



74 Pond



90 Pond

TOWN OF BRAINTREE - AFFORDABLE HOUSING STUDY 74/90 POND STREET

PUBLIC CONCEPTUAL DESIGN MEETING

MAY 09, 2024



STUDY INTRODUCTION



Affordable Housing Study Goals

- » Feasibility & Initial Design Study for the construction of Affordable Housing units at 74 & 90 Pond Street.

PROJECT LOCATION - 74 & 90 POND STREET

MONATIQUOT RIVER

BRAINTREE MUNICIPAL GOLF COURSE

TOWN OF BRAINTREE

Mayor's Office
 Department of Planning & Community Development
 Veteran Services
 Inspectional Services
 Elder Affairs

STUDY TEAM

LDA Architecture & Interiors, Architecture & Planning
 Hiraeth Community Advisors & Esquire Advisors
 Crowley Cottrell Landscape Architects
 CES Engineering, MEP/FP Engineers
 RSE Associates, Structural Engineers
 Nitsch Engineering, Civil Engineering
 Ellana Inc, Cost Estimator
 Code Red, Code Consultants

 EXISTING BUS STOP

TODAY'S MEETING

Agenda

1. STUDY INTRODUCTION & PROCESS (5 MIN)

- » Mayor Erin Joyce - Town of Braintree
- » Kim Barnett, Principal - LDa Architecture & Interiors

2. HOUSING NEEDS & FEASIBILITY ANALYSIS (15 MIN)

- » Brett Pelletier, Real Estate Analyst - Hiraeth Community Advisors
- » Milton Baxter, Real Estate Analyst - Esquire Advisors
- » **Housing Needs**
- » **Review of Terms**
- » **Initial Affordable Housing Feasibility Analysis**
 - **Analysis Variables, Assumptions and Methodology**
 - **Rental Models Findings**
 - **Ownership Models Findings**
 - **Summary**

3. EXISTING CONDITIONS ASSESSMENT & INITIAL BUILDING PROGRAMMING (30 MIN)

- » Kim Barnett, Principal - LDa Architecture & Interiors
- » Gillian Baresich - LDa Architecture & Interiors
- » **Review Existing Conditions Assessment for 74 & 90 Pond**
- » **Initial Building Programming - 4 Conceptual Options**

4. STUDY TEAM QUESTIONS (15 MIN)

- » **Q1: Which populations do you feel the town should prioritize for housing?**
- » **Q2: What level of affordable housing should the Town prioritize?**
- » **Q3: Should the Town add a bus stop closer to the project site?**
- » **Q4: Do you use the existing play area / sports court on site?**
- » **Q5: Would you like access to the public amenities as a community member?**
- » **Q6: How important is maintaining the historic appearance of the two buildings?**
- » **Q7: What is your preference of unit types on the site?**
- » **Q8: Demographics: Senior, Veteran, Community?**

5. OPEN DISCUSSION (25 MIN)

- » Please hold questions until this discussion section, or post your questions in Q&A and we will address questions there during this section.

Meeting Goals

- » Provide feedback for Study Team to help narrow focus.
- » Identify priorities for Town consideration.

PROJECT SCHEDULE

TOWN OF BRAINTREE AFFORDABLE HOUSING STUDY			JAN		FEB				MAR				APR				MAY				JUN			
PROPOSED SCHEDULE	DURATION	DATE RANGE	1/29	2/5	2/12	2/19	2/26	3/4	3/11	3/18	3/25	4/1	4/8	4/15	4/22	4/29	5/6	5/13	5/20	5/27	6/3	6/10	6/17	6/24
PHASE 1: Information Gathering	12 wks	1/29/24 - 4/22/24																						
1 Project Kick-off: Understand Project Goals & Collect Relevant Documents																								
Meet with Mayor & Town Staff to understand study goals. (virtual meeting)																								
Identify key stakeholders and relevant ongoing Town initiatives. Confirm project schedule and deliverables.																								
Collect & review existing building, site & regulatory documents																								
2 Assessment: Visit Site & Summarize Conditions																								
Meet on site to perform visual exploration of the existing buildings & site. (in-person meeting)																								
Assess the findings to identify existing conditions which may impact housing feasibility and construction costs.																								
2A Assessment: Create Measured Drawings																								
Create measured base drawings for buildings and site.																								
3 Feasibility Analysis: Housing Opportunities & Market Conditions																								
Meet with the Town's affordable housing organizations/advocates to collect info on community's housing needs and resources. (virtual meeting)																								
Analyze Housing Opportunities for the building & site																								
Analyze market conditions & funding opportunities																								
4 Summary of Opportunities: Share Findings																								
Meet with Town project team (virtual meeting)																								
PHASE 2: Conceptual Design & Financial Viability	10 wks	4/22/24 - 7/1/24																						
1 Initial Conceptual Design & Engage Public																								
Identify what housing options w/in existing buildings and/or new construction. Present initial funding options.																								
Meet with Town project team to review conceptual design report.(virtual meeting)																								
Public meeting to share initial findings & elicit feedback. (virtual meeting)																								
Online polls and options for additional public feedback.																								
2 Final Conceptual Design																								
Identify what housing options w/in existing buildings and/or new construction. Present initial funding options.																								
Meet with Town project team to review conceptual design report.(virtual meeting)																								
3 Financial Feasibility of Design																								
Construction cost estimate for buildings & site																								
Proforma																								
4 Final Report																								
Meet with Town project team to review conceptual design report.(virtual meeting)																								
Compiled Study report with deliverables from each task above + executive summary																								
OVERALL PROPOSED SCHEDULE	22 wks	1/29/24 - 7/1/24																						

