

To: Trustees of the Governor Stoughton Trust

From: Cheryl Tougias

Member of the Town Farm RFP Review Committee

Representative from the Master Plan Implementation Committee

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Housing is an important component of the master plan (pp.111-136). Supporting and encouraging the creation of affordable housing is a key recommendation under Goal 3: Improve Housing and Neighborhoods. Amongst several recommended actions, the following are pertinent here:

- Explore the use of Town-owned land for senior and affordable housing.
- Implement the Housing Production Plan (2014).

The 2014 Housing Production was updated and approved in 2020. In Section V: Housing Production Goals, strategies are identified for meeting production goals, including development of publicly owned property. In fact, given the limited supply of Town-owned property, it specifically states that the development of the Governor Stoughton property, or Town Farm, is key to the production plan (p.91).

Issues identified in these plans remain relevant today:

- A large percentage of housing units in Town are owner-occupied.
- Many homeowners would not be able to buy the average priced home today.
- There is a significant discrepancy between the median income of owners and renters.
- More housing options are needed for a growing senior population and for young families.
- Units for these populations should be smaller and more affordable than the average home.

Affordable housing is an appropriate use for this site, given the site's history and its specific inclusion in the Housing Production Plan, which was adopted by the Planning Board and Select Board and approved by EOHLC.