

2019 DEC -2 P 1:32

Community Preservation Committee Town of Belmont

CPA Funding – Final Application

Ten copies of the completed Final Application must be submitted to the following address by no later than 7pm on December 2, 2019:

Community Preservation Committee
c/o Floyd S. Carman, Treasurer
Town of Belmont
PO Box 56
Belmont, MA 02478

Project Title Feasibility study for the redevelopment and creation of new affordable housing units at Belmont Village.

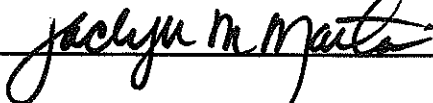
Project Location Belmont Village (Pearson Rd, Bradley Rd, Weber Rd, Thomas St, Gordon Terr.)

Applicant/Contact Person Jaclyn Martin, Executive Director

Organization Belmont Housing Authority

Mailing Address 59 Pearson Road, Belmont MA 02478

Telephone 617-484-2160 **E-mail** Jmartin@BelmontHA.org

Signature  **Date** November 30, 2019

CPA Category (check all that apply):

- Community Housing
- Historic Preservation
- Open Space
- Recreation

Amount Requested \$173,000.00

Total Project Cost \$173,000.00

CPA FINAL APPLICATION FY 2021

PROJECT DESCRIPTION

1. GOALS.

The goal of the request for \$173,000 in CPA funds is to complete an assessment and project redevelopment plan of Belmont Village. This assessment and redevelopment plan will focus on the feasibility of new construction with accessibility access for families and disabled residents of Belmont and the creation of affordable apartments on the site.

2. COMMUNITY NEED.

According to Belmont's Comprehensive Plan for 2010-2020 "There is a need for a wider variety of housing types to serve young professionals and the elderly, especially near village centers. Housing suitable for the needs and moderate incomes of young professionals and the elderly is insufficient, especially smaller rental units and townhouses." The plan further noted "Limited housing opportunities exist for seniors, young adults, and young families in Belmont. As seniors look to downsize, but remain in Belmont, there are few opportunities for them to do so on a modest, fixed budget. Also, young adults and young families looking to buy a first home, or to rent an affordable one does not have many options in Belmont. Another group in need of housing in Belmont is the workforce. This cohort, both commercial and municipal, requires a range of housing that is not often or easily found in Belmont."

Additionally, the Belmont Housing Production Plan approved by the Town in 2018 states that "approximately 25% of Belmont's households qualify for affordable housing and that only 6.37% of the dwelling units are affordable". The Housing Production Plan also discusses the need to "focus on the revitalization and preservation of existing community housing. The largest single affordable housing developments in Belmont are owned and operated by the Belmont Housing Authority (BHA). They are largely comprised of units that are 45 -65+ years old and are in need of major systems upgrades and interior renovations. There is a dire lack of units that are accessible to people with a variety of disabilities. The needs of senior residents for accessible private and public spaces are particularly acute. Revitalization of these properties will not only provide an opportunity to increase the number of affordable units, but will also improve the quality of life for the current residents while making the buildings themselves more of an asset to the neighborhoods of Belmont. These two public housing developments were identified as being in the greatest need of revitalization: • Sherman Gardens (80 existing units) • Belmont Village (100 existing units). The BHA is already engaged in addressing the needs and opportunities at Sherman Gardens. The BHA recently received a Community Preservation grant for a redevelopment consultant to determine the feasibility of adding an elevator building to the site. This would create accessible units at this elderly/disabled development and also offer the potential for developing additional affordable housing. Both sites hold the potential for redevelopment and adding affordable apartments." Our application today is to do a similar exploration of the feasibility of redeveloping and adding additional affordable housing at Belmont Village.

