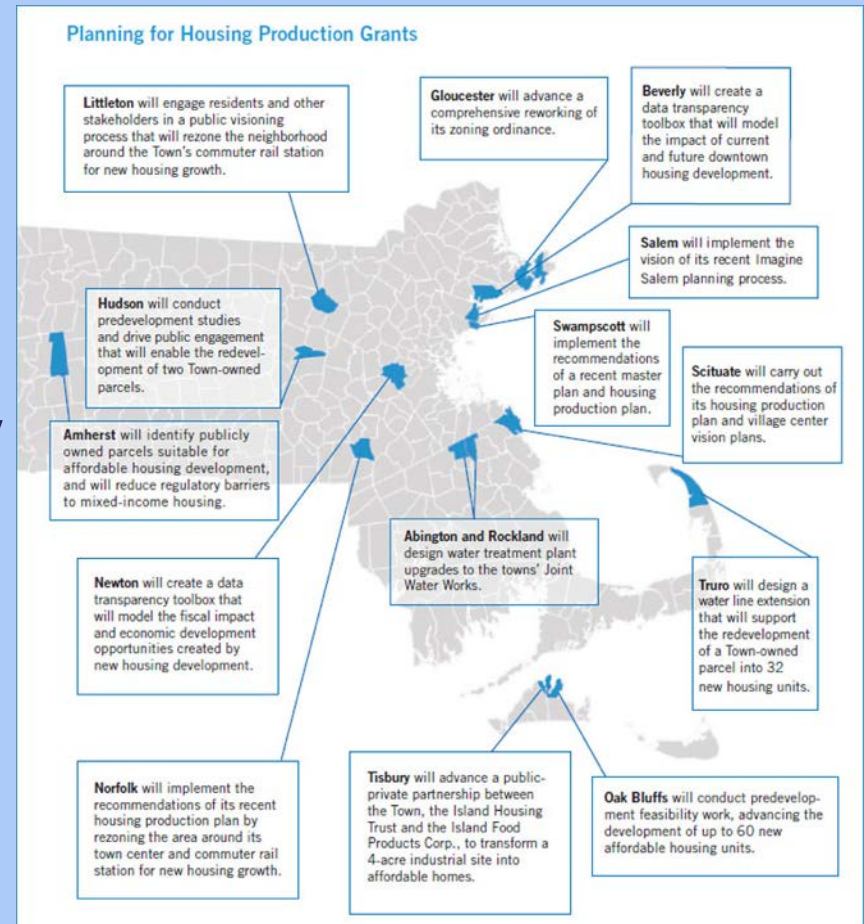


# **62 PACKARD STREET: AFFORDABLE HOUSING OPPORTUNITY**

**COMMUNITY FORUM  
OCTOBER 14, 2020**

# PLANNING FOR HOUSING PRODUCTION (PHP) PROGRAM:

- Funding provided by MassHousing, with local match from municipality
- Builds on local housing planning efforts by providing additional technical capacity
- Goal is to deliver new affordable housing in communities across MA
- Program started in 2018; 14 awards to date



# SUMMARY OF 2018 WORK

## Consultant Team

- Eliza Datta, E3 Development LLC
- Cliff Boehmer, Davis Square Architects

## 2018 Activities

- Review of site information
- Review of Town's housing needs
- Stakeholder interviews
- Conceptual site planning and financial feasibility analysis
- Initial findings and recommendations on next steps

