

CLARENDON HILL: **COMMUNITY MEETING**

July 10, 2019

Agenda

- **Introduction & Recap**
- **Closing the financing gap**
- **Proposed site plan and program**
- **Next Steps**

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INTRODUCTION & RECAP

Who We Are

Somerville Housing Authority



Development Team



Intro & Recap

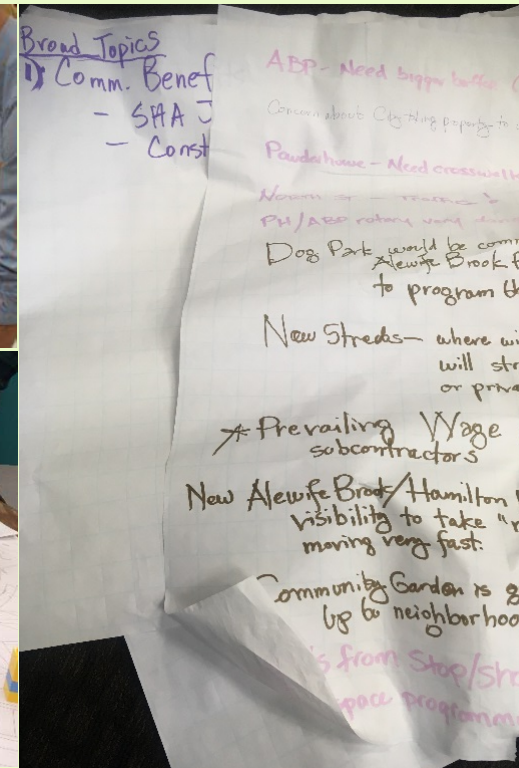
Closing the Gap

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Community Process

- Started process in mid-2016



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Community Process

- Received City Council approval in June 2018
- Home Rule Petition approved at State House, but site-wide prevailing wage requirement created a \$20 million gap in July 2018
- The development team has worked for the past year to close gap

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CLOSING THE FINANCING GAP

Closing the Financing Gap

1. Additional state or local subsidy

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Closing the Gap

- ~~1. Additional state or local subsidy~~
2. Mission-driven investor
3. New construction technology (additional height and more units)

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PROPOSED PROGRAM

Summary of Proposal

Fundamentals are the same:

- All 216 public housing units will be replaced and families have the right to return
- The affordable housing will be affordable in perpetuity
- The new site will be a mixed-income community that creates new affordable units, and will have high-quality community and open green space

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Summary of Proposal

A few things have changed:

- Building heights
- Elimination of one building
- Increase of open space
- Total number of apartments
- Number of new affordable apartments
- Parking ratio

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Site Plan (old)



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Site Plan (revised)



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Site program and unit mix

Entire Site	Market Rate	New affordable	Replacement public housing apartments	Total
Previous Plan	253	70	216	539
Current Proposal	295	80	216	591
Change	+42	+10	-	+52

Similar mix & distribution of incomes across buildings as previously proposed.

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Site program and unit mix

Redgate A&B	Market Rate	New affordable	Replacement public housing apartments	Total
Previous Plan	253	10	15	278
Current Proposal	295	21	15	331
Change	+42	+11	-	+53

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Site program and unit mix

POAH- SCC E, D and THs	Market Rate	New affordable	Replacement public housing apartments	Total
Previous Plan	0	60	201	261
Current Proposal	0	59	201	260
Change	+0	-1	-	-1

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Parking

	Apartments	Parking Spaces	Ratio
Existing	216	86	0.4
Previous Plan	539	394	0.73
Current Proposal	591	384	0.65

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Traffic

Remains fundamentally the same:

- Roadways are the same
- More apartments, but no more parking; will confirm any potential impact traffic engineers



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NEXT STEPS AND TIMELINE

Timeline

Event	Date
Zoning filing	Late September 2019
City Council Hearings	October 2019
Zoning hearings	November 2019
Zoning approval	December 2019
Relocation begins	Early 2020
Closing for First Phase	Summer 2020
Occupancy for First Phase	Early 2022

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