

Hamilton Affordable Housing Feasibility Study

Municipal Site

Hargidon Architecture + Design, LLC



prepared for the

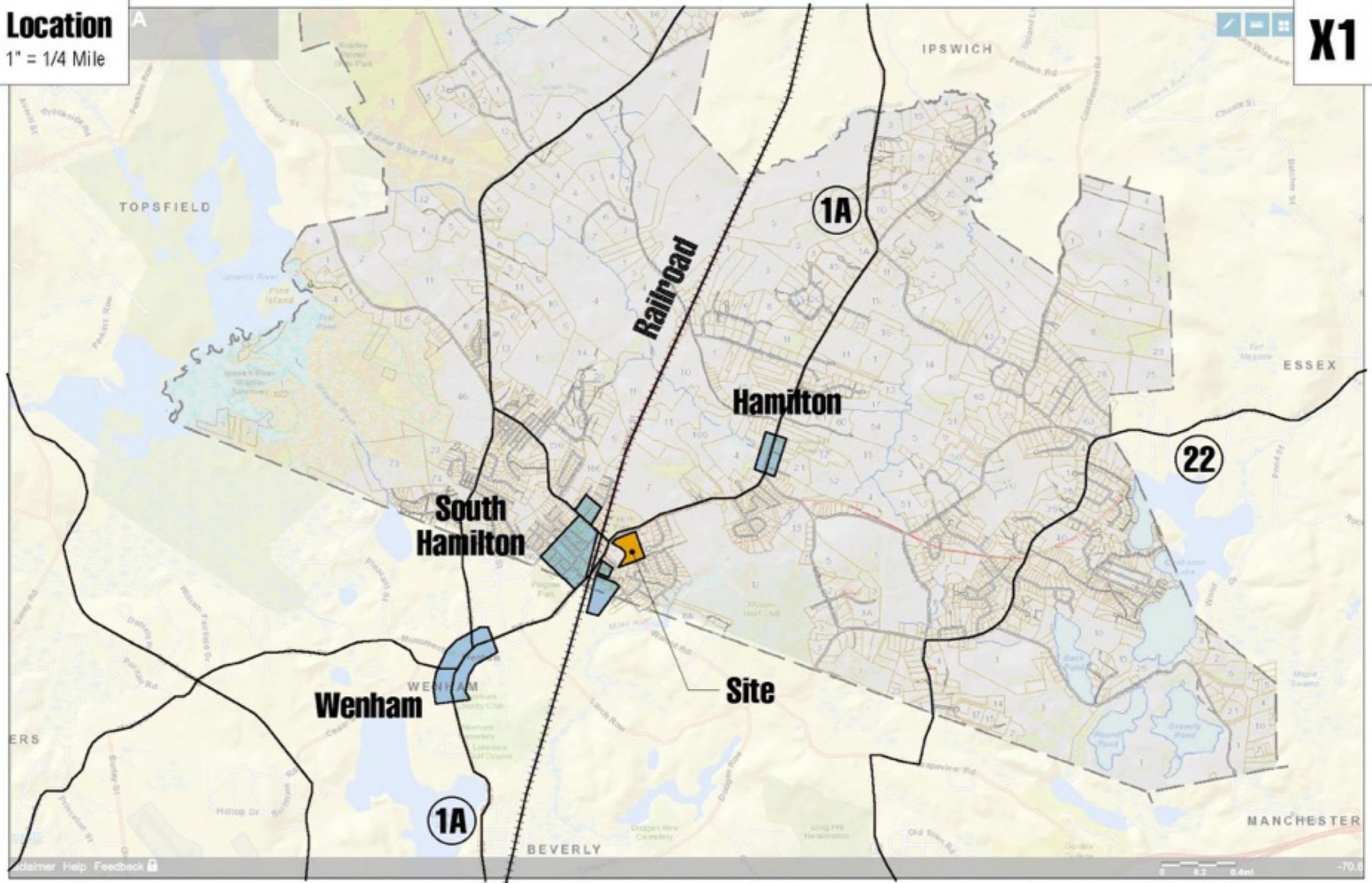
Town of Hamilton Planning Department

11/30/16

Site Location

Scale: 1" = 1/4 Mile

X1



265 Bay Road Site Feasibility Study

Town Of Hamilton, Massachusetts

Site: Basic Facts

Scale: 1" = 75'

X2

Total Site

Total Area:
727,360 Square Feet
16.7 Acres

Potential Usable Area:
4.08 Acres

Senior Center Lot

Total Area:
42,339 Square Feet
0.97 Acres

Potential Usable Area: *
0 Square Feet
0 Acres

School Lot

Total Area:
527,518 Square Feet
12.1 Acres

Potential Usable Area: *
156,202 Square Feet
3.58 Acres

Public Safety Bldg Lot

Total Area:
156,288 Square Feet
3.59 Acres

Potential Usable Area: *
21,872 Square Feet
0.50 Acres

Note: 'Potential Usable Area' is prior to evaluation of the site.

