

CITY OF SOMERVILLE, MASSACHUSETTS
SOMERVILLE AFFORDABLE HOUSING TRUST FUND
JOSEPH A. CURTATONE
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Donna Haynes
Daniel LeBlanc
Beth Munroe-Howe
Eleanor Rances
Andrea Shapiro
Lisa Davidson
Mark Niedergang

Somerville Affordable Housing Trust Fund - Request for Information
Due by noon on Monday November 24, 2014

Name of Agency: Somerville Community Corporation, Inc.

Contact (name, phone number and email address) at Agency for the Program:

Scott Hayman, Director of Real Estate, Cell phone: 508-635-7109. Landline: 617-776-5931 x 227.

Email: shayman@somervillecdc.org.

Estimated CPA Request: \$400,000 permanent subsidy

Estimated Trust Fund Request: \$239,960 permanent subsidy

Other anticipated or secured funding sources:

\$600,000 Local HOME funds permanent subsidy; Sales Proceeds: \$2,831,521; Brownfields Tax Credits: \$51,664; Sustainable Communities Loan and Construction Loan from East Boston Savings Bank.

Project description (please include information on the number of units, tenure type and area median income to be served):

The project involves the adaptive re-use of the former American Legion building located at 163 Glen Street to produce 11 condominium units for sale to households earning at or below 80% of AMI (4 2BR units); households earning between 80% and 110% of AMI (3 2BR units and 1 3BR units); and to market income households (3 2BR Units). In total, the Trust Fund and CPA can claim 8, long term restricted, affordable, transit oriented homeownership units.

Project timeline description:

SCC owns the property with an acquisition loan from Community Economic Development Corporation (CEDAC); received all Zoning Approvals from the City of Somerville; completed 90% construction drawings; performed all necessary geo-technical and environmental investigations; anticipates Release of Funds approval from HUD for the use of Sustainable Communities and HOME funds by January 2015; and is prepared to solicit bids from all trades. Hazmat removal and Construction can start as early as February 2015 and completion of construction is projected to be August 2015. Marketing and sales of units will commence in the third quarter of 2015.

Project Status (option to purchase signed, site control, One Stop submitted, early conversations, etc):

SCC owns the property. All applications for funding have been submitted. East Boston Savings Bank will likely provide the construction financing for the project. The Environmental Review by the City of Somerville is nearly complete. The City is expected to advertise its intent to release HOME and Sustainable Communities Funds the week of December 1st, 2014 with an anticipated approval to Release Funds from HUD by the first week in January.

AN ADAPTIVE REUSE OF 163 GLEN STREET
163 GLEN STREET CONDOMINIUMS
163 GLEN STREET, LLC
SOMERVILLE, MA



DRAWING LIST

0001 COVER SHEET
104 EXISTING CONDITIONS SITE PLAN
204 PROPOSED SITE PLAN
304 DEMOLITION AND EROSION CONTROL PLAN
404 DISTURB
L104 LANDSCAPE PLAN
A301 EXISTING ELEVATION PHOTOS, SUN STUDIES AND RENDERING
A100 FIRST AND SECOND FLOOR PLANS
A101 THIRD FLOOR AND ROOF PLAN
A200 BUILDING ELEVATIONS

FLOOR	UNIT	NO. OF BEDROOMS	NO. OF BATHS	AREA (S.F.)	ACCESSIBLE
1st Floor					
1st	Front - Left	2	1	780	Design 1
	Front - Right	2	1	780	Design 2
	Rear - Left	2	1.5	1288	Design 3
	Rear - Right	2	1	1135	Design 1
2nd	Front - Left	2	1	825	
	Front - Right	2	1	825	
	Rear - Left	2	1	780	
	Rear - Right	2	1	125	
3rd	Front - Left	2	1	830	
	Rear - Left	2	1	785	
	Right	2	1	1385	

MAP 33, BLOCK A, LOTS 12 AND 14



163 Glen Street Development Pro-forma

SOURCES

Sales Proceeds	\$ 2,831,524		
Local Permanent Sources (Subsidy)			
Local HOME	600,000	\$	120,000
CPA	400,000	\$	57,143
Local Trust	239,960	\$	29,995
Brownfields Tax Credit	51,664	\$	4,697
	\$ 1,291,624		
Total Sources	\$ 4,123,148	\$	374,832

USES

Construction	1,762,560	\$	153
Site Costs	170,000	\$	10
Construction and Site Costs	1,932,560		
Construction and Site Costs Contingency	96,628		7%
Soils, Soil Management,Vapor Barrier	75,000		4%
Subtotal	2,104,188		
Soft Costs	711,000		23%
Subtotal	2,815,188		
Developer Overhead and Fee	272,960		10%
	3,088,148		
Acquisition	1,035,000		25%
Total Uses	\$ 4,123,148		

Surplus/Deficit \$ -

Total Development Costs per Unit \$ 374,831.64

Bedrooms	Affordable Below 80%	Affordable 80% to 110%	Market
1BR	0	0	0
2BR	4	3	3
3BR		1	
	4	4	3

Market Sales	>80% Sales	80-110% Sales
1,082,250	668,160	1,081,114
1,082,250	668,160	1,081,114

Sale Prices	1BR	2BR	3BR
Market	\$ -	\$ 380,000	\$ 438,450
80%-110%	\$ -	\$ 263,738	\$ 289,900
<80%	\$ -	\$ 167,040	\$ 207,000

BR	Number	Sq. Ft.
2BR	3	780
2BR	1	825
2BR	1	920
2BR	1	705
2BR	1	820
2BR	1	785
2BR	1	1085
3BR	1	1285
<u>2BR</u>	<u>1</u>	<u>1185</u>
	11	

9950

Last updated:

11/22/2014

SOFT COSTS

Legal	65,000	
Architect/Eng/Landscape	220,000	
Clerk	-	
Permits-Survey-Environmental Investigation	98,000	
Construction Loan Interest	175,000	4.5% 15 months
Acquisition Loan Interest	78,000	5.75% 18 months
Other	<u>75,000</u>	
	711,000	

	SF	Cost SF
Site Area	16,930	10
Building Area	11,520	153
Contingency	16,930	6
Soil/vapor	\$ 16,930	4

Interim Financing

Sources

	Construction	Permanent	
Sustainable Communities Grant 0% loan	1,000,000		
HOME Funds for Construction and related Soft Costs	550,000	600,000	
Trust Funds	239,960	239,960	
CPA	400,000	400,000	
Developer Equity deferred until sales	75,000		
East Boston Savings Bank	<u>1,800,000</u>		
Tax Credit Brownfield		51,664	136480
	4,064,960		

Uses

Acquisition Loan Take Out	1,035,000		197,960
Construction, Contingency and Soils	2,104,188		136,480
Soft Costs	711,000		
Developer Overhead	<u>136,480</u>		
	3,986,668		
		\$ 2,831,524	Sales
Developer Fee	<u>136,480</u>		
	4,123,148	\$ 4,123,148	