

# WALKER CENTER REUSE STUDY

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JAPG MEETING 2

136 HANCOCK ST / 161 GROVE ST

10/10/2024



# CONSULTANT UNDERSTANDING

## RESERVE FUTURE SPACE FOR WILLIAMS SCHOOL EXPANSION

- 10,000 SF OF THE SITE SHALL BE DEDICATED TO THE FUTURE EXPANSION PURPOSES RELATED TO THE WILLIAMS SCHOOL
- POTENTIALLY ALLOW TEMPORARY ACCESS CONNECTION FOR PARKING PURPOSES

## WALKER CENTER SITE AFFORDABLE HOUSING FEASIBILITY ANALYSIS

- ASSESS SITE FOR AFFORDABLE HOUSING DEVELOPMENT
- DEVELOP ALTERNATIVE SITE PLANS AND DEVELOPMENT SCENARIOS FOR CONSIDERATION
- FAMILY AFFORDABLE HOUSING IS THE PRIORITY
- IDENTIFY OPPORTUNITIES TO INCREASE AFFORDABLE HOUSING ONSITE WHILE EVALUATING THE CHALLENGES TO ACHIEVING APPROVAL
- DEVELOP PRELIMINARY DEVELOPMENT AND OPERATING PRO-FORMA BUDGETS FOR A SET OF SCENARIOS

## BUILT-IN ASSUMPTIONS

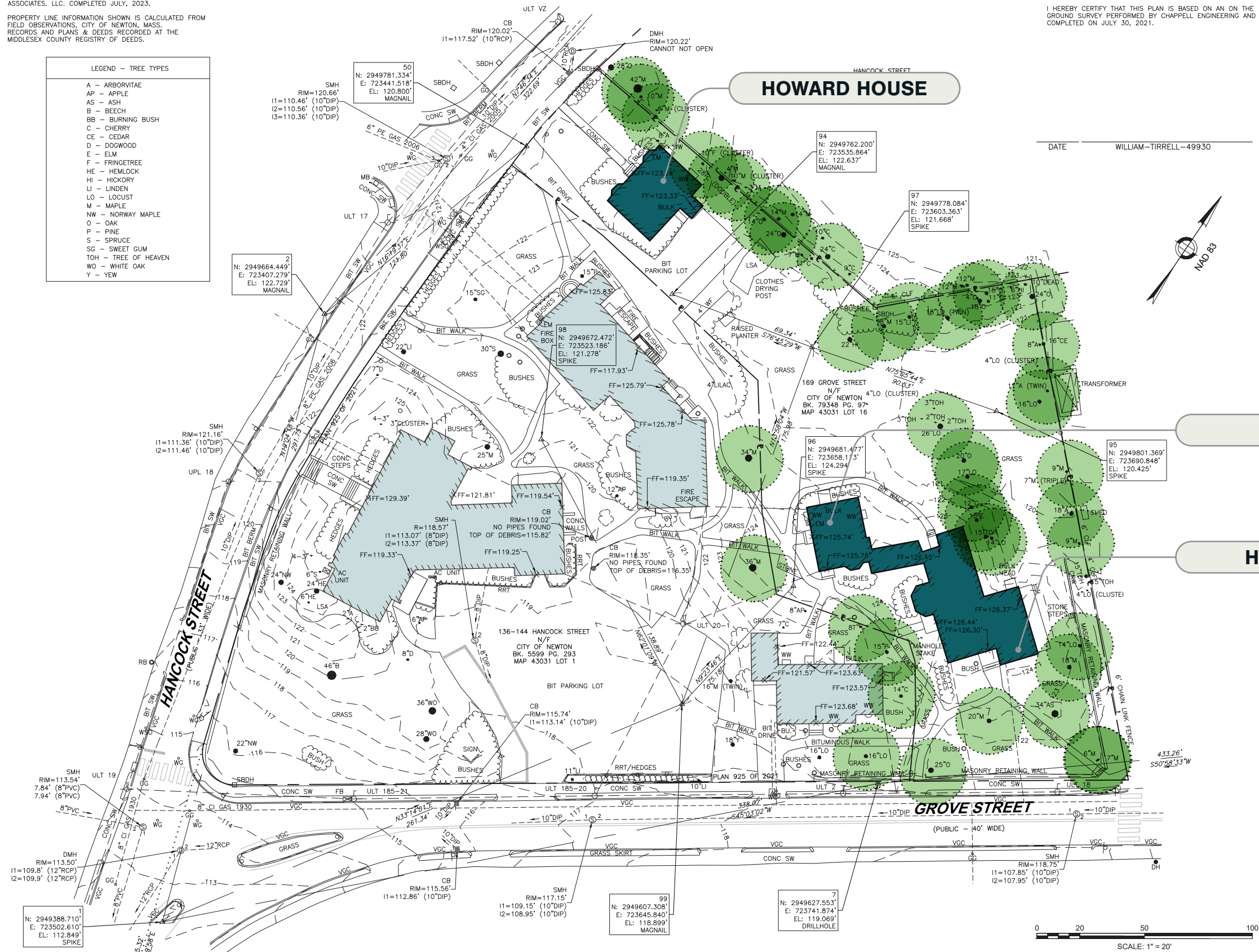
- ANY CHANGES TO THE BUILDINGS OR SITE MUST BE APPROVED BY THE AUBURNDALE HISTORIC DISTRICT COMMISSION
- RENOVATIONS SHALL MEET THE NEWTON FOSSIL FUEL-FREE ORDINANCE
- ALL HISTORIC BUILDINGS TO REMAIN/ NO DEMOLITION IS LIKELY APPROVABLE CONSIDERING HISTORIC DESIGNATIONS
- ANY ADDITIONS / EXPANSIONS OF THE EXISTING BUILDINGS WOULD NEED TO BE SUBSERVIENT TO PRINCIPAL HISTORIC STRUCTURES
- ASSUMING 1:1 PARKING RATIO