A new design for Belmont Village that includes additional apartments, accessible apartments and housing stock not currently available such as 1-bedroom apartments and handicap accessible 2-bedroom and 3-bedroom apartments could create additional affordable housing in Belmont. The number of new units and the bedroom size configuration will be ascertained through the planning process. The site assessment and financial analysis will determine the optimum number of new apartments and bedroom sizes and level of affordability. Currently Belmont remains at 337 units below the mandated 10% required by the State's affordable housing law (Chapter 40B). Creating additional affordable housing on a publicly owned site is both needed and should be far more cost effective than developing on privately held property since the cost of land will not factor into development costs.

Belmont Village is currently made up of 100 apartments in 25 residential dwellings on approximately 9 acres of land. Each dwelling is made up of four units, with two-bedroom garden style apartments with separate entrances on each end and two three-bedroom apartments in the middle via a shared entry way. All entries require stairs to get into the unit. As accommodations, the Housing Authority has added three ramps, but none of the apartments are accessible. Residents do not have access to basement from their apartments and use a common outdoor stairwell for access. The apartments have a washer machine hook-up in the kitchen and dryers are located in the basements. There are no accessible apartments at Belmont Village. We have single residents who occupy two-bedroom units because we do not have anywhere to transfer them to when they are over-housed since state regulations only allow elderly or disabled residents to live at Sherman Gardens and Waverley Oaks.

3. COMMUNITY SUPPORT.

The Belmont Housing Trust and the Belmont League of Women Voters have endorsed this proposal. Letters will be submitted as they are received.

4. PROJECT DOCUMENTATION.

Attached is a lay-out of Belmont Village. Attachment A.

5. TIMELINE.

Summer 2020: Request for Proposals for a Redevelopment/Housing Consultant

Fall 2020- Spring 2021: The Redevelopment Consultant will carry out a series of tasks including but not limited to:

- Site Assessment;
- Market Research including demand for affordable and workforce housing;
- Development Strategies;
- Affordable housing funding;
- Financial modeling;
- Financing options for new development;
- Long term asset management planning;
- Neighborhood community process;
- Liaison with Town Departments;
- Work with DHCD and BHA Board to develop specifications and select firm to provide design services.

Spring 2021: Based on the results of the site assessment and financial analysis, a Request for Services will be solicited for design services.

Spring 2021-Winter 2021: The architectural team in conjunction with the redevelopment consultant would carry out the following tasks, including but not limited to:

- An analysis of existing conditions;
- Submission of Conceptual design options;
- Solicit feedback from residents, neighbors and Town Departments;
- Detail the construction, cost and phasing implications of various options;
- Review the range of solutions available for redeveloping Belmont Village;
- Identify advantages and disadvantages for the range of solutions;
- Recommend a final preferred plan.

6. CREDENTIALS

Since the BHA is a state public housing authority, the Massachusetts Department of Housing and Community Development (DHCD) will assist in developing the scope and the selection for a design services consultant. DHCD has worked with the BHA on multiple design and construction projects. The Belmont Housing Authority will use a similar Request for Proposals (RFP) for a development consultant that was used to hire the consultant to evaluate Sherman Gardens.

7. SUCCESS FACTORS

The success of this project will be measured by the completion of the following: 1) a site assessment and financial analysis of the redevelopment of Belmont Village and 2) a design and community process that provides options for the addition of an accessible units and the creation of new affordable apartments.

8. BUDGET

CPA funds will be used to hire a redevelopment consultant to complete a site assessment and a financial feasibility analysis for the redevelopment of Belmont Village and an architectural team to provide design services.

Redevelopment Consultant: \$73,000 over an anticipated engagement of 18 months.

Architectural and Design Services: \$100,000 over an anticipated engagement of 12 months.

CPA Funding Request: \$173,000

9. OTHER FUNDING N/A

10. MAINTENANCE: N/A

11. IMPACT ON TOWN BUDGET: N/A

ADDITIONAL INFORMATION:

1. CONTROL OF SITE

Belmont Village is a state-aided public housing development owned and managed by the Belmont Housing Authority.

Attachment A. Layout of Belmont Village