265 Bay Road Site Feasibility Study

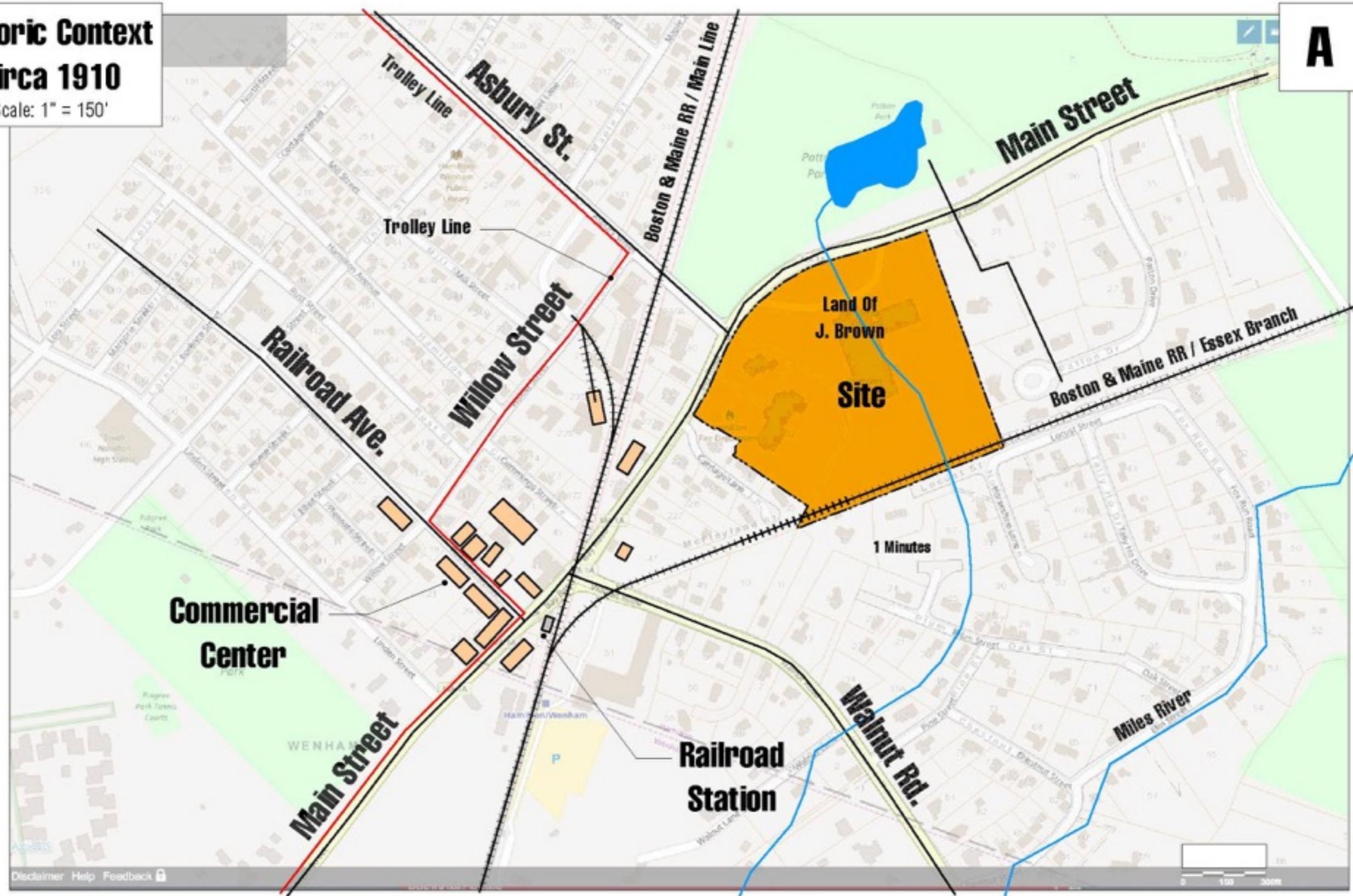
Town Of Hamilton, Massachusetts



Historic Context Circa 1910

Scale: 1" = 150'

A



265 Bay Road Site Feasibility Study

Town Of Hamilton, Massachusetts

Historic Images

B



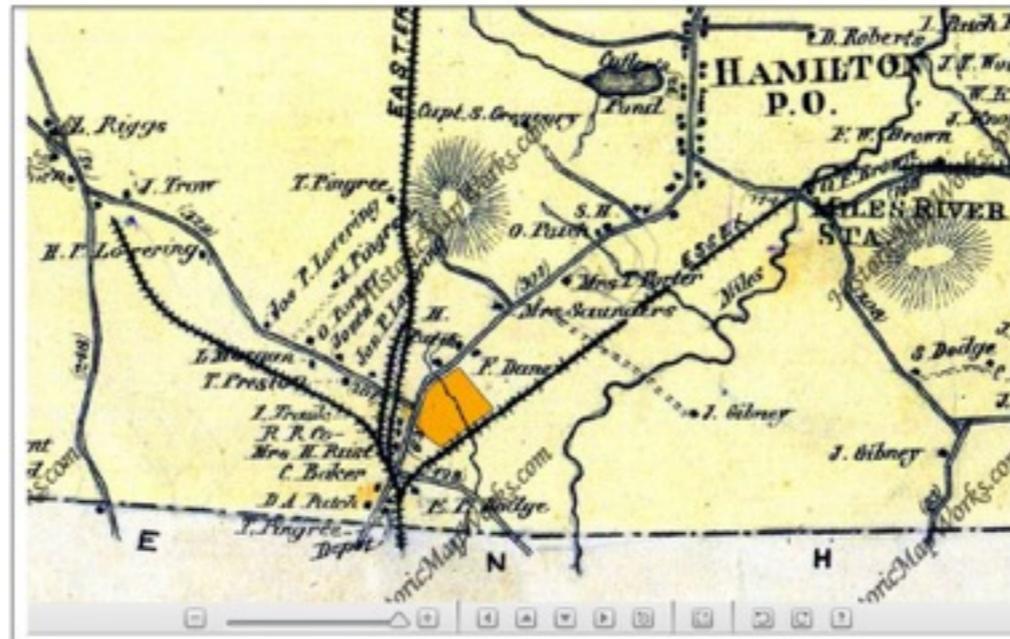
Boston & Maine Roadroad



Trolley Line



Architecture



Hamilton Map, 1875

265 Bay Road Site Feasibility Study

Town Of Hamilton, Massachusetts

Land Use

Not To Scale

C

**Ipswich River
Wildlife Sanctuary**

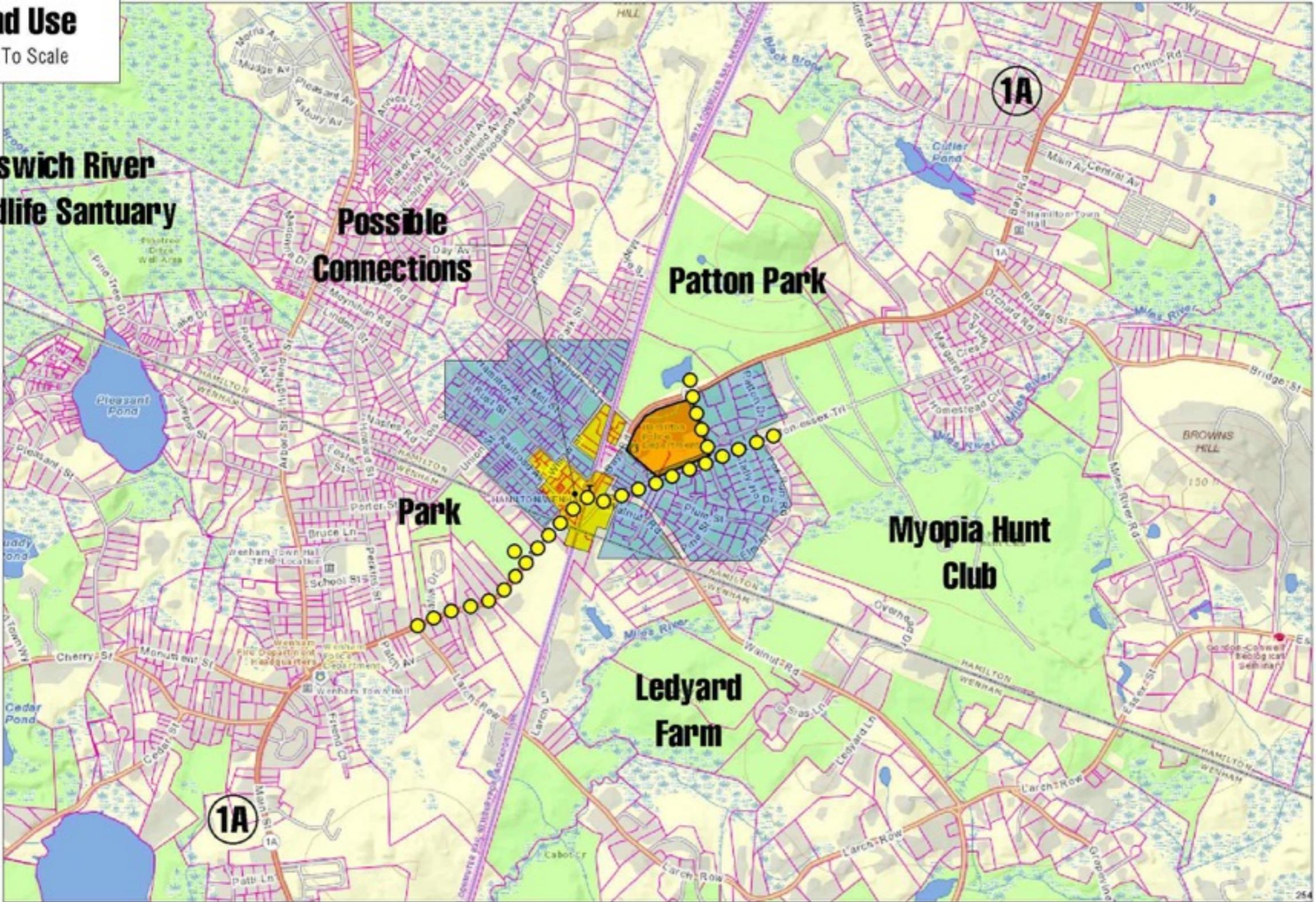
**Possible
Connections**

Patton Park

Park

**Myopia Hunt
Club**

**Ledyard
Farm**



265 Bay Road Site Feasibility Study

Town Of Hamilton, Massachusetts

Landmarks

Scale: 1" = 150'

D

Hamilton / Wenham
Public Library

Community Center

Commercial
Center

Senior Center

Patton
Park

School

Public Safety Bldg

Railroad Station

Shopping Center

Site

5 Minutes

4 Minutes

3 Minutes

2 Minutes

1 Minutes

Bay Road

Railroad Ave.