FIELD SURVEY PERFORMED BY CHAPPELL ENGINEERING ASSOCIATES, LLC. COMPLETED JULY, 2023.

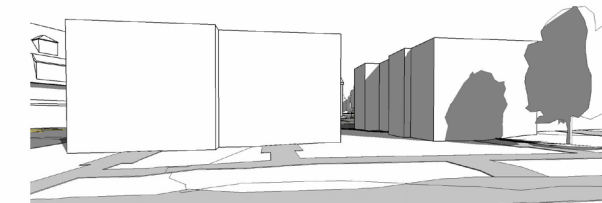
PROPERTY LINE INFORMATION SHOWN IS CALCULATED FROM FIELD OBSERVATIONS, CITY OF NEWTON, MASS. RECORDS AND PLANS & DEEDS RECORDED AT THE MIDDLESEX COUNTY REGISTRY OF DEEDS.

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ON THE GROUND SURVEY PERFORMED BY CHAPPELL ENGINEERING AND COMPLETED ON JULY 30, 2021.

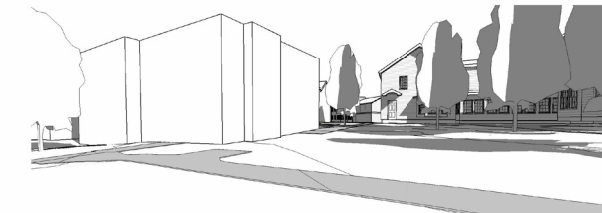
LEGEND - TREE TYPES	
A	ARBORVITAE
AP	APPLE
AS	ASH
B	BEECH
BB	BURNING BUSH
C	CHERRY
CE	CEDAR
D	DOGWOOD
E	ELM
F	FRINGETREE
HE	HEMLOCK
HI	HICKORY
LI	LINDEN
LO	LOCUST
M	MAPLE
NW	NORWAY MAPLE
O	OAK
P	PINE
S	SPRUCE
SG	SWEET GUM
TOH	TREE OF HEAVEN
WO	WHITE OAK
Y	YEW







