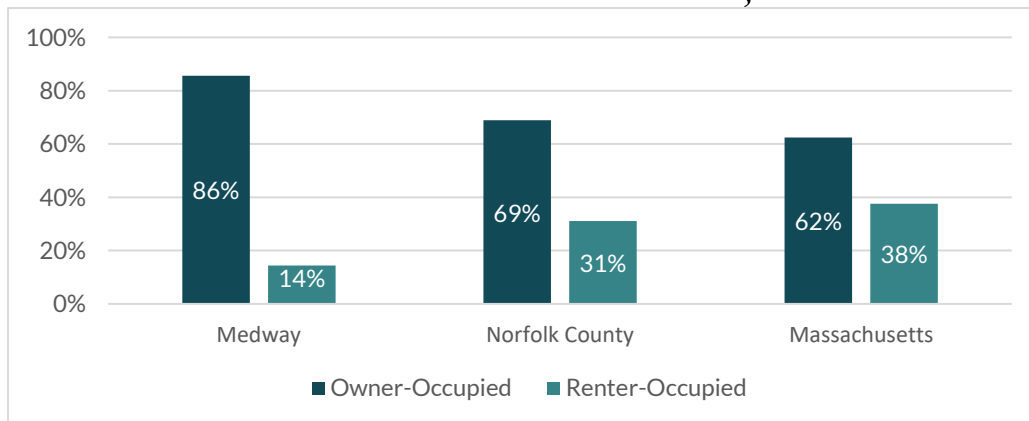
AGE OF HOUSING UNITS IN MEDWAY²¹



TENURE

About 90 percent of housing in Medway is estimated to be owner-occupied, compared to 69 percent in Norfolk County and 62 percent in the state. The proportion of owner-occupied units in Medway increased by 6 percentage points between 2010 and 2019 from 84 percent of total housing stock to 90 percent, while the proportion of renter-occupied units decreased by 6 percentage points in the same period. As of 2021, Medway has seen further rental development that will add to these numbers and more units in the pipeline, raising the percent of renter-occupied units and demonstrating the Town's desire to meet the needs of rental households. The data on the following pages accounts for an estimation of the number of units in the new developments listed in the Recent & Future Development section of this chapter.

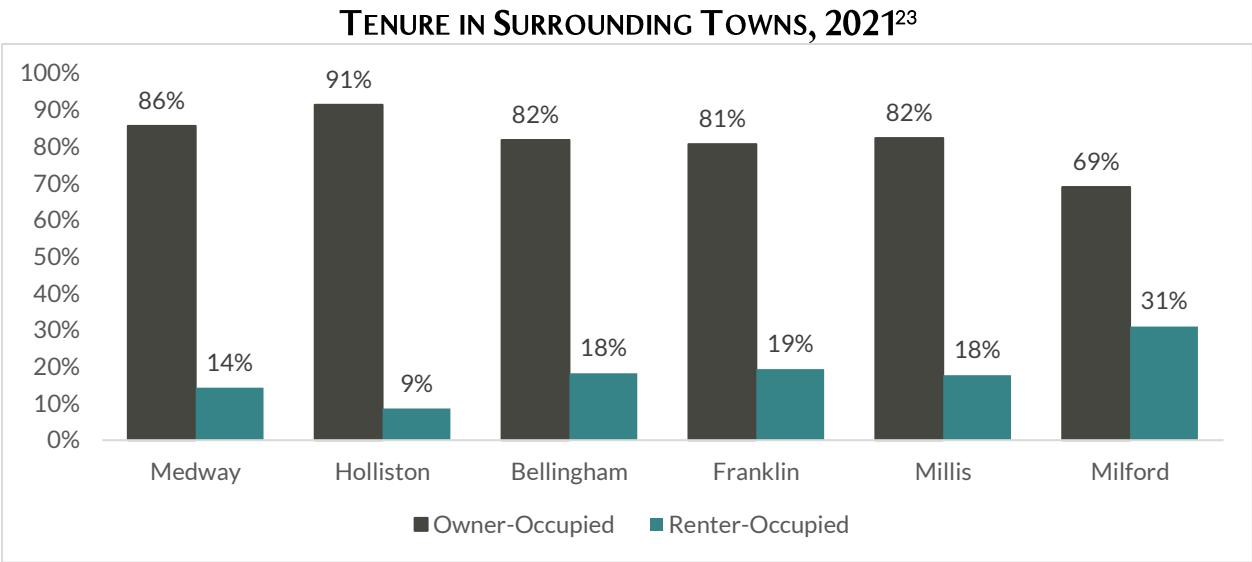
OCCUPIED HOUSING UNITS BY TENURE, 2021²²



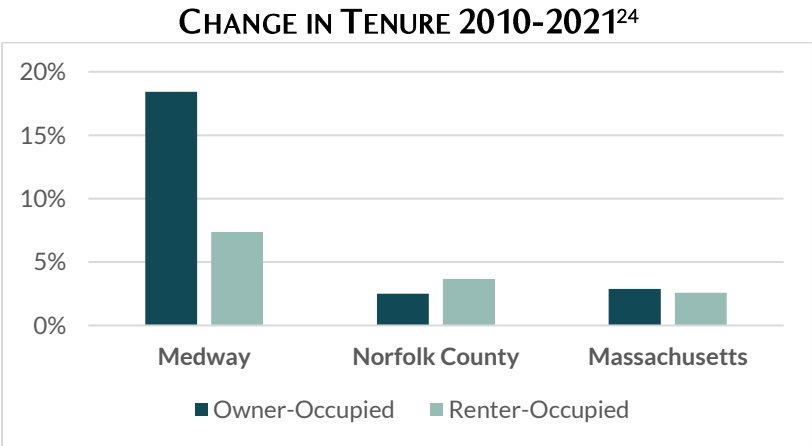
²¹ 2015-2019 ACS Table A10055

²² 2015-2019 ACS Table A10060 and Medway estimations from Approved Developments in Current Pipeline, November 2021

Medway has a lower proportion of renters than most abutting towns, aside from Holliston. Out of the five abutting towns, Milford has the highest percentage of renters (31 percent), with over 3,400 of the town's estimated 11,046 units occupied by renters.



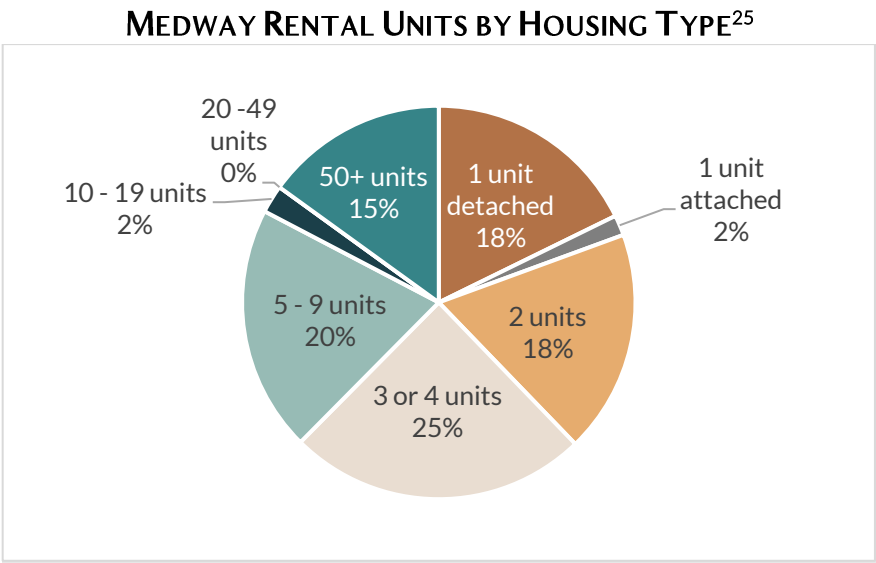
Medway's relatively small rental stock of only 14 percent of total units combined with a decline of 6 percentage points in the proportion of renter-occupied units from 2010 to 2019 contrasts with regional and state-wide trends, despite the growth in number of rental units expected with development in the current pipeline. The county has about 31 percent rental stock and the state has about 38 percent rental stock. However, Medway, the county, and state are all experiencing a growth in renter-occupied and owner-occupied units.



²³ 2015-2019 ACS Table A10060 and Medway estimations from Approved Developments in Current Pipeline, November 2021

²⁴ 2015-2019 ACS Table A10060; US Census Table T69, and Medway estimations from Approved Developments in Current Pipeline, November 2021

Most of the 479 currently occupied rental units in Medway are in two- to nine-unit multi-family buildings (63 percent). However, 93 units (20 percent) are single-family, either attached or detached. About 15 percent of rental units are in buildings with 50 or more units. The map on the following page shows the spread of residential land use throughout the town.

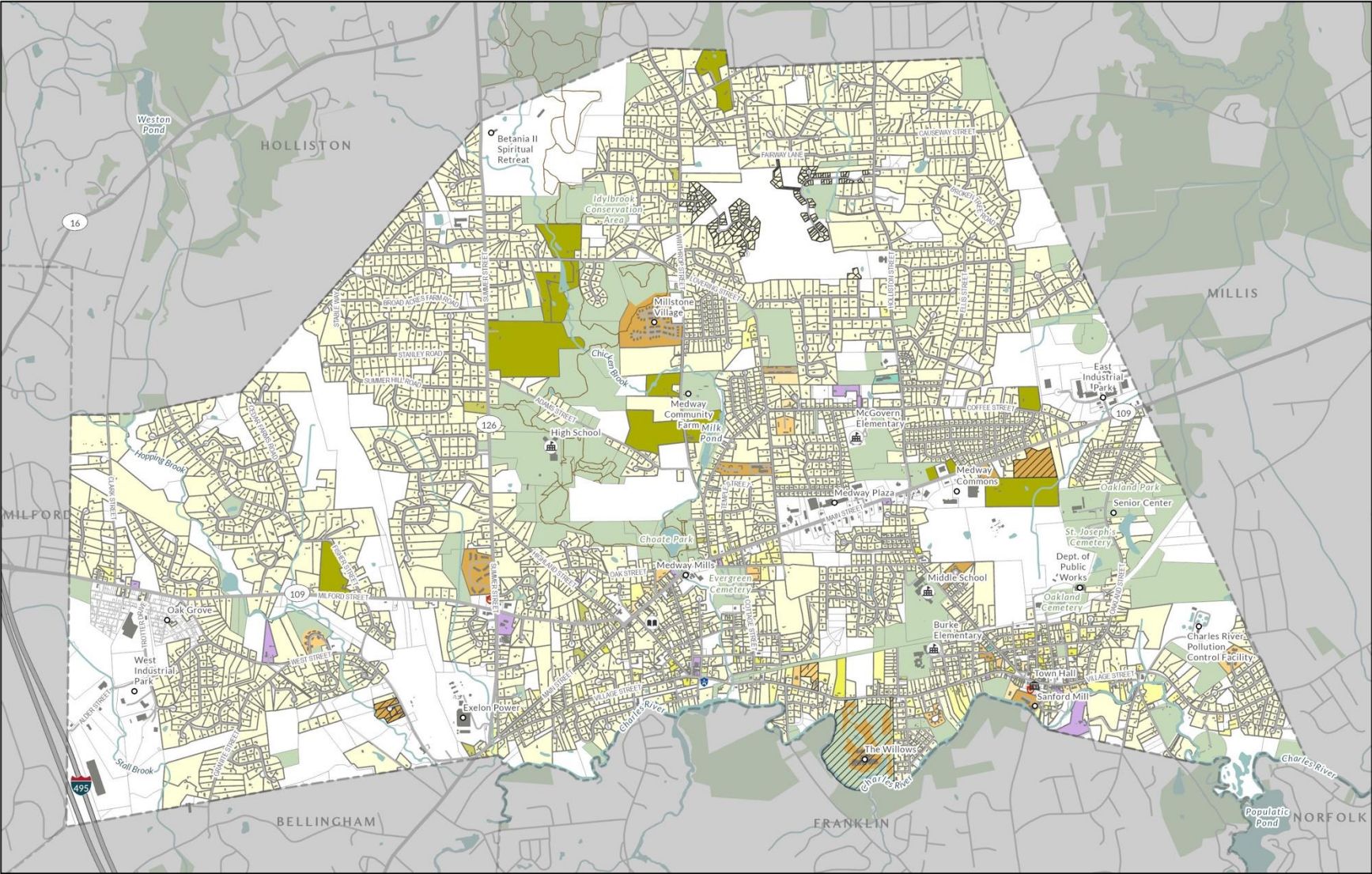


²⁵ 2015-2019 ACS Table B25024

TOWN OF MEDWAY - RESIDENTIAL LAND USE

Prepared by JM Goldson LLC

J M GOLDSON



- | | | | | |
|----------------|-----------------|-------------------------------|-------------------------------|-------------------------------------|
| Town Hall | Parcels | Single Family Residential | Residential/Agricultural | Multifamily with 10 to 20 units |
| Fire station | Buildings | Two-Family Residential | Group Quarters | Multifamily with more than 20 units |
| Police station | Water bodies | Three-Family Residential | Mixed-Use | Permitted / Under Construction |
| School | Open space | Multiple Houses on one parcel | Multifamily with 4 to 9 units | |
| Library | Existing trails | | | |



Sources: Town of Medway, MassGIS

HOUSING MARKET

Housing costs within a community reflect numerous factors, including demand and supply. If the former exceeds the latter, then prices and rents tend to rise. Depending on the income levels of the population, these factors can significantly reduce affordability for both existing residents and those seeking to move in.