Asbury St.

Greenway

Locust St.

Walnut Rd.

Bay Road

Disclaimer Help Feedback

0 150 300ft

265 Bay Road Site Feasibility Study

Town Of Hamilton, Massachusetts

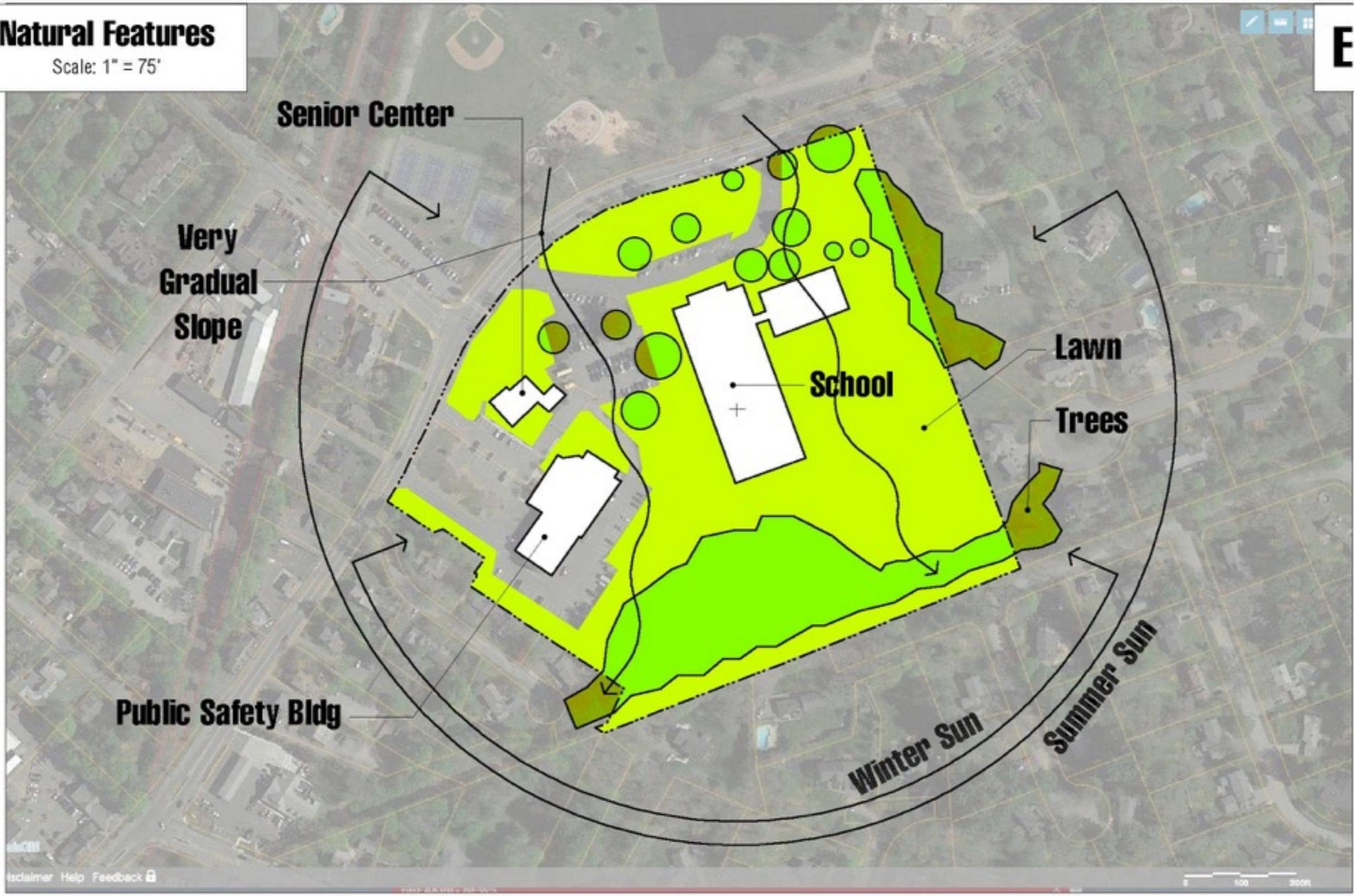
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Natural Features

Scale: 1" = 75'

E1

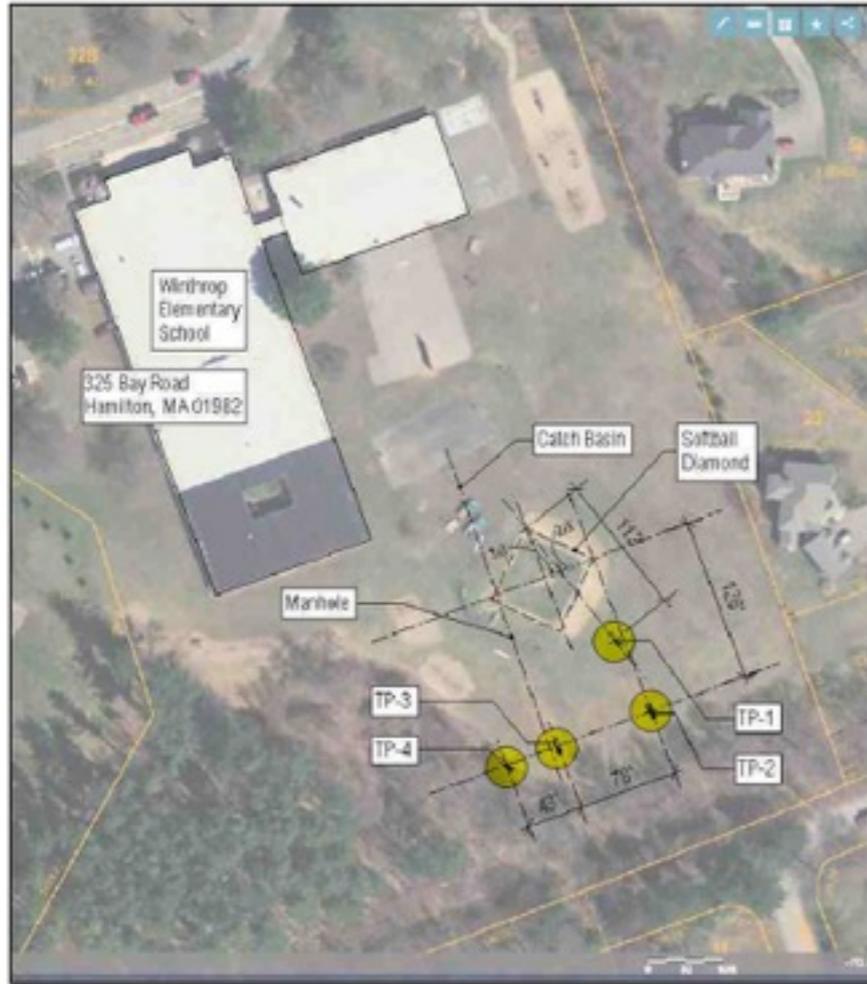


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Town Of Hamilton, Massachusetts