HOUSING NEEDS - REVIEW OF HOUSING TERMINOLOGY

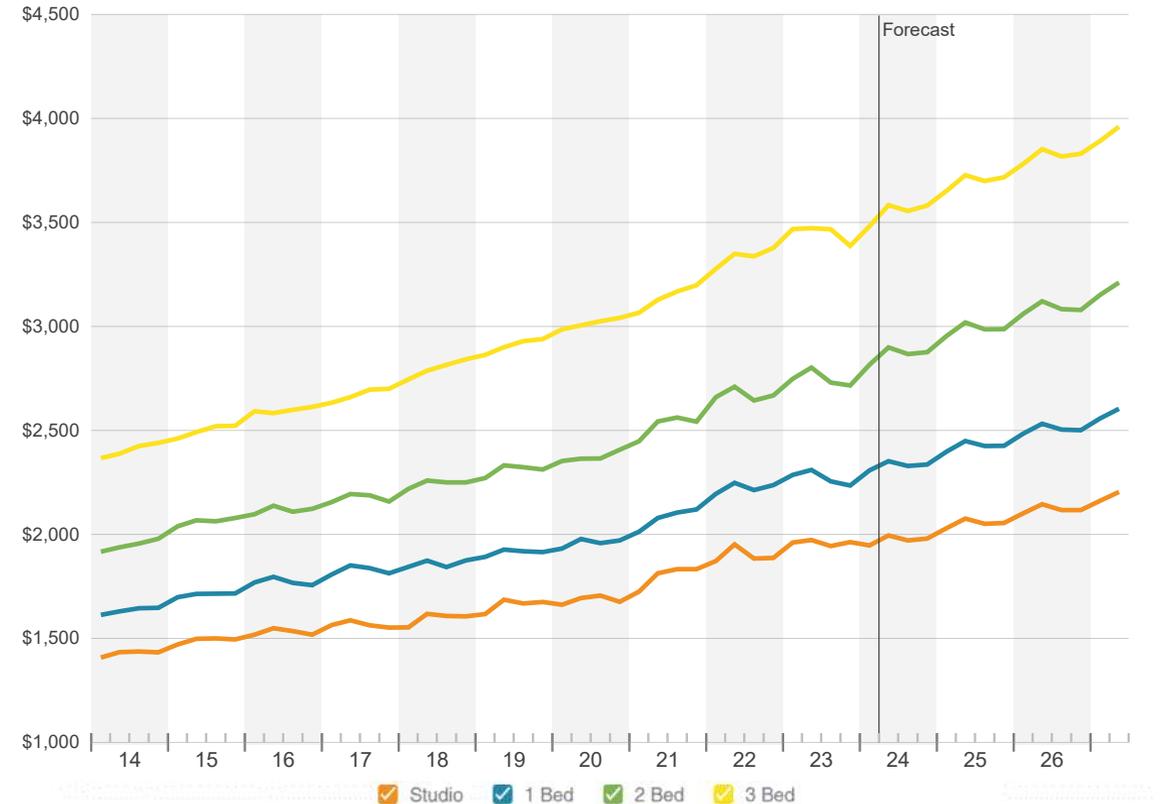
- » **SHI - Subsidized Housing Inventory (EOHLC 10% Affordable).**
- » **AMI - Area Mean Income**
- » **LIHTC - Low Income Housing Tax Credit**
- » **Housing Cost Burden**
 - **Housing Cost Burdened: Paying more than 30% of their income toward housing.**
 - **Severely Housing Cost Burdened: Paying more than 50% of their income toward housing.**

HOUSING NEEDS - INFORMATION GATHERING REVIEW

THERE IS A NEED AT ALL LEVELS: Braintree Statistics

- » Median single-family home price is **\$795,000**.
- » A family **must earn + \$200,000** to comfortably qualify and afford median-priced home in Braintree.
- » Rents are approx.: **\$2,000/studio**, **\$2,300/1-bed**, **\$2,900/2-bed**, and **\$3,500/3-bed**.
- » To afford those rents a household would need to earn approx. **\$80,000**, **\$93,000**, **\$115,000**, and **\$142,000**, respectively.
- » >25% of households earn + \$200,000 per year. This percentage will increase in future years. **Braintree is becoming increasingly more expensive.**
- » Approx. 40% of households fall into cohorts between **30% AMI (extremely low income)** and **120% AMI (moderate income)**.
- » Housing stock is **overwhelmingly weighted toward owner-occupied, single-family detached housing**, with 63% of the supply in this category.

Market Rent Per Unit By Bedroom



HOUSING NEEDS - INFORMATION GATHERING REVIEW

THERE IS A NEED AT ALL LEVELS: Braintree Statistics

- » 87% of housing stock was **built before 2000**.
- » 9.3% of housing stock is categorized as affordable under the SHI. (That number may be inflated as the SHI may count all housing units within developments where only a portion of the units are affordable.)
- » **38% of the town's households are housing cost-burdened** (47% of renters, 31% of owners). These percentages are higher than the Massachusetts averages.

AMI by Household Size

Income as % of Area Median Income	Household Size (Persons)						
	1	2	3	4	5	6	
Extremely Low Income	30%	\$31,260	\$35,730	\$40,200	\$44,670	\$48,240	\$51,810
Very Low Income	50%	\$52,100	\$59,550	\$67,000	\$74,450	\$80,400	\$86,350
LIHTC Standard	60%	\$62,520	\$71,460	\$80,400	\$89,340	\$96,480	\$103,620
Low Income	80%	\$83,360	\$95,280	\$107,200	\$119,120	\$128,640	\$138,160
Median Income	100%	\$104,200	\$119,100	\$134,000	\$148,900	\$160,800	\$172,700
Moderate Income	120%	\$125,040	\$142,920	\$160,800	\$178,680	\$192,960	\$207,240

*FY2024 HUD Income Limits for Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area

Market Rate Rent - Income Needs

Market Rate Unit Type	Monthly	
	Rent	Income Needed
Studio Unit	\$1,963	\$78,520
One-Bedroom Unit	\$2,317	\$92,680
Two-Bedroom Unit	\$2,856	\$114,240
Three-Bedroom Unit	\$3,528	\$141,120

*Source: Costar

Market Rate For Sale - Income Needs

Market Rate Unit Type	Median	Income Needed	Down Payment Needed
	Price	20% Down	
Condominium	\$595,000	\$172,275	\$119,000
Single-Family House	\$795,000	\$228,967	\$159,000