In Medway, the median family income rose 9 percent (adjusted for inflation) from \$141,612 in 2000 to \$153,708 in 2019. In the same period, the median sales price for a home in Medway increased by 14 percent (as adjusted for inflation).²⁶ The median sales price for a home (single-family or condominium) was \$422,500 in 2019. However, mortgage interest rates play a significant role in home affordability as well. Interest rates for 30-year mortgages have decreased over the last 20 years, creating better monthly affordability levels for homebuyers. As of May 27, 2021, the mortgage rate for a 30-year mortgage was 2.95 percent, whereas in May of 2000 the mortgage rate was 8.6%.²⁷

Ownership Housing Costs

The median sales price for a home in Medway mostly decreased from 2005 through 2012. However, since 2012 the median sales price has mostly increased to the 2020 median sales price of \$450,000. At this sales price, a household would need about \$105,000 to afford the purchase, assuming a 20 percent down payment, the current tax rate, and the current interest rate.²⁸

MEDWAY SALES PRICE BY YEAR, 2000-2020²⁹



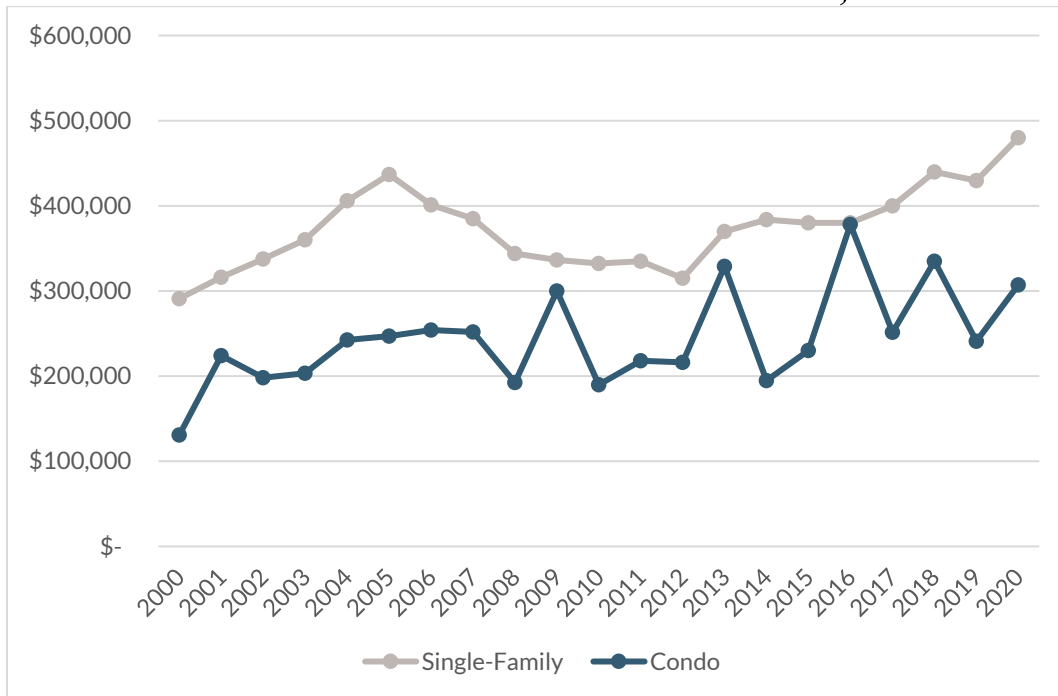
²⁶ The Warren Group Town Stats, Accessed April 2021

²⁷ Freddie Mac, Accessed May 28, 2021

²⁸ DHCD standard affordability formula

²⁹ The Warren Group Town Stats, accessed April 2021

MEDIAN SINGLE-FAMILY AND CONDO PRICES IN MEDWAY, 2000-2020³⁰



Though median sale prices for single-family homes have remained on an upward trend, condo sale prices have experienced significantly more fluctuation. Condo prices have mostly remained lower than single-family prices during this period, although have been comparable in some years, including 2009, 2013, and 2016.

Rental Housing Costs

The median gross rent for a rental unit in 2019 was estimated to be \$1,188 according to the ACS. For a one-bedroom unit the median gross rent was \$876 per month, while two- and three-bedroom units were higher, at \$1,379 and \$1,473, respectively. Several important notes about this Census data are that the figures are several years behind the figures from the ACS, the data is self-reported, and the figures are often lower than actual market rents.

The estimated median income in Medway in 2019 was \$132,823. A household making 80 percent of the median income (\$106,258) would be able to afford monthly housing costs of \$2,656. However, the median income for renter households in Medway was \$46,354 in 2019. A household making this amount would be able to afford housing costs of \$1,159 per month. These calculations assume that a household paying more than 30 percent of their income on housing costs (rent or mortgage and property tax costs plus utilities) is cost-burdened.

Medway has a small rental housing stock. A snapshot search on three primary rental listing sites (Craigslist, Apartments.com, and Zillow) in May 2021, showed six total rental options.

Three of the rental options were two-bedroom apartments, one was a three-bedroom apartment, and two were one-bedroom apartments. Monthly rent prices ranged from \$1,100 to \$1,650. A secondary search

³⁰ The Warren Group Town Stats

conducted in August 2021 showed fewer options; Apartments.com showed that the only unit available was a one-bedroom listed at \$1,995 per month. While this search is neither scientific nor comprehensive, it demonstrates the relative lack of rental options in the town.

RECENT & FUTURE DEVELOPMENT

Development Pipeline

Medway has several developments in the pipeline to create additional affordable housing to be recorded in the SHI³¹:

Chapter 40B Comprehensive Permits Issued:

1. Timber Crest: 136 single-family homes, 25 percent affordable
2. Glen Brook: 48 multi-family units, 44 age-restricted multi-family units, 100 percent affordable (rental apartments)
3. 39 Main Street: 190 multi-family units, 25 percent affordable (rental apartments)

Multi-family housing:

1. William Wallace Village: 12 condo units - one AHU
2. Evergreen Village: Six condo units - one AHU
3. Medway Greens: Eight condo units - one AHU

HOUSING AFFORDABILITY

HOUSEHOLDS ELIGIBLE FOR HOUSING ASSISTANCE

One measure of affordable housing needs is the number of households that may be eligible for housing assistance based on estimated household income. Federal and state programs use Area Median Income (AMI), along with household size, to identify these households. The table below shows U.S. Department of Housing and Urban Development (HUD) income limits for extremely low (below 30 percent of AMI), very-low (30-50 percent of AMI), and low-income (50-80 percent of AMI) households by household size for the Boston-Cambridge-Quincy Metro Fair Market Rent (FMR) Area, which includes Medway³². Households with income at or below 80 percent AMI may qualify for housing assistance, depending on the subsidy program and household assets.

³¹ It is assumed that all single family homes and condo units will be owner-occupied.

³² The Boston-Cambridge-Quincy Metro FMR Area includes 112 cities and towns spread throughout parts of Essex, Middlesex, Norfolk, Plymouth, and Suffolk counties in Massachusetts.

Table 9: FY 2020 Affordable Housing Income Limits
Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area

Household Size	Extremely	Very	
	Low Income (30% AMI)	Low Income (50% AMI)	Low Income (80% AMI)
1 Person	\$26,850	\$44,800	\$67,400
2 Person	\$30,700	\$51,200	\$77,000
3 Person	\$34,550	\$57,600	\$86,650
4 Person	\$38,350	\$63,950	\$96,250
5 Person	\$41,450	\$69,100	\$103,950
6 Person	\$44,500	\$74,200	\$111,650
7 Person	\$47,600	\$79,300	\$119,350
8 Person	\$50,650	\$84,450	\$127,050

Source: HUD

Data from HUD's Comprehensive Housing Affordability Strategy (CHAS) reports that 1,065 households in Medway (23%) are extremely low-income, very low-income, or low-income, earning less than 80 percent of the Area Median Income. This makes up almost a quarter of Medway households, many of which may qualify for affordable housing programs based on income.

CURRENT M.G.L. CHAPTER 40B SUBSIDIZED HOUSING INVENTORY

Under M.G.L. Chapter 40B, affordable housing units are defined as housing that is developed or operated by a public or private entity and reserved by deed restriction for income-eligible households earning at or below 80 percent of the AMI. In addition, all marketing and placement efforts follow Affirmative Fair Housing Marketing guidelines per the Massachusetts Department of Housing and Community Development (DHCD). These units are also deed restricted units.

Housing that meets these requirements, if approved by DHCD, is added to the subsidized housing inventory (SHI). Chapter 40B allows developers of low/moderate-income housing to obtain a comprehensive permit from the Medway Zoning Board of Appeals to override local zoning and other restrictions if less than 10 percent of a community's housing is included on the SHI.

A municipality's SHI fluctuates with new development of both affordable and market-rate housing. The percentage is determined by dividing the number of affordable units by the total number of year-round housing units according to the most recent decennial Census. As the denominator increases, or if affordable units are lost, more affordable units must be produced to reach, maintain, or exceed the 10 percent threshold.

The Subsidized Housing Inventory shows that Medway had 529 subsidized units as of December 2020, making up 11.5 percent of its total housing stock.³³ Most of these units are rental units (458 units). According to the Community and Economic Development Department, Medway's affordable housing stock will increase to 573 units when all the units currently under construction are completed and added to the SHI.

³³ Note: map of SHI properties does not include housing units added since November 2019.

According to the SHI, the housing developments at Mahan Circle (70 units), Lovering Heights (60 units), Glen Brook Way (48 units), and 33-39 Main Street (190 units) make up the bulk of the rental units. Most ownership units are located within Timber Crest (37 units) and Woodside Condominiums (14 units). Most of these affordable units, as seen on the map on the next page, are in the central and eastern areas of the town. There are few options in some of the denser areas of town including Medway Village or in West Medway, aside from the new Glen Brook Way development.

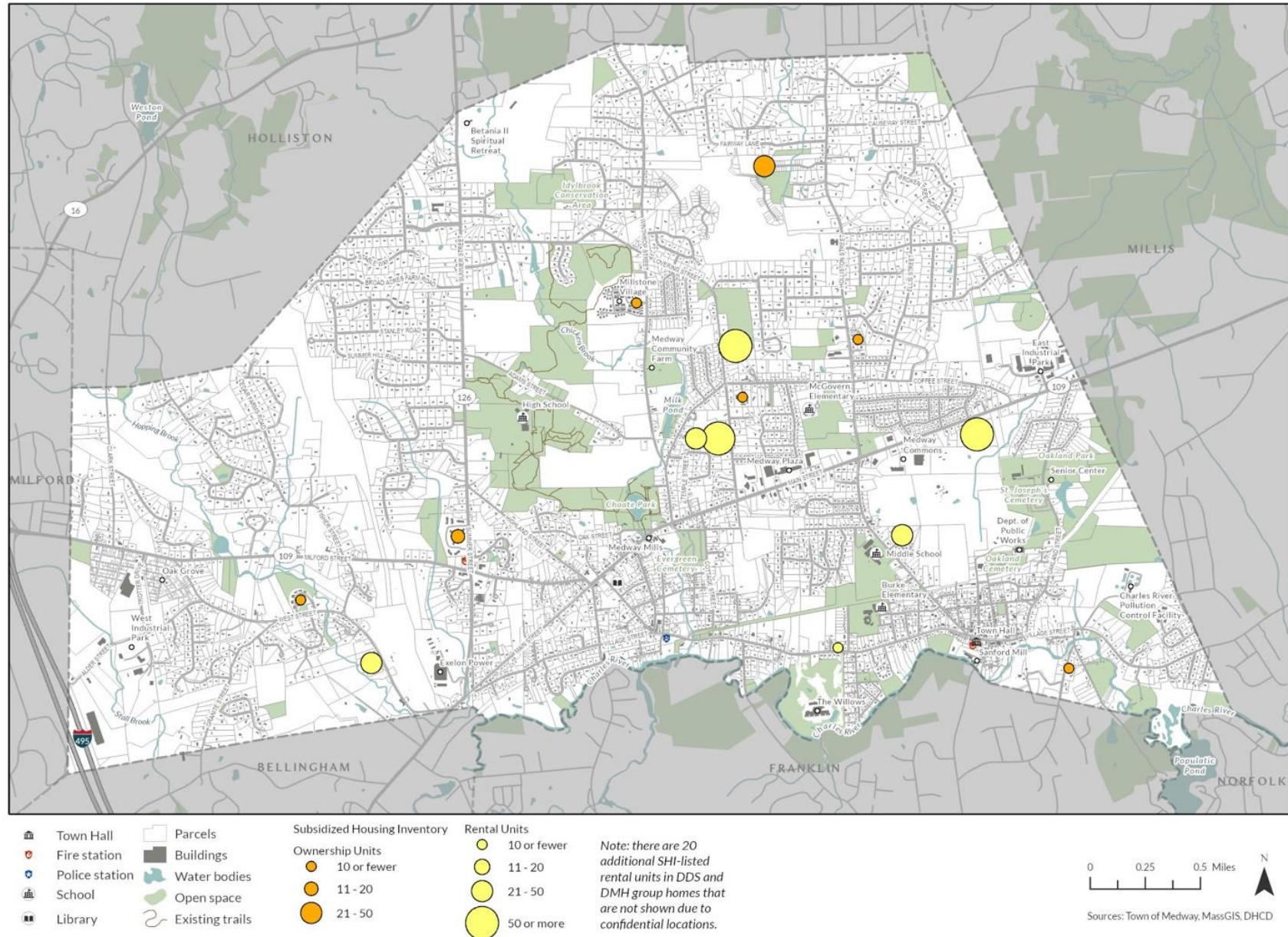
The total number of units in Medway, which is used as the denominator when calculating Medway's SHI percentage, will change following the 2020 census. When the denominator changes, the percentage of housing units on the SHI will drop unless more units are added. While DHCD's official determination of continued compliance with the 10 percent minimum is pending, the 2020 Decennial Census figures, released recently, indicate that Medway will remain above the minimum 10 percent threshold. The 2020 count of total housing units reported by the Census Bureau is 4,826 and 121 vacant units.

