



NEWTON ARMORY RESIDENCES

Planning Office for Urban Affairs

ARCHDIOCESE OF BOSTON


NEWTON
COMMUNITY DEVELOPMENT
FOUNDATION

Planning Office *for* Urban Affairs

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Mission

Develop high quality housing where people can live with dignity and respect in homes that they can afford, in order to create inclusive and vibrant communities

Overview

- Formed in 1969 by the archdiocese of Boston
- Affordable, workforce and mixed-income housing
- Commercial and community development
- Neighborhood and community revitalization
- Focus on building vibrant and inclusive communities

Experience

- Completed 3,000 units to date with financing over \$650M
- Projects throughout the Greater Boston region
- Provided for a wide range of affordable rental and homeownership opportunities throughout a variety of income levels



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Mission

To foster economic and cultural diversity in the City of Newton through the development and management of affordable and mixed-income housing communities

Resident Focus

Comprehensive Resident Services program addresses the various and changing needs of residents through a range of supportive services and activities that promote self-worth and dignity, enrich lives, affirm diversity, encourage community spirit and sustain independent living

Experience

- Founded in 1968
- Developed & owns six properties throughout Newton
- Property management for itself and others (e.g. West Suburban YMCA, Needham Housing Authority)



"... services and programs that are provided to residents [are] varied and creative. The grounds of the building are immaculate and lovely. It is always a pleasure to see residents enjoying the property and surrounding area with pride and respect."

- Letter of support from a neighbor of NCDF's Weeks House

"With their breadth and depth of experience of the local housing issues as well as local, state, and federal regulations, NCDF has been a critical component of our delivery and service system. Beyond the technical aspect... their social service team brings quality services to individual residents. They are a highly skilled, yet empathetic and compassionate organization."

- Jack Fucci, West Suburban YMCA



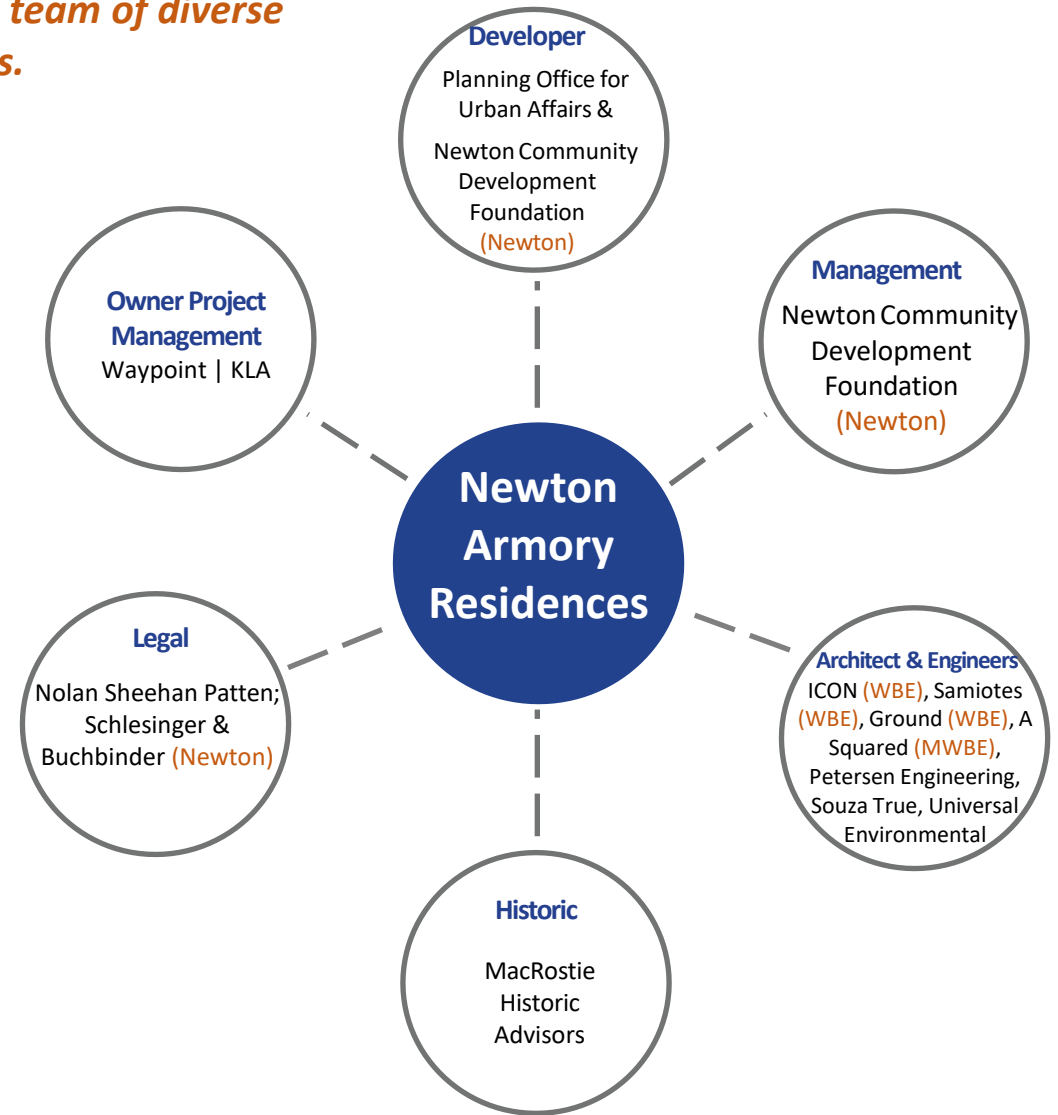
The vision for the Newton Armory Residences is built around an experienced team of diverse professionals and M/WBE businesses and anchored by NCDF's deep local ties.

