



# NEWTON ARMORY – JAPG

SEPTEMBER 10, 2020

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# AGENDA

- 
- Introductions
  - Overview of Project Team
  - Affirmative's Scope of Work
  - Progress To-Date
  - Preliminary Feasible Development Scenarios
  - Input from JAPG



# OVERVIEW OF PROJECT TEAM

# LEAD PROJECT TEAM



Tara Mizrahi,  
VP/Principal AI



David Ennis,  
President AI



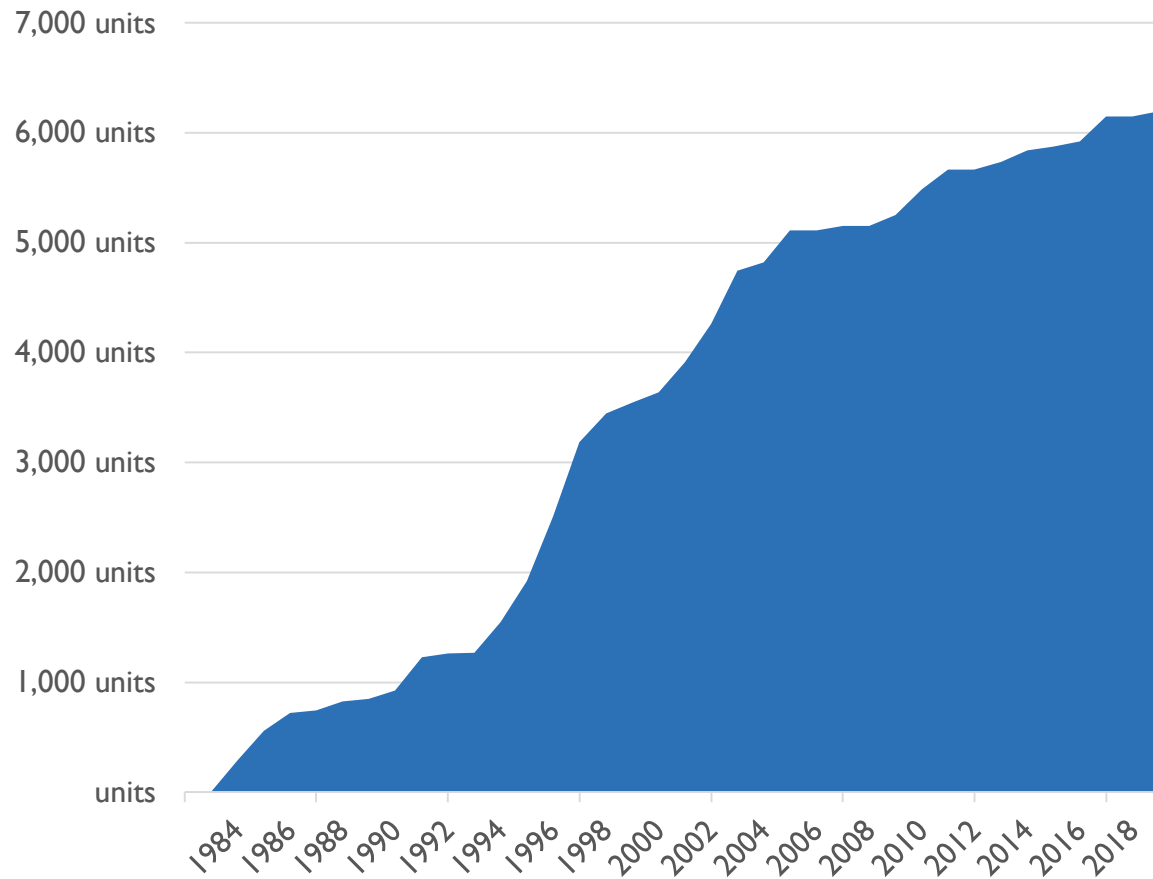
Michael Kaufman  
DHK Architects



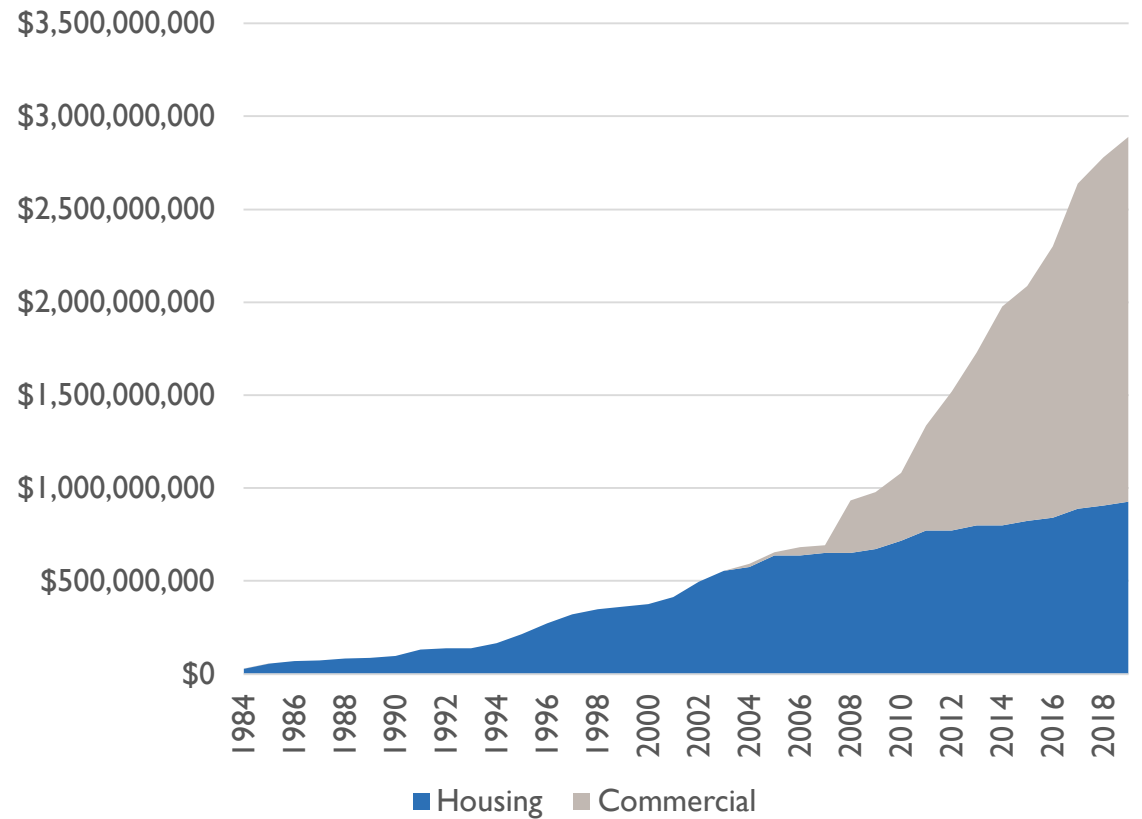
Adam  
Goldstein,  
Associate PM  
AI

# AFFIRMATIVE'S HISTORY

## AI Housing Projects- Units Constructed



## AI Housing and NMTC Projects-Total Development Cost



# AFFIRMATIVE'S HISTORY





## DHK'S WORK.

BRIGHTON MARINE, 2101  
WASHINGTON, CLAFLIN PLACE,  
MT. GREYLOCK, NEW ART  
CENTER.





# SCOPE OF WORK



# OUR SCOPE OF WORK

## Part I

- Oversee and integrate third party reports
  - End of September
- Develop the design and financing of four development scenarios to assess feasibility
  - End of October
- After further review and presentation with stakeholders, produce a final report with the 2 preferred scenarios
  - End of November

## OUR SCOPE OF WORK (CONT.)

### Part II

- City decision on purchasing property from DCAMM
- If moving forward, work with Newton Planning Department and Executive Office to develop RFP

