



74 Pond



90 Pond

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

### FINAL CONCEPTUAL DESIGN MEETING

JUNE 6, 2024



# TODAY'S MEETING

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## Agenda

### 1. SCHEDULE

### 2. PUBLIC MEETING DEBRIEF

- » Poll Results
- » Additional Feedback Received from Town
- » Groups to Reach out for Additional Information on Senior Needs

### 3. PREPARING INFORMATION FOR FINAL REPORT

- » Design Updates
- » Initial Cost Feedback
- » Update on Financial Analysis

### 4. NEXT STEPS

- » Review Format for Final Report

## Meeting Goals

- » Review Feedback from Town
- » Prepare for Final Report

# 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
<b>PHASE 1: Information Gathering</b>	12 wks	1/29/24 - 4/22/24																						
<b>1 Project Kick-off: Understand Project Goals &amp; Collect Relevant Documents</b>																								
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																								
<b>2 Assessment: Visit Site &amp; Summarize Conditions</b>																								
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.																								
<b>2A Assessment: Create Measured Drawings</b>																								
Create measured base drawings for buildings and site.																								
<b>3 Feasibility Analysis: Housing Opportunities &amp; Market Conditions</b>																								
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																								
<b>4 Summary of Opportunities: Share Findings</b>																								
Meet with Town project team (virtual meeting)																								
<b>PHASE 2: Conceptual Design &amp; Financial Viability</b>	10 wks	4/22/24 - 7/1/24																						
<b>1 Initial Conceptual Design &amp; Engage Public</b>																								
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)																								
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Online polls and options for additional public feedback.																								
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Compiled Study report with deliverables from each task above + executive summary																								
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# PUBLIC MEETING DEBRIEF

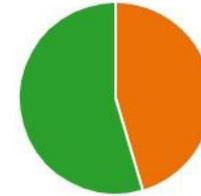
## POLL RESULTS

### QUESTION 1

- » Which of the following populations do you feel the Town should consider the highest priority for housing?
- » **Veterans - 0**
- » **Seniors - 5**
- » **Both Equal - 6**

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

● Veterans.	0
● Seniors.	5
● Both equal.	6



### SELECTED PUBLIC POLL COMMENTS

- » Housing for young adults with special needs should be considered by the town.

### QUESTION 2

- » What level of affordable housing should the Town prioritize?
- » **Maximize affordable housing for those most in need. - 2**
- » **Provide affordable housing options for a wide range of income levels. - 1**
- » **Develop affordable housing alongside market rate development. - 2**

1. What level of affordable housing should the Town prioritize?

● Maximize affordable housing fo...	2
● Provide affordable housing opti...	1
● Develop affordable housing alo...	2



### SELECTED PUBLIC POLL COMMENTS

- » No comments.

# PUBLIC MEETING DEBRIEF

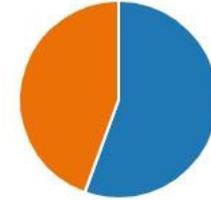
## POLL RESULTS

### QUESTION 3

- » For Veteran & Senior Housing, do you feel there is a necessity for a bus stop closer to the project site?
- » **Yes, add a public bus stop. - 5**
- » **No, current bus access is sufficient. - 4**

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

- Yes, add a public bus stop. 5
- No, current bus access is sufficient. 4



### SELECTED PUBLIC POLL COMMENTS

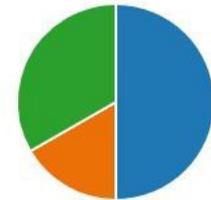
- » No comments.

### QUESTION 4

- » Do you and your family use the play area or sports court behind the two buildings? Would you use it if it were upgraded?
- » **I use it all the time and would continue to use it. - 3**
- » **No, I don't use it but I would consider using it - 1**
- » **No, I don't use it and I likely would not use it. - 2**

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

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



### SELECTED PUBLIC POLL COMMENTS

- » The Launch program located at the 74 Pond St uses the basketball for their fitness.

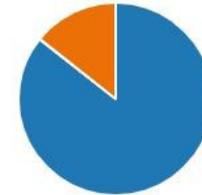
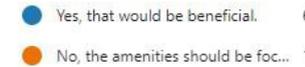
# PUBLIC MEETING DEBRIEF

## POLL RESULTS

### QUESTION 5

- » 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.
- » **Yes, that would be beneficial. - 6**
- » **No, the amenities should be focused for the residents only. - 1**

1. 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.