*Source: Redfin Home Value Index

HOUSING NEEDS - INFORMATION GATHERING REVIEW

THERE IS A NEED AT ALL LEVELS: Braintree Statistics

- » There is a **significant feasibility gap between the cost to develop housing and the affordable housing pricing limits** for 2024 for 30%, 50%, 60% AMI and 80% AMI units. Emphasizing the need for subsidies to make those developments feasible.
- » In general, the demographic analysis shows that there is a **significant need for affordable units from 0%-120% AMI, and possibly beyond that.**
- » **Senior households face even tighter housing affordability pressures**, with lower median incomes than the population as a whole.
- » Younger households, non-family households, and elderly households typically have lower incomes, and are more likely to rent. They are also more likely to be cost burdened. **In Braintree, cost burden among elderly family households and non-elderly, non-family households is 26% and 40%, respectively.**

Age 50+ Profile

Braintree Town city, MA
 Braintree Town city, MA (2502107740)
 Geography: County Subdivision

Prepared by Esri

	2023 Households by Income and Age of Householder 55+						Total	Percent
	55-64	Percent	65-74	Percent	75+	Percent		
Total	2,928	100%	2,382	100%	2,419	100%	7,729	100%
<\$15,000	144	4.9%	161	6.8%	268	11.1%	573	7.4%
\$15,000-\$24,999	118	4.0%	186	7.8%	366	15.1%	670	8.7%
\$25,000-\$34,999	78	2.7%	91	3.8%	230	9.5%	399	5.2%
\$35,000-\$49,999	117	4.0%	155	6.5%	339	14.0%	611	7.9%
\$50,000-\$74,999	173	5.9%	393	16.5%	334	13.8%	900	11.6%
\$75,000-\$99,999	306	10.5%	341	14.3%	267	11.0%	914	11.8%
\$100,000-\$149,999	532	18.2%	401	16.8%	202	8.4%	1,135	14.7%
\$150,000-\$199,999	546	18.6%	249	10.5%	182	7.5%	977	12.6%
\$200,000+	914	31.2%	405	17.0%	231	9.5%	1,550	20.1%
Median HH Income	\$149,465		\$88,290		\$50,340		\$93,287	
Average HH Income	\$180,563		\$127,968		\$89,064		\$135,717	

HOUSING NEEDS - INFORMATION GATHERING REVIEW

NARROWING THE OPTIONS WILL BE OUR CHALLENGE

- » Looking for the Town & Stakeholders to **help us to refine parameters for the options.**
- » There are **developers who focus on all affordable developments** & there are **developers that focus on market-rate w/ minimal affordable** units only as required.
- » It is **harder to create a development between those two types.** The funding is more challenging and it does align with the focus of the housing developers.
- » **Developments for residents earning less than 50% of AMI are very difficult to finance** without significant project-based operating subsidies.
- » The **trend in affordable housing is to develop units that are accessible to all**, through universal design and flexible programming spaces to support seniors, veterans, and other populations with specific program or service needs.

HOUSING NEEDS - FEASIBILITY ANALYSIS

Housing Delivery Methods - HOW AFFORDABLE IS IT?

» Dedicated Affordable Housing

- Maximize Affordable Housing delivery.
- Higher proportions of restricted units.
- Deeper level of affordability set aside.
- Lower AMI (<80% and <60%).
- Deeply subsidized (ex. LIHTC).
- **Specialized developers.**

» Mixed Income

- Develop additional Affordable Housing alongside market-rate development.
- Developed under inclusionary zoning measures (ex. Chapter 40B).
- Higher AMI (80%-120%).
- Capital funding sources & operating subsidies support these properties.
- Subsidies may go unused due to administrative & technical burden.
- **Traditional market-rate developers.**

Development Scenarios - RENTAL OR OWNERSHIP?

» Rental Models

- Market Rate baseline
- 100% Affordable @ 60% AMI (typical LIHTC)
- 25% Affordable @ 80% AMI (typical 40B)

» Ownership Models

- Market Rate baseline
- Affordable For Sale Condominium

HOUSING NEEDS - FEASIBILITY ANALYSIS

MODELLING APPROACH

- » **Model development pro-formas for a variety of housing types** in order to determine where there might be opportunities for the market to recognize value.
- » Look at the **gap between what units cost to build and what units are able to generate** in an implied value based on restricted rent or sales price.
- » Look at the **gap analysis through the lens of capital funding sources** available to developers to close that gap and make the projects feasible.
- » Look at **specific program guidelines and limitations to identify opportunities and obstacles** for funding specific programmatic housing options.

HOUSING NEEDS - FEASIBILITY ANALYSIS

HOUSING FEASIBILITY ANALYSIS: RENTAL MODEL FINDINGS

- » Market Rate Baseline
 - Market rents are a function of: cost to operate, cost to construct, cost of land.
 - A project cost \$575,000/unit to build needs to generate rents \$3,731/month to justify the cost to develop the unit.
 - Rents at an average of \$3,731 /month support themselves but would have to be higher to provide a cross-subsidy to support Affordable Units.
 - A household would need to make \$150,000/year for \$3,731 rents to not cost burden them.
 - **Current market rates w/in Braintree fall short of \$3,731 on average, making market rental developments difficult to pencil in the current market.**

Market Breakeven Rent

Development Proforma		Per Unit
Cost to Develop		
Land		\$40,000
Construction Cost		\$400,000
Profit and Incentive		\$135,000
Total Development Cost (Value)		\$575,000
Capitalization Rate		5.00%
Required NOI to Support Value		\$28,750

Operating Proforma		\$/Unit/Year	\$/Unit/Month
Income			
Rental Income		\$44,769	\$3,731
Vacancy Allowance	5.00%	(\$2,238)	
Expenses			
Operating Expenses	30%	(\$13,431)	
Replacement Reserves		(\$350)	
Net Operating Income (NOI)		\$28,750	