# SUMMARY OF FINDINGS (2018)

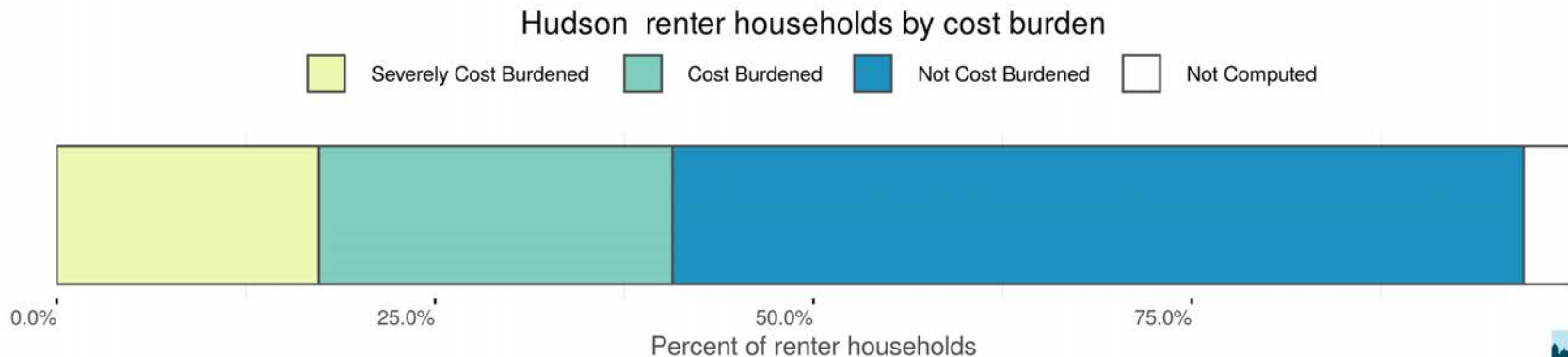
- Hudson is growing, and cost of housing is increasing.
- Affordable housing options are not keeping pace with the needs of Hudson's residents.
- High demand, extensive waiting lists for existing affordable properties.
- Older residents and young families are most in need of affordable housing options.

# SUMMARY OF FINDINGS (2018)

- Rents for affordable units in 40B projects are out of reach for many renters.
- Existing housing stock is aging; lack of apartments with elevators and other accessible features.
- New affordable housing is needed to keep Hudson above the required 10% under Chapter 40B.
- Hudson has funds for affordable housing (CPA) but market conditions have made it difficult to deploy resources effectively.

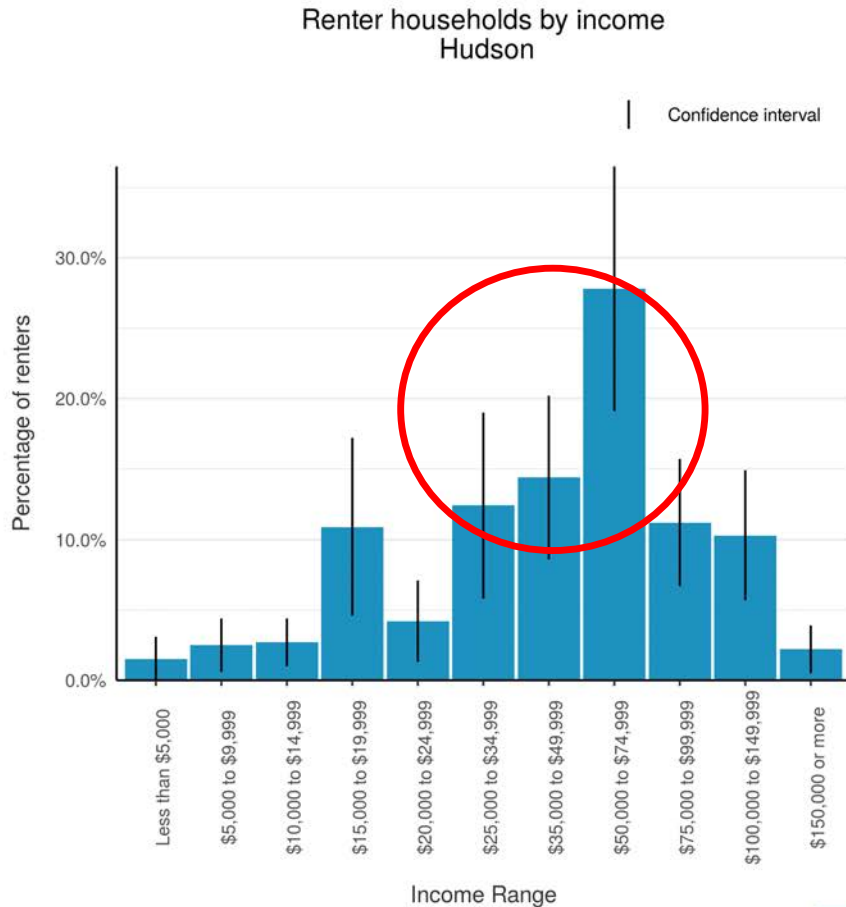
# RENTAL HOUSING DATA (2020)

