

West Newton Armory Affordable Housing Development CPA Funding Recommendation

Community Preservation Committee
Presentation to Zoning and Planning
and Finance Committees
June 27, 2022

Project Overview

- ▶ After several years of study, the City purchased the former armory in 2021 for use as a 100% affordable housing development
- ▶ Applicants Metro West Collaborative and Civico Development were awarded the project through a competitive RFP process
- ▶ In addition to the new affordable units, the project will preserve and restore the historic head house and provide new community amenities



Current Funding Request

CPA funding is requested for the development and construction of 43 units of 100% affordable housing at the former West Newton Armory site which includes:

- ▶ 28 units of housing affordable to households at or below 60% AMI
- ▶ 15 units of housing affordable to households at or below 30% AMI
- ▶ New community and office space in the restored original armory building
- ▶ All electric systems and a Passive House envelope

Recommended CPA Project Funding

CPA Funding Accounts	Amount
FY22 Unrestricted Funds	\$2,373,471
Unrestricted Prior Year Funds	\$626,529
TOTAL CPA PROJECT FUNDS:	\$3,000,000

CPA Funding is recommended to be Affordable Housing category funding.

CPA funding was also allocated in 2020 for the Phase II Environmental Study (\$21,270)

Proposed Budget

Funding Sources and Uses	Funding Amount
CPA Recommended Funding	\$3,000,000
City of Newton CDBG, HOME and IZ Funds	\$1,938,000
WestMetro HOME Funds	\$222,000
LIHTC Equity (Federal 4%) Tax Credits	\$11,485,627
State Funding Programs	\$6,357,186
Passive House Incentives	\$41,500
Permanent Loan	\$4,800,000
Total Project Costs	\$27,844,313

Timeline

- Jan. to Sept. 2022 - Pre-Development and Permitting
- Oct. 2022 to March 2025 - Tax Credit and Construction Financing
- April 2025 to Sept. 2026 - Construction
- March 2026 - Lease Up Begins
- Fall 2026 - Anticipated Initial Occupancy

Questions & Discussion

Thank you!