EXISTING SITE PLAN

EXISTING SITE



PARKING COUNT
TOTAL SPACES: 95

EXISTING CONDITIONS PHOTOS

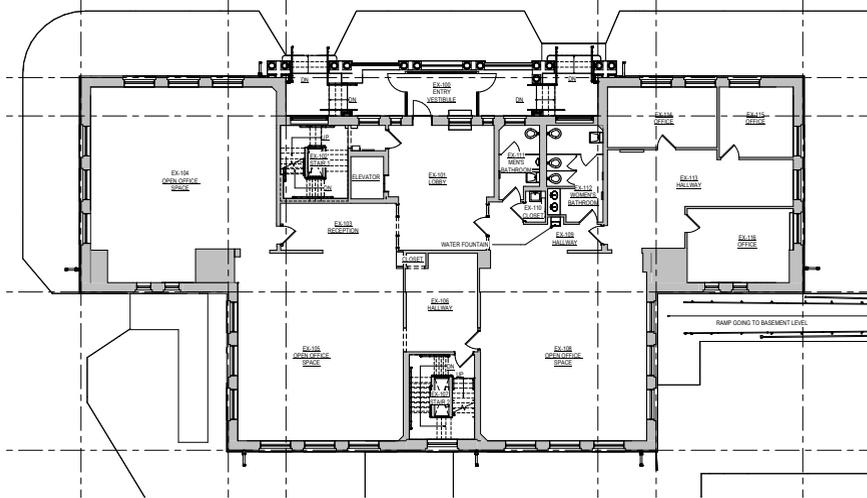
74 POND STREET



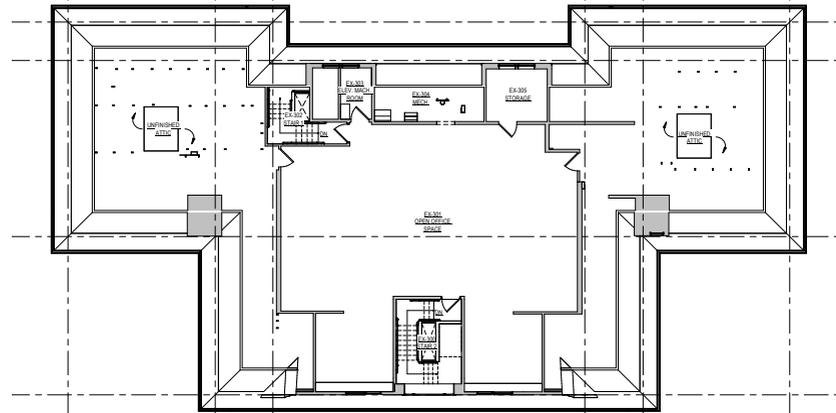
EXISTING CONDITIONS DRAWINGS

90 POND STREET

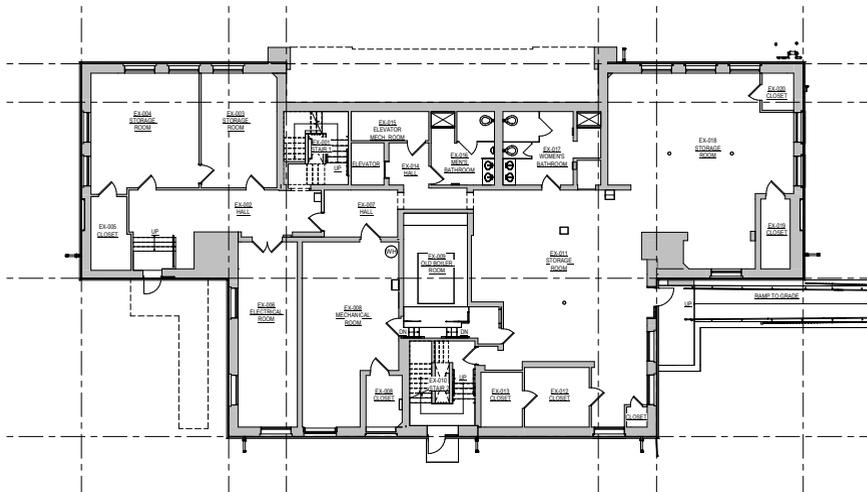
NOAH TORREY PRIMARY SCHOOL
GRAMMAR SCHOOL
BUILT: 1905
GROSS SF: 20,231 SF



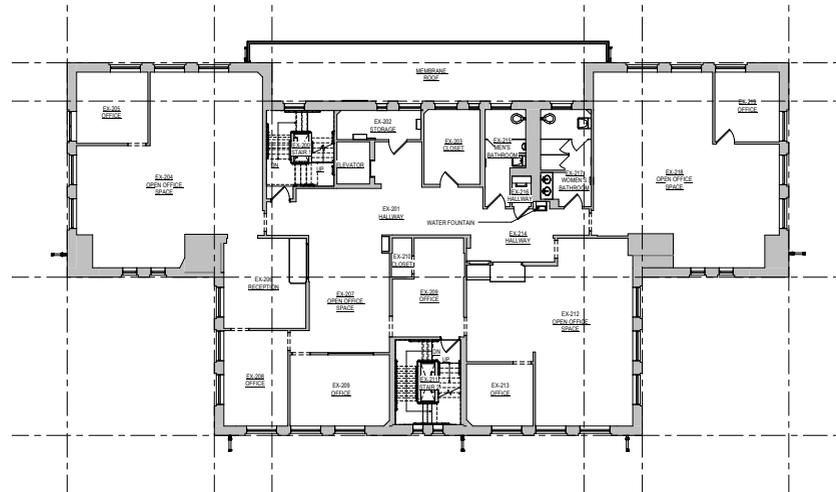
FIRST FLOOR PLAN



THIRD FLOOR PLAN



BASEMENT PLAN



SECOND FLOOR PLAN

EXISTING CONDITIONS PHOTOS

90 POND STREET



EXISTING CONDITIONS ASSESSMENT

1. LANDSCAPE & SITE

- » Existing parking is adequate for current use, bus drop off access is functional.
- » Sidewalk and building accessibility is inconsistent.
- » The existing sports court and playground is in poor condition.

2. ARCHITECTURE

- » Exterior masonry is in fair condition at both buildings.
- » Painted wood trim and asphalt shingle roofing requires repair and replacement.
- » Both buildings will require new windows.
- » Improvements to exterior envelope required.
- » Existing stairs and elevators can be reused.
- » The existing kitchen at 74 Pond can be repurposed.
- » Interior finishes vary, 90 Pond being the worse of the two.