It is important to note that due to state eligibility policies under M.G.L. 40B, the actual number of affordable units in any community is likely lower than the inventory indicates. In ownership developments that have an affordable component, only the affordable ownership units are included on the SHI. However, in rental developments, 100 percent of the units (regardless of the cost of rent) are counted if a minimum of 20 percent of units are affordable to households at 50 percent or below AMI, or 25 percent of units are affordable to households at 80 percent or below AMI.

TOWN OF MEDWAY - AFFORDABLE HOUSING

Prepared by JM Goldson LLC

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HOUSING COST BURDEN

One method to determine whether housing is affordable to a community’s population is to evaluate households’ ability to pay their housing costs based on their reported gross household income. HUD considers households who spend more than 30 percent of their gross income on housing to be ‘housing cost-burdened’, and those that spend more than 50 percent to be severely housing cost-burdened. Landlords and banks enforce these standards and will generally not sign a lease or qualify someone for a mortgage if they will be paying more than 30 percent of gross income towards housing costs.

About 84 percent, of extremely low-income households (households making less than 30 percent of the Area Median Income) are cost-burdened in Medway. This represents 330 households.

A household that is cost-burdened spends more than 30 percent of their income on housing costs each month. About 60 percent of very low-income (between 30 percent and 50 percent AMI) and 47 percent of moderately low-income (between 30 percent and 80 percent AMI) households are cost-burdened. Extremely low-income households have a higher proportion of severe cost burden than other income levels. A total of 1,200 households (26 percent) were estimated to be cost-burdened in Medway in 2019.

There are 200 extremely low-income households and 125 very low income households that are severely cost-burdened. This indicates a greater need for housing that is affordable for households making below 50 and 30 percent AMI. Medway does not have as much of a need for housing that is affordable to those making above 50 percent AMI.

COST BURDEN BY HOUSEHOLD INCOME IN MEDWAY³⁴



³⁴ 2014-2018 Comprehensive Housing Affordability Strategy (CHAS), via huduser.gov

SUMMARY

RENTAL HOUSING

Rental units make up only about ten percent of Medway's total housing stock, not including the estimated 264 rental units included in the Recent & Future Development section of this chapter. Rental housing is often a more accessible option for young people, older adults, and people with lower incomes. This encourages a diversity of people and ideas in the community. A lack of rental housing availability means that these groups may not be able to easily live in Medway. Rental housing is also a good option for single adults or other small households, as units are often smaller than the single-family homes that make up most of Medway's housing stock. New rental units could be designed to reflect a commitment to energy conservation and sustainability, be encouraged within or near Medway's existing villages and development nodes, and in upper stories when possible. Good transportation connections, access to nearby open space, and sustainable site design are also factors that could be prioritized.

AFFORDABILITY

Medway has exceeded the state's mandated 10 percent affordable housing requirement, but there are still opportunities and needs to increase affordability in the town. There are an estimated 1,200 cost-burdened households in Medway who pay more of their income than they should on housing costs. Of those 1,200 households, 475 are either very low income or extremely low income, which emphasizes the need for more housing that is affordable to those making 50 and 30 percent AMI. Renter households earn significantly less per year than owner households, making rental affordability an even greater challenge.

CHAPTER 5: DEVELOPMENT CONSTRAINTS

There are many factors that influence the feasibility of housing production, from physical limitations to regulations that shape development and land use. This chapter reviews environmental constraints, infrastructure constraints, and regulatory barriers and provides a summary of how these factors limit the type and location of housing development in Medway.

KEY FINDINGS

ENVIRONMENTAL CONSTRAINTS

- Much of the Chicken Brook corridor in Medway is held as public conservation land and includes a mix of meadows and upland habitat.
- Important habitat areas are present in many of Medway's wetlands, including vernal pools that are scattered across town and are protected by the local Wetlands Protection Bylaw
- Medway is periodically impacted by localized flooding, as well as drought conditions, which affect the entire municipality and necessitate outdoor watering bans during summer months
- Medway has over 800 historic homes, reflecting the extensive history of the town. Along the town's 25 scenic roads, approval is required to remove or modify stone walls and trees in the right-of way.

INFRASTRUCTURE CAPACITY

- Recent large residential developments are adding to the strain on the Town's potable water and wastewater infrastructure, and there will be a need to increase the capacity of both systems in the future.
- Projections show Medway may be nearing its wastewater capacity based on the reserved capacity for structures that have elected to not connect to the system but could. In addition, the Town has projected an additional wastewater flow of 165,000 gallons per day through the year 2035 based on known development that is or may be forthcoming. To meet these future demands, the Town needs additional capacity at the CRPCD and is looking to possibly purchase unused capacity from Franklin.
- Medway's student enrollment has declined by 20% over the last ten years and is projected to continue to decline by another 9% through the year 2030.
- There is a lack of connected sidewalks in Medway. In certain circumstances, it may be hard to connect sidewalks due to narrow roads, historic settlement patterns, and existing trees and root systems.

REGULATORY BARRIERS

- Medway's residential zoning mostly allows for only single-family homes, which make up the bulk of housing in the town.
- New and amended zoning regulations adopted over the past several years have provided more options for multi-family and mixed-use development, particularly in the Multi-Family Overlay District and the Central Business District.
- The Affordable Housing bylaw requires residential developments with more than 10 single family units or 6 units of any other type to include anywhere from 10 to 20 percent affordable units, depending on the total number of units in the project, and can loosen some restrictions on dimensional requirements.
- Form-based code in the Oak Grove Urban Renewal Area will also allow a mix of land uses including housing development.
- The Town of Medway encourages infill and adaptive reuse of existing buildings through other local bylaws, though the Infill Bylaw has not been used since its adoption in 2009.

ENVIRONMENTAL CONSTRAINTS

LANDSCAPE CHARACTER

Medway is a suburban community located about 25 miles from Boston along the upper reaches of the Charles River. Over years of development from a farming community to a more residential one, much of the undeveloped land has been converted from forests and wetlands to private homes and businesses. Several farms continue to operate, primarily for pasture, livestock, and horseback riding.

The town's undeveloped upland open spaces are a mosaic of farmland, forests, and utility corridors that radiate out from the Exelon Power facility in West Medway.

Many of the Town's wetland areas have remained intact, particularly along the Chicken Brook and Hopping Brook, which are both tributaries to the Charles River. Development areas are more concentrated along the Rt. 109 corridor from Rabbit Hill to the East Industrial Park located on the Millis border. Other small commercial areas are present at the intersection of Rt. 109 and Rt. 126 and along Village Street in Medway Village.

GEOLOGY AND TOPOGRAPHY

The terrain of Medway, like much of southern New England, was shaped by the glaciers that covered the region approximately 20,000 years ago, followed by the stream networks and erosion processes that shaped the topography since that time. Flatter areas and gently rolling hills transition to steeper slopes in northeastern Medway, and along the Charles River near Medway Village. The Town's geology consists primarily of granite bedrock, which is overlaid by a mix of soil types, primarily well-drained fine sandy loams which are suitable for agriculture, forests, and open fields. There are also areas with sandy loam, loamy sand, and silt loam. Septic systems are less suitable in soil types such as Hinckley (due to high permeability) and poorly drained rocky soils mixed with clay in parts of West Medway, particularly along Hopping Brook.³⁵

WATERSHED

Medway is located in the upper section of the Charles River watershed. The Charles River, which defines much of the Town's southern border, is fed by two main tributaries in Medway: Chicken Brook and Hopping Brook. The Army Corps of Engineers has acquired some land along Hopping Brook to help preserve the function of riparian areas that help mitigate flooding and maintain water quality. The Charles River Watershed Association is also active in supporting watershed conservation and monitoring efforts in the region. Much of the Chicken Brook corridor in Medway is held as public conservation land and includes a mix of meadows and upland habitat. In addition to wetland areas along these stream channels, portions of the Great Black Swamp extend into Medway along the border with Millis.

Much of the Chicken Brook corridor in Medway is held as public conservation land and includes a mix of meadows and upland habitat.

³⁵ Town of Medway. Open Space and Recreation Plan 2018-2025.

SURFACE WATER BODIES

Rivers and Streams

The Town of Medway recognizes the importance of maintaining the health and natural function of the Charles River and its tributaries. Local representatives have collaborated in the past with neighboring communities through the Charles River Meadowlands Initiative, which promotes environmental awareness and recreation opportunities in protected areas along waterways in and around Medway. Hopping Brook and Stall Brook flow through West Medway, an area which still maintains some forest cover in addition to larger scale industrial facilities and low-density residential development.

Water Bodies

Medway also has several small ponds scattered throughout the community. Two of the larger water bodies, Choate Pond and Milk Pond are located on Chicken Brook. Non-point source pollution and higher water temperatures have resulted in degraded water quality, particularly in Choate Pond where public swimming is no longer allowed. Fish, waterfowl, and amphibians are also present in the ponds.³⁶

WETLANDS AND VERNAL POOLS

Wetlands and floodplains are unique natural resources, providing flood storage and helping to filter pollution before it reaches underground water supplies. Wetlands also recharge ground water, which preserves present and potential water supplies, serve as plant and wildlife habitat, and produce nutrients for aquatic life. In Massachusetts, primary authority for implementation of wetland laws is given by the legislature to local municipalities through their Conservation Commissions.

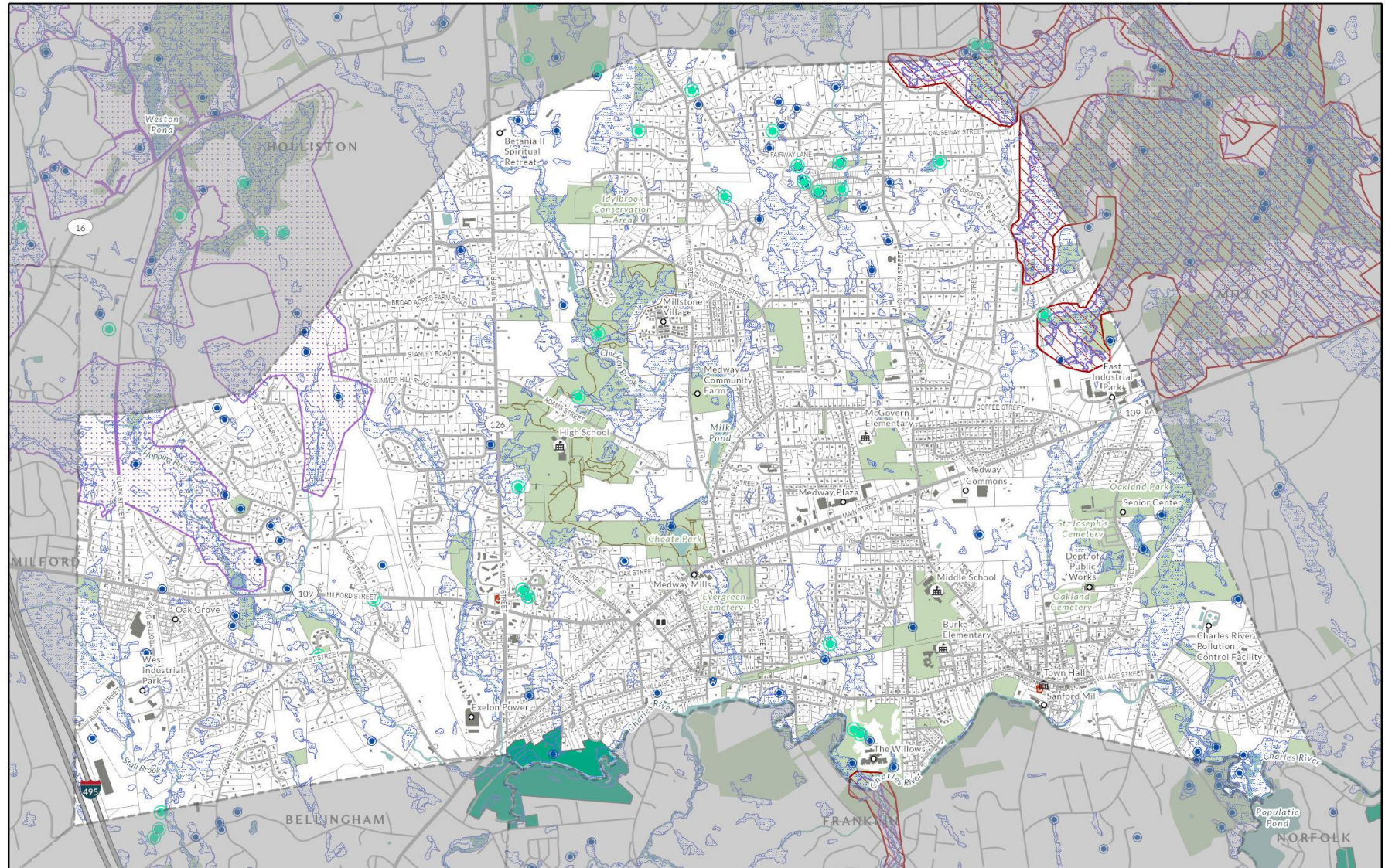
Medway has several concentrated areas of wetlands, particularly along Hopping Brook and Chicken Brook, as well as the extensions of the Great Swamp along the town's northeastern border. The Massachusetts Department of Fish and Game (MassWildlife) also maintains a database of vernal pools, which are small, seasonally inundated areas that provide specialized habitat for certain types of wildlife. Medway has seventeen Certified Vernal Pools and an additional sixty-seven Potential Vernal Pools. The Town's Wetland Bylaw provides protection for both categories of vernal pools. Wetland areas identified by the Massachusetts Department of Environmental Protection, as well as the locations of the vernal pools described above, are shown in the following map.