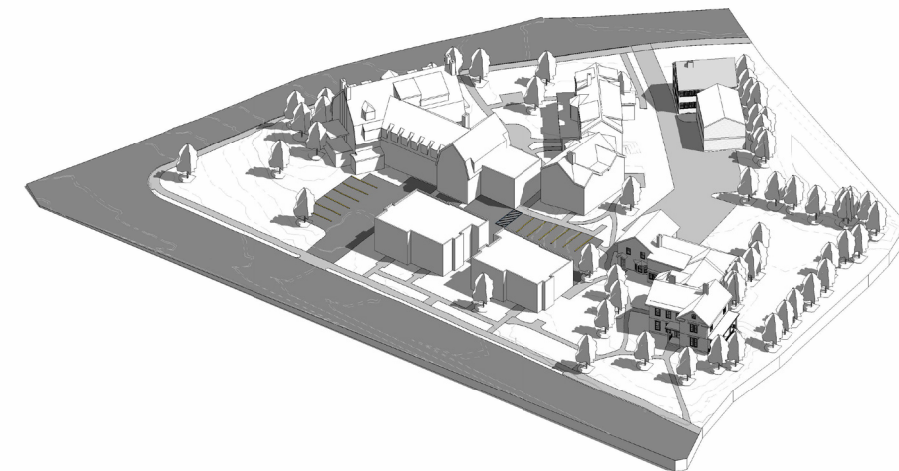
B13 // VIEW FROM GROVE

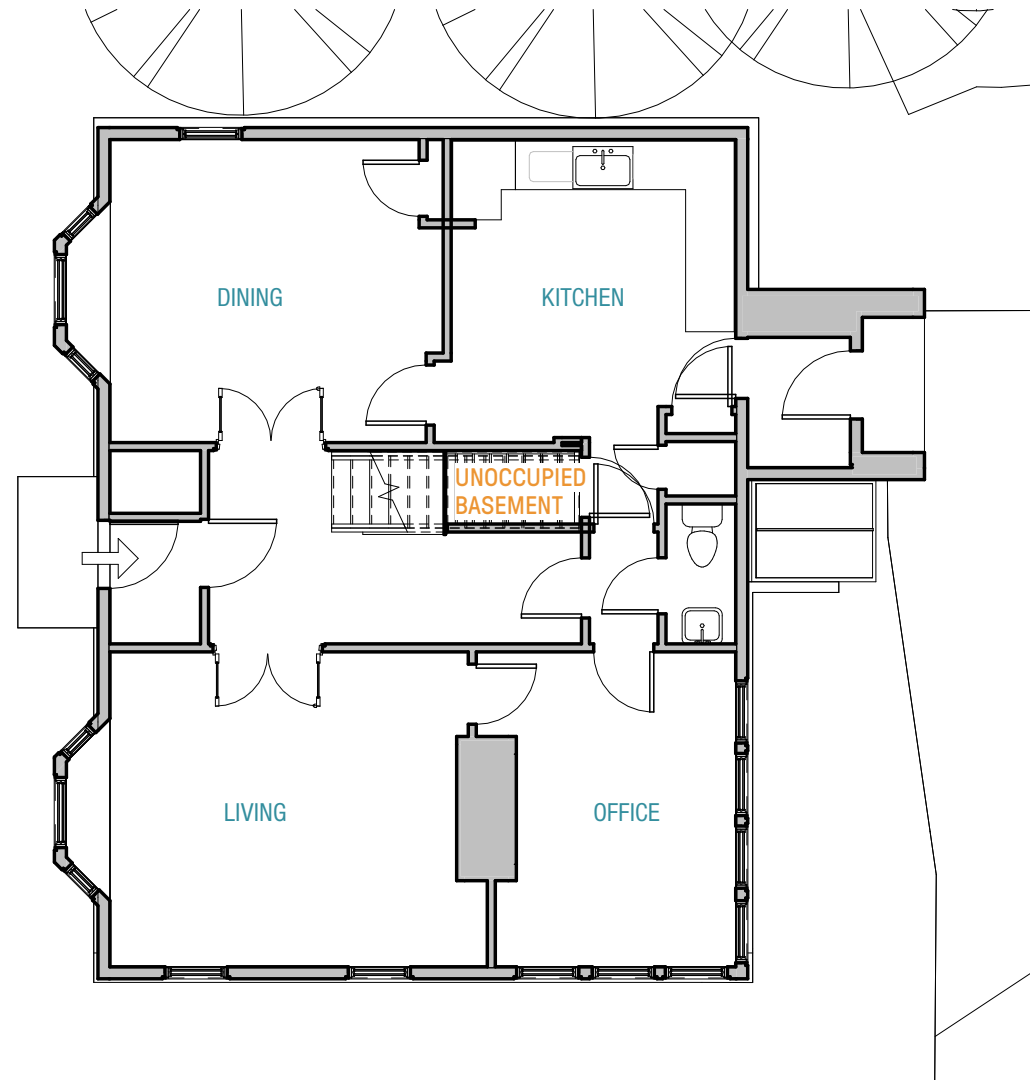


D13 // VIEW FROM GROVE

