

SOMERVILLE YMCA



101 Highland Avenue Site Assembly and Mixed-Use Redevelopment
Project Vision, Planning, Financing and Community Services

Introduction, Summary, and Preliminary Funding Request Meeting Somerville Affordable Housing Trust Fund

APRIL 13th, 2023
4:30 P.M.



AGENDA

1. **YMCA Redevelopment Vision and Goals**: Introduction of YMCA Staff, Volunteers & Consultants; Vision and Programming Services
2. **Redevelopment Goals**: Summary of Y's Mixed-Use Real Estate Development: Objectives, Activities, Programming
3. **Request for SAHTF Financing and Utilization**: Acquisition of Adjacent Parcels, Pre-Development Costs, and Others
4. **Top Ten Community Benefits & Y's Path Forward**: Mixed-Use Components, Community/Stakeholder Input, Diverse Service Offering, New Programming Enhancements
5. **YMCA Ongoing Planning, Tasks, Milestones**: Identification of Development Collaborators, Alternative Financing Sources, Third-Party Service Providers, Achievable Milestones, Anticipated Outcomes
6. **Questions and Discussion**

SOMERVILLE YMCA TEAM INTRODUCTIONS

Somerville YMCA Executive Leadership:

President and CEO • Vladimir Benoit

Director of Operations & Facilities • Jason O'Keefe

Director of Membership & Programming • Denise Forcellese

Board of Directors -Building Committee Members:

• Thomas Bent (Bent Electrical) • Charles Casassa (CPA)

• Thomas Macone • Sandra McGoldrick (President, Winter Hill Bank)

• William Murphy (ex-YMCA Exec Dir.) • Josue Velney (Velney Development)

Consultants:

CSG Urban Partners • Charles King

GRO-Dev Architects • Rod Grozier

The Appraisers Group • Morgan Fennell

Land-Use Counsel • TBD

Transactional Attorney • TBD

Architectural Design Firm • TBD

Affordable Housing Developer Partner • TBD

Other Third-Party Service Providers • TBD as Needed

SOMERVILLE YMCA'S VISION & MISSION

The Somerville YMCA serves as a cornerstone in our communities providing values-based programs and services for youth, adults and seniors... **“CRADLE TO GRAVE”**

- ❑ The YMCA has been serving community residents uninterrupted for over **156 years**, and directly serves **Somerville** and adjacent neighborhoods in **Boston, Cambridge, Arlington, Medford, Malden, and Everett**, which are areas generally defined as lower middle-class suburbs of Boston.
- ❑ Despite the facilities advanced age and detrimental physical condition, the Y still provides the following beneficial services and programming:
 - ❖ **Childcare:** Preschool; School Age Child Care (after school); Summer Camp Programs
 - ❖ **Youth Programs:** Swim Lessons & Swim Teams; Basketball; Indoor Soccer; Youth Job Readiness
 - ❖ **Adult Programs:** Swim Lessons; Pickleball; Bootcamp
 - ❖ **Health and Wellness for All:** Cardio Fitness, Weight Rooms; Sauna and Steams Rooms
- ❑ *The Y's new redevelopment project will also offer a range of new services and amenities including:*
 - ✓ **Partnering with a healthcare organization** to promote healthy lifestyles and access to healthcare
 - ✓ **Provide space for job training and career development** services to assist individuals and families
 - ✓ **Include retail component (s)** such as a small grocery store that offers healthy and nutritious foods
 - ✓ **Work collaboratively with other organizations** and community members to lead building a stronger and more resilient Somerville
 - ✓ **Offer more after-school programs and student leadership opportunities** to help kids and youth

YMCA'S FINANCIAL REQUEST TO SAHTF

The Somerville YMCA is requesting **\$2.0 M - \$3.0 M** in financial assistance from the SAHTF to help in the acquisition of adjacent properties, and pay predevelopment expenses for its Mixed-Use Project...