³⁶ Town of Medway. Open Space and Recreation Plan 2018-2025.

TOWN OF MEDWAY - HABITAT AREAS

Prepared by JM Goldson LLC

J M GOLDSON



- | | | | |
|----------------|-----------------|------------------------|------------------------------------|
| Town Hall | Parcels | Certified Vernal Pools | BioMap2 Critical Natural Landscape |
| Fire station | Buildings | Potential Vernal Pools | BioMap2 Core Habitat |
| Police station | Water bodies | Wetlands | Priority Habitats of Rare Species |
| School | Open space | | |
| Library | Existing trails | | |

0 0.25 0.5 Miles



Sources: Town of Medway, MassGIS, MassDEP

RARE AND ENDANGERED SPECIES

The Natural Heritage and Endangered Species Program (NHESP) list includes one species of special concern in Medway, the wood turtle (*Glyptemys insulpta*). This designation indicates that the species is at risk of becoming threatened because its population has declined significantly, has a very limited distribution, or it has specialized habitat requirements.

Areas mapped as “Core Habitat” in the BioMap2 program provide habitat for the spotted turtle (*Clemmys guttata*) and four-toed salamander (*Hemidactylum scutatum*). There is also an area designated as Priority Habitat of Rare Species along the Charles River near the border of Bellingham and Franklin.

Detailed surveys or inventories have not been conducted for mammals, bird species, and insects in Medway; however, several species of fish have been observed, including sunfish, brook trout, chain pickerel, and yellow perch. None of the streams in Medway are designated as Coldwater Fisheries Resources.

The map on the previous page highlights the significant habitat areas described above, as well as BioMap2 Critical Natural Landscape (covering areas of the Great Swamp) and Core Habitat near Medway’s western border.

FLOOD AND DROUGHT HAZARDS

Flood prone areas are delineated in a dataset compiled by the Federal Emergency Management Agency (FEMA). Areas most subject to flooding are mapped as Zones A and AE, which are also known colloquially as “100-year flood zones”. Flooding is observed less frequently in areas designated as Zone X, which is also referred to as the “500-year flood zone”. Medway has both types of areas subject to flooding, primarily along the Charles River and its tributaries, as well as areas feeding into the Great Swamp.

The Town has been working to address flooding issues and recently completed a Municipal Vulnerability Preparedness (MVP) Plan. Some key issues related to flooding were brought up during the Community Resilience Building (CRB) Workshop in 2019, including:

- Capacity of the stormwater system, which can be overwhelmed during heavy rainfall due to undersized pipes and culverts, resulting in flooding.
- Two significant hazard dams: Sanford Mill Pond Dam and Medway Choate Park Dam
- Roads in low-lying areas that are subject to flooding
- Access to culverts on private property, and beaver dams causing blockages

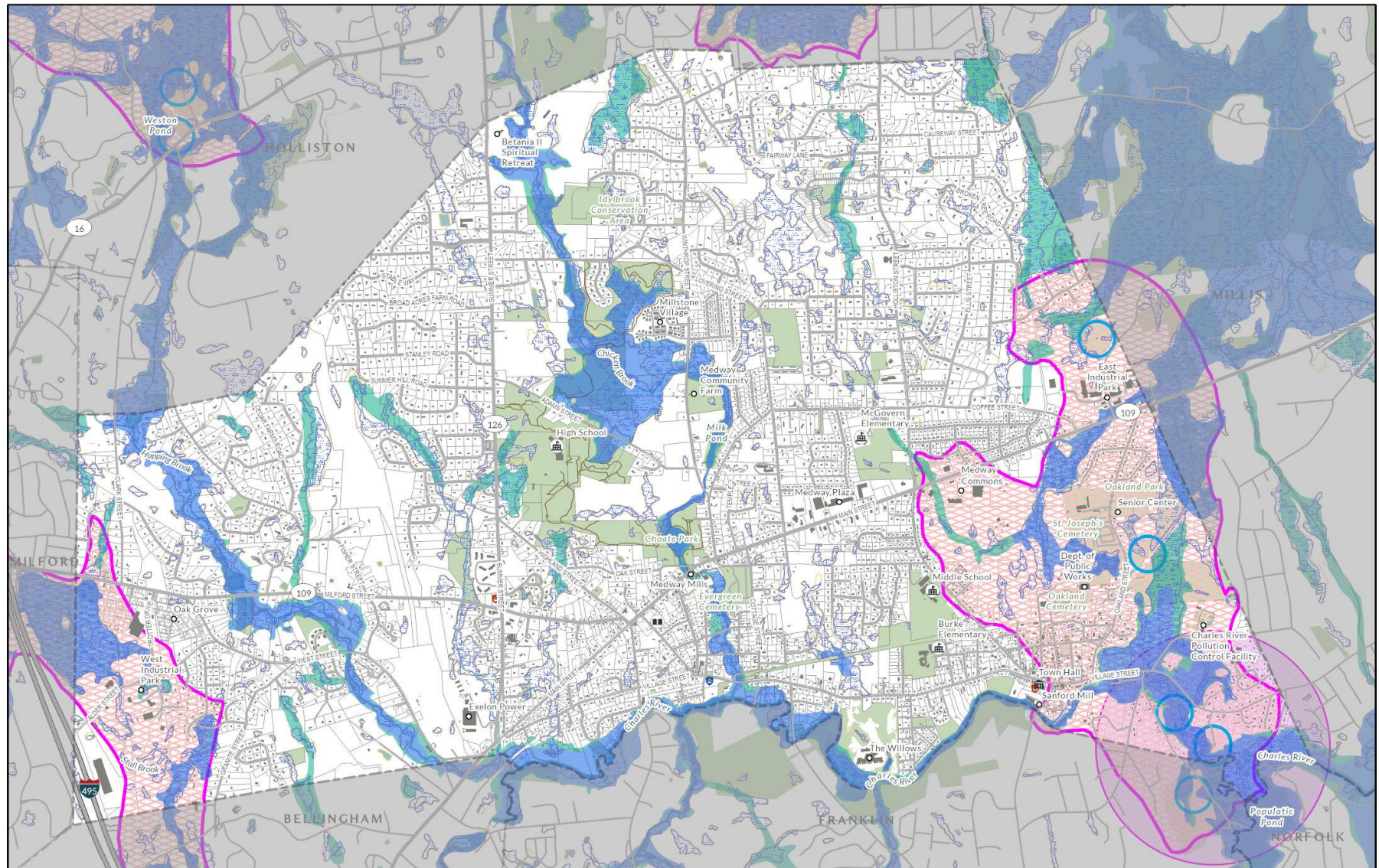
Medway is also periodically impacted by drought conditions, which affect the entire municipality and necessitate outdoor watering bans during summer months to help mitigate the impact on the Town’s public water supply.

Increasing impervious surface area associated with new development is another factor that both reduces recharge of the aquifers that supply water to residents and increases local flooding.

TOWN OF MEDWAY - WATER RESOURCES

Prepared by JM Goldson LLC

J M GOLDSON



- | | | | |
|----------------|-----------------|--------------------------------|----------------------------------|
| Town Hall | Parcels | Flood Zone Designations | Wetlands |
| Fire station | Buildings | 100 yr. flood zone | DEP Approved Zone I |
| Police station | Water bodies | 500 yr. flood zone | DEP Approved Zone II |
| School | Open space | Title 5 Setback Areas | Interim Wellhead Protection Area |
| Library | Existing trails | | |

0 0.25 0.5 Miles



Sources: Town of Medway, MassGIS, MassDEP

PROTECTED OPEN SPACE

Medway values its open spaces for the environmental, recreational, and scenic benefits they provide. The town has made the preservation of land and water resources a priority and currently has about 10.9 percent of land protected for open space, recreation, and farming. Since adopting the Community Preservation Act in 2001, CPA funds have been leveraged to acquire the land for the Medway Community Farm, construct trails and boardwalks in conservation areas, and study open space needs and acquisition opportunities.

There are over 800 acres of public protected open space, including conservation restrictions held by the Town and land held by the US Army Corps of Engineers. Approximately 45 acres of protected open space is within Medway's three cemeteries. Open space areas and conservation restrictions in Medway are acquired through different programs and managed by different entities, including the Conservation Commission, Parks and Recreation Commission, the Department of Public Works, and the Select Board.

SCENIC AND HISTORIC RESOURCES

Many elements of Medway's post-colonial history are still standing and have been adapted to serve new functions, including housing at Sanford Mill and commercial and office space at Medway Mills. The Town has taken steps to protect historic structures and preserve scenic landscapes as reminders of its agrarian and industrial past.

Scenic Landscapes and Roads

Certain roads maintain the semi-rural character that has long defined Medway, including scenic elements such as stone walls and mature trees. Twenty-five such roads have been designated as "Scenic Roads" in Medway, and any removal or alteration of stone walls and trees within the public right-of-way requires a permit from the Planning and Economic Development Board.

Historic Resources

Medway has two National Register Historic Districts: Medway Village Historic District and Rabbit Hill Historic District. Evergreen Cemetery has also been listed on the National Register of Historic Places. A National Register District is one that is deemed important in American history, culture, architecture, or archaeology. A listing in the National Register recognizes significance, allows some owners in the district certain tax incentives for rehabilitation, and provides limited protection from adverse effects by federal or state projects, but it does not offer any protections regarding an owner's handling of their property.

Medway has over 800 historic homes, reflecting the extensive history of the town.

The Massachusetts Cultural Resource Information System (MACRIS) data maintained by the Massachusetts Historical Commission lists 538 historic resource records for Medway, of which 488 are buildings, 21 are multi-building areas, three are burial grounds, seven are "structures" such as bridges or railroad beds, and nine are "objects", most of which are historic monuments. Most of these resources date back to before 1900, although the most recent buildings were built in the 1950s and several of the monuments constructed in the later 1900s.

As mill buildings and industries were established in the area in the early 1800s, residential buildings were built on Main Street and Village Street.³⁷ In this period, central chimney cottages and wood-frame row houses were built in Medway Village, and some two-family worker houses were constructed along the

³⁷ Massachusetts Historical Commission (MHC) Reconnaissance Survey Town Report: Medway

Charles River, near mills. The mid-1800s had rapid population growth and an increase in residential construction of single-family homes of all sizes in Medway Village. About 90 percent of the buildings listed as historic resources by MHC are residential (438 buildings), and these historic buildings are spread throughout the town.

The map on the following page shows locations of historic sites, historic areas, and National Register Historic Districts in Medway. Most historic sites are clustered in the National Register Historic Districts, but the several historic areas shown on the map also contain significant numbers of historic sites; however, outside of these marked areas you can see that historic sites dot the map throughout the town. Some of these sites mark buildings that were constructed in the 1700s – these buildings are located within and outside of historic districts.

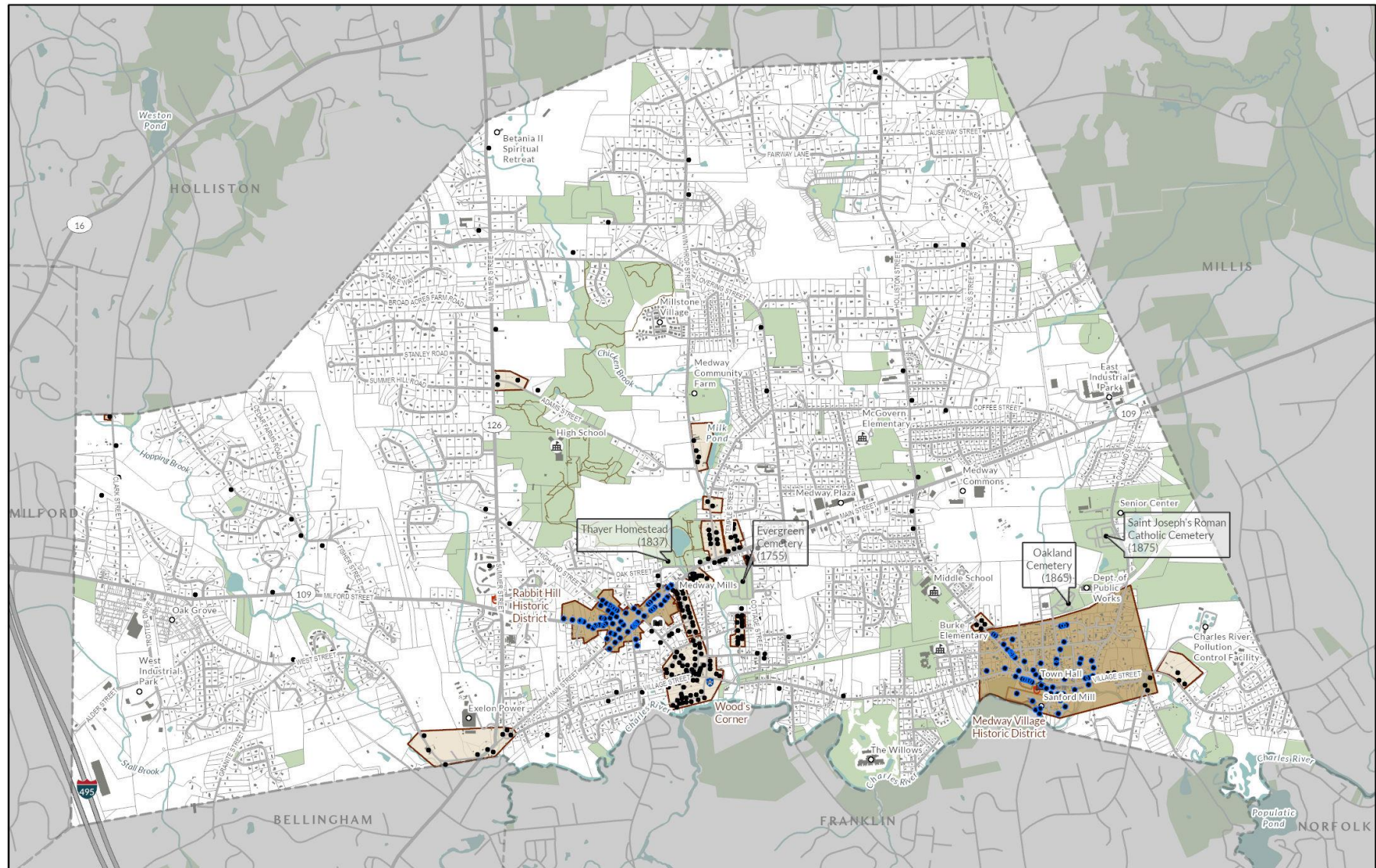


Sanford Mill. Source: Tim Rice Photo

TOWN OF MEDWAY - HISTORIC RESOURCES

Prepared by JM Goldson LLC

J M GOLDSON



- | | | |
|----------------|-----------------|---------------------------------|
| Town Hall | Parcels | Historic Sites |
| Fire station | Buildings | National Register District Site |
| Police station | Water bodies | National Register District |
| School | Open space | Historic Area |
| Library | Existing trails | |