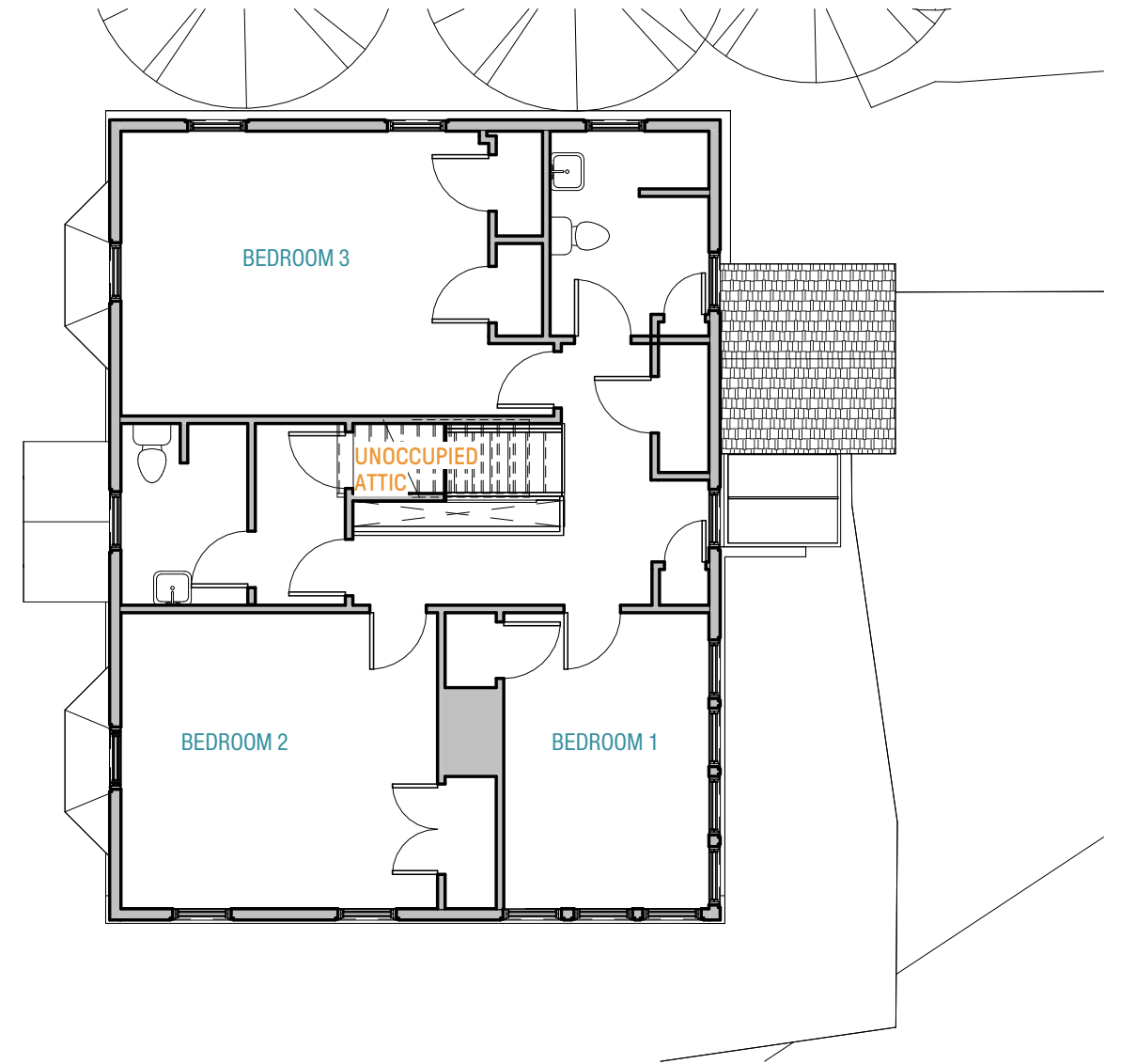


F13 // VIEW FROM GROVE

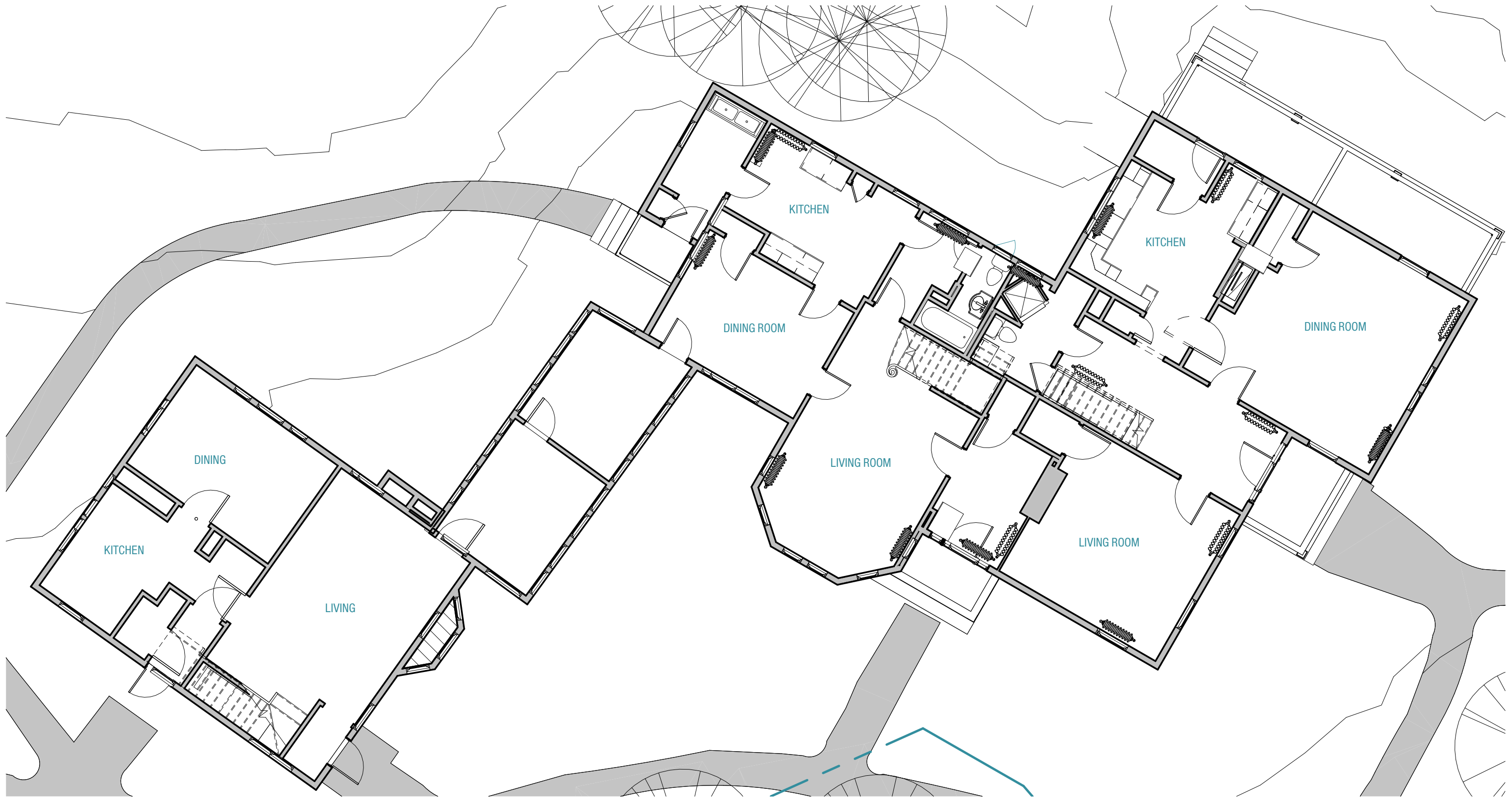