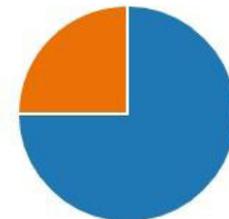
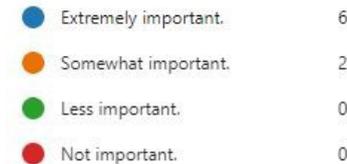
### SELECTED PUBLIC POLL COMMENTS

- » They can be open to the public of the town but the safety of the residents needs to be prioritized.

### QUESTION 6

- » How important is maintaining the original historic appearance of these two buildings?
- » **Extremely important. - 6**
- » **Somewhat important. - 2**
- » **Less important. - 0**
- » **Not important. - 0**

1. How important is maintaining the original historic appearance of these two buildings?



### SELECTED PUBLIC POLL COMMENTS

- » No comments.

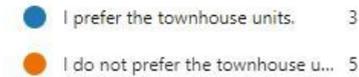
# PUBLIC MEETING DEBRIEF

## POLL RESULTS

### QUESTION 7

- » What is your preference of unit types on the site?
- » **I prefer the townhouse units. - 3**
- » **I do not prefer the townhouse units, keep the units concentrated at the main structure. - 5**

1. What is your preference of unit types on the site?



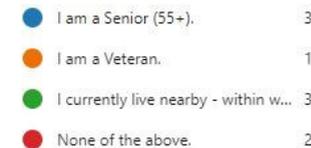
### SELECTED PUBLIC POLL COMMENTS

- » The townhouses might create more traffic at the Fairview Ave.

### QUESTION 8

- » We want to know more about you. Which of these categories do you identify with? Select all that apply.
- » **I am a Senior (55+). - 3**
- » **I am a Veteran. - 1**
- » **I currently live nearby - within walking distance. - 3**
- » **None of the above. - 2**

1. We want to know more about you. Which of these categories do you identify with? Select all that apply.



### SELECTED PUBLIC POLL COMMENTS

- » No relevant comments.

# PUBLIC MEETING DEBRIEF

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## ADDITIONAL FEEDBACK RECEIVED FROM THE TOWN

- » Written polls?
- » Any other communication that came from meeting?

## SOURCES PROVIDING ADDITIONAL INFORMATION ON SENIOR NEEDS

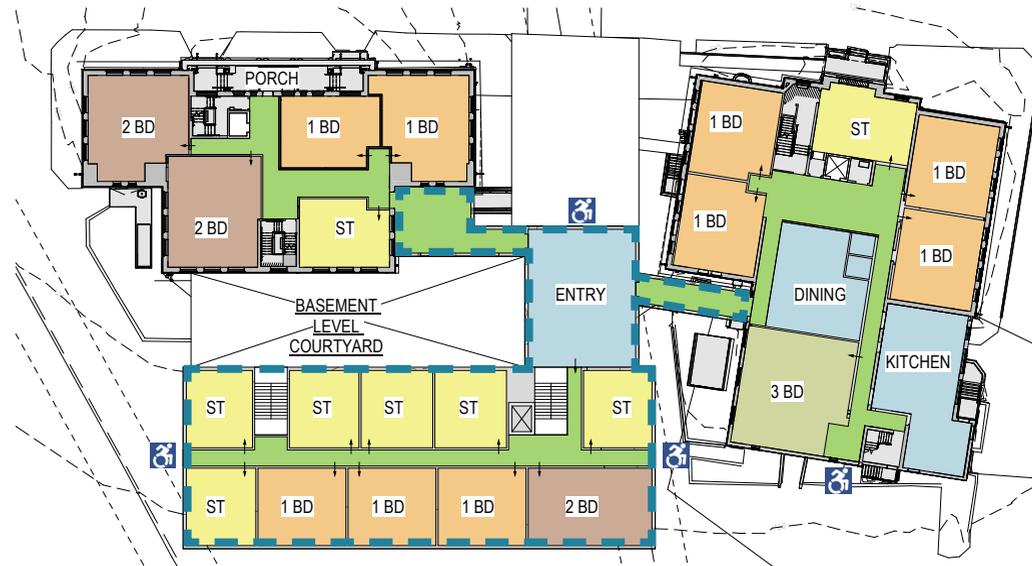
- » South Shore Elder Services
- » Father Bill & MainSpring
- » Independence Manor
- » Braintree Housing Authority
- » Other suggestions?