3. CODE

- » Existing buildings are not fully accessible. Accessibility updates are required for compliance both inside and out.

4. STRUCTURAL

- » Both structures are in good condition for reuse.

5. MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION

- » New sprinklers are required throughout for proposed use.
- » Some of the existing mechanical system may be reused, but will need to be altered and additional equipment added.
- » New plumbing fixtures recommended throughout.
- » New electrical wiring and fixtures are recommended throughout.
- » Look for opportunities to add solar panels.

CONCEPTUAL DESIGN ASSUMPTIONS & METHODOLOGY

SITE ASSUMPTIONS

OPEN SPACE

- » Keep the open space at the back of the site. Enhance the existing amenities and preserve open space adjacent to the Monatiquot River.

HISTORIC EXTERIOR

- » Maintain the historic character of the front of the buildings along Pond Street.

PARKING

- » Aim for 1.5 parking spaces per unit.
- » Provide building access from parking areas.

SITE ACCESS

- » Provide accessible walkways throughout the site and connect to building entrances.
- » Separate pedestrian and vehicular circulation.

BUILDING ASSUMPTIONS

UNIT SIZES

- » Unit size GSFs.
 - Studio : 500-550 square feet (SF)
 - 1 Bedroom : 650-700 SF
 - 2 Bedroom : 950-1,000 SF
 - 3 Bedroom : 1,200-1,250 SF

UNIT SIZE DISTRIBUTION

- » Higher percentage of studio and one bedroom units.
- » Lower percentage of two and three bedroom units.

REUSE OPPORTUNITIES

- » Reuse the existing vertical circulation - stairs & elevators.
- » Reuse the existing kitchen.

PROPOSED PROGRAM

- » Provide supportive services and amenity spaces.

KEY

- PROPERTY LINE
- ASPHALT
- CONCRETE
- GRAVEL
- GRASS
- WOODED
- PLANTING BED
- WETLAND
- DECIDUOUS TREE
- EVERGREEN TREE
- SHRUB
- CHAIN LINK FENCE