1 // LEVEL 1  
1/8" = 1'-0"



2 // LEVEL 2  
1/8" = 1'-0"



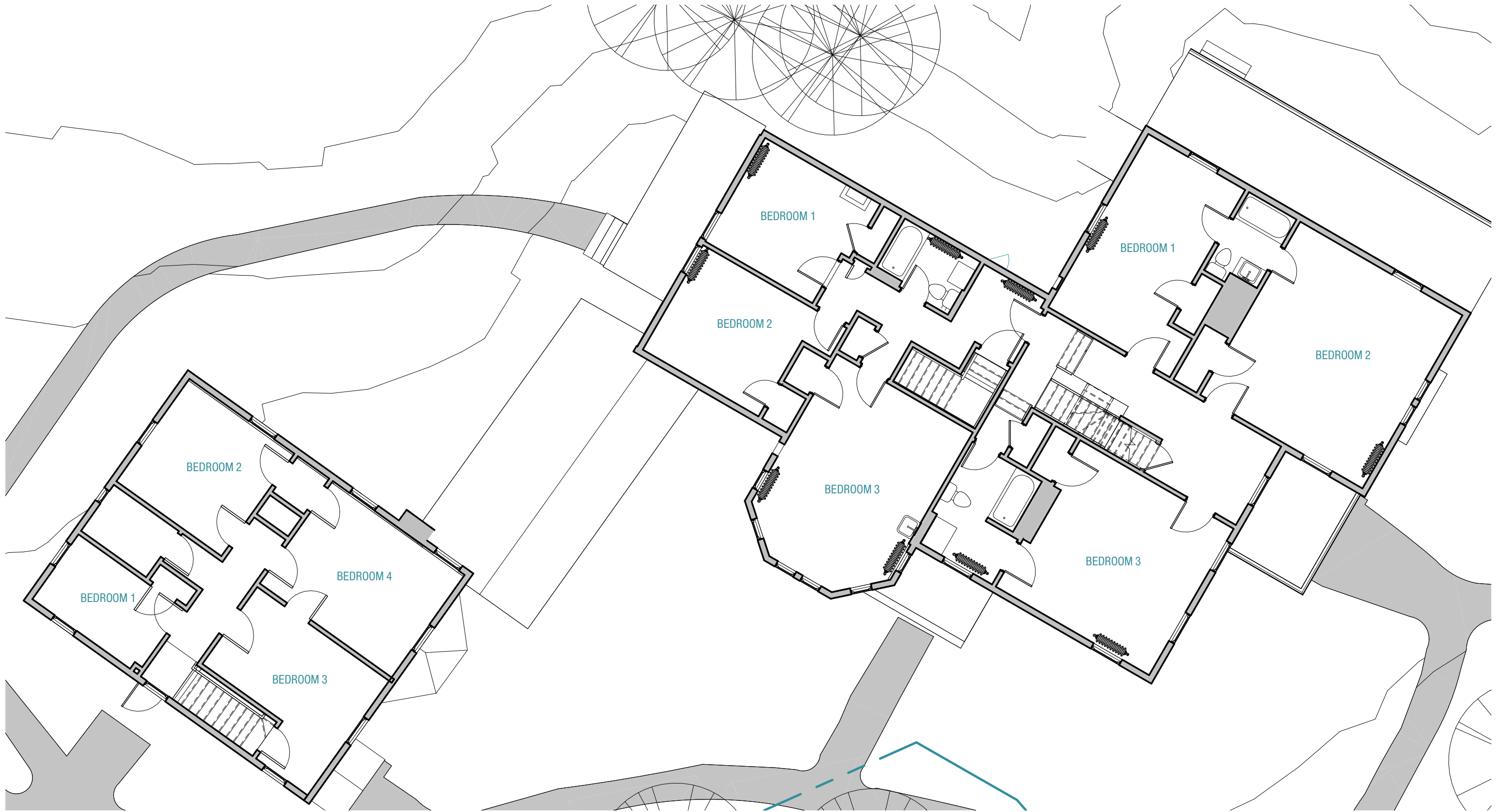
1 // LEVEL 1

1/8" = 1'-0"

