

An aerial photograph of a city street, likely Kent/Station Street, showing a mix of brick and stone buildings, trees, and parked cars. The image is slightly faded to allow text to be overlaid.

# Kent/Station Street Affordable Senior Housing Committee

# WELCOME!

PUBLIC INFORMATION MEETING

October 29, 2018

# Brookline Village

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# The Site



Total Land Area: 14,622 S.F.  
Zoning G-2.0 (General Business)

# View from Kent Street



# Why Senior Housing?

- **There is a local and regional need for housing in general and affordable housing specifically**
- **The Town's population is aging**
- **Locally-commissioned planning studies (HPP) cite the need for senior housing**
- **Residents want to stay in the community**
- **Ownership and location of the Kent/Station lot**

# Tonight's Goal:

- To update the public about Town and Committee process to date (how did we get here?)
- To provide the public with an overview of the Committee's work
- To solicit public comment
- To talk about next steps

# COMMUNITY PROCESS

# Special Town Meeting

## FALL 2016

### November 17, 2016 Special Town Meeting - Warrant Article 34 (Citizen Petition):

WA 34 advocated for the pursuit of a suitable affordable senior housing development at the Town-owned Kent/Station Street parking lot to meet the needs of Brookline's increasing senior population.

### Resolution voted upon by Town Meeting:

*“THEREFORE, be it resolved, that Town Meeting urges the Select Board, the Planning Board and the Housing Advisory Board to develop a proposal for a suitable air rights development of age-restricted affordable, mixed-income housing over the existing Town-owned parking lot in Brookline Village...”*

Town Meeting Members overwhelmingly supported the Resolution put forth in Warrant Article 34

# Kent/Station Street Affordable Senior Housing Committee

## Committee Appointed by the Brookline Select Board following FA '16 STM:

Heather Hamilton (Chair)

Roger Blood

Frank Caro

Alan Christ

Betsy DeWitt

Dick Garver

Ken Goldstein

Liz Linder

Mariah Nobrega

Naomi Sweitzer

Don Warner

The Committee will develop a proposal for suitable Air Rights development of Affordable Senior Housing over the Kent/Station Street Parking Lot, with retention of the public parking on the site.

In this process the Committee will:

1. Assemble available information and data relevant to the potential for such development of the site including, without limitation, environmental conditions, history, zoning limitations, and any legal/title considerations.
2. Consult with Town Counsel to learn about the legal issues associated with Air Rights developments and to find a process or processes by which such development might occur.
3. Recommend criteria by which any proposal for the development of the site as affordable senior housing could be evaluated, including, without limitation, design objectives, ownership structure, project funding options, neighborhood concerns, parking and traffic considerations, affordability goals, age restrictions, open space, streetscape improvements, and carbon footprint and sustainability goals for energy usage.

In formulating its recommendations, the Committee shall hold public hearings as necessary, with a minimum of one. The Committee will report to the Board of Selectmen by or before August 30, 2017. If then authorized by the Board of Selectmen, the Committee may oversee the drafting of a Request for Proposals or other mechanism for the soliciting of development proposals, review and ranking any proposals that are received, or it may assist the Town's Housing Advisory Board in carrying out these functions.

# Kent/Station Street Affordable Senior Housing Committee

## Committee Mission:

- Develop a proposal for suitable affordable senior housing
  - retain public parking
- Assemble relevant information (legal, environmental, etc.)
- Determine process by which development can happen (RFP, zoning, other)
- Recommend project evaluation criteria
- Consult public
- Formulate recommendations
- Report back to the Select Board

Committee met eleven times since February 2017 to work toward these goals

# Committee Work to Date

- Held open Committee meetings to discuss feasibility, process, site development parameters and community involvement
- With Select Board approval, engaged the Massachusetts Housing Partnership (MHP) to complete initial feasibility analysis
- With Select Board approval, developed and issued a Request for Information (RFI) to solicit developer feedback on a potential development program
- Used information from MHP and RFI responses to formulate development parameters that could be included in a Request for Proposals (RFP) for site disposition
- Hosted a public information meeting (tonight) to solicit feedback from neighborhood residents, merchants, and the community at large

# Key Findings

# Massachusetts Housing Partnership:

The Massachusetts Housing Partnership provided technical assistance to the Town to assess the feasibility of potential affordable housing production at the Kent/Station site. Highlights of MHP's feasibility analysis are summarized, as follows:

- A development of approximately 60 units (mix of 1-br and 2-br units) approaches feasibility
- At 60 units, cost analysis shows a > \$2.0 million funding gap; replacement parking is extremely costly and is the main reason for funding gap
- Significant public subsidy (Town, state) will be required to “fill the gap”
- Assumptions reflect no acquisition payment from the developer to the Town for the land
- Recommends that the Town not be too rigid in its RFP requirements to allow for a creative developer response (provide parameters, not specific requirements)
- MHP recommended that, prior to developing an RFP, the Town undertake a RFQ/RFI process to test development assumptions and to solicit feedback from the development community

# Request for Information:

The Committee, via the RFI, explored the opportunity to attract interest from capable developers to build *high quality, contextual affordable senior housing* on a unique 14,466 square foot site located in Brookline Village.

## What the RFI asked developers – summarized

Would your firm be interested in submitting a proposal for this project if you were required to:

- Maximize the number of affordable units in the development?
- Replace the existing off street public parking?

If yes, what development program would you propose in order to accomplish the Town's goals and design objectives, as stated in the RFI?

# Request for Information

(developer responses - summarized)

- Confirmed MHP's assumption that a  $\approx$  60 unit development is necessary for feasibility – especially for provision of on-site senior services (60-65 units cited as target)
- Replacement parking is a significant cost; a predominantly low- and moderate-income development cannot carry the cost of replacing all of the current public parking at the site
- A developer could provide a mixed-income development with the majority of units affordable to low- and moderate-income seniors; some market rate units may be required to help carry replacement parking cost
- Development assumptions reflect no acquisition payment from the developer to the Town for the land
- Capable developers expressed interest in the project and noted that they would submit a proposal if an RFP is issued

# Committee Vision

Based on MHP's work, the RFI responses and some community input at Committee meetings, Committee members recommend that a future RFP require a developer to provide the following:

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- Maintain existing on-site municipal parking
- Provide on-site public pedestrian access between Kent and Station Streets
- Proposal falls within a range of 40 to 65 units
- Provide age-restricted (62+) rental units for seniors
- Provide senior-related services (on-site and/or access to offsite)
- Site design to accommodate service/support/visitor parking spaces
- Site design should strive to minimize traffic impacts on Kent and Station Streets

# Other Important Site Criteria

Committee members believe additional criteria, such as the following, must be high priorities:

- Proposed development must fit within the neighborhood fabric
- Building envelope and design should be compatible with adjacent and surrounding buildings
- Proposals should minimize light/shadow/space impact upon adjacent residential units
- Building design should enhance the streetscape on Kent and Station Streets
- Proposals should maximize the number of affordable units

These and other criteria would be included in an RFP to inform developer responses and would be used by a project selection committee to measure developer responsiveness as proposals are evaluated

# Public Comment

Questions?

What do you think?

What did we miss?

# Next Steps

- Report back to the Brookline Select Board
- Continue site due diligence – title search (underway), site survey, engineering and environmental studies
- Continue to develop an RFP, taking into consideration public comment

Thank you!

<https://www.brooklinema.gov/1376/KentStation-St-Affordable-Senior-Housing>