

# HOUSING AUTHORITY



## MISSION

The Foxborough Housing Authority provides affordable public housing for elderly, families, and disabled in the Foxborough community.

## HOUSING PORTFOLIO

104 Elderly/Non-Elderly handicap units  
20 SMOC – Section 8 Project Based Family units  
16 beds Group Home = 16 beds  
39 2 & 3 Family bedroom sites

## BOARD OF COMMISSIONERS

**Greg Spier**  
Chair

**Kevin Powers**  
Vice Chair

**Susan Perez**  
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## HOUSING AUTHORITY STAFF

**Kevin Fusco**  
Executive Director

**Carlyn Powers**  
Bookkeeper

**Catherine del'Etoile**  
Bookkeeper

**Elizabeth Allen**  
Tenant Selector

## MAINTENANCE STAFF

**Eric Galanti**

**John Babbitt**

**Joseph Rathbun**

**James Amaral**

**Morgan Southworth**

The FHA would like to thank Maggie Hurd, our executive director for the last 5 years, for her dedicated service to the Foxborough Housing Authority (FHA) and now a well-deserved retirement. The FHA conducted a formal and extensive search for her replacement and is delighted to have hired Kevin Fusco, a Foxboro resident, as our new Executive Director.

## Walnut Street development

The FHA has been working for 9 years on developing 200 units of affordable senior housing units on 16 acres of land it owns. This property is located at the intersection of Commercial Street (Route 140) and Walnut Street. This new development of 200 housing units will require a sewer main extension along with traffic signal for this precarious intersection.

The agency went through an extensive RFP to choose the developer of this site over the past 2 years and selected a joint venture group headed up by Affordable Housing and Services Collaborative, Peabody Properties, Inc, and the Onyx Group known as WSJV Developer LLC. This group is entering into a land lease of the property for 99 years. Upon completion, the land lease will eventually pay the FHA \$100,000 per year which will be used to fund the ongoing maintenance, renovations and improvements of the FHA's existing affordable rental properties. Currently, the FHA has 179 total units, of which only 104 are senior housing units. The proposed development will double the inventory of affordable senior housing in Foxborough; the first to be added since Carl Annon Court was built in 1975.





The Town of Foxborough has contributed significant funds and staff time towards this development effort; however, an infrastructure project this large cannot be financially absorbed by the Town alone. Fortunately, the Town, through its Director of Land Use and Economic Development, Paige Duncan (now Town Manager), State Representative Jay Barrows, State Senator Paul Feeney and Senator Jake Auchincloss, were instrumental in securing in excess of \$7 million dollars in funding for the signalization of the intersection and the required sewer main extension. In addition to servicing the Walnut Street Development, the sewer extension will also serve the existing FHA Walnut Terrace units, which have an aging septic system, as well as a drug treatment center, the Stewart Health Care facility and possibly Foxborough Plaza.

The developer expects to break ground in April or May of 2024 and has held 3 neighborhood meeting to inform the abutters of the progress of the development and to accommodate any concerns. This new development should be fully complete in 2026 with Phase I (86 units) expected to be complete in late 2025. This is currently the largest proposed, all affordable senior housing rental development in Massachusetts outside of Boston.

Of particular note for the Town is that the FHA has received a formal commitment from the Developer and the State regulatory group, that Foxborough residents and Town employees will be granted 70% preferential treatment for first time leasing of these senior units. Currently, there are over 2,700 families on the State waiting list for affordable housing, 170 of which are Foxborough senior residents; many of whom have been on this waiting list for years.

In summary, the FHA, the Town of Foxborough and the State of Massachusetts are committed to developing this senior affordable rental housing project which will significantly benefit not only our seniors but our entire community for generations to come.