PARKING COUNT

TOTAL RES. UNITS:	53
1.5X SPACES/UNIT	
REQUIRED SPACES:	80
PROPOSED SPACES:	95

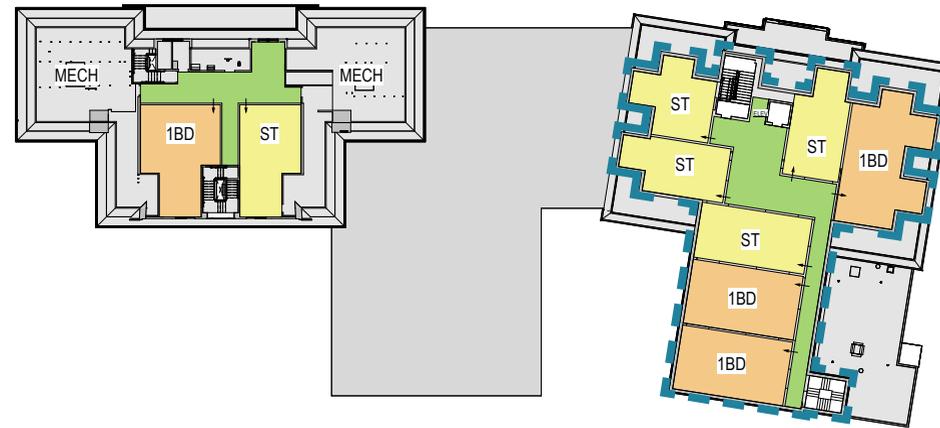


CONCEPTUAL DESIGN LAYOUTS

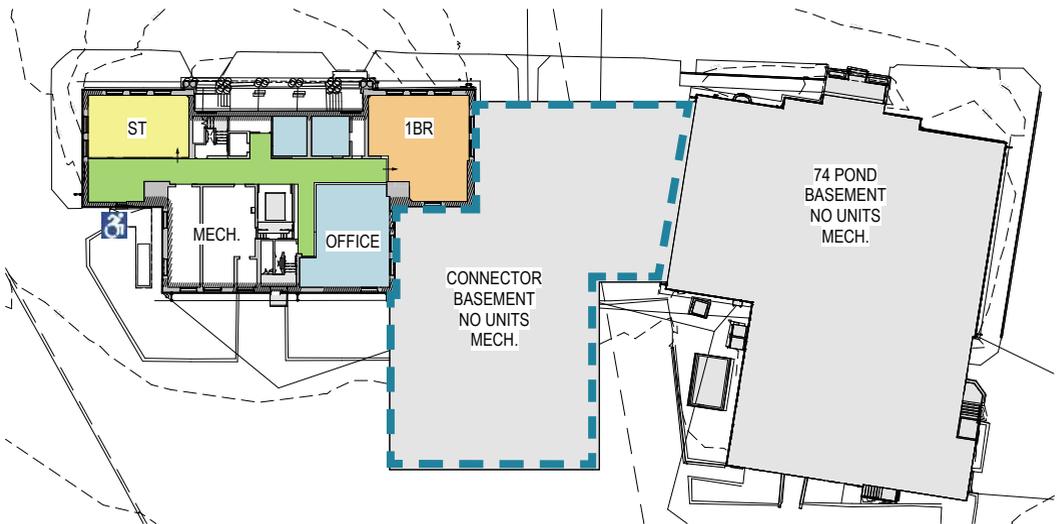
OPTION 1A - CONNECTOR



FIRST FLOOR PLAN



THIRD FLOOR PLAN



BASEMENT PLAN



SECOND FLOOR PLAN

COLOR KEY

- ST: 500-550 SF
- 1BD: 650-700 SF
- 2BD: 950-1,000 SF
- 3BD: 1,200-1,250 SF

- CIRCULATION
- AMENITY
- ADDITION

GROSS SF

- EXISTING: 47,407 SF
- ADDED: 30,012 SF
- PROPOSED: 77,419 SF

UNIT COUNT

- STUDIO: 28
- 1 BED: 18
- 2 BED: 6
- 3 BED: 1
- TOTAL UNITS: 53

CONCEPTUAL DESIGN LAYOUTS

OPTION 1A - CONNECTOR



NORTHWEST BIRDSEYE VIEW



NORTH VIEW FROM POND STREET



SOUTHEAST BIRDSEYE VIEW



SOUTHWEST VIEW FROM FAIRVIEW AVE

CONCEPTUAL DESIGN LAYOUTS

OPTION 1B - CONNECTOR + TOWNHOUSES



CONCEPTUAL DESIGN LAYOUTS

OPTION 1B - CONNECTOR + TOWNHOUSES



CONCEPTUAL DESIGN LAYOUTS

OPTION 1B - CONNECTOR + TOWNHOUSES



TOWNHOUSE PLAN



FIRST FLOOR PLAN

COLOR KEY

- ST: 500-550 SF
- 1BD: 650-700 SF
- 2BD: 950-1,000 SF
- 3BD: 1,200-1,250 SF
- TOWNHOUSE: 1,200 SF

- CIRCULATION
- AMENITY
- ADDITION

GROSS SF

EXISTING:	47,407 SF
ADDED:	40,812 SF
PROPOSED:	88,219 SF

UNIT COUNT

STUDIO:	28
1 BEDROOM:	18
2 BEDROOM:	6
3 BEDROOM:	1
TOWNHOUSE:	9
TOTAL UNITS:	62

CONCEPTUAL DESIGN LAYOUTS

OPTION 1B - CONNECTOR + TOWNHOUSES



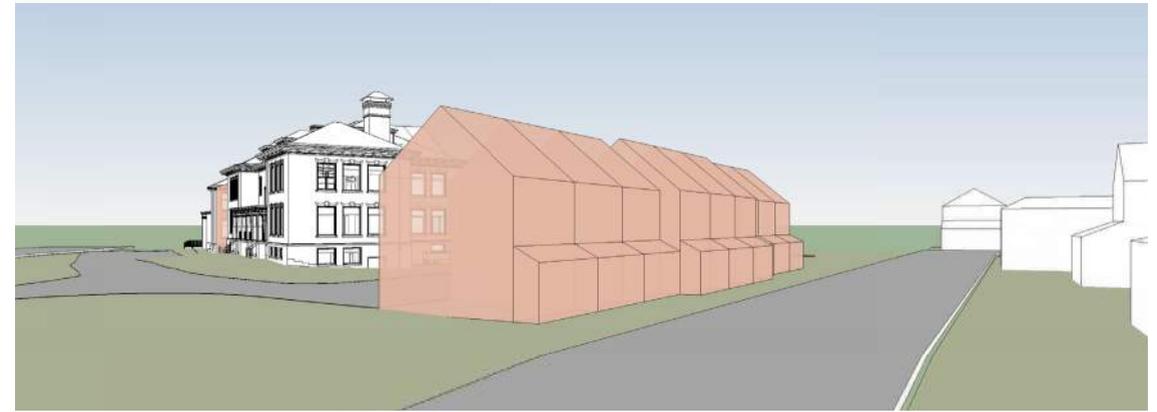
NORTHWEST BIRDSEYE VIEW



NORTH VIEW FROM POND STREET



SOUTHEAST BIRDSEYE VIEW



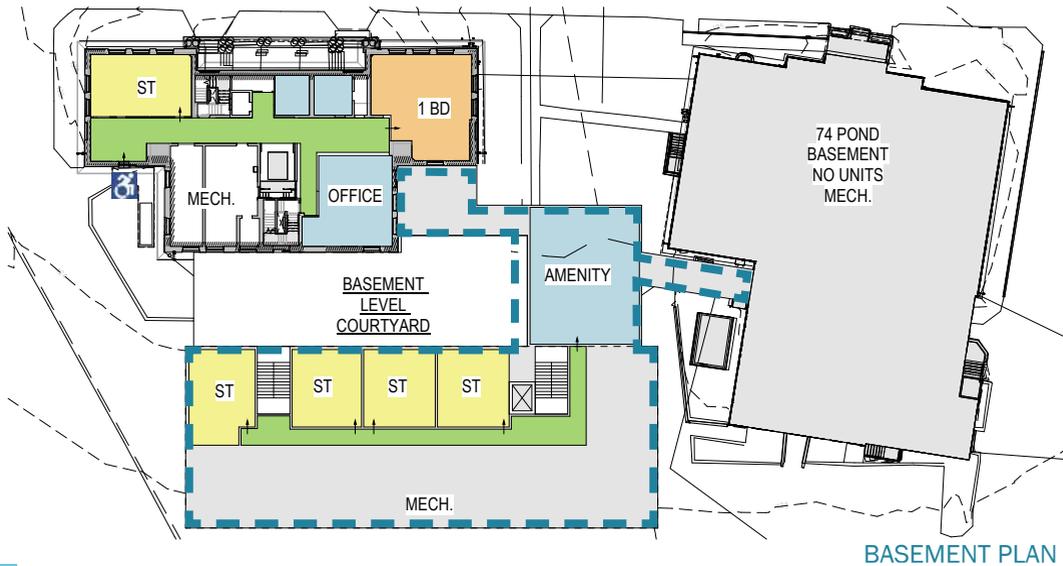
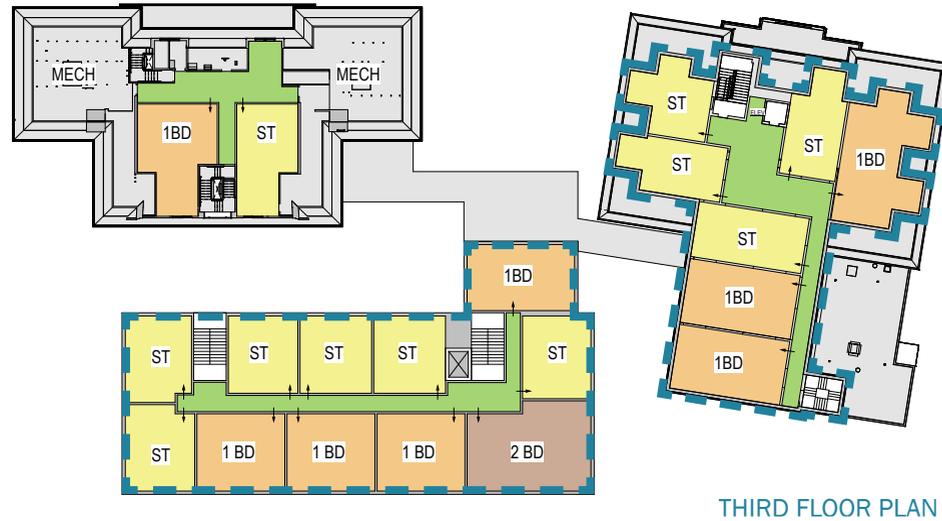
SOUTHWEST VIEW FROM FAIRVIEW AVE