- Housing costs have increased approx. 30% since 2010
- 40% of Hudson renters are cost burdened
- Rents for 'affordable' units in Hudson range from \$1,800 for a 1BR to \$2,500 for a 3BR



Source: U.S. Census Bureau American Community Survey, 2014-2018 5-year estimates.  
Table B25070: Gross rent as a percentage of household income in the past 12 months

# RENTAL HOUSING DATA (2020)



Source: U.S. Census Bureau American Community Survey, 2014-2018 5-year estimates:  
Table S2503: Income Tenure By Town



- Median income is **\$119,000/year**
- Majority of Hudson renters earn between **\$25,000 - \$75,000/year**
- Affordable rents for Hudson's renters:  
**\$850 - \$1700/mo**  
**(2 bedroom unit)**

# FINANCING FOR AFFORDABLE HOUSING

- Significant capital resources are required to build new housing; Dept of Housing and Community Development (DHCD) provides these funds on a competitive basis
- Capital support allows rents to be set below market, so they are affordable
- DHCD prioritizes projects that provide a range of unit sizes, with a significant number of family-sized units
- Projects must have experienced developers and managers; need scale to attract these partners
- Typical project size to secure DHCD funding is 35-45 units



# THE OPPORTUNITY

What the Packard St site offers:

- Opportunity to plan for Hudson's growth, leverage local land to support a critical housing need.
- Opportunity to create a neighborhood-scale project that balances housing and open space.
- Opportunity to create a viable project that will attract experienced partners and will be competitive for State resources.
- Opportunity to leverage Town resources (CPA funds) to attract significant State and private investment.
- Opportunity to generate tax revenue for Town.