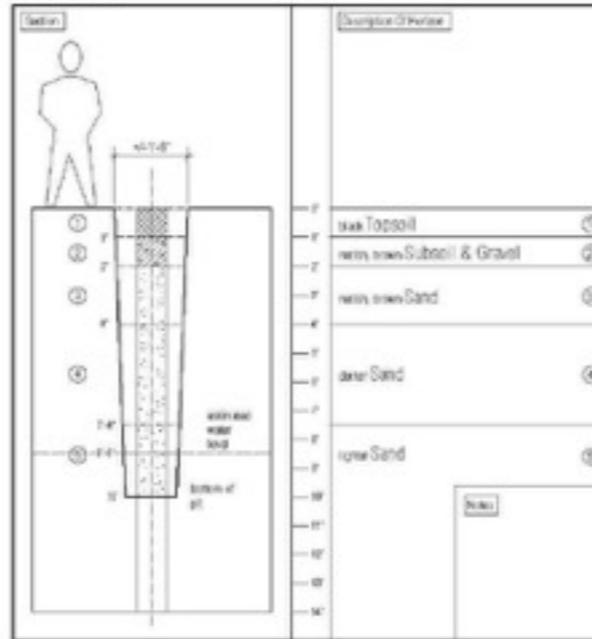
Soils

E2

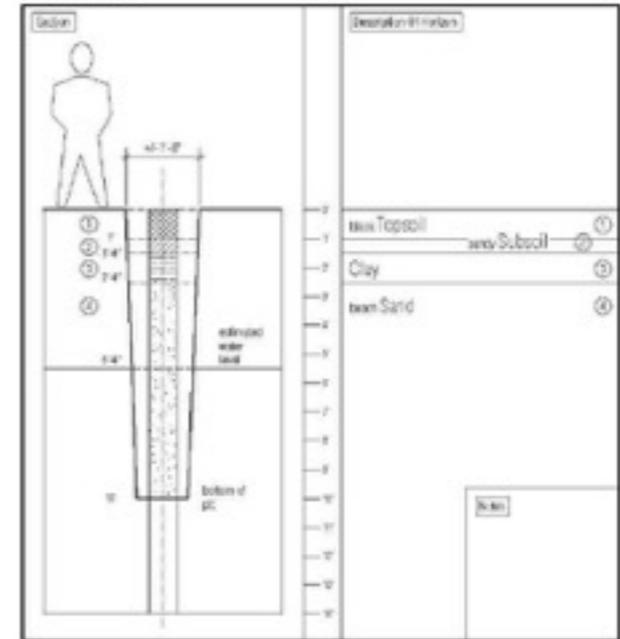


Test Pit Plan

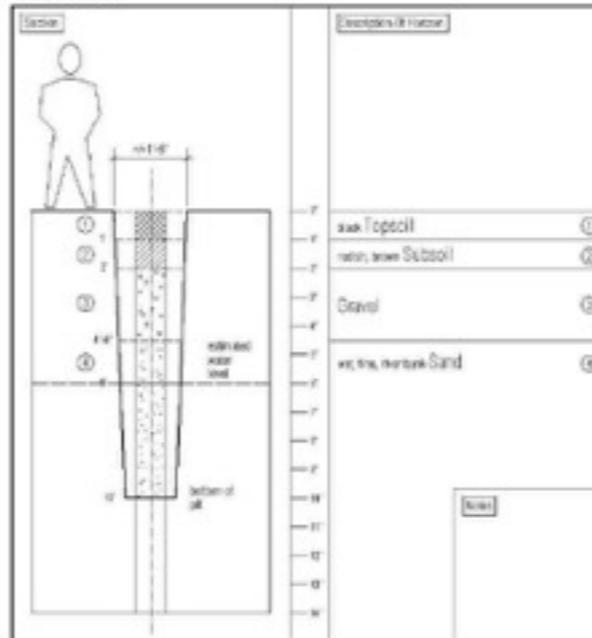
Test Pit #1



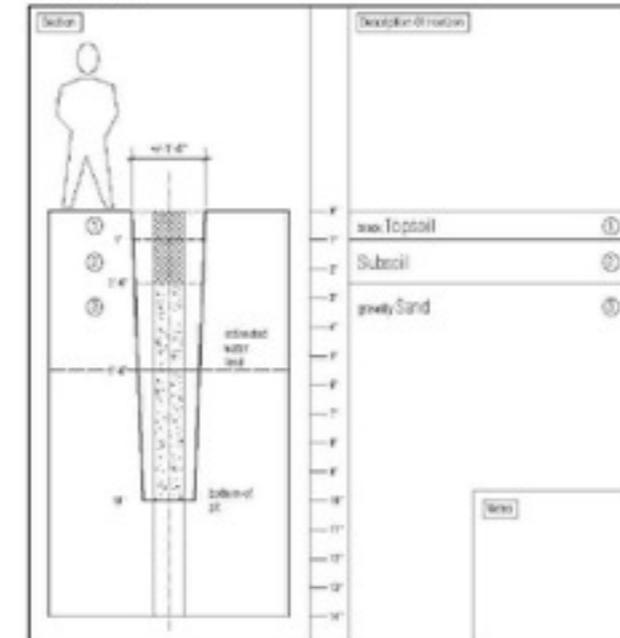
Test Pit #2



Test Pit #3



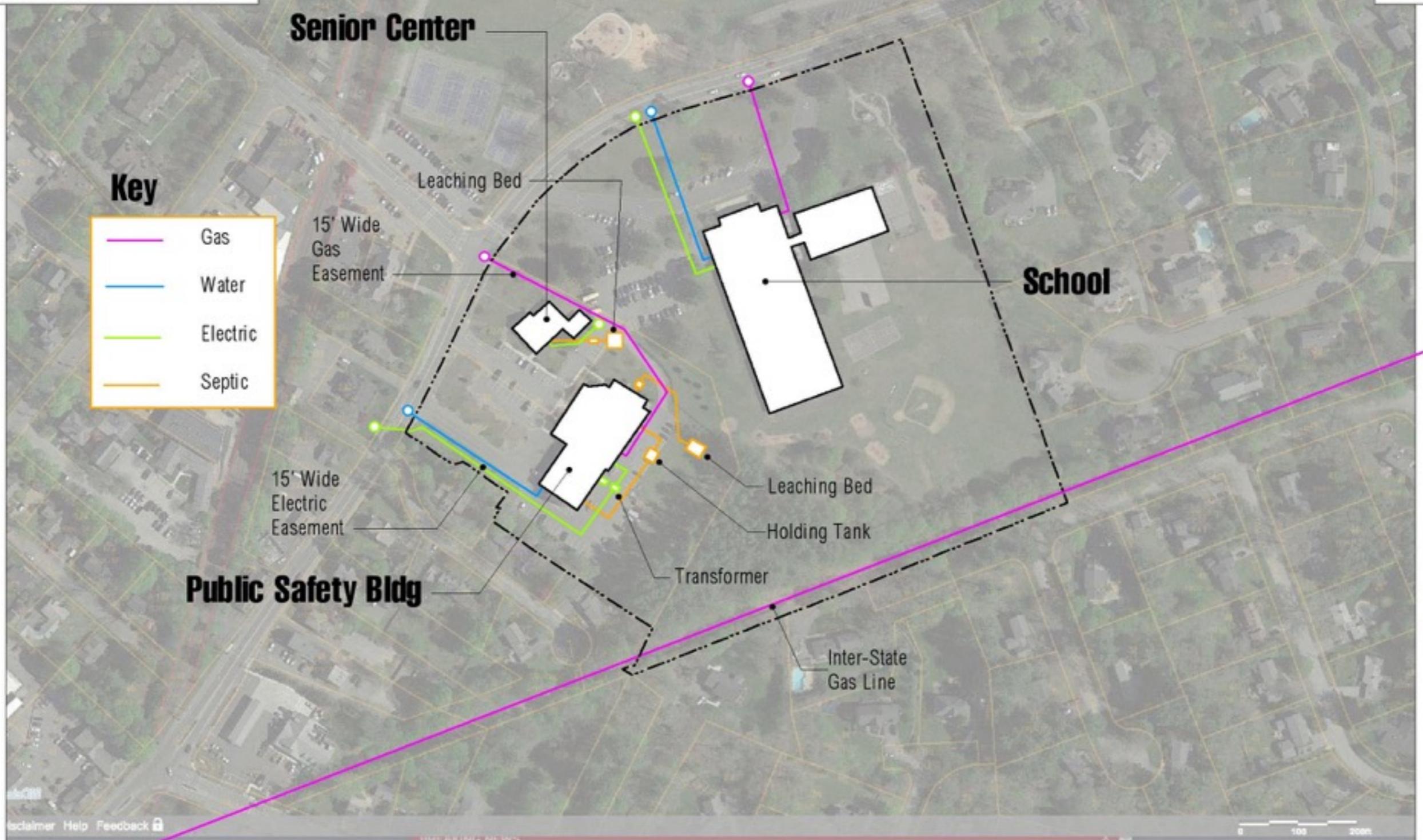
Test Pit #4



Site Utilities

Scale: 1" = 75'

F



Key

- Gas
- Water
- Electric
- Septic

Senior Center

Leaching Bed

15' Wide Gas Easement

School

15' Wide Electric Easement

Leaching Bed

Holding Tank

Public Safety Bldg

Transformer

Inter-State Gas Line

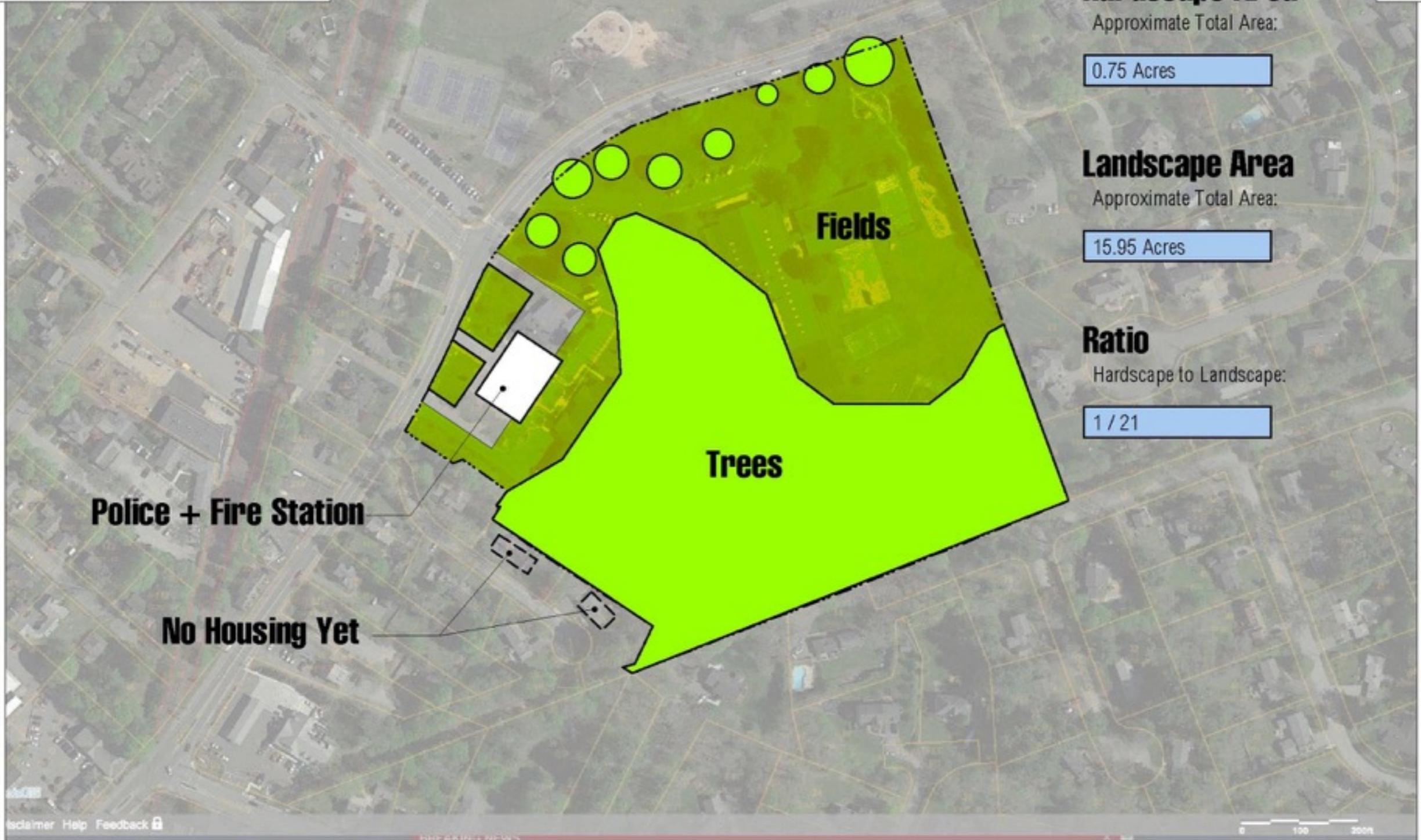
265 Bay Road Site Feasibility Study

Town Of Hamilton, Massachusetts

Stormwater before 1950

Scale: 1" = 75'

G



265 Bay Road Site Feasibility Study

Town Of Hamilton, Massachusetts



Stormwater after 2003

Scale: 1" = 75'



Hardscape Area

Approximate Total Area:

3.8 Acres

Landscape Area

Approximate Total Area:

12.9 Acres

Ratio

Hardscape to Landscape:

1 / 3.4

265 Bay Road Site Feasibility Study

Town Of Hamilton, Massachusetts

Pedestrians, Cycling, Mass-Transit

Scale: 1" = 150'

J

Hamilton / Wenham
Public Library

Community Center

Commercial
Center

Senior Center

Patton
Park

School

Site

Public Safety Bldg

Shopping Center

Railroad Station



265 Bay Road Site Feasibility Study

Town Of Hamilton, Massachusetts

Roadway + Traffic

Scale: 1" = 150'