Sources: Town of Medway, MassGIS, MACRIS

INFRASTRUCTURE CAPACITY

WATER AND SEWER

Water Supply

Medway's drinking water wells are supplied by "high and medium yield overburden aquifers" that are connected to the Charles River through groundwater flow that passes through sand and gravel deposits below the ground surface.

The growing population of Medway has resulted in a corresponding increase in demand for potable water; however, the Town has withdrawal limits established by the Massachusetts Department of Environmental Protection, associated with its Water Management Act (WMA) permit. The current limit is 0.94 million gallons per day (MGD) and is expected to increase to 1.00 MGD in 2024, which includes a buffer of 5 percent to account for uncertain growth projections and projected needs. New multi-family residential developments will continue to add to the strain on the local water supply.

Recent large residential developments are adding to the strain on the Town's potable water and wastewater infrastructure, and there will be a need to increase the capacity of both systems in the future.

The Town's five groundwater wells do not currently operate at full capacity, but a planned water treatment plant will enable the well output to safely increase. A satellite well was recently installed near the Populatic Street well, which has provided some redundancy and increased available yield. There has also been discussion of adding satellite wells at the Oakland Street and Village Street sites. If the Populatic Street well were taken offline for repairs or emergency, the water supply would be at risk. This may also pose challenges for accommodating future development that may draw on the Town's existing water supply.

Projected water demand scenarios developed as part of the Integrated Water Resource Management Plan suggest that the water supply may fail to meet average daily demand over the next 10-15 years. If any wells need to be taken offline temporarily, this will further reduce the available water supply. There have been some initial discussions with the Department of Environmental Protection about seeking an increase to permitted withdrawals to accommodate increasing demand.

In areas not served by the Town's water system, there are private drinking water wells (385 total) and irrigation wells (51 total), which are generally drawing from different groundwater sources than the Town wells, but still face some of the same risks as the municipal water system.

Wastewater

While the Town is responsible for the entirety of the drinking water system, wastewater is transported to the treatment plant managed by the Charles River Pollution Control District (CRPCD). This is a separate multi-town entity serving Franklin, Medway, Millis, Bellingham, Dover, Holliston, Norfolk, Sharon, Sherborn, Weston, and Wrentham. Wastewater is collected from Medway and goes to the district treatment plant that is in Medway. Both Franklin and Medway are co-owners of the plant, but service is extended beyond these two towns.

Projections show Medway may be nearing its wastewater capacity based on the reserved capacity for structures that have elected to not connect to the system but could. In addition, the Town has projected an additional wastewater flow of 165,000 gallons per day through the year 2035 based on known development that is or may be forthcoming. To meet these future demands, the Town needs additional capacity at the CRPCD and is looking to possibly purchase unused capacity from Franklin.

The two towns are in active discussions, but no resolution has been reached. Interviews with Medway DPW staff indicated there are some infiltration issues across the system which are currently being identified, inspected, and repaired. If infiltration issues are addressed, that could add some capacity to Medway's system.

Some capacity has been reserved for the future connection of homes in the Town's sewer service area (see map on following page), which would help address the issue of septic failures, but Medway is approaching the limit of its allocated capacity at the Charles River Pollution Control District treatment facility.

The status of the Town's drinking water and wastewater systems are constraining future growth, as well as the ability of properties around Medway currently on septic to benefit from any future wastewater extensions. The lack of redundancy of the drinking water system and heavy reliance on the Populatic Street Well creates risk if a well is taken out of service for maintenance or emergency repairs. The Integrated Water Resources Management Plan conducted for the Town provides a comprehensive set of recommendations for maintaining the current system, identifying, and repairing parts of the system contributing to lost water or wastewater infiltration, and seeking strategic expansions to address immediate capacity needs.

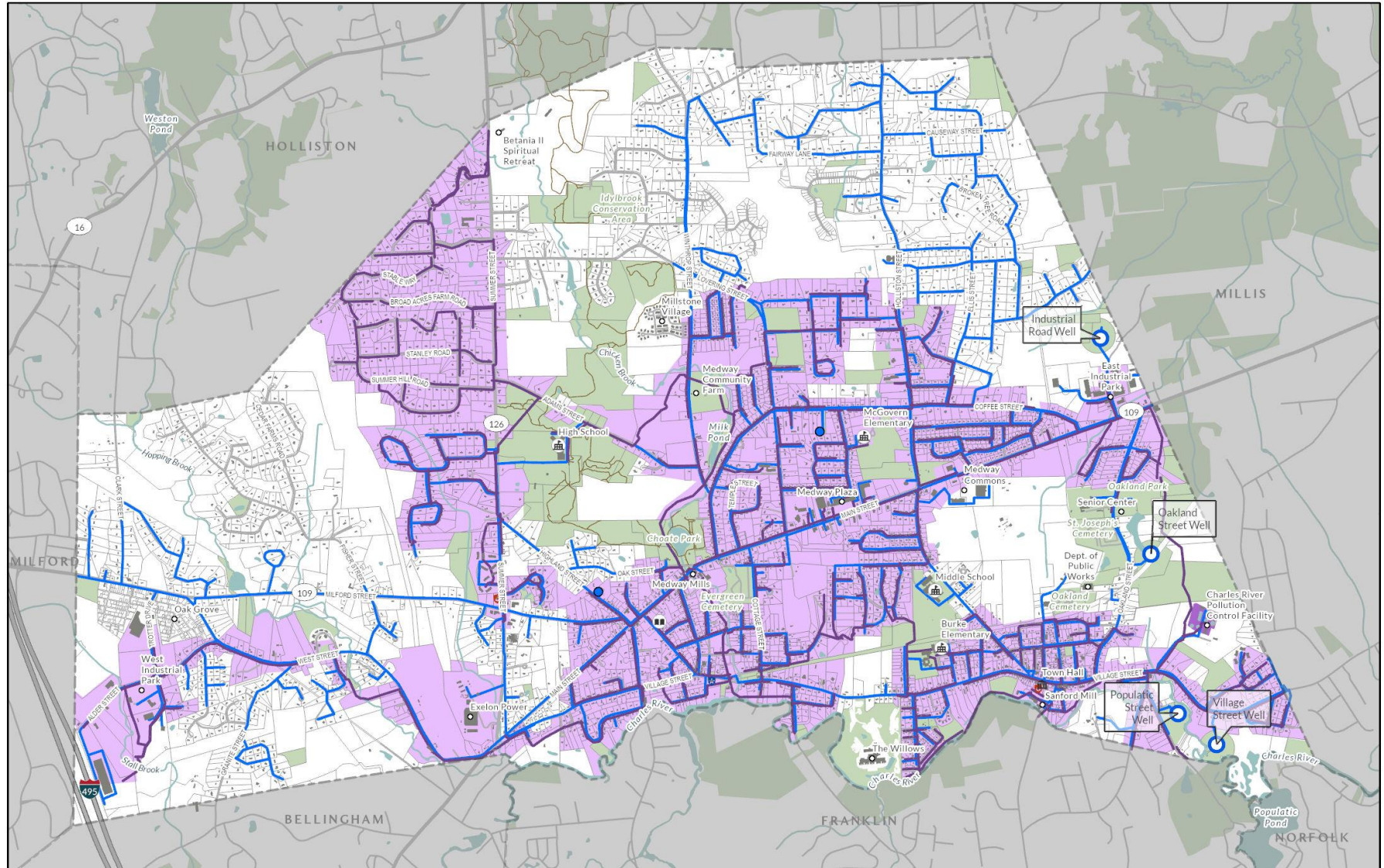


Wastewater treatment facility. Source: Charles River Pollution Control District

TOWN OF MEDWAY - WATER AND SEWER INFRASTRUCTURE

Prepared by JM Goldson LLC

J M GOLDSON



- | | | | |
|----------------|-----------------|------------------|-------------------------------|
| Town Hall | Parcels | Water stand pipe | Sewer mains |
| Fire station | Buildings | Public wells | Wastewater treatment facility |
| Police station | Water bodies | Water mains | Sewer service area |
| School | Open space | | |
| Library | Existing trails | | |



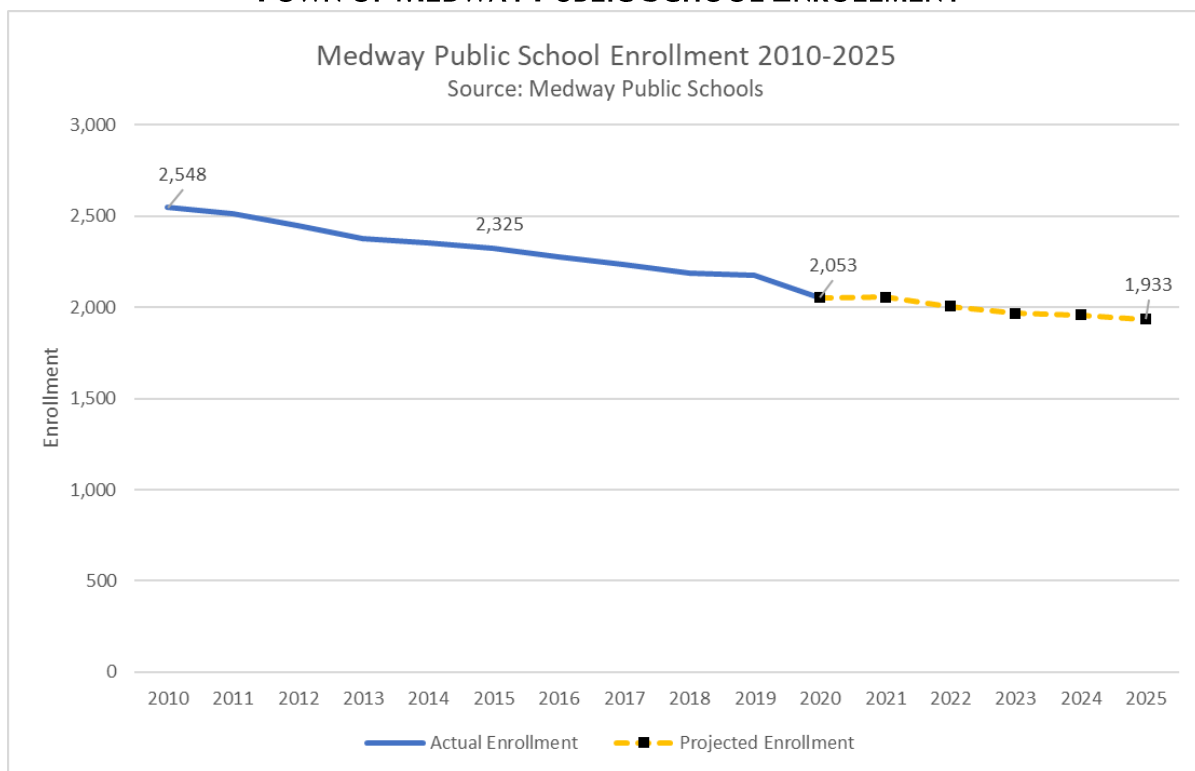
Sources: Town of Medway, MassGIS, MassDOT, MAPC Trailmap

SCHOOLS

Medway's schools invoke a sense of pride across the community and are consistently ranked in the top 10-15% of all schools across the Commonwealth by US News.³⁸ The school district is comprised of two elementary schools; McGovern which serves pre-kindergarten through first grade and Burke-Memorial which serves second through fourth grades. Medway's Middle School serves grades five through eight, and the High School serves grades nine through twelve.

Unlike some high performing school districts across the Commonwealth, Medway's student enrollment has declined by 20% over the last ten years and is projected to continue to decline by another 9% through the year 2030. The aging of the Town's population coupled with households having fewer children or children later in life has led to a steady decline in enrollment. Schools have capacity to accommodate additional students should enrollment trend upward over time.