**EXISTING PLANS - HARDING / HUME HOUSE**  
WALKER CENTER REUSE STUDY

**URBAN FOCUS. CICADA**



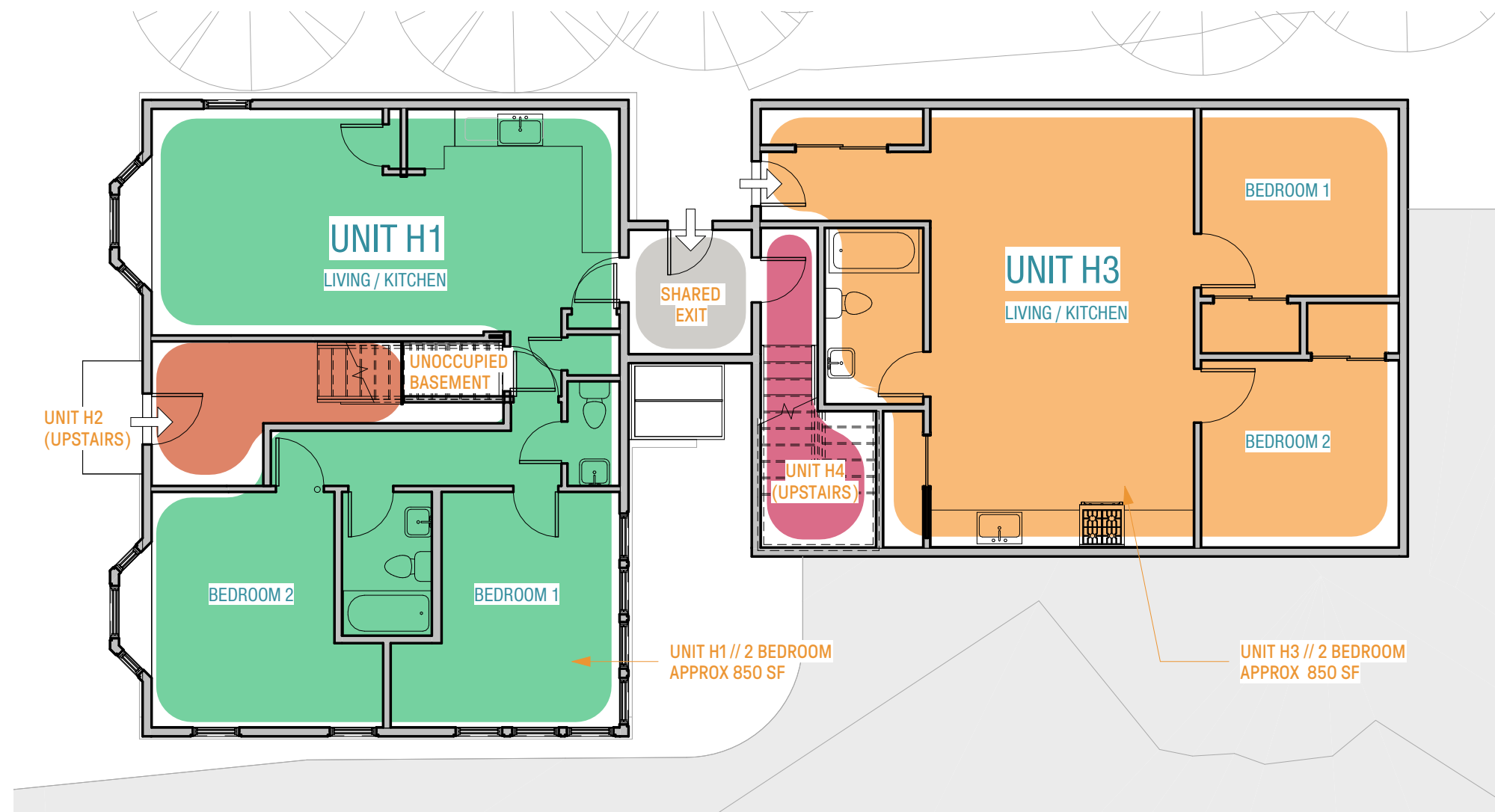


2 // LEVEL 2

1/8" = 1'-0"