K



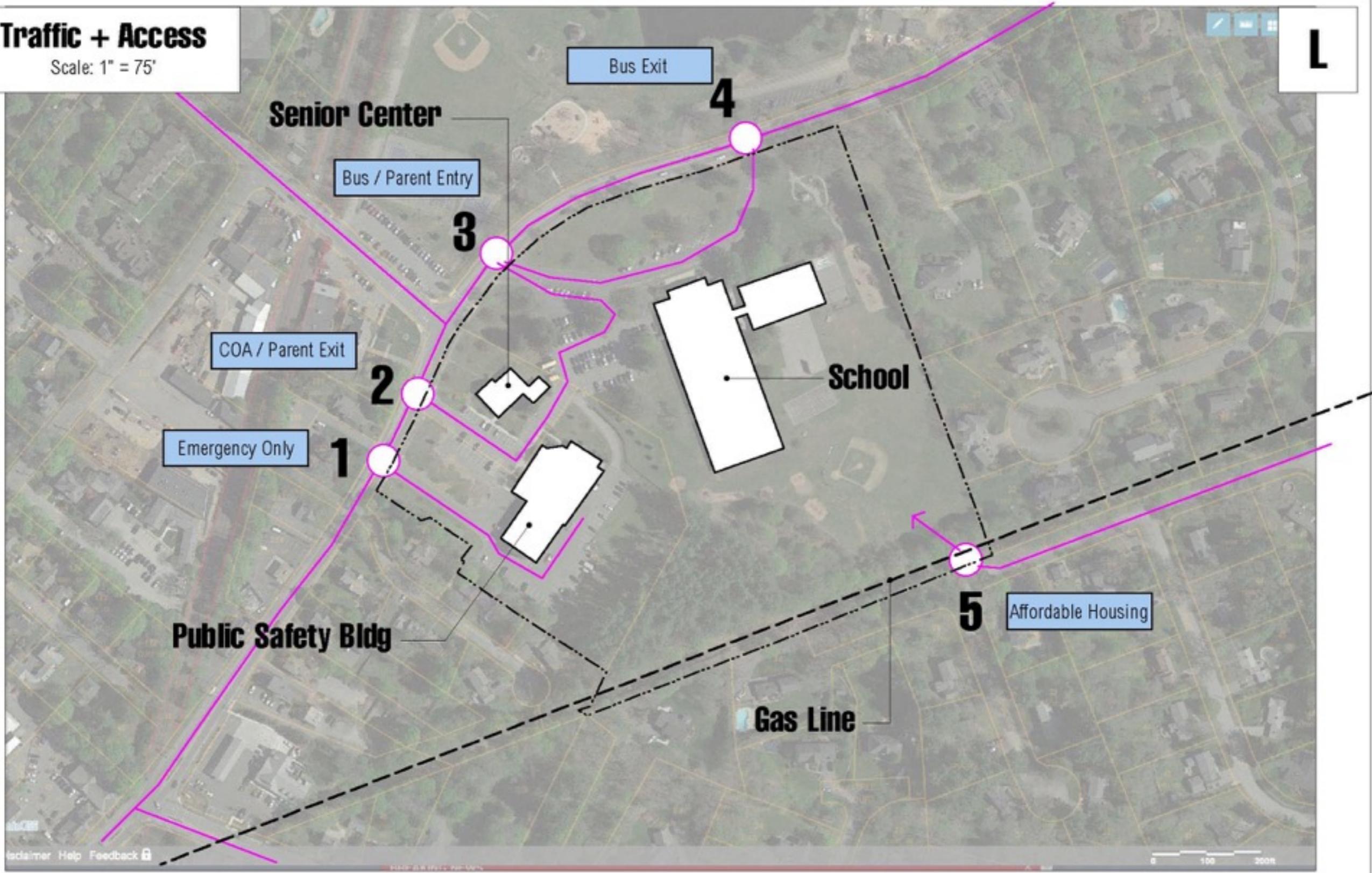
265 Bay Road Site Feasibility Study

Town Of Hamilton, Massachusetts

Traffic + Access

Scale: 1" = 75'

L



265 Bay Road Site Feasibility Study

Town Of Hamilton, Massachusetts

Parking

Scale: 1" = 75'

MA

M



265 Bay Road Site Feasibility Study

Town Of Hamilton, Massachusetts

Site Access

Scale: 1" = 75'

N

R-1B

Zoning Rules

Permitted Uses:
Single Family Detached Dwellings

R-1A

Senior Center

TABLE OF DIMENSIONAL REQUIREMENTS

| A | B | C | D | E | F | G | H | I |
|-----------------|--|--|--|---|--|--|--|------------------------------------|
| Zoning District | Underlying Zoning District Requirements (if) | Minimum Parcel Size (sq. ft.) to be eligible for development | Min. Parcel Footage Req'd (ft.) to be eligible for development | Front Setback (ft.) from perimeter of property line | Side & Rear Setbacks (ft.) from perimeter of property line | Vegetative Buffer (ft.) around perimeter of parcel | Min. Open Space Req'd of total acreage | Max. Lot Coverage of entire parcel |
| 1 | Bus. District | None | site specific | 0 | 0' | 0' | 0 | site specific |
| 2 | R-1a | 20,000 | 80,000 | 25 | 25' | 20 | 0 | 25% |
| 3 | R-1B | 40,000 | 80,000 | 175 | 23 | 23' | 20 | 1.7% |
| 4 | RA | 80,000 | 80,000 | 175 | 50 | 23' | 20 | 2.5% |

- Min. Sq. Footage: no issue
- Min. Parcel Size: no issue
- All Yard Setback: 25'
- Veg Buffer: 20'
- Min. Open Space: no issue
- Max. Lot Coverage: no issue

