



Myrtle Village

Affordable Housing Development

12 and 18-20 Curve Street
West Newton, MA

Development Team



- Developer:
Myrtle Village, LLC
- Consultant:
Newton Community Development Foundation
- Architect / Project Manager:
Angelo Kyriakides

Project Overview



- 7 units of affordable, deed restricted rental housing at two existing properties located at 12 and 18 – 20 Curve Street, West Newton

Existing Properties

12 Curve Street



Existing Properties

18 -20 Curve Street



Myrtle Baptist Church Neighborhood Historic District – National Register of Historic Places in 2008



Myrtle Baptist Church Neighborhood Historic District – National Register of Historic Places in 2008



Myrtle Baptist Church

Established in 1874



Project Description - Scope of Work – 12 Curve St.



- Rehabilitation and construction of 12 Curve St.
- Providing: Two 2 bedroom units and one 3 bedroom unit
- One of the 2 bedroom units will be visitable



Project Description - Scope of Work – 18/20 Curve St.



- Rehabilitation and construction of 18-20 Curve St.
- Providing: One 1 bedroom unit, two 2 bedroom units and one 3 bedroom unit
- The 1 bedroom unit 100% handicapped accessible
- One of the 2 bedroom units will be visitable

Project Budget/Funding



■ CDBG		\$604,679
■ HOME		\$339,000
■ CPA		\$910,179
■ Total City Funds	=	\$1,853,858
■ Bank Financing		\$591,746
■ Developer's Equity		\$632,000
■ Total Project Cost	=	<u>\$3,077,604</u>

Unit Composition



- 1 bedroom 50% - AMI
- 2 bedroom 70% - AMI
- 2 bedroom 70% - AMI
- 2 bedroom 85 %- AMI
- 2 bedroom 85% - AMI
- 3 bedroom 50% - AMI
- 3 bedroom 85% - AMI

- 7 Total Units

• Tenant Relocation Plan

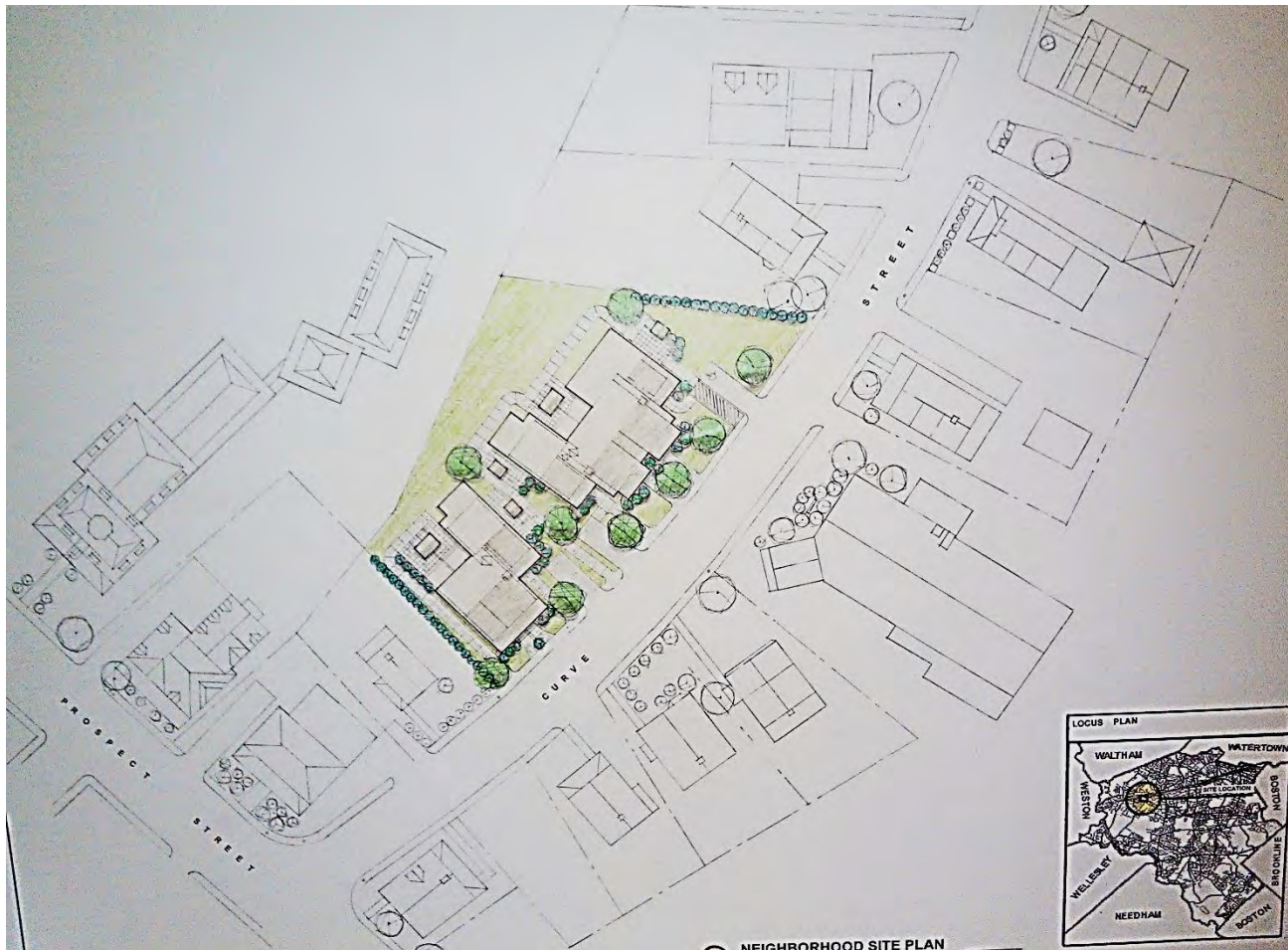


- We have allocated \$6,000 for relocation expenses
- 2 Phases of construction
- 12 Curve St. – Moving & Storage
- 18 – 20 Curve St. – Moving