CONCEPTUAL DESIGN LAYOUTS

OPTION 2A - THIRD BUILDING



COLOR KEY

- ST: 500-550 SF
- 1BD: 650-700 SF
- 2BD: 950-1,000 SF
- 3BD: 1,200-1,250 SF

- CIRCULATION
- AMENITY
- ADDITION

GROSS SF

EXISTING:	47,407 SF
ADDED:	45,706 SF
PROPOSED:	93,113 SF

UNIT COUNT

STUDIO:	34
1 BED:	26
2 BED:	9
3 BED:	1
TOTAL UNITS:	70



NORTHWEST BIRDSEYE VIEW



NORTH VIEW FROM POND STREET



SOUTHEAST BIRDSEYE VIEW



SOUTHWEST VIEW FROM FAIRVIEW AVE



- KEY**
- PROPERTY LINE
 - ASPHALT
 - CONCRETE
 - GRAVEL
 - GRASS
 - WOODED
 - PLANTING BED
 - WETLAND
 - DECIDUOUS TREE
 - EVERGREEN TREE
 - SHRUB
 - CHAIN LINK FENCE

PARKING COUNT	
TOTAL RES. UNITS:	79
1.5X SPACES/UNIT	
REQUIRED SPACES:	119
PROPOSED SPACES:	92

CONCEPTUAL DESIGN LAYOUTS

OPTION 2B - THIRD BUILDING + TOWNHOUSES



- KEY**
- PROPERTY LINE
 - ASPHALT
 - CONCRETE
 - GRAVEL
 - GRASS
 - WOODED
 - PLANTING BED
 - WETLAND
 - DECIDUOUS TREE
 - EVERGREEN TREE
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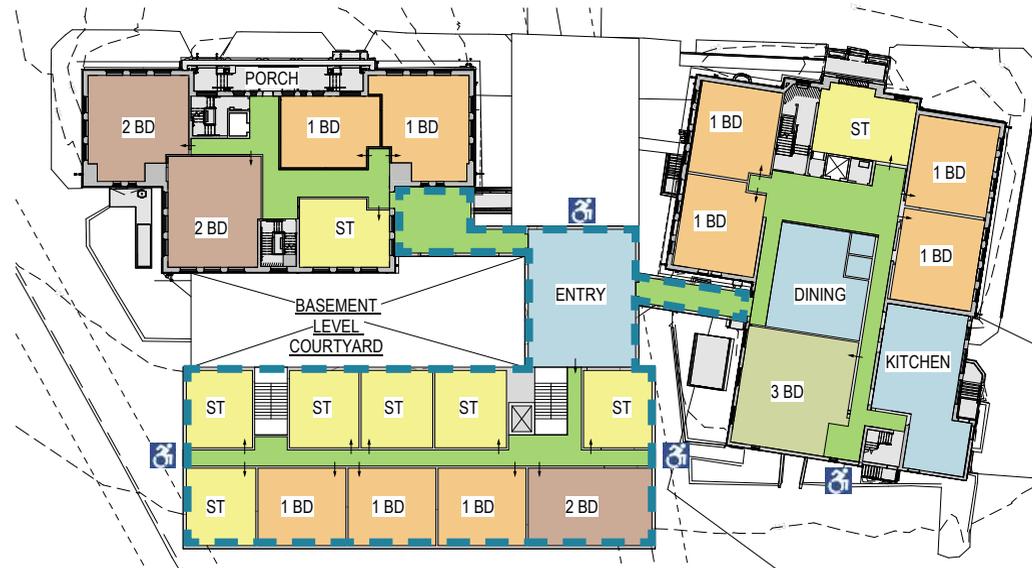
PARKING COUNT	
TOTAL RES. UNITS:	79
1.5X SPACES/UNIT	
REQUIRED SPACES:	119
PROPOSED SPACES:	92