B

School

R-1A

Public Safety Bldg

R-1A

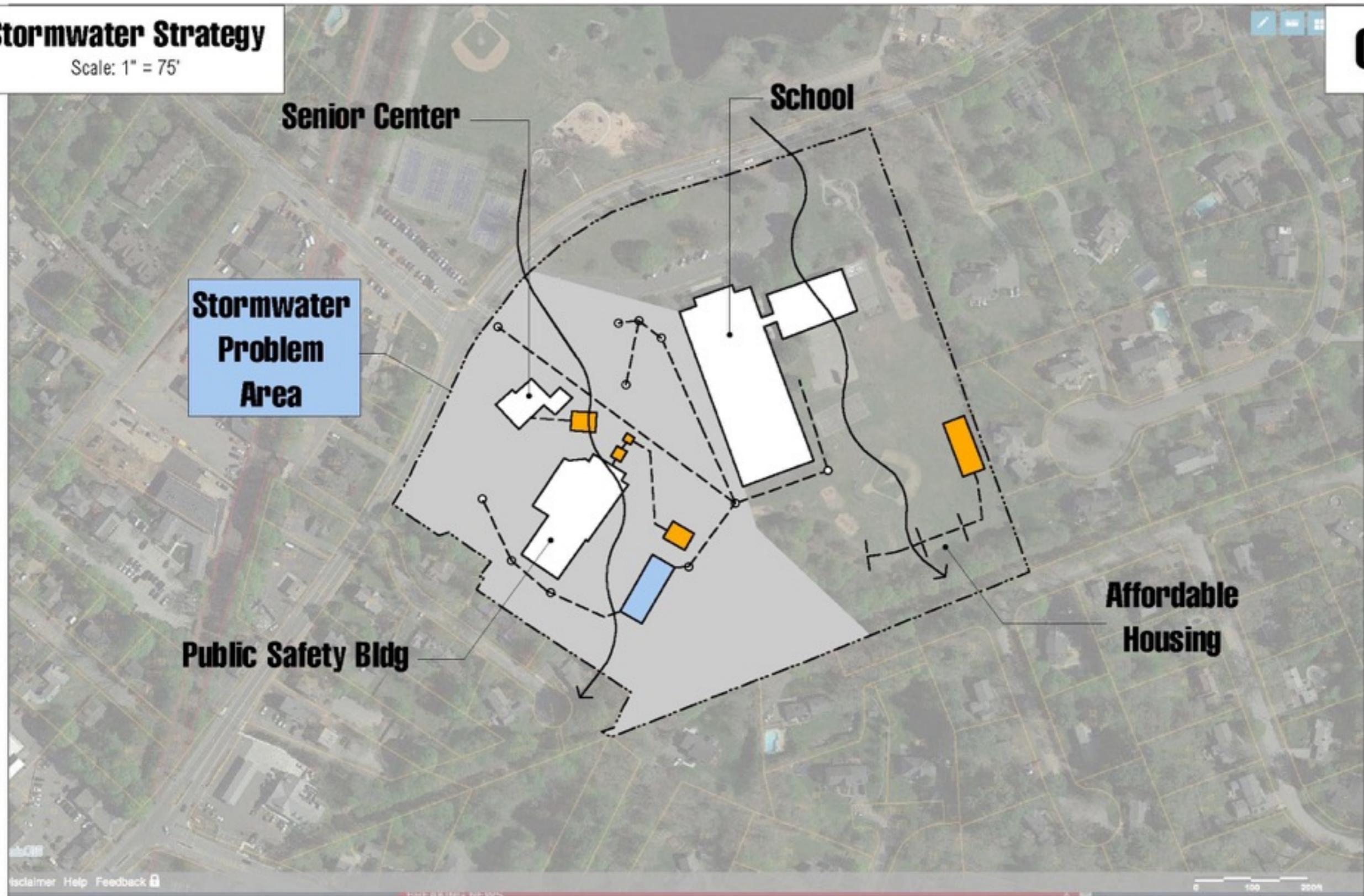
265 Bay Road Site Feasibility Study

Town Of Hamilton, Massachusetts

Stormwater Strategy

Scale: 1" = 75'

0



**Stormwater
Problem
Area**

Senior Center

School

Public Safety Bldg

**Affordable
Housing**

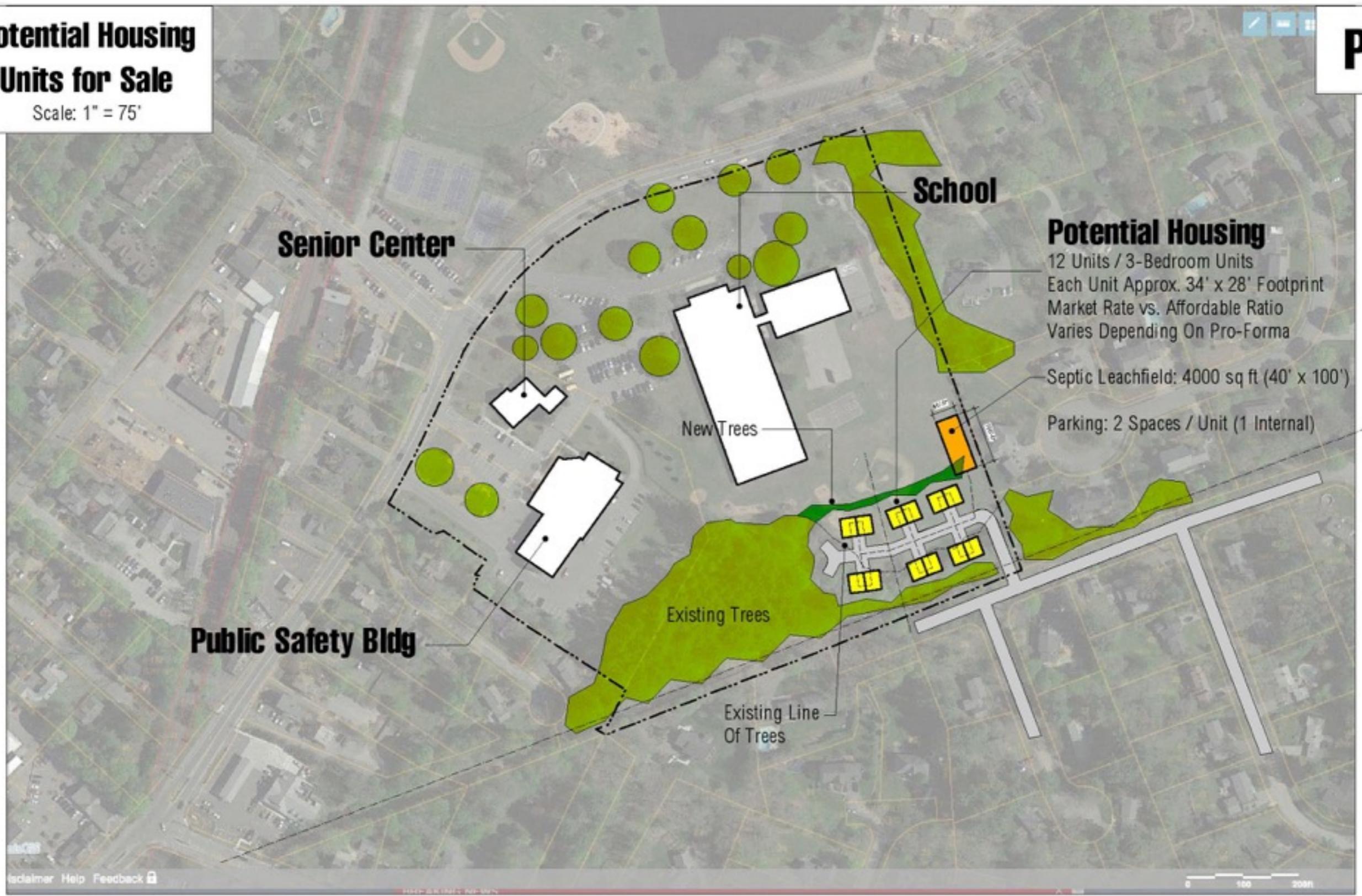
265 Bay Road Site Feasibility Study

Town Of Hamilton, Massachusetts

Potential Housing Units for Sale

Scale: 1" = 75'

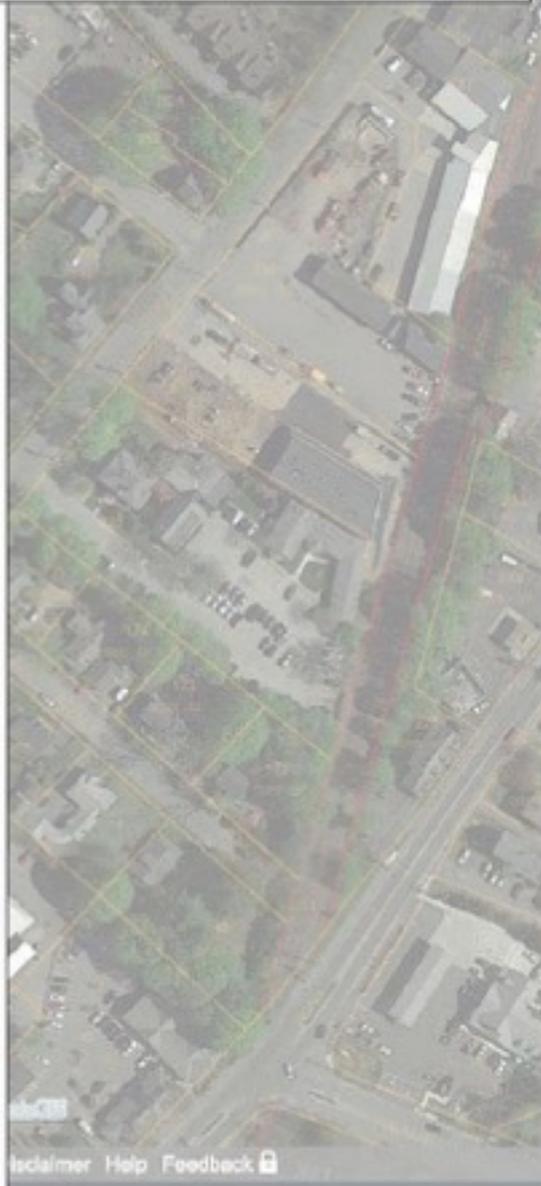
P



265 Bay Road Site Feasibility Study

Town Of Hamilton, Massachusetts

Housing Pro Forma
 12 Units For Sale:
 9 Market Rate
 3 Affordable
Acquisition Costs



