



Medford City Council
Medford, Massachusetts

MEETING DATE

March 26, 2024

SPONSORED BY

Matt Leming, City Councilor

AGENDA ITEM

24-057 - Resolution to Add Affordable Housing to the Linkage Fee Structure

FULL TEXT AND DESCRIPTION

WHEREAS Medford's linkage fee structure was uniquely established via a Home Rule Petition in 1989 - Chapter 0488, "An Act Establishing Linkage Exaction Program In The City Of Medford."

WHEREAS "An Act Establishing Linkage Exaction Program In The City Of Medford" allows for the funding of affordable housing:

The linkage ordinance shall be used solely for the purposes of defraying the costs of capital improvements provided by the city caused by and necessary to support future development such as, but not limited to the following: capital improvements to school facilities, public facilities, roads, sewers, water supply lines, affordable housing, child care facilities, job training facilities, public safety service and facilities, and parks, playgrounds and other recreational facilities.

WHEREAS the implementation of this in Medford Municipal Code 94-10 only allocated linkage fees for parks and recreational facilities, police and fire facilities, roads and traffic facilities, and water and sewer facilities, and not for affordable housing;

WHEREAS, in 2023, pursuant to M.G.L. Ch. 44. Sec. 55C, Medford established an Affordable Housing Trust as a tool to combat the ongoing housing shortage, and there is a need to for long-term, sustainable revenue streams to fund this Trust;

WHEREAS, on the topic of home prices, the Medford Housing Production Plan, published in September 2022 and prepared by the Office of Planning, Development, and Sustainability, makes the need for affordable housing very clear: "Medford has seen some of the highest price increases of any community in Massachusetts....There is currently a \$280,000 gap between what a household earning the median income could afford and the median sales price for a single-family home. Less than 5 percent of single-family homes are considered affordable to households earning Medford's median income;"

BE IT THEREFORE RESOLVED that Medford City Council update Municipal Code 94-10 to establish a fifth linkage bucket for the Affordable Housing Trust;

BE IT FURTHER RESOLVED that this resolution be referred to committee for further discussion.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 94-10.0 Update