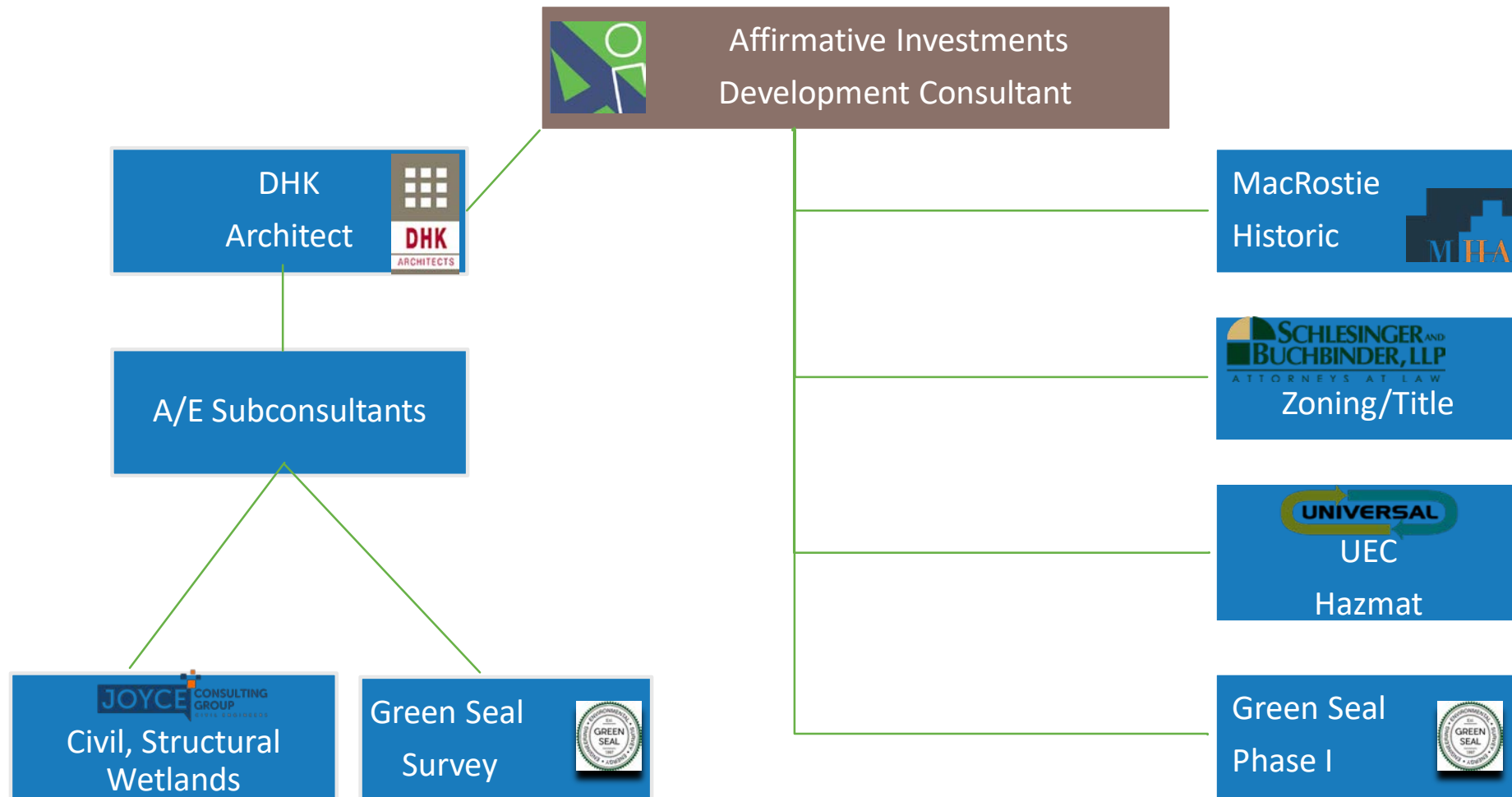


# PROGRESS TO- DATE

## PRELIMINARY RESEARCH

- Gathering reports of civil, structural, environmental, HazMat, historic, and legal subconsultants
- Review of housing development in Newton
- Armories on National Historic Register
  - Lynn, Waltham
- Armories not on National Historic Register
  - Chelsea, Somerville, Boston, Woburn, Malden, Natick, Plymouth

# SITE VISIT COMPLETED 8/18-8/20





PRELIMINARY  
FEASIBLE  
DEVELOPMENT  
SCENARIOS

# GETTING TO FEASIBLE DEVELOPMENT SCENARIOS

## 4 Overlapping Questions

1. What to do with the building?
2. What funding sources are available?
3. What population(s) should be served?
4. What level(s) of affordability?

# GETTING TO FEASIBLE PRELIMINARY SCENARIOS-BUILDING

## What to do with the building?

1. No/minimal demolition
2. Partial demolition
  1. Keep the head house & demolish the field house
3. Demolish the full building



# GETTING TO FEASIBLE PRELIMINARY SCENARIOS-FINANCING

What funding sources are available?

- **City Level:** CDBG, HOME, CPA, Newton Housing Authority Housing Choice Vouchers
- **State Level:** Federal Tax Credits, State Tax Credits, Affordable Housing Trust Fund, Housing Stabilization Fund, Housing Innovations Fund, Facilities Consolidation Fund, Community Based Housing, Commercial Area Transit Node Housing Program, Housing Choice Vouchers, Massachusetts Rental Voucher Program, State Historic Credits
- **Federal Level:** Federal Historic Tax Credits
- **Non-Public Sources:** Loan from private or quasi-public banks, size of which is based on cash flow (rent levels and # of units) of the property

# GETTING TO FEASIBLE PRELIMINARY SCENARIOS-POPULATIONS

What populations should be served and at what affordability?

## 1. Family

- Single individuals and elderly are allowed
- Requires higher bedroom count (1, 2, and 3 bedroom → fewer total units)

## 2. Seniors

- 62+ (all households and members of household over 62)
- 55+ (at least 80% of the units must have 1 member 55 or older)

## 3. Other Populations

- Homeless families, homeless seniors, and homeless individuals, persons with disabilities, military veterans, and persons with other special needs

# GETTING TO FEASIBLE PRELIMINARY SCENARIOS-AFFORDABILITY

Affordability Levels	Single	Family (of 4)
80%	\$67,400	\$96,250
60%	\$49,980	\$71,400
30%	\$26,850	\$38,350

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INPUT FROM  
JAPG