TOWN OF MEDWAY PUBLIC SCHOOL ENROLLMENT



TRANSPORTATION

Roads

From a vehicular standpoint (both cars and trucks), Medway is a very well-connected community with quick access off Interstate 495 (I-495) at Exit 48 connecting to the east-west arterial Route 109/Main Street. A little over 20 miles in length, Route 109 connects Medway into Route 16 and Downtown Milford to the west and Millis, Medfield, and Westwood to the east terminating at I-95/Route 128. This creates a steady volume

³⁸ <https://www.usnews.com/education/best-high-schools/massachusetts/districts/medway/medway-high-9438>

of through traffic for roadway users looking to connect to both interstates at either end of Route 109 and the communities between. Village Street also serves as an east-west collector road that partially parallels Route 109 connecting to Route 126 on the western end and Route 115 on the eastern end. Village Street traverses the more historic portion of Medway and served as one of the earliest transportation routes in the Town dating back to the 1600s.

The Town currently has 96 miles of roads traversing it with 75 percent of those roadway miles as small local roads serving lower volumes, slower speeds, and intended for local access and use.

Medway has three primary north-south routes which all stem from either Route 109 or Village Street and travel north. The principal arterial of Route 126/Summer Street begins at I-495 in Bellingham, travels north through Medway, and eventually terminates north of the Massachusetts Turnpike (I-90) in Framingham. Route 126 is a major arterial roadway carrying travelers to major job centers and retail hubs in MetroWest, as well as connecting to Route 9 and I-90 for longer distance east-west travel.

Public Transportation

Medway, like many communities within the MBTA's service region, is charged an annual assessment but does not have any direct transit service (bus or rail) within its municipal boundaries. As such, some communities like Medway have chosen to divert their annual transportation authority assessment to another regional transit authority that may be able to provide services directly to residents. As a result of local advocates and transit studies conducted by MAPC and CTPS, Medway was able to work closely with Greater Attleboro Taunton Regional Transit Authority (GATRA) to create localized service options using smaller vans at a more affordable price. In 2020, the Town was assessed \$95,954 for transportation authority services, all of which was diverted to GATRA.³⁹

The Medway Council on Aging (COA) works directly with GATRA to provide transportation options for Medway residents. There are two portions to the transportation service the Senior Center offers, which are completed using two Handicapped Accessible vans provided by GATRA. One is the Dial-a-Ride Service for all seniors or disabled residents in Medway and the second is the Norfolk T Shuttle for all Medway residents. Prior to the pandemic, the Norfolk T Shuttle service was Monday-Friday with three early morning pick-ups and three evening return times at the Medway Middle School (where parking has been made available for shuttle users) and the Village Street Post Office (no parking available). From Village Street, it is a short ride to the Norfolk MBTA station which offers service to South Station in Boston and stops in between in Walpole, Norwood, Dedham, and Readville, Ruggles, and Back Bay in the City of Boston.

The pandemic forced all GATRA services to stop from March 2020 through September 2020. Once the pandemic has concluded and it is safe to bring riders back on these services, the Senior Center plans on returning the full level of GATRA service.

PEDESTRIAN AND BICYCLE INFRASTRUCTURE

According to MassDOT's most recent roadway inventory, sidewalk coverage in Medway is disconnected, with just 51.7 miles of sidewalks compared to over 100 miles of roadway. Many of the neighborhoods and interior roadways have sidewalks on at least one side of the road, but coverage on some primary roadways like Route 109, West Street, Winthrop Street, and Holliston Street do not connect residents to each other or

³⁹ MA DOR Cherry Sheet, FY 2020.

to activity centers across the town. The west end of town also has higher percentages of families with children under the age of 18 where limited sidewalk coverage creates challenges for pedestrian safety and connections to parks and recreational opportunities. Some primary roadways like Holliston Street south of Route 109 only have narrow asphalt sidewalks on one side of the street with limited ADA accessibility.

The narrow roads, rights of way, and historic settlement patterns in Medway can make it challenging to provide sidewalks on both sides of a roadway without disrupting trees and root systems or needing to take additional right of way through property acquisition.

Medway only has one set of on-street bike lanes which were constructed as part of the Route 109 improvement project between Highland Street and Holliston Street. Similar to the challenges around sidewalks, many of Medway's local roads are narrow with constrained right of way making additional pavement and narrowed lanes a challenge.

REGULATORY PROVISIONS

In addition to environmental and infrastructure factors that affect development, local policies and regulations directly impact the location and physical attributes of development opportunities. Local zoning and permitting processes are the two primary regulatory tools that can affect housing production.

ZONING REGULATIONS

Zoning is the regulatory side of land use planning. The Town's Zoning Bylaw describes the regulations that are applied to parcels of land and directs property owners on what can and cannot be done with their land. Zoning regulates which uses are permitted on the parcel, where a structure can be placed on a parcel, how tall a structure can be, how much parking is required, how much open space or landscaping must be provided, and the number and size of signage. These regulations shape the built environment and the mixture of uses across the community.

As the Master Plan sets the future direction for the Town and how it may evolve over time, zoning is one of the key regulatory frameworks that can be changed to align with the vision for the community. As such, it can be a significant implementation mechanism. Zoning can help influence—or be influenced by—changes in transportation, housing, the natural environment, economic development initiatives, new public facilities, and more. It is the common thread that links many of the elements of the Master Plan together.

The Zoning Bylaw includes ten base zoning districts, four overlay districts, and one form-based district. The following provides a description of each zoning district and discusses their general purpose and allowable uses.

Residential Districts

Medway's Zoning Bylaw includes three residential zoning districts. AR-I and AR-II are both Agricultural Residential districts, and the third (VR) is Village Residential. AR-I and AR-II both allow for agriculture and detached single-family dwellings, and while AR-I does not allow two-family structures, AR-II allows them with a special permit from the Zoning Board of Appeals. AR-I also has a larger minimum lot size, of 44,000 sq. ft, as opposed to 22,500 sq. ft for AR-2 and VR. Both AR-I and AR-II zones allow for open space residential development, assisted living residential facilities, long-term care facilities, and adult retirement communities with a special permit from the Planning and Economic Development Board (PEDB).

Medway's residential zoning mostly allows for only single-family homes, which make up the bulk of housing in the town.

However, there are some provisions that allow for alternatives to single-family homes. The Zoning Bylaw allows multi-family buildings, apartment buildings, and multi-family developments throughout the Multi-Family Overlay District with a special permit from the PEDB and in the Medway Mill Conversion Subdistrict (per Section 5.6.2E, this applies to the Medway Mill building and property within the Adaptive Use Overlay District and allows multi-family with a residential density of up to 12 units per acre).

The Village Residential Zoning Districts (VR), located on Main Street and Village Street and accompanied by commercially zoned areas, allow for detached single-family houses by right and two-family houses with a special permit from the Zoning Board of Appeals.

All three residential zoning districts allow for Accessory Family Dwelling Units with a special permit from the Zoning Board of Appeals. Accessory Family Dwelling Units must be located on the same premises as a detached single-family dwelling and have just one bedroom. Residence in the ADFU's is restricted to the owners of the property, relatives of the owner, or a caregiver to an occupant of the ADFU or single-family dwelling.

Commercial Districts

There are three commercial districts in Medway – the Village Commercial District (VC), the Neighborhood Commercial District (NC) and the Central Business District (CB). The VC District is located around the town's historic districts of Medway Village and Rabbit Hill.

The Central Business District is the least restrictive of the commercial districts. Town Meeting approved amendments in June 2021 to incorporate Section 10: Central Business District Development Standards, which are intended to encourage mixed-use development, revitalization and economic investment, a greater variety of housing, and improve walkability and access. The amendments also include Sustainable Site Design Standards. The Central Business district also has certain density limitations. According to the dimensional requirements, there can be a maximum of four buildings per acre with a maximum height of 60 feet.

The Central Business District includes land along the central portion of Route 109, including Medway Place, Medway Commons, Gould's Plaza, and Drybridge Crossing.

Oak Grove Park District

The Oak Grove Area is comprised of 82.2 acres, the northern section of which consists of small multiple parcels known as the "Bottle Cap Lots."⁴⁰ Redevelopment of this area has been difficult due to the unique configuration of these very small parcels with fragmented ownership. Therefore, the Town determined that this area was appropriate for designation as an Urban Renewal Area per M.G.L. c.121B.

⁴⁰ The Bottle Cap Lots derive their name from a 1920s marketing promotion by Clicquot Club, which awarded small lots to customers with winning bottle caps. These lots were part of a paper subdivision – streets and utilities were never constructed to serve these lots. There were originally over 1,000 lots with an average size of 1,600 s.f.

Oak Grove Park (OGP) district incorporates the Oak Grove Urban Renewal Area as delineated in the Oak Grove Urban Renewal Plan dated March 2017. OGP is a major gateway into Medway with access to Route 109 and Interstate 495. OGP is an area targeted for development and reinvestment.

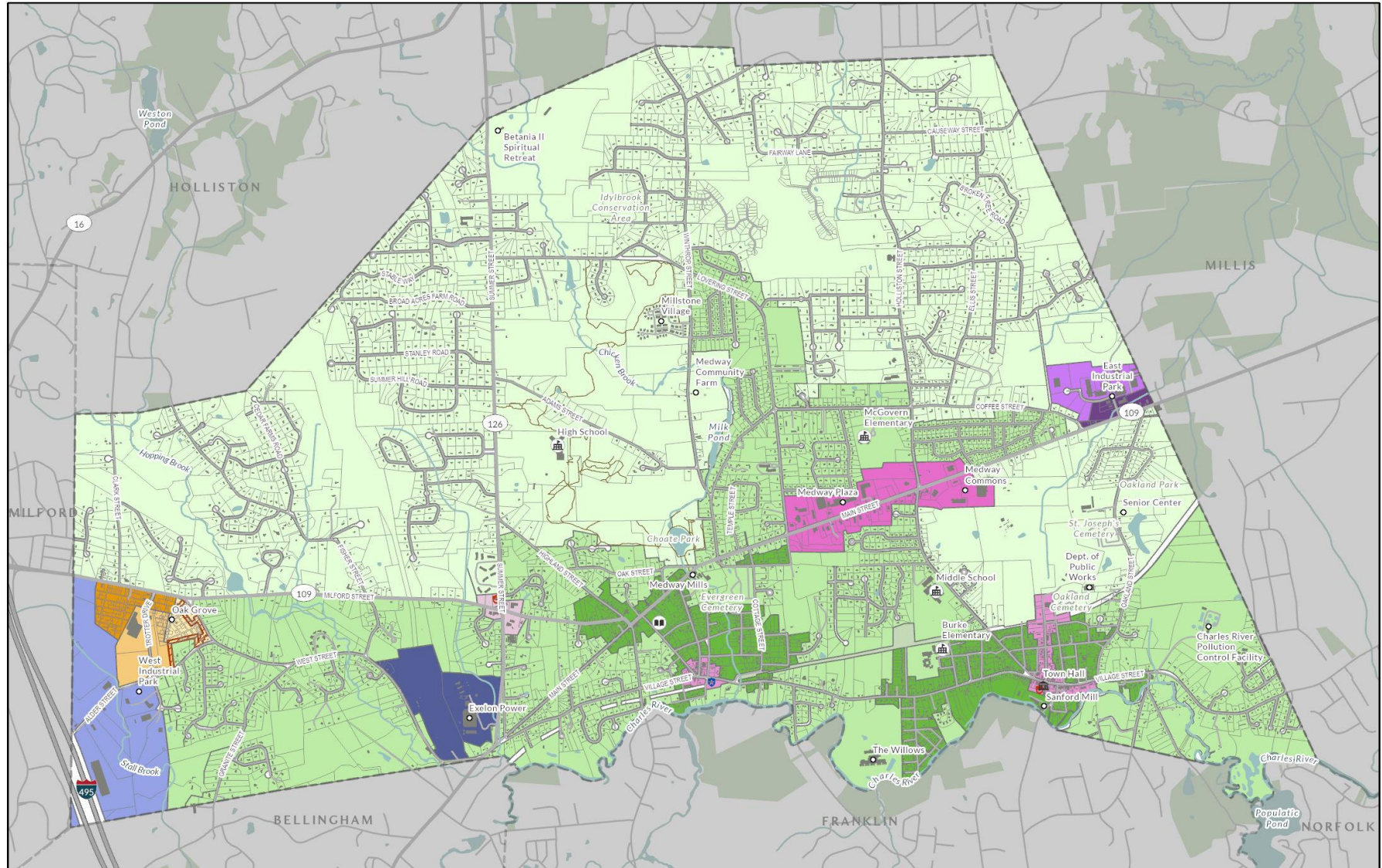
The purpose of the OGP district is to promote development that facilitates new investment and creates a vibrant, diverse, connected, and resilient district. The zoning provisions are intended to promote the creation of a public realm with high-quality streetscapes, enhanced outdoor recreation areas, and active public and publicly oriented gathering spaces that reinforce pedestrian orientation and multi-modal transportation. The zoning is also intended to encourage a range of business development opportunities and high-quality housing production.

Oak Grove Park is a form-based district divided into three different zoning districts that may be guided by a Regulating Plan that illustrates development and design standards specific to each district – Oak Grove Neighborhood (OGN), Oak Grove Business Park (OGBP), and Oak Grove Village Center (OGVC). It is located on the west side of town, bordered by Milford Street to the north and Alder Street to the south. Oak Grove Park uses were defined and added to the Bylaw in November 2019, and regulations can be found in Section 9 of the Zoning Bylaw. Oak Grove Park was identified in the 2009 Medway Master Plan as an area targeted for development and reinvestment.