# WAVERLY WOODS, BELMONT



# VILLA AT MEADOW WOOD, TEWKSBURY

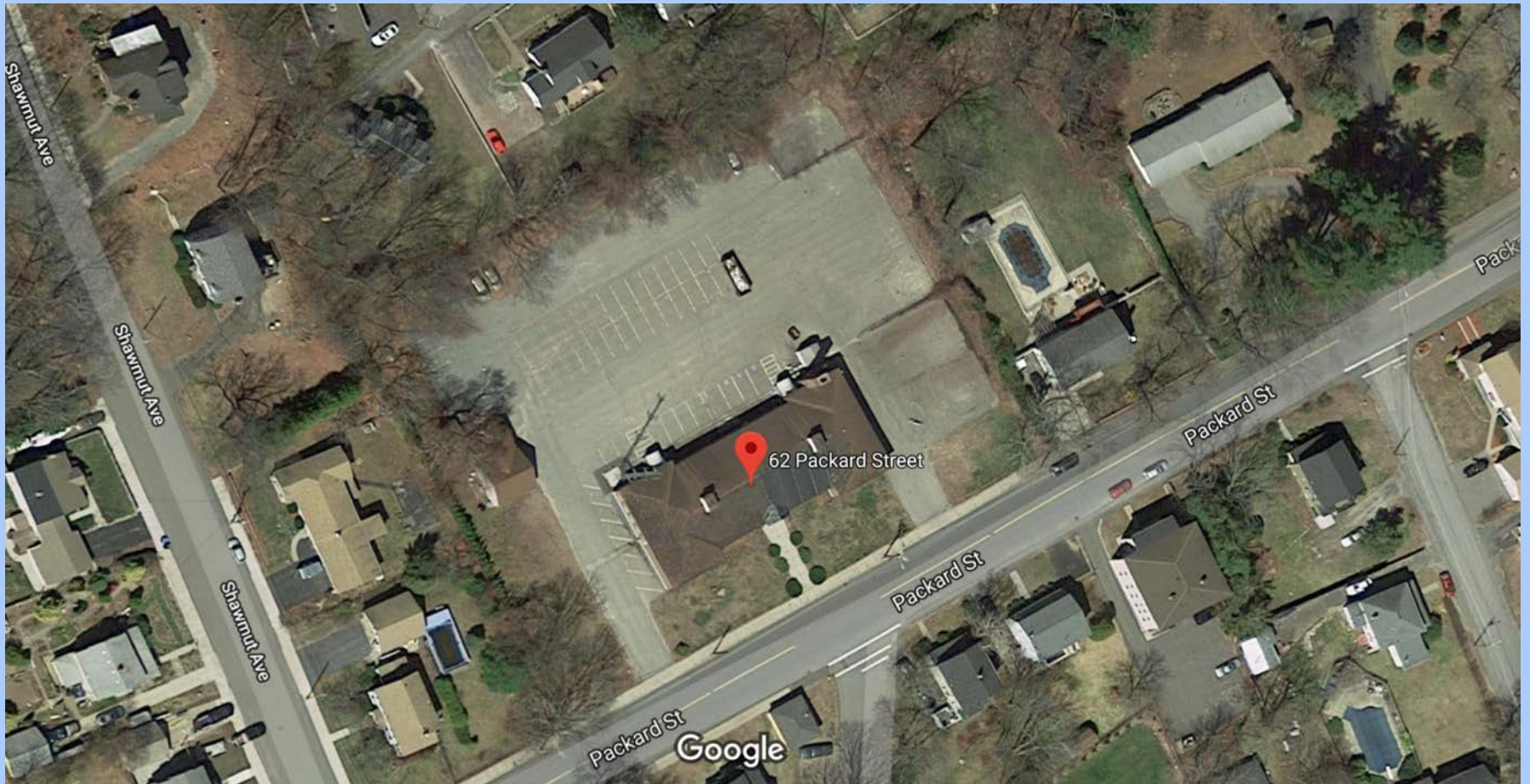




# LEYDEN WOODS, GREENFIELD



# PACKARD STREET SITE

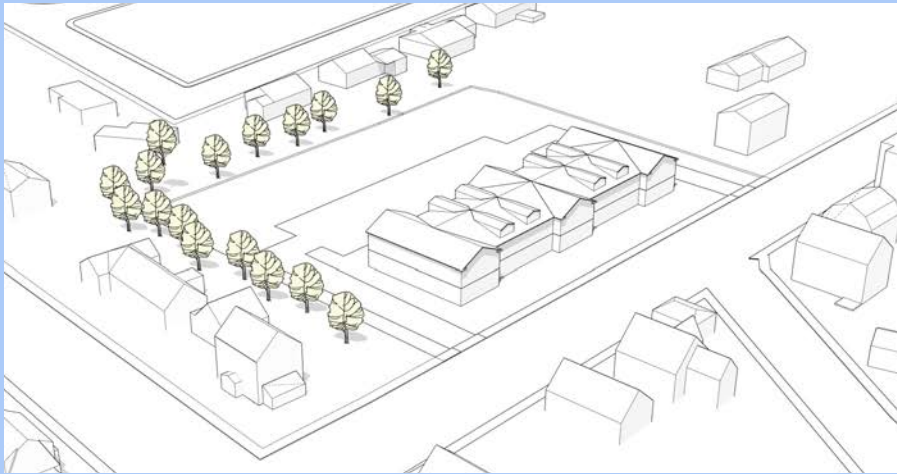




# PACKARD STREET SITE



# SITE PLAN OPTIONS



# SUMMARY OF SITE PLAN OPTIONS

	Option 1 A/B	Option 2 A/B/C/D	Option 3
<b>Building Type</b>	Single apartment building sited at front of property, along Packard St	Combination of smaller buildings (small apartment building and/or townhouse-style buildings)	Multiple townhouse style buildings (approx 7 units each) along Packard St and at rear of site
<b>Building Height</b>	Option 1A 3 story @ middle/2 @ ends Option 1B 4 story @ middle/3 @ ends	Option 2A Apartment building: 3 stories Option 2B Apartment building: 2.5 stories Townhouse Bldg: 2.5 stories Option 2C Apartment building: 2.5 stories	Townhouse Bldg: 2.5 stories
<b>No. of Units (est)</b>	Option 1A 30 Option 1B 40	Option 2A 50 Option 2B 40 Option 2C/D 46	35
<b>Unit Types</b>	Can accommodate a range of unit types (small and family size):  Studio/1BR: approx. 35% 2BR: approx. 55% 3BR: approx. 10%	Can accommodate a range of unit types; smaller units in apartment building and family units in townhouse style buildings  Studio/1BR: approx. 25% 2BR: approx. 50% 3BR: approx. 25%	Can accommodate a range of unit types with a majority family-size units  Studio/1BR: approx. 15% 2BR: approx. 45% 3BR: approx. 40%
<b>Gross s.f. (est.)</b>	Option 1A 30,000 Option 1B 40,000	Option 2A 55,000 Option 2B 45,000 Option 2C/D 45,000	40,000
<b>Accessibility</b>	Elevator building; all units accessible or visitable	Elevator in apartment building only; fewer accessible/visitable units	No elevator; potential for accessible units at ground floor only.
<b>Max. Parking</b> <i>(May require some compact spaces)</i>	110 - 140 spaces Option 1A 3.7 - 4.7 ratio Option 1B 2.8 - 3.5 ratio	86 - 112 spaces Option 2A 1.9 - 2.2 ratio Option 2B 2.4 - 2.8 ratio Option 2C/D 1.7 - 2.0 ratio	62 - 74 spaces 1.8 - 2.1 ratio
<b>Building Setbacks (est.)</b>	Front: 30' Side: 50' Rear: 160'	Front: 15' - 30' Side: 20' - 40' Rear: 15' - 45'	Front: 15' Side: 20' - 40' Rear: 15' - 70'