Parking Area



Site Plan - Locus



Elevation



MYRTLE VILLAGE
COMMUNITY DEVELOPMENT CORPORATION



Proposed Side Elevation "C"
scale: 1/8"=1'-0"



Proposed Side Elevation "B"
scale: 1/8"=1'-0"



Proposed Curved Street Elevation "A"
scale: 1/8"=1'-0"

AAK⁰⁰AIA
ANGELO KYRIAKIDES PC
ARCHITECT
Proposed Curved Street
Applicable Historic Evaluation
Myrtle Village
Community Development Corp.
22 Curlew Street
West Haven, CT

Elevation



MYRTLE VILLAGE
COMMUNITY DEVELOPMENT CORPORATION



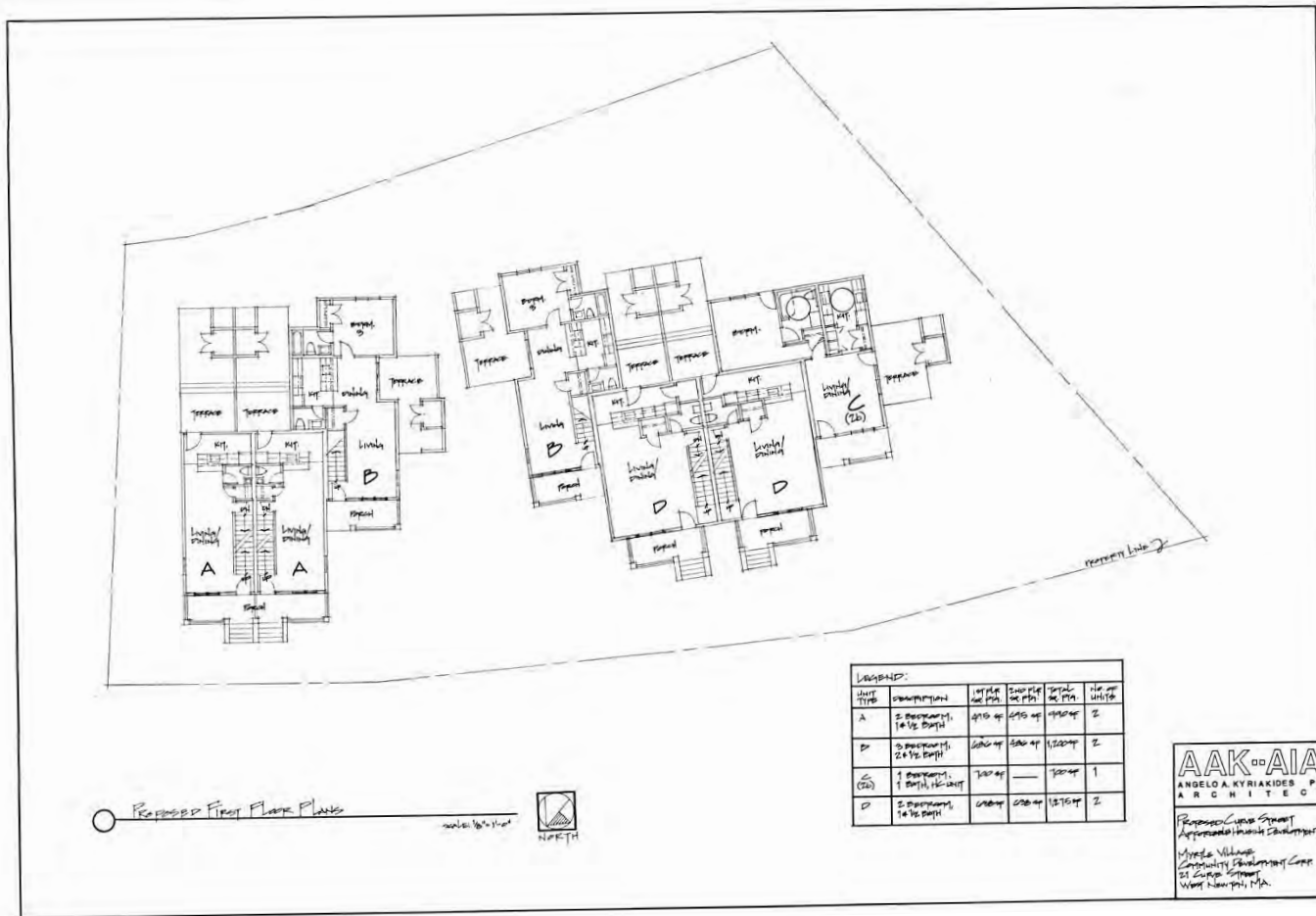
PROPOSED REAR ELEVATION "D"
scale: 1/8"=1'-0"



PROPOSED REAR ELEVATION "E"
scale: 1/8"=1'-0"

AAK^{AA}AIA
ANGELO KYRIAKIDES P.C.
ARCHITECT
PROPOSED CURB STREET
APPROPRIATE HUMAN SCALE
MYRTLE VILLAGE
COMMUNITY DEVELOPMENT CORP.
25 CAMP STREET
WANT HOUSTON, MA

Floor Plan – First Floor



Floor Plan - Second Floor