Predevelopment Items and Cost Estimates

Land Acquisition Deposits	\$75,000
Title & Survey	\$5,000
Topographical/Utility Survey	\$28,000
Market & Financing Analysis	\$43,000
Appraisal Update	\$10,000
Development Consultant	\$243,200
Architect and Design Fees	\$180,000
Structural Engineer	\$30,000
MEP Engineer	\$10,000
Civil Engineer	\$30,000
Geotechnical Engineer/Report	\$25,000
Phase I/Phase II Environmental	\$12,000
Other A&E Consultants	\$25,000
GC Pre-Construction Fee	\$30,000
Historic Preservation Consultant	\$25,000
Land Use Counsel	\$35,000
Other Legal	\$10,000
Contingency	\$37,060
TOTAL	\$853,260

Site Assembly Cost Estimates

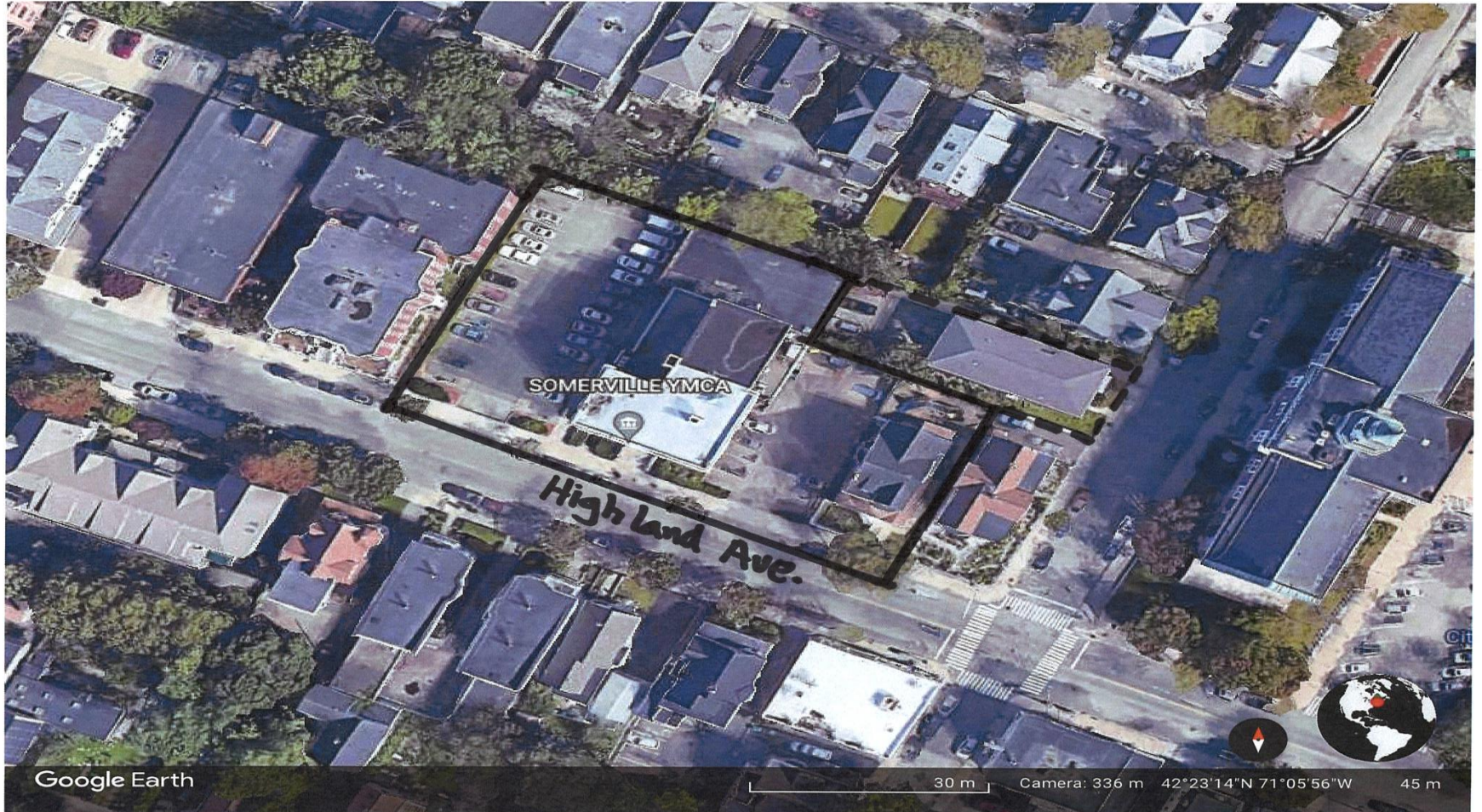
136 School Street -	\$5,000,000
95 Highland Avenue -	\$3,000,000
Related Third-Party Services -	\$ 500,000
Related Contingencies -	\$1,000,000
<u>TOTAL -</u>	<u>\$9,500,000</u>