CONCEPTUAL DESIGN LAYOUTS

OPTION 2B - THIRD BUILDING + TOWNHOUSES



TOWNHOUSE PLAN



FIRST FLOOR PLAN

COLOR KEY

- ST: 500-550 SF
- 1BD: 650-700 SF
- 2BD: 950-1,000 SF
- 3BD: 1,200-1,250 SF
- TOWNHOUSE: 1,200 SF

- CIRCULATION
- AMENITY
- ADDITION

GROSS SF

EXISTING:	47,407 SF
ADDED:	56,506 SF
PROPOSED:	103,913 SF

UNIT COUNT

STUDIO:	34
1 BEDROOM:	26
2 BEDROOM:	9
3 BEDROOM:	1
TOWNHOUSE:	9
TOTAL UNITS:	79

CONCEPTUAL DESIGN LAYOUTS

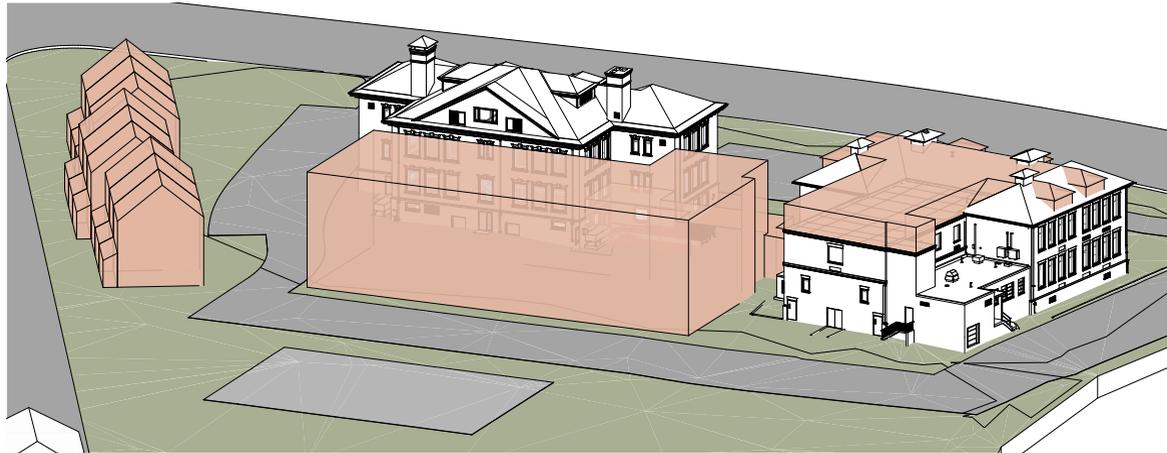
OPTION 2B - THIRD BUILDING + TOWNHOUSES



NORTHWEST BIRDSEYE VIEW



NORTH VIEW FROM POND STREET



SOUTHEAST BIRDSEYE VIEW



SOUTHWEST VIEW FROM FAIRVIEW AVE

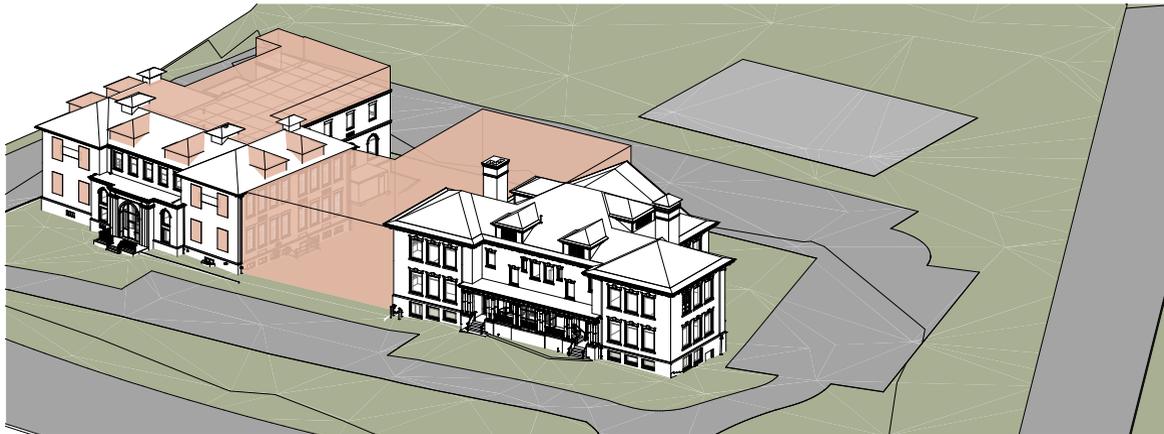
CONCEPTUAL DESIGN LAYOUTS - 4 OPTIONS



OPTION 1B - CONNECTOR + TOWNHOUSES
62 RESIDENTIAL UNITS



OPTION 2B - THIRD BUILDING + TOWNHOUSES
79 RESIDENTIAL UNITS



OPTION 1A - CONNECTOR
53 RESIDENTIAL UNITS



OPTION 2A - THIRD BUILDING
70 RESIDENTIAL UNITS

POLL QUESTIONS

Q1: Which of the following populations do you feel the Town should consider the highest priority for housing?

- » 1: Veterans.
- » 2: Seniors.
- » 3: Both equal.
- » 4: Comments

POLL QUESTIONS

Q2: What level of affordable housing should the Town prioritize?

- » 1: The town should maximize affordable housing for those most in need.
- » 2: The town should try to provide affordable housing options for a wide range of income levels.
- » 3: The town should develop affordable housing alongside market rate development.
- » 4: Other, please comment.

POLL QUESTIONS

Q3: For Veteran & Senior Housing, do you feel there is a necessity for a bus stop closer to the project site?

- » 1: Yes, add a public bus stop.
- » 2: No, current bus access is sufficient.
- » 3: Comments.

POLL QUESTIONS

Q4: Do you and your family use the play area or sports court behind the two buildings? Would you use it if it were upgraded?

- » 1: I use it all the time and would continue to use it.
- » 2: No I don't use it but I would consider using it.
- » 3: No I don't use it and I likely would not use it.
- » 4: Comments.

POLL QUESTIONS

Q5: Would you like to have access to the Veteran/Senior Housing's Public Amenities as a community member?

Examples include social service offices, community meeting rooms and dining areas.

- » 1: Yes, that would be beneficial.
- » 2: No, the amenities should be focused for the residents only.
- » 3: Comments.

POLL QUESTIONS

Q6: How important is maintaining the original historic appearance of these two buildings?

- » 1: Extremely important.
- » 2: Somewhat important.
- » 3: Less important.
- » 4: Not important.
- » 5: Comments.

POLL QUESTIONS

Q7: What is your preference of unit types on the site?

- » 1: I prefer the townhouse units.
- » 2: I do not prefer the townhouse units, keep the units concentrated at the main structure.
- » 3: Comments.

POLL QUESTIONS

Q8: We want to know more about you.

Which of these categories do you identify with?

Please select all that apply.

- » 1: I am a Senior (55+).
- » 2: I am a Veteran.
- » 3: I currently live nearby - within walking distance.
- » 4: None of the above.
- » 5: Comments.

DISCUSSION

- » **Please raise your hand in Zoom & we will try to call on people interested in speaking.**
- » **If we cannot get to your comment, please add it to the Zoom chat and we will do our best to address it.**
- » **Additional thoughts/questions? Please email: msantucci@braintreema.gov**

Thank you for your time & feedback!



74 Pond



90 Pond

TOWN OF BRAINTREE - AFFORDABLE HOUSING STUDY 74/90 POND STREET

PUBLIC CONCEPTUAL DESIGN MEETING

MAY 09, 2024