Team Experience

- More than a century of combined experience, including a half century managing affordable housing in Newton
- Design team are industry leaders in affordable housing, historic preservation, adaptive reuse, PHIUS, and the intersection thereof
- Newton-based zoning attorney has experience on multiple high-profile projects including Dunstan East

Diversity and Inclusion Plan

- Development team includes substantial Minority and Women Business Enterprise (M/WBE) representation
- Comprehensive plan for construction-phase participation exceeding: 25% MBE; 10% WBE; 10% Section 3; 25% minority workers. Special outreach to Newton businesses and workers
- NCDF consistently exceeds employment goals during operations
 - 55% of NCDF employees are minorities



Our Vision is to help low-income families gain access to the wealth of opportunities available in Newton while enhancing the Washington Street / West Newton community, advancing sustainable living, and celebrating the legacy of the historic Armory.



Project Plan

- 43 units for families
- Mix of one-, two-, and three-bedroom apartments
- Three accessible units

Affordability

- All units less than 60% AMI
- 8 units at 30% AMI, with MRVP

Amenities

- Community room
- Fitness room
- Outdoor patios and play-spaces
- Bike storage and 1:1 parking
- Laundry
- On-site management office

	30% AMI	60% AMI	Total
One Bedroom	3	13	16
Two Bedrooms	4	18	22
Three Bedroom	1	4	5
Total	8	35	43

The site is designed to enrich the fabric of Newton now and into the future, in line with community-articulated frameworks and visions.

Historic Preservation

- Design retains and preserves iconic headhouse of the Armory

Enhanced Sustainability

- New addition will meet Passive House Standards, in-line with the goals of the Climate Action Plan

Green Space

- Attractive landscaping, a pocket park, and play space will define and enhance the Washington Street edge
- Preserves and enhances the tree canopy

Balanced Transportation Plan

- 1:1 parking, hidden from view, combined with ample bicycle storage and excellent transit access, advance the transportation goals of the Washington Street Plan







Inviting + accessible main entry



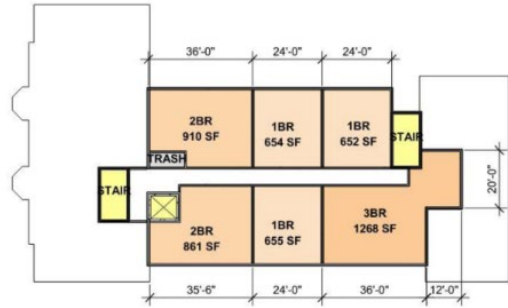
Distinction between old and new



Unit size based on windows and location in building



Ground level residential entries provide activity along street edge



Fifth Floor



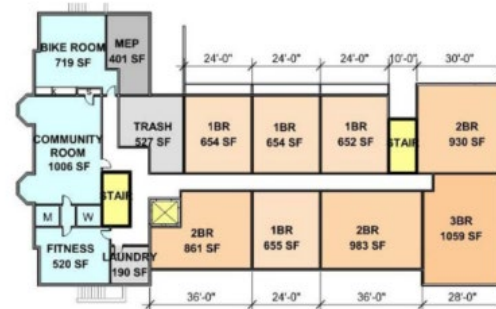
Fourth Floor



Third Floor



Second/ Main Floor



First/ Ground Floor



Headhouse window openings maintained
Grade change along Armory Street
Materiality and massing steps down



- Sensitive Adaptive Reuse
- Passive House Addition
- 43 efficient family sized apartments
- Universal Design and visitable throughout
- Solar ready
- Low U windows, high R walls
- On site parking, including EV
- Residential Amenities: Community Room, Bike Storage

Design and operational choices balance excellence with fiscal responsibility

Development Cost Summary

Acquisition	\$60
Construction	\$15,320,311
Soft Costs	\$3,921,502
Developer Fee & Reserves	\$2,055,511
TOTAL DEVELOPMENT COSTS	\$21,885,552 (\$508,966 per unit)

Sources of Financing

DHCD Subordinate Debt	\$3,580,000
City of Newton & HOME Consortium	\$2,500,000
9% and State LIHTC Equity	\$12,315,552
Permanent First Mortgage	\$3,490,000
TOTAL FINANCING SOURCES	\$21,885,552

Operating Expenses

Management Fee	\$42,112
Administrative Expenses	\$126,118
Operations & Maintenance	\$112,699
Utility Expense	\$115,250
Resident Services	\$14,655
Taxes & Insurance	\$75,990
Replacement Reserves	\$15,050
TOTAL OPERATING COSTS	\$501,873 (\$11,671 per unit)