**Est. Predevelopment and
Assembly Total Costs - \$10,353,260**

YMCA REDEVELOPMENT PLANNED SITE MAP

12/22/22, 11:32 AM

Google Earth



<https://earth.google.com/web/search/101+Highland+Avenue,+Somerville,+MA/@42.38723391,-71.09915964,45.38926897a,291.04447591d,35y,0.00000001h,0t,0r/data=CigiJgokCSkU-U8EzUdAEZ4TZ...> 1/1

YMCA HOUSING PROGRAMMING – TODAY and FUTURE

Somerville has a great demand for more community services and affordable housing units with access to public transportation and family services (**City of Somerville Housing Needs Assessment 2021*) ...

The Y's plans to acquire adjacent properties, redevelopment its site to create a new 60,000 s.f. health and wellness facility, as well as preserve and increase the total number of the City's affordable housing units with a mix of income levels...

▪ TOP TEN MOST IMPORTANT STRATEGIC STEPS AND MILESTONES:

- ✓ **Acquire adjacent parcels** for inclusion in the Y's overall redevelopment site area
- ✓ Work to achieve the best possible zoning, **greatest density envelope and building heights**
- ✓ Preserving space in the new development for the Y's existing **43 SRO** affordable housing residents
- ✓ Expand the area's affordable housing inventory by delivering **80 – 120 new units** (*more units maybe added if greater density and height is achieved*)
- ✓ Follow the guidelines and programs of the **SomerVision 2040 Comprehensive Plan** identifying and
- ✓ Source project capital from a variety of **conventional and nonconventional funding** bases to create capital stack with optimal financial execution and lowest cost of funds
- ✓ Allow flexibility in the **mix of affordable product types** including, but not limited to: permanent supportive housing; senior housing; workforce housing; veterans housing; disability housing; etc.
- ✓ Utilize the Y's designation as a **Transit Oriented Development** and **Affordable Housing Overlay**
- ✓ Solicit and work with an experienced affordable housing development partner and design architect
- ✓ Create a **State-Of-The-Art** community campus with a focus on **health & wellness, affordable shelter and employment training** services for Somerville residents for the next **100 years!**

YMCA PREDEVELOPMENT PLANNING AND ACTIVITIES

- 1) **Executive Staff and Board made Strategic Decision to Create New Redevelopment Project**
 - Mixed-Use Project with New 60KSF Full Service YMCA, Affordable Housing, Community Retail Components
- 2) **Engages Real Estate Professionals to Assist in Predevelopment Activities**
 - CSG Urban Partners – GRO DEV Architects - The Appraisers Group
- 3) **Begins Initial Outreach and Obtains Input from Somerville Public Officials and Stakeholders**
 - Meetings with Mayor and City Officials – Local Collaborative Groups – Neighborhood Stakeholders
- 4) **Approaches Adjacent Landowners and Secures Site Control of 9 Unit Apartment Building**
 - Signed \$5M PSA for Multifamily Improvements – Approached Adjacent Homeowner Regarding Purchase
- 5) **Identifies Multiple Funding Sources and Applies for Predevelopment and Acquisition Funds**
 - SAHTF - ARPA – MassDevelopment - CDFI – LISC – The Property & Casualty Initiative – Nonprofit Finance Fund – Banks
- 6) **Identifies and Interviews Targeted Development Partners, and Design Architects**
 - Beacon Communities – POAH - Trinity Financial – Affirmative Investments – Pennrose – WinnCompanies
 - MarguliesPerruzzi - Wilson HGA - RODE Architects - Bargmann Hendrie + Archetype, Inc - Cannon Design - Arrowstreet Inc - CBT Architects - Bruner | Cott Architects - Kramer+Marks Architects – Labella Associates
- 7) **Ongoing Necessary Entitlement and Predevelopment Activities**
 - Close on Purchase - Updated Appraisal – Any Historic Elements – Phase 1 Environmental – Zoning Modification –
 - Community Input - Selection of Development Partner – Selection of Design Architect – Apply for Future Funding



QUESTIONS & COMMENTS