**EXISTING PLANS - HARDING / HUME HOUSE**  
WALKER CENTER REUSE STUDY

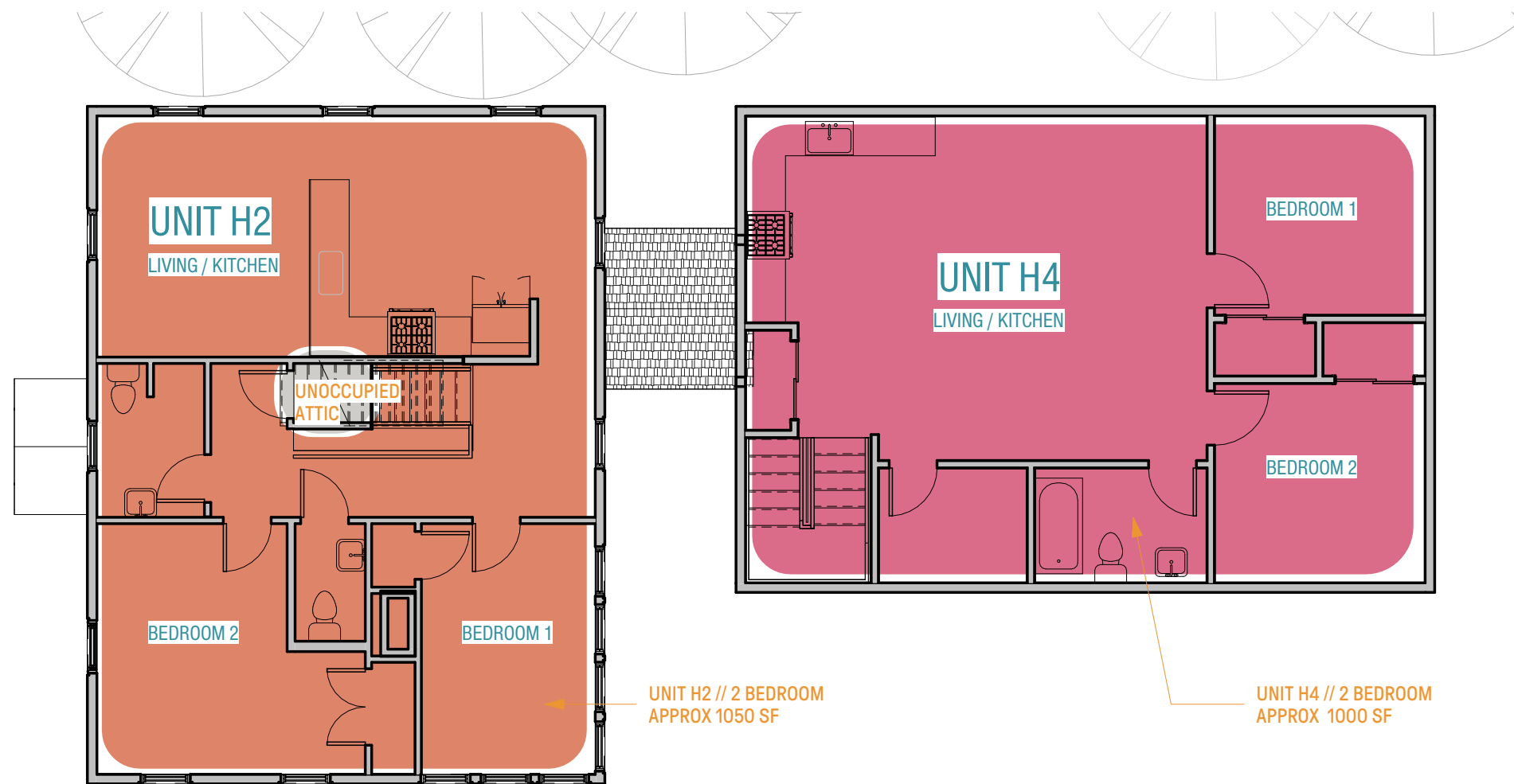
**URBAN FOCUS. CICADA**



1 // LEVEL 1

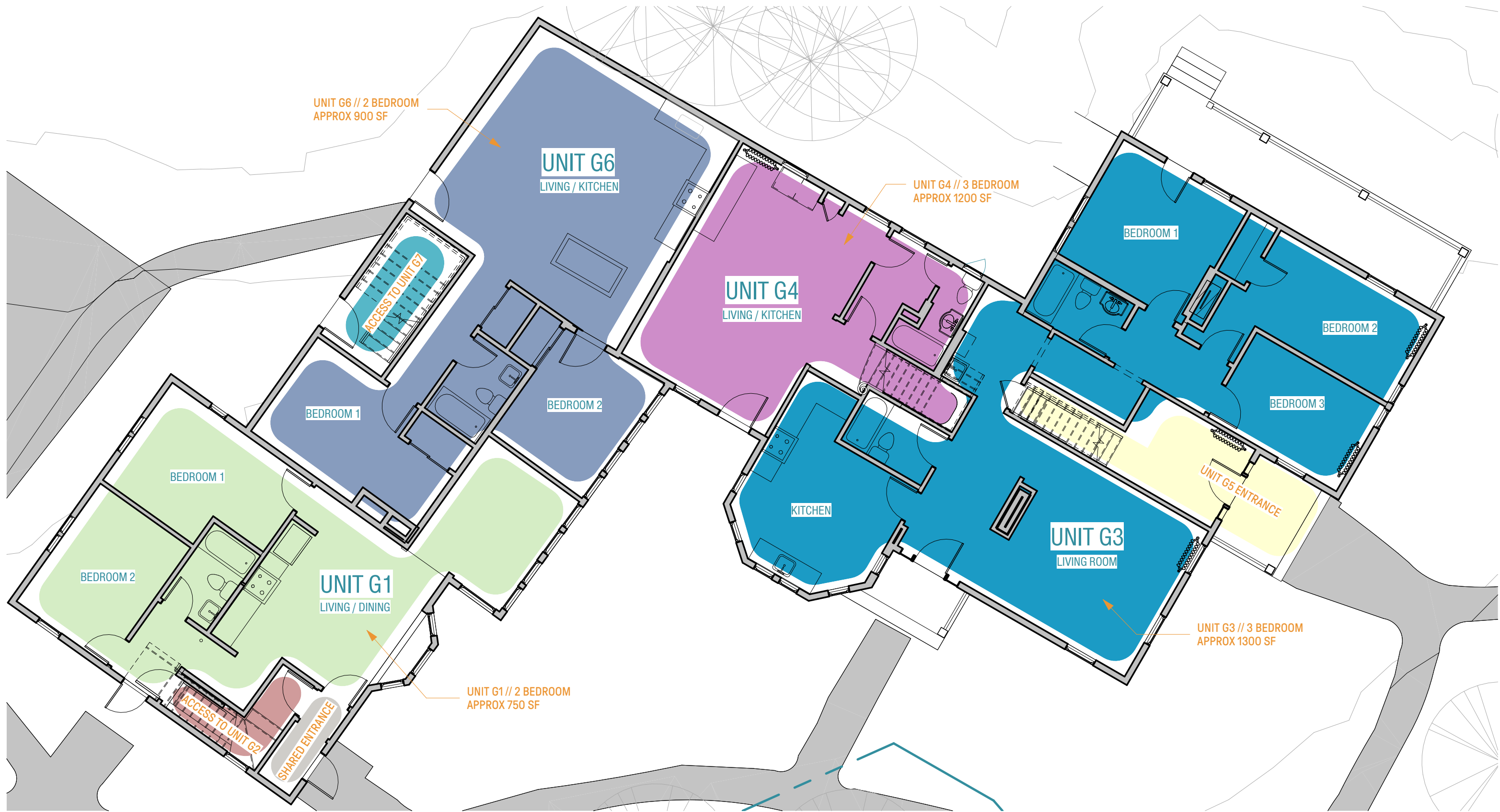
1/8" = 1'-0"





