

ARTICLE 37: SUBSTITUTE MOTION

Article 37 – Hebrew Senior Life Affordable Senior Housing

To see if the Town will raise and appropriate, transfer from available funds in the Treasury, borrow, or fund, pursuant to GL c. 44B, the Community Preservation Act, a sum of money to support the design, permitting and construction by Hebrew Senior Life of a senior housing complex with 200 units of age-restricted affordable housing for seniors on Assessor's Map 043, Parcel 003, or take any other action relative thereto.

Requested by:	Community Preservation Committee
Inserted by:	Select Board
Date:	February 6, 2024
Estimated Cost:	\$2,300,000.00

SUBSTITUTE MOTION: That the Town vote, pursuant to G.L. c.44B, the Community Preservation Act, to appropriate from the Community Preservation Fund Undesignated Fund Balance the sum of \$2,300,000.00, to support the design, permitting and construction by Hebrew Senior Life of a senior housing complex with 200 units of age-restricted affordable housing for seniors on Assessor's Map 043, Parcel 003. The amount of \$1,300,000.00 shall be available for Phase I; the remaining \$1,000,000.00 shall be available for the construction of Phase II; and provided further that such support is subject to and contingent upon construction on Phase I beginning within three years of Town Meeting approval and Phase II construction beginning within five years of Town Meeting approval; and to authorize the Community Preservation Committee and the Select Board to submit on behalf of the town any and all applications deemed necessary for grants and/or reimbursements from the Commonwealth of Massachusetts, or the United States, under any state or federal programs, for expenditures funded by this Article; said gifts or grants to be deposited in the Community Preservation Fund; and to authorize the Select Board to enter into all agreements and execute any and all instruments as may be necessary to effectuate said project.

Substitute motion approved by the Community Preservation Committee, 6-1.

Notes:**Hebrew Senior Life Affordable Senior Housing**

This project seeks the funds necessary to support the construction of an affordable senior living residential complex on property in Stoughton owned by the applicant, Hebrew Senior Life. The total project cost is estimated at \$101 million, of which \$2.3 million, or approximately 2.3%, would be provided by the Town of Stoughton with the passage of this article. This is a two-phase project, with approximately half the units being constructed in each phase. Phase I will also include much of the basic infrastructure. The motion dictates that \$1.3 million of CPA funds are available for the first phase, and the remaining \$1 million will be available to the applicant for constructing for the second phase. The motion also requires Phase I to begin within three years of Town Meeting approval, and Phase II to begin within five years. Additional language to be contained in the Grant Agreement between Hebrew Senior Life and the Town requires periodic project updates be given to the CPC, and specifies an expiration date on the availability of CPA funds, which is subject to one-year extensions upon request by the applicant and approval by the CPC.

The need for affordable housing in Stoughton is tremendous. It is especially pressing with regard to seniors. All the units in this project will qualify as affordable and will be added to Stoughton's count of affordable housing units. The Town's financial participation is required in order for the project to be eligible for the state and federal funding which will provide the majority of funding for the proposed facility. That participation will be satisfied by the passage of this article. In addition, the applicant will shoulder a substantial portion of the costs, and will secure funding from public and private financial institutions to cover the remainder.

The CPC has unanimously recommended \$2,300,000 for this project, to be paid in cash.