TOWN OF MEDWAY - BASE ZONING DISTRICTS

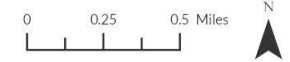
Prepared by JM Goldson LLC

J M GOLDSON



- | | | | |
|----------------|-----------------|-----------------------------------|-------------------------------------|
| Town Hall | Parcels | Base Zoning Districts | |
| Fire station | Buildings | AR-I Agricultural Residential I | NC Neighborhood Commercial |
| Police station | Water bodies | AR-II Agricultural Residential II | BI Business Industrial |
| School | Open space | VR Village Residential | EI East Industrial |
| Library | Existing trails | CB Central Business | ER Energy Resources |
| | | VC Village Commercial | WI West Industrial |
| | | | OGN Oak Grove Neighborhood |
| | | | OGBP Oak Grove Business Park |
| | | | OGVC Oak Grove Village Center |
| | | | Oak Grove Transitional Buffer Zone* |

*Note: buffer zone functions as an overlay district, but is provided here for reference



Sources: Town of Medway, MassGIS

Overlay Districts

Medway has four overlay districts – the Flood Plain District, Adaptive Use Overlay District, Groundwater Protection District, and Multi-Family Overlay District.

The **Flood Plain District** includes flood hazard areas designated by FEMA via the Norfolk County Flood Insurance Rate Map. The purpose of the overlay district is to ensure public safety by reducing threats and eliminating new hazards and potential damage to public and private property. To reduce hazards in flood plain areas, new construction is limited, as are some alterations to existing buildings.

The **Adaptive Use Overlay District** encourages conversion of existing buildings in a way that maintains architectural integrity and promotes historic preservation of the areas. This district includes the Medway Mill Conversion Subdistrict, which includes the Medway Mill building and property. The application of the Adaptive Use Overlay to this Subdistrict allows multi-family dwellings inside any existing buildings or new buildings on the premises, with residential density not to exceed 12 units per acre.

The purpose of the Adaptive Use Overlay is to promote economic development and preserve community character.

The **Groundwater Protection District**, highlighted in teal on the land use map, applies to all new construction, reconstruction, or expansion of uses in the area. It covers the zone 2 areas per Mass DEP. The purpose of the overlay is to ensure adequate quality and quantity of drinking water and to preserve and protect existing sources of drinking water, as well as protecting contamination of the environment. Some prohibited uses in this district include landfills and open dumps, earth removal, and hazardous waste facilities.

The **Multi-Family Overlay District**, depicted on the map with blue dots, is meant to encourage the provision of a diversity of housing types, to promote pedestrian-oriented development, to encourage preservation, and to increase the number of affordable housing units. It allows multi-family buildings by special permit on tracts of land in the AR-I, AR-II, Village Residential, or Village Commercial Zoning Districts. The density of any multi-family dwelling in the Multi-Family Overlay District cannot exceed 12 dwelling units per acre unless the PEDB grants a density bonus.

Special Regulations

Section 8.1 of Medway's Zoning Bylaw details the **Infill Housing Bylaw**, which allows the PEDB to grant a special permit to construct an infill dwelling unit on an existing lot. The purpose of the bylaw is to increase the supply of affordable housing and to encourage development at a scale and density compatible with neighborhoods in the AR-II and Village Residential districts. There are restrictions on what infill housing can look like, including that it must be a single-family, detached unit with no more than three bedrooms. In the next section (8.2), the Bylaw establishes an option for Accessory Family Dwelling Units (AFDUs) to be constructed on single-family lots. As of the writing of this report, the Infill Housing Bylaw has not been utilized in Medway.

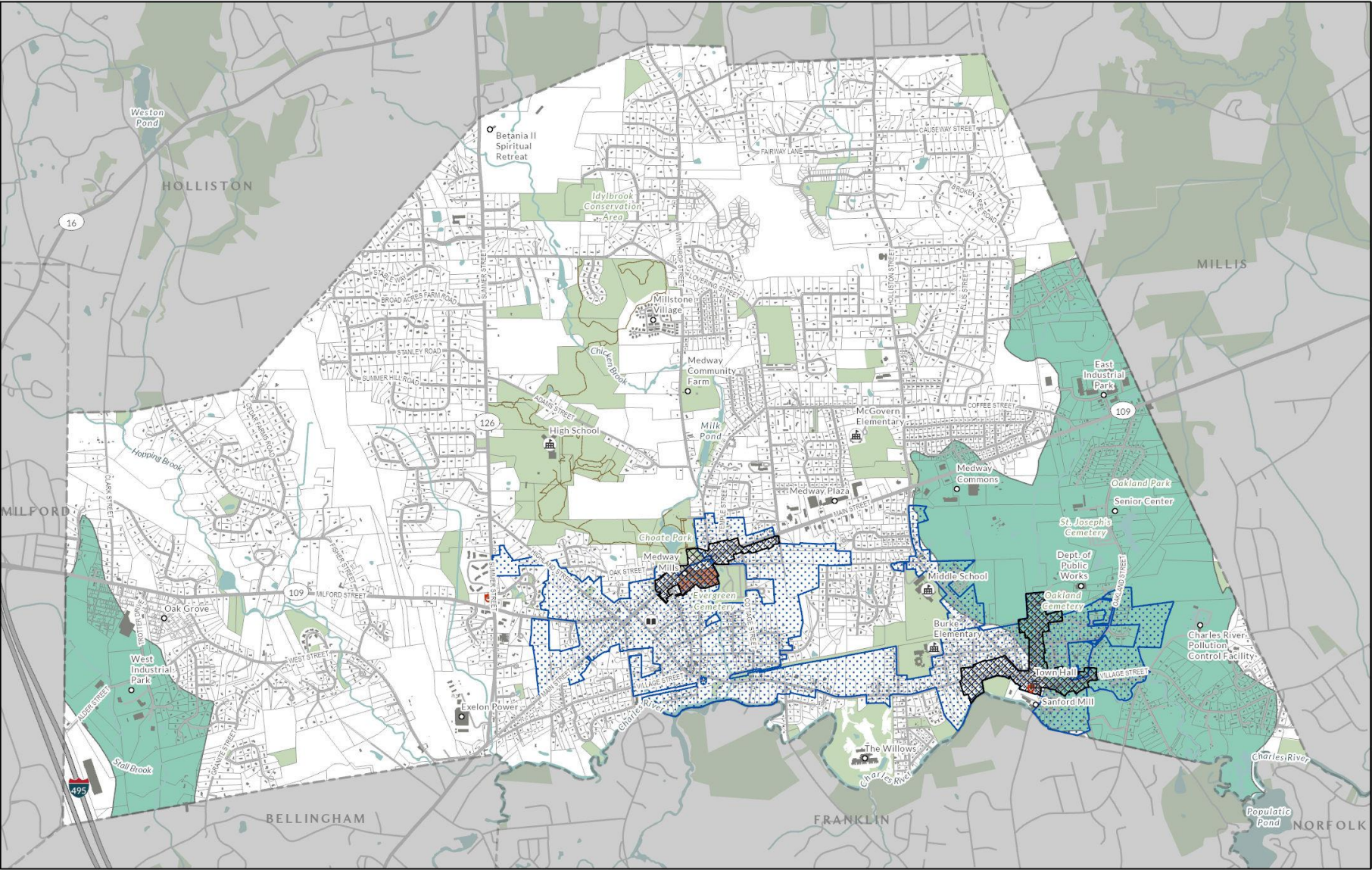
Section 8.4 details the **Open Space Residential Development bylaw (OSRD)**, whose purpose is to preserve open space, agricultural land, wildlife habitat, and wetlands and other water resources by encouraging more efficient development that consumes less land and protects most of the space from disturbance. Any tract of land with 10 or more contiguous acres, or that abuts the Charles River, Chicken Brook, or Hopping Brook, can be granted a permit for an OSRD concept plan. Housing, including single-family, two-family, or multi-family structures, is allowed through this permit, as long as 50 percent of the land is left in its natural state.

The Town has approved four OSRD developments: Evergreen Meadow (2004), Pine Ridge (2006), Williamsburg (2010), and Charles River Village (2011).

TOWN OF MEDWAY - OVERLAY ZONING DISTRICTS

Prepared by JM Goldson LLC

J M GOLDSON



- | | | | |
|----------------|-----------------|---------------------------------|---------------------------------|
| Town Hall | Parcels | Overlay Zoning Districts | |
| Fire station | Buildings | Adaptive Use Overlay District | Groundwater Protection District |
| Police station | Water bodies | Multifamily Overlay District | Mill Conversion Subdistrict |
| School | Open space | | |
| Library | Existing trails | | |



Sources: Town of Medway, MassGIS

Section 8.5 details the **Adult Retirement Community Planned Unit Development (ARCPUD)**, which aims to develop a variety of housing for senior citizens to accommodate for their long-term needs, including assisted living residences, long-term care facilities, and independent living residences. The PEDB may grant a special permit for an ARCPUD for any tract of land with ten or more acres in the AR-I or AR-II districts. Developments created under the ARCPUD include Salmon Health and Retirement/The Willows at Medway and Whitney Place (225 units) and Millstone Village (80 units).

The **Affordable Housing Bylaw** is detailed in Section 8.6. The purpose of the bylaw is to create housing opportunities for people of varying ages and income levels in Medway. This bylaw requires developments above a certain number of units to have a percent of their units be affordable. Developments of two-family, multi-family, or mixed use of six or more units and single-family of 10 or more units are required to provide affordable units from 10 to 20 percent of the total project size, dependent on the project size. In addition, the requirements of this bylaw pertain to approval of a special permit per the Open Space Residential, Adult Retirement Community Planned Unit, and Multi-Family developments. With an Affordable Housing special permit granted by PEDB, the dimensional and density requirements specified in the Zoning Bylaw (Section 6.1) can be waived to increase the number of units.

OTHER LOCAL BYLAWS

Medway has adopted additional local bylaws that establish restrictions on land use and disturbance that are designed to protect natural and historical resources but also have implications for housing production and redevelopment.

Medway's most important tool for protecting historic buildings is the **Building Demolition Bylaw**, updated in 2017. The bylaw aims to protect "historically significant buildings" – buildings that are 75 years old or older. Owners of such buildings are required to apply for a demolition permit, which can be delayed for 12 months should the Historical Commission determine historical significance and that the building is preferably preserved. The purpose of the delay period is to find an alternative use for the building.

Wetlands Protection Bylaw

The Massachusetts Wetlands Protection Act (M.G.L. c.131, Section 40) and its regulations protects wetlands and riverways and require Conservation Commission review of activities within 100 feet of wetlands and 200 feet of riverways. Per Article 21 of the Medway General Bylaws, the Town has adopted procedures stricter than the state regulations that also require a 25-foot no work zone from freshwater wetlands, marshes, and other water resources as listed in the bylaws.

Stormwater Management and Land Disturbance Bylaw

Article 26 of the Medway General Bylaws is intended to fulfill the Town's obligations under the Clean Water Act (33 U.S.C 1251 & seq.) and under the Town's National Pollution Discharge Elimination System (NPDES) permit. The purpose includes water protection through the control of stormwater discharge or discharge of contaminated water. The Bylaw establishes a system of regulation of discharges to the Town's Municipal Separate Storm Sewer System (MS4) and requires removal of illicit discharges. Section 26.5 imposes restrictions on land disturbance and construction activity to ensure an adequate erosion and sediment control plan during land disturbance and construction and compliance with the most current Massachusetts Stormwater Management standards regarding operations and maintenance during construction and post construction as well as stormwater design.

Removal of Earth Products Bylaw

Per Article 9 of the Medway General Bylaws, no soil, loam, gravel, sand, or other earth materials shall be removed from any lot within the town unless such removal will constitute an exempt operation as provided or is done pursuant to a special permit issued by the Select Board.

SUMMARY

ENVIRONMENTAL CONSTRAINTS

Medway's landscape includes a patchwork of natural forest and wetland areas, cleared agricultural fields and utility corridors, and low to medium density residential areas connected by commercial corridors. Streams including Chicken Brook and Hopping Brook feed into the Charles River, which is a major feature that defines the town's southern border. The Town has prioritized protection of natural habitat and agricultural areas, with significant areas of protected open space along the Chicken Brook corridor. Other important habitat areas include vernal pools (scattered throughout town), BioMap2 Core Habitat in the Great Swamp (northeast) and along Hopping Brook (West Medway), as well as Priority Habitat for Rare Species near the border with Bellingham and Franklin.

Water resources also represent a development constraint, both in terms of areas subject to flooding and the need to protect the local water supply. Flood zones are present along Medway's stream corridors and wetlands and the entire town experiences seasonal droughts which require water bans to avoid depleting groundwater resources.

Medway has also maintained many of its historical resources, including both residential and industrial buildings. There are more than 800 historic homes and two National Register Historic Districts, which include former mill buildings that have been converted to residential and commercial uses.

INFRASTRUCTURE CAPACITY

Water and wastewater system limits represent the most significant infrastructure capacity issues. Although the Town can meet current demand within existing pumping limits, projections based on population growth indicate that water needs will exceed supply in the coming years. Similarly, Medway is close to the limit on wastewater treatment capacity at the shared Charles River Water Pollution Control facility and is working to acquire additional capacity from the neighboring town of Franklin.