**2 // LEVEL 2 - HANCOCK ADDITION**

1/8" = 1'-0"



1 // LEVEL 1

1/8" = 1'-0"



2 // LEVEL 2

1/8" = 1'-0"

<b>HOWARD //</b>	UNITS	BEDROOMS
EXISTING HOUSE:	2	2 BEDROOM
ADDITION	2	2 BEDROOM
<b>HUME //</b>		
EXISTING HOUSE:	2	2 BEDROOM
ADDITION	2	2 BEDROOM
<b>HARDING //</b>		
EXISTING HOUSE:	3	3 BEDROOM
<b>TOTAL //</b>	11	2+3 BEDROOM
<b>UNIT MIX //</b>	8 // 2 BEDROOM [AVERAGE SF = 775 SF]	
	3 // 3 BEDROOM [AVERAGE SF = 1250 SF]	



<b>FUNDING SOURCES</b>	<b>PARAMETERS</b>	<b>COMMENTS</b>
Federal Historic Tax Credits	20% of eligible basis	20% of eligible basis for properties listed in the National Register
State Historic Tax Credits	Up to 20% of eligible basis	Up to 20% of eligible basis for properties determined eligible for listing in the State Register by the MHC
MassHousing HOME Investment Partnership Program	\$65,000 - \$90,000 per unit for non-consortium communities (\$50-75K in consortium communities)	Highly competitive All units receiving HOME assistance must be occupied by households earning no more than 60% of the area median income At least 20% of the HOME units must be affordable to households earning no more than 50% of area median income
MassHousing Affordable Housing Trust Funds		Highly competitive (total of \$2.5M last year) Delivered as a bond
MassHousing Housing Innovation Funds	No more than 50% of TDC with a max of \$1M.	Delivered as loans
MassHousing Livable Communities Community Based Housing	No more than 50% of TDC to a max of \$750,000	For the acquisition, construction and rehabilitation of rental housing
MassHousing Community Scale	No more than \$150K per unit and no more than \$1M per project. TDC is capped at \$350K	Funding for small scale projects in communities with populations of less than 200,000
MassHousing Housing Trust Fund	No more than \$100K per unit or \$500K per project	Structured as a 30-year deferred payment loan at 0% interest
Newton HOME Funds	Annual set-aside - \$125,000	
Newton CDBG Funds	Annual Housing set-aside - \$950,000	
West Metro Consortium	\$125K - \$500K	
Newton Housing Authority - Project Based Vouchers	Expression of interest in participating in the project	
Community Preservation Act (CPA) Funding	Annual Historic Resource set-aside	
Newton Affordable Housing Trust	Annual \$1.9 million set-aside	Grants and Loans available - Short term financing; predevelopment financing; long term gap financing emphasis on housing for Extremely Low (30% AMI), Very Low (50% AMI), and Low Income (80% AMI) households.
Federal Home Loan Bank (Boston) – Affordable Housing Program	Maximum direct subsidy of \$850K \$1.2M in direct and low interest loan per project	at least 20% of the units are for households with incomes that do not exceed 50% of the median income for the area.