58 Boyd Street Apartments

August 14, 2017
About PHA:

The Portland Housing Authority owns and manages over 1,000 units of affordable housing.

Another 1,942 households rely on our Housing Choice Vouchers every year.

In total we house approx. 6,500 residents.

PHA provides a range of residents services;
   Health Centers, Study Centers; Headstart Programs, Boys and Girls Clubs

Another important element of the PHA Mission:
   Creation of new housing to help address the severe shortage

2018 will mark our 75th year of providing affordable housing in Portland
98% of the PHA’s public housing stock is over 45 years old.

20% is over 70 years old

All properties are close to or at the end of their useful life

Capital Needs Assessments in 2012 identified;
$25 million needed in first 5 years
$55 million needed over 20 years to insure the long term viability (without adding any new units)
Portland has a need for substantially more housing for low and moderate income households.

PHA is committed to help solve this rental housing crisis by creating more units.
Declining government funding for housing programs means we need to do more with resources already in place.
The PHA’s real estate is an underutilized asset to leverage growth.

In 2015 PHA created a Strategic Vision Plan that considers how the major development sites of the PHA can best preserve and strengthen the supply of affordable housing in Portland.
Well designed density helps the PHA serve more families and helps finance the necessary redevelopment work needed to preserve the units already in place.

Avesta’s Pearl Place Apartments in Portland is an example of a higher density development.
Proper planning can improve the integration of the developments into their surrounding neighborhoods which encourages connectivity and ends isolation.
PHA’s Strategic Vision Plan
December 2015

• Identifies Redevelopment Opportunities
  • Renovation/Modernization to
  • Demolition and Re-development
• Preliminary Financial Strategies
• Prioritization based on Need and Opportunity
• Conceptual Designs
• Goals:
  • Plan for the long term viability
  • Increase housing stock
  • Improve livability of our developments
  • Create connections with neighborhood
Our strategic vision has prioritized the following properties:

- Front Street
- Sagamore Village
- East Bayside
Portland Housing Authority

East Bayside PHA Properties

- Bayside Terrace – 24 units
- Bayside East – 98 units
- Kennedy Park – 45 units
- Franklin Towers – 200 units
- Total – 367 units
East Bayside – Urban Design Framework

- Connectivity
- Inclusiveness
- Scale & density
- Open space
- View corridors
- Among others…
PHA’s strategic vision coincides well with other planning activities in East Bayside, including:

- EPA Brownfields Planning
- Franklin Street Re-design
- Bayside Area Transportation Study
- Trails, Open-space and Food Hub Economy
58 Boyd Street – Existing Conditions
Franklin Street Re-Design Concept Plan
58 Boyd Street - Summary of Program

- R-7 Zone requires 435 sf land per unit (100 units per acre)
- We have .48 acres = 48 units allowed under R-7
- Division 30 (zoning) Density Bonus (for affordability) allows a 25% increase to 60 units but we are staying at 55
- Proposing 0.44 parking spaces per unit on site with the potential for 10 off-site parking spaces using the “campus approach”
- This parking ratio is slightly less than typical of the peninsula
- Proposing Uhaul Car Share for two on-street spaces
- R-7 allows 50’ height; We would like an increase to 75’
  - Smaller footprint
  - More cost effective construction
  - Allows for the potential of a second phase facing (new) Franklin Street
Concept Site Plan
58 Boyd Street
Concept Design
58 Boyd Street - Unit Mix and Building Program

• Unit Mix
  • 25 efficiencies
  • 5 1-BR units
  • 16 2-BR units
  • 9 3-BR units

• More Community Spaces
  • Large and small meeting rooms
  • Office space
  • Laundry/trash-recycling/bike parking
  • Tele-medicine Room
  • Potential collaboration with Cultivating Community
FIRST FLOOR SKETCH
58 Boyd Street - Affordability

- 28 “project-based” vouchers for very low income
  - Eg. 30% Area Median Income = $16,250 (rent = $730; tenant ~ $400/mo.

- 11 units as a “preference” for formerly homeless households

- Tax Credit subsidized units for those making under 60% AMI
  - 60% AMI (4 person HH) = $46,260 (rent = $1,200)

- 10 market-rate units (Effic. rent = $909; 2br rent = $1,300)
Awarded Funding:

- Fed. Home Loan Bank Boston subsidy: $750,000
- Bangor Savings Bank Loan: $2,932,139
- City HOME Funds (pending): $200,000
- Community Development Block Grant: $30,000
- Our own funds: $110,000

- This is about $4,000,000 of a $11,200,000 project
Optimistic Schedule

Submit planning board application ....................... September 2017

More Neighborhood meetings ................................. September/October

Planning Board Approval ...................................... December 1, 2017

Submission to MSHA .............................................. January 2018

Construction Start ............................................... September 2018

Occupancy ......................................................... September 2019
Thank You!

Mark Adelson, Executive Director
madelson@porthouse.org

Jay Waterman, Director of Development
jwaterman@porthouse.org