School enrollment has declined over the past decade, so there is room for more students. The Town has continued to make road improvements and does experience some traffic due to commuters using Medway as a cut-through to neighboring towns and highways. Public transportation consists of a senior dial-a-ride shuttle and a commuter rail shuttle, both operated by GATRA. Sidewalk coverage is incomplete and bicycle infrastructure only exists on the recently updated Rt. 109 corridor.

REGULATORY BARRIERS

The primary residential zoning districts in Medway limit residential development to primarily single-family homes, although two-family homes, open space residential development, adult retirement communities, and accessory family dwelling units are allowed by special permit. The Multi-Family Overlay District, and the Mill Conversion Subdistrict both include provisions for development of housing with 3 or more units. The Central Business commercial district also encourage mixed-use development. A mix of land uses will also be possible in the Oak Grove area, where form-based codes were adopted.

A few other local bylaws are relevant to residential development and resource protection, including:

- the Infill Housing bylaw, which grants the PEDB the authority to grant a special permit to add a single-family detached dwelling to an existing lot
- the Adaptive Use overlay, which allows new and reused structures to include multi-family housing near Medway Village and along Rt. 109 near Medway Mills
- the Affordable Housing bylaw, which requires developments over a specific number of housing units to include a percentage of affordable housing units
- the Building Demolition bylaw, which can prevent demolition of certain historic buildings for up to 12 months to provide an opportunity to determine an alternative use for the structure
- the local Wetlands Protection Bylaw, which establishes stricter regulations on development within wetland resource buffer areas.

CHAPTER 6: IMPLEMENTATION CAPACITY AND RESOURCES

This chapter describes local and regional capacity and resources for the implementation of affordable housing initiatives, including local and regional housing organizations and funds. The Town of Medway has several organizations with a focus on supporting community housing, including local government entities and non-profit organizations, as well as regional agencies that facilitate housing initiatives. In addition to the Affordable Housing Trust, Medway has a Council on Aging, and the Community Preservation Committee.

Regional cooperation on housing issues is coordinated in partnership with the Metropolitan Area Planning Council and other organizations that provide community resources that support and maintain affordable housing.

Since the approval of the last Housing Production Plan in 2016, the Town has accomplished a lot in terms of affordable housing. Some of the most important changes and accomplishments in the past five years include:

- Encouraged the use of Mixed-Use development in the Central Business Zoning District
- Revisited the inclusionary zoning bylaw and changed the 10% requirement to a sliding scale calculation based on the project's total number of units
- Proactively promoted the use of infill, accessory apartment, and multi-family conversions of existing properties
- Actively promoted the use of Zoning Bylaw provisions for the development of duplexes and/or multi-family housing in appropriate locations
- Work with the Medway Redevelopment Authority to identify opportunity and plan for the inclusion of affordable housing in its long-range plans
- Continue to streamline the Trust's procurement and proposal process, definitively resolving related legal issues
- Promoted and encouraged the use of new multi-family housing special permit provisions
- Solicited local builders and non-profit organizations to build "friendly 40B" projects within the housing target areas, with an emphasis on rental units, and sought input on other actions that could encourage housing production

With coordination among local and regional organizations, Medway can implement the strategies proposed in this current Housing Production Plan, following the trend of the last five years.

KEY FINDINGS

- The Medway Affordable Housing Trust, Community Preservation Committee, and the Community and Economic Development Department provide local staff and funding capacity to implement housing initiatives in Medway.
- Older residents can access additional support for housing and other basic needs from the Medway Council on Aging and other regional organizations such as Tri-Valley, Inc.
- Local collaboration with other regional organizations, such as Habitat for Humanity, is continuing to provide new opportunities for homeownership in Medway.

LOCAL CAPACITY AND RESOURCES

MEDWAY AFFORDABLE HOUSING TRUST

The Medway Affordable Housing Trust was approved in 2008 and has been working since then to assist residents to manage housing costs. The MAHT works to preserve existing and create new affordable housing opportunities for both rental and homeownership to increase Medway's subsidized housing inventory.

Over the years, the MAHT has continued to support the development of affordable housing, including the Metro West Collaborative's development at Glen Brook Way, helped to oversee implementation of the previous HPP, and collaborated with other local and regional groups.

The Trust will continue to play a pivotal role in implementation of the Housing Production Plan.

MEDWAY COUNCIL ON AGING

The Council on Aging (COA) provides a wide range of services targeted towards Medway's aging population. Based out of the Town's Senior Center, the COA offers support, advocacy, and information related to housing, health, in-home assistance, transportation, and financial and legal matters.

Multiple outreach workers are available to help connect residents to other programs and explore housing options, including potential renovations to existing housing to help seniors age in place, tax deferrals, and other local and regional funds.

COMMUNITY PRESERVATION COMMITTEE

The Community Preservation Committee (CPC) is responsible for the management of the Community Preservation Fund, including the allocation for CPA funds for affordable housing.

Medway approved the Community Preservation Act (CPA) in 2001 at the highest 3 percent surcharge on property taxes. This funding has been a very important resource for supporting affordable housing efforts in addition to the other use categories of open space preservation, recreation, and historic preservation.

REGIONAL CAPACITY AND RESOURCES

METROPOLITAN AREA PLANNING COUNCIL

The Metropolitan Area Planning Council (MAPC) is a regional planning agency for the Greater Boston area. MAPC provides information, data, and planning assistance to 101 communities, including Medway. Medway is a part of the Southwest Advisory Planning Committee (SWAP) subregion of the MAPC.

HABITAT FOR HUMANITY OF GREATER BOSTON

Another important regional partner in addressing housing needs is Habitat for Humanity of Greater Boston. This organization is an ecumenical, non-profit Christian ministry dedicated to building simple, decent homes in partnership with families in need. The organization has grown over the past two decades into one of the largest private homebuilders in the world with almost 1,600 U.S. affiliates and over 2,000 affiliates worldwide, including one in the Greater Boston area that builds new homes for first-time homebuyers through donated land, materials, labor and funding as well as other special financing strategies.

TRI-VALLEY, INC.

This organization is a regional Aging Services Access Point (ASAP) that provides various in-home services, nutrition services, and community-based services for aging populations. Tri-Valley, Inc. is a private non-profit that was established in 1976. They seek to improve and maintain a high quality of life for people eligible for their services.

APPENDICES

MEDWAY SUBSIDIZED HOUSING INVENTORY

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CH40B SUBSIDIZED HOUSING INVENTORY Medway

DHCD				Total SHI	Affordability	Built w/ Comp.	Subsidizing
ID #	Project Name	Address	Type	Units	Expires	Permit?	Agency
1911	Maple Lane Housing	Maple Lane	Rental	30	Perp	No	HUD
1912	Medway HUD Housing	Mahan Circle	Rental	70	Perp	No	HUD
1913	n/a	248 Village Street	Rental	6	Perp	No	DHCD
1914	n/a	Kenney Dr.	Rental	34	Perp	No	DHCD
1915	n/a	Lovering Hts.	Rental	60	Perp	No	DHCD
1916	Colonial Park Estates	Heritage Drive	Ownership	6	2030	Yes	DHCD
4362	DDS Group Homes	Confidential	Rental	12	N/A	No	DDS
4581	DMH Group Homes	Confidential	Rental	8	N/A	No	DMH
4744	Woodside Condominiums	Kingson Lane	Ownership	14	2100	Yes	FHLBB
9529	Walker Street	Walker Street	Ownership	1	Perp	NO	DHCD
9845	Williamsburg Condominium	Williamsburg Way	Ownership	2	Perp	NO	DHCD
9846	Fox Run Farm	Morningside Drive	Ownership	4	Perp	YES	MassHousing
10108	Timber Crest	Holliston Street	Ownership	37	Perp	YES	MassHousing
10173	Glen Brook Way	0, 1, 3 Glen Brook Way & 33 West 1	Rental	48	Perp	YES	DHCD
10239	Glen Brook Way-phase II	0, 1, 3 Glen Brook Way; 31, 33, 37 1	Rental	0	Perp	YES	DHCD
10318	33-39 Main Street	33-39 Main St	Rental	190	Perp	YES	DHCD
10333	Millstone Village	Millstone, Riverstone, Ridgestone, a	Ownership	8	Perp	NO	DHCD
	Medway Green	Main Street	Ownership	1	N/A		
Medway		Totals				529	
						Census 2010 Year Round	
						Housing Units	4,603
						Percent Subsidized	11.49%

This data is derived from information provided to the Department of Housing and Community Development (DHCD) by individual communities and is subject to change as new information is obtained and use restrictions expire.

DHCD AFFIRMATIVE FAIR HOUSING MARKETING GUIDELINES

The Commonwealth of Massachusetts has a compelling interest in creating fair and open access to affordable housing and promoting compliance with state and federal civil rights obligations. Therefore, all housing with state subsidy or housing for inclusion on the SHI shall have an Affirmative Fair Housing Marketing Plan. To that end, DHCD has prepared and published comprehensive guidelines that all agencies follow in resident selection for affordable housing units.

In particular, the local preference allowable categories are specified:

- *Current Residents.* A household in which one or more members is living in the city or town at the time of application. Documentation of residency should be provided, such as rent receipts, utility bills, street listing, or voter registration listing.
- *Municipal Employees.* Employees of the municipality, such as teachers, janitors, firefighters, police officers, librarians, or town hall employees.
- *Employees of Local Businesses.* Employees of businesses located in the municipality.
- *Households with Children.* Households with children attending the locality's schools.

These were revised on June 25, 2008, removing the formerly listed allowable preference category, "Family of Current Residents."

The full guidelines can be found here: <http://www.mass.gov/hed/docs/dhcd/hd/fair/afhmp.pdf>.

INTERAGENCY BEDROOM MIX POLICY

INTERAGENCY AGREEMENT

Regarding Housing Opportunities for Families with Children

This Interagency Agreement (this "Agreement") is entered into as of the 17th day of January, 2014 by and between the Commonwealth of Massachusetts, acting by and through its Department of Housing and Community Development ("DHCD"), the Massachusetts Housing Partnership Fund Board ("MHP"), the Massachusetts Housing Finance Agency (in its own right and in its capacity as Project Administrator designated by DHCD under the Guidelines for Housing Programs in Which Funding is Provided By Other Than a State Agency, "MassHousing"), the Massachusetts Development Finance Agency ("MassDevelopment") and the Community Economic Development Assistance Corporation ("CEDAC"). DHCD, MHP, MassHousing, MassDevelopment and CEDAC are each referred to herein as a "State Housing Agency" and collectively as the "State Housing Agencies".

Background

A. DHCD's 2013 Analysis of Impediments to Fair Housing Choice ("AI") includes action steps to improve housing opportunities for families, including families with children, the latter being a protected class pursuant to fair housing laws, including the federal Fair Housing Act, as amended (42 U.S.C. §§ 3601 *et seq.*) and Massachusetts General Laws Chapter 151B. In order to respond to development patterns in the Commonwealth that disparately impact and limit housing options for families with children, such steps include requiring a diversity of bedroom sizes in Affordable Production Developments that are not age-restricted and that are funded, assisted or approved by the State Housing Agencies to ensure that families with children are adequately served.

B. The State Housing Agencies have agreed to conduct their activities in accordance with the action steps set forth in the AI.

C. This Agreement sets forth certain agreements and commitments among the State Housing Agencies with respect to this effort.

Definitions

- 1) "Affordable" - For the purposes of this Agreement, the term "Affordable" shall mean that the development will have units that meet the eligibility requirements for inclusion on the Subsidized Housing Inventory ("SHI").
- 2) "Production Development" - For purposes of this Agreement "Production Development" is defined as new construction or adaptive reuse of a non-residential building and shall include rehabilitation projects if the property has been vacant for two (2) or more years or if the property has been condemned or made uninhabitable by fire or other casualty.



Agreements

NOW, THEREFORE, DHCD, MHP, MassHousing, MassDevelopment and CEDAC agree as follows:

Bedroom Mix Policy

- 1) Consistent with the AI, it is the intention of the State Housing Agencies that at least ten percent (10%) of the units in Affordable Production Developments funded, assisted or approved by a State Housing Agency shall have three (3) or more bedrooms except as provided herein. To the extent practicable, the three bedroom or larger units shall be distributed proportionately among affordable and market rate units.
- 2) The Bedroom Mix Policy shall be applied by the State Housing Agency that imposes the affordability restriction that complies with the requirements of the SHI.
- 3) The Bedroom Mix Policy shall not apply to Affordable Production Developments for age-restricted housing, assisted living, supportive housing for individuals, single room occupancy or other developments in which the policy is not appropriate for the intended residents. In addition, the Bedroom Mix Policy shall not apply to a Production Development where such units:
 - (i) are in a location where there is insufficient market demand for such units, as determined in the reasonable discretion of the applicable State Housing Agency; or
 - (ii) will render a development infeasible, as determined in the reasonable discretion of the applicable State Housing Agency.
- 4) Additionally, a State Housing Agency shall have the discretion to waive this policy (a) for small projects that have less than ten (10) units and (b) in limited instances when, in the applicable State Housing Agency's judgment, specific factors applicable to a project and considered in view of the regional need for family housing, make a waiver reasonable.
- 5) The Bedroom Mix Policy shall be applicable to all Production Developments provided a Subsidy as defined under 760 CMR 56.02 or otherwise subsidized, financed and/or overseen by a State Housing Agency under the M.G.L. Chapter 40B comprehensive permit rules for which a Chapter 40B Project Eligibility letter is issued on or after March 1, 2014. The policy shall be applicable to all other Affordable Production Developments funded, assisted, or approved by a State Housing Agency on or after May 1, 2014.