<b>Building Efficiency/Cost</b>	More efficient building; lower cost to build (lower bldg s.f./unit)	Higher cost to build (higher bldg s.f./unit); more stairways	Higher cost to build (higher bldg s.f./unit); more stairways



# RECOMMENDED DEVELOPMENT GUIDELINES

## Project Size and Program

- Approximately 40 units (needed for financing, cost efficiency and operations)
- Mix of unit types (smaller units and family-sized units)
- Priority for buildings/units served by an elevator to promote accessibility and aging in place

# RECOMMENDED DEVELOPMENT GUIDELINES

## Siting and Scale

- Multiple, smaller buildings (preferably two) vs one larger building
- Building height limited to 2.5 stories; top story space within roofline to reflect neighborhood architecture
- Break up building massing along Packard Street
- Setbacks and buffers to mitigate impact on neighbors
- Creation of open space for use by project's residents

# RECOMMENDED DEVELOPMENT GUIDELINES

## Parking

- Project should provide sufficient parking ratio; may include compact-sized spaces
- Parking layout should make efficient use of space and maximize buffer/landscaped areas

## Design Features

- Design should be respectful of neighborhood context
- Building(s) should have varied massing, architectural detail, color and materials
- Building(s) should provide common spaces and resident amenities to support a vibrant community

# NEXT STEPS

- Select Developer through RFP process
- Developer creates detailed plan for site
- Developer secures local approvals for plan ('Friendly' 40B)
- Developer secures funding through State/DHCD
- When all approvals and financing are in hand, land transferred to Developer subject to long-term affordability restrictions
- Developer constructs/operates new housing

2021



2022/  
2023



2024/  
2025

# NEXT STEPS

- Town Meeting – Monday, November 16
- Warrant language: *to authorize the Board of Selectmen to convey the 62 Packard Street property to the Affordable Housing Trust for the development of affordable housing, or take any action necessary relative thereto.*

# QUESTIONS/DISCUSSION