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
<b>TOTAL UNITS:</b>	<b>79</b>



NORTHWEST BIRDSEYE VIEW



POND STREET VIEW



NORTHWEST POND STREET VIEW



TOWNHOUSE ENTRY VIEW



FRONT ENTRY COURTYARD VIEW

# FINAL REPORT - INITIAL COST FEEDBACK

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## DRAFT CONSTRUCTION COST ESTIMATE

### RENOVATION OF EXISTING BUILDINGS AND NEW 3-STORY BUILDING

- » 93,000 GSF
- » 70 UNITS
- » \$41,415,000 EST. COST
- » APPROX. \$445/SF
- » APPROX. \$590,000/UNIT

### NEW TOWN HOUSES

- » 10,800 GSF
- » 9 UNITS
- » \$7,175,000 EST. COST
- » APPROX. \$650/SF
- » APPROX. \$780,000/UNIT

### COMBINED

- » 103,800 GSF
- » 79 UNITS
- » \$48,590,000 EST. COST
- » APPROX. \$470/SF
- » APPROX. \$615,000/UNIT

### NOTES:

- » OPEN SHOP LABOR
- » 15% DESIGN & PRICING CONTINGENCY
- » NO HAZARDOUS MATERIALS ABATEMENT (SITE OR BUILDINGS)
- » NO ESCALATION
- » COSTS DO NOT INCLUDE SOFT COSTS, OR LAND PURCHASE

# UPDATE ON FINANCIAL 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

# UPDATE ON FINANCIAL ANALYSIS

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## 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.

# UPDATE ON FINANCIAL 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	
<b>Cost to Develop</b>			
	Land		\$40,000
	Construction Cost		\$400,000
	Profit and Incentive		\$135,000
<b>Total Development Cost (Value)</b>			\$575,000
	Capitalization Rate		5.00%
<b>Required NOI to Support Value</b>			\$28,750
Operating Proforma		\$/Unit/Year	\$/Unit/Month
<b>Income</b>			
	Rental Income		\$44,769
	Vacancy Allowance	5.00%	(\$2,238)
<b>Expenses</b>			
	Operating Expenses	30%	(\$13,431)
	Replacement Reserves		(\$350)
<b>Net Operating Income (NOI)</b>			\$28,750

# FINAL REPORT - OVERVIEW

## PROPOSED TABLE OF CONTENTS

### EXECUTIVE SUMMARY & RECOMMENDATIONS

- Study Goals & Process .....2**
  - Introduction*
  - Study Goals*
  - Study Process*
- Housing Background.....4**
  - Demographics & Housing Costs*
  - Senior & Veteran Specific Needs*
  - Feedback from Local Agencies*
  - Housing Development Methods*
- Financial Analysis.....6**
  - Economic Analysis*
  - Modeling Approach*
  - Findings*
- Design Recommendations..... 12**
  - Building & Site Existing Conditions*
  - Programming & Massing*
  - Unit Mix & Amenities*
  - Construction Costs*
  - Financial Conclusions*

### THE STUDY STEP-BY-STEP:

#### I. INFORMATION GATHERING

- 2/2/24 Kick-Off Meeting*
- 2/7/24 Site Assessment*
- Building Scans & Site Survey*
- 3/15/24 Housing Needs Discussion*
- 4/11/24 Review of Assessment*

#### II. CONCEPTUAL PLAN & FINANCIAL VIABILITY

- 5/2/24 Conceptual Design Meeting 1*
- 5/9/24 Public Meeting*
- 6/6/24 Conceptual Design Meeting 2*
- 6/27/24 Review of Final Report*

#### APPENDICES

- Cost Estimate Back-up Information.....A*
- Online Polls & Stakeholder Feedback.....B*
- Financial Analysis - Technical Memo .....C*

# NEXT STEPS

- » **Coordinate Estimate & Proforma**
- » **Final Report**
- » **Meet to review Thursday, June 27th - Rescheduled from June 20th**

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Thank you for your time & feedback!



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

## PUBLIC CONCEPTUAL DESIGN MEETING

MAY 09, 2024