HAMILTON, MA November 28, 2016

Affordable Housing 12 Townhomes

FINANCIAL PRO FORMA

| | Totals | Per Unit |
|---|--------------------|------------------|
| Sales/Revenue | | |
| Market 9 Homes | \$3,321,000 | \$369,000 |
| Affordable 3 Homes | \$615,000 | \$205,000 |
| Total Sales/Revenue | \$3,936,000 | |
| Acquisition Cost | \$150,000 | \$12,500 |
| Hard Costs | | |
| Construction Costs-Residential | \$2,064,600 | \$172,050 |
| Contingency | \$92,902 | \$7,742 |
| Subtotal-Residential Construction | \$2,157,502 | \$179,792 |
| Construction Costs-Site Work | | |
| Utilities, SDS and Drainage | \$300,000 | \$25,000 |
| Excavation and Grading | \$55,000 | \$4,583 |
| Landscape and Hardscape | \$65,000 | \$5,417 |
| Site Contingency | \$35,000 | \$2,917 |
| Subtotal-Site Work | \$455,000 | \$37,917 |
| Construction Costs-General Conditions, Builders Overhead and Profit | | |
| General Conditions | \$75,513 | \$6,293 |
| Builders Overhead + Profit | \$140,238 | \$11,686 |
| Subtotal | \$215,751 | \$17,979 |
| Soft Costs | | |
| General Development Costs | | |
| Market Study | \$1,500 | |
| Lottery Consultant | \$7,500 | |
| Commissions/Advertising-Affordable | \$500 | |
| Commissions/Advertising-Market | \$116,235 | |
| Model Unit | \$1,000 | |
| Closing Costs | \$10,000 | |
| Real Estate Taxes | \$6,500 | |
| Utility Usage during Construction | \$1,500 | |
| Insurance | \$6,500 | |
| Inspecting Engineer | \$1,000 | |
| Construction Loan Interest | \$25,000 | |
| Fees to Construction Lender | \$2,500 | |
| Architectural | \$20,000 | |
| Engineering | \$35,000 | |
| Survey, Permits | \$6,000 | |
| Legal | \$7,000 | |
| Title and Recording | \$15,000 | |
| Accounting and Cost Certification | \$15,000 | |
| 40B Site Approval Processing Fee | \$3,000 | |
| 40B Monitoring Agent Fee | \$1,500 | |
| Subtotal, General Development Costs | \$282,235 | \$23,520 |

| | | |
|---|-----------------|-------------|
| Developer Overhead | \$40,000 | |
| Subtotal, Developer Overhead | \$40,000 | \$3,333 |
| SUMMARY OF SUBTOTALS | | |
| Sales/Revenue | \$3,936,000 | |
| Site Acquisition | \$150,000 | \$3,300,493 |
| Residential Construction | \$2,157,507 | Total |
| Site Work | \$455,000 | Development |
| Builder's Overhead, Profit and Gen. Cond. | \$215,751 | Costs (TDC) |
| General Development Costs | \$282,235 | |
| Developer Overhead | \$40,000 | |
| Summary | | |
| Sales/Revenue | \$3,936,000 | |
| Total Development Costs (TDC) | \$3,300,493 | |
| Profit from Sales/Revenue | \$635,507 | |
| Percentage of Profit over TDC | 19.25% | 20% Allowed |

Q

265 Bay Road Site Feasibility Study

Town Of Hamilton, Massachusetts



Housing Pro Forma

12 Units for Sale:
 8 Market Rate
 4 Affordable
No Acquisition Costs

R

HAMILTON, MA November 28, 2016

Affordable Housing 12 Townhomes

FINANCIAL PRO FORMA

| | Totals | Per Unit |
|---|--------------------|------------------|
| Sales/Revenue | | |
| Market 8 Homes | \$2,952,000 | \$369,000 |
| Affordable 4 Homes | <u>\$820,000</u> | \$205,000 |
| Total Sales/Revenue | \$3,772,000 | |
| Acquisition Cost | \$0 | \$0 |
| Hard Costs | | |
| Construction Costs-Residential | \$2,064,600 | \$172,050 |
| Contingency | <u>\$92,907</u> | \$7,742 |
| Subtotal-Residential Construction | \$2,157,507 | \$179,792 |
| Construction Costs-Site Work | | |
| Utilities, SDS and Drainage | \$300,000 | \$25,000 |
| Excavation and Grading | \$55,000 | \$4,583 |
| Landscape and Hardscape | \$65,000 | \$5,417 |
| Site Contingency | <u>\$35,000</u> | \$2,917 |
| Subtotal-Site Work | \$455,000 | \$37,917 |
| Construction Costs-General Conditions, Builders Overhead and Profit | | |
| General Conditions | \$75,513 | \$6,293 |
| Builders Overhead + Profit | <u>\$140,238</u> | \$11,686 |
| Subtotal | \$215,751 | \$17,979 |
| Soft Costs | | |
| General Development Costs | | |
| Market Study | \$1,500 | |
| Lottery Consultant | \$7,500 | |
| Commissions/Advertising-Affordable | \$500 | |
| Commissions/Advertising-Market | \$103,320 | |
| Model Unit | \$1,000 | |
| Closing Costs | \$10,000 | |
| Real Estate Taxes | \$6,500 | |
| Utility Usage during Construction | \$1,500 | |
| Insurance | \$6,500 | |
| Inspecting Engineer | \$1,000 | |
| Construction Loan Interest | \$25,000 | |
| Fees to Construction Lender | \$2,500 | |
| Architectural | \$20,000 | |
| Engineering | \$35,000 | |
| Survey, Permits | \$6,000 | |
| Legal | \$7,000 | |
| Title and Recording | \$15,000 | |
| Accounting and Cost Certification | \$15,000 | |
| 40B Site Approval Processing Fee | \$3,000 | |
| 40B Monitoring Agent Fee | <u>\$1,500</u> | |
| Subtotal, General Development Costs | \$269,320 | \$22,443 |

| | | |
|---|--------------------|-------------|
| Developer Overhead | \$40,000 | |
| Subtotal, Developer Overhead | \$40,000 | \$3,333 |
| SUMMARY OF SUBTOTALS | | |
| Sales/Revenue | \$3,772,000 | |
| Site Acquisition | \$0 | \$3,137,578 |
| Residential Construction | \$2,157,507 | Total |
| Site Work | \$455,000 | Development |
| Builder's Overhead, Profit and Gen. Con | \$215,751 | Costs (TDC) |
| General Development Costs | \$269,320 | |
| Developer Overhead | \$40,000 | |
| Summary | | |
| Sales/Revenue | \$3,772,000 | |
| Total Development Costs (TDC) | <u>\$3,137,578</u> | |
| Profit from Sales/Revenue | \$634,422 | |
| Percentage of Profit over TDC | 20.22% | 20% Allowed |

Housing Pro Forma
 12 Units For Sale:
 6 Market Rate
 6 Affordable
No Acq + HAFT Funds

S

HAMILTON, MA November 28, 2016

Affordable Housing 12 Townhomes

FINANCIAL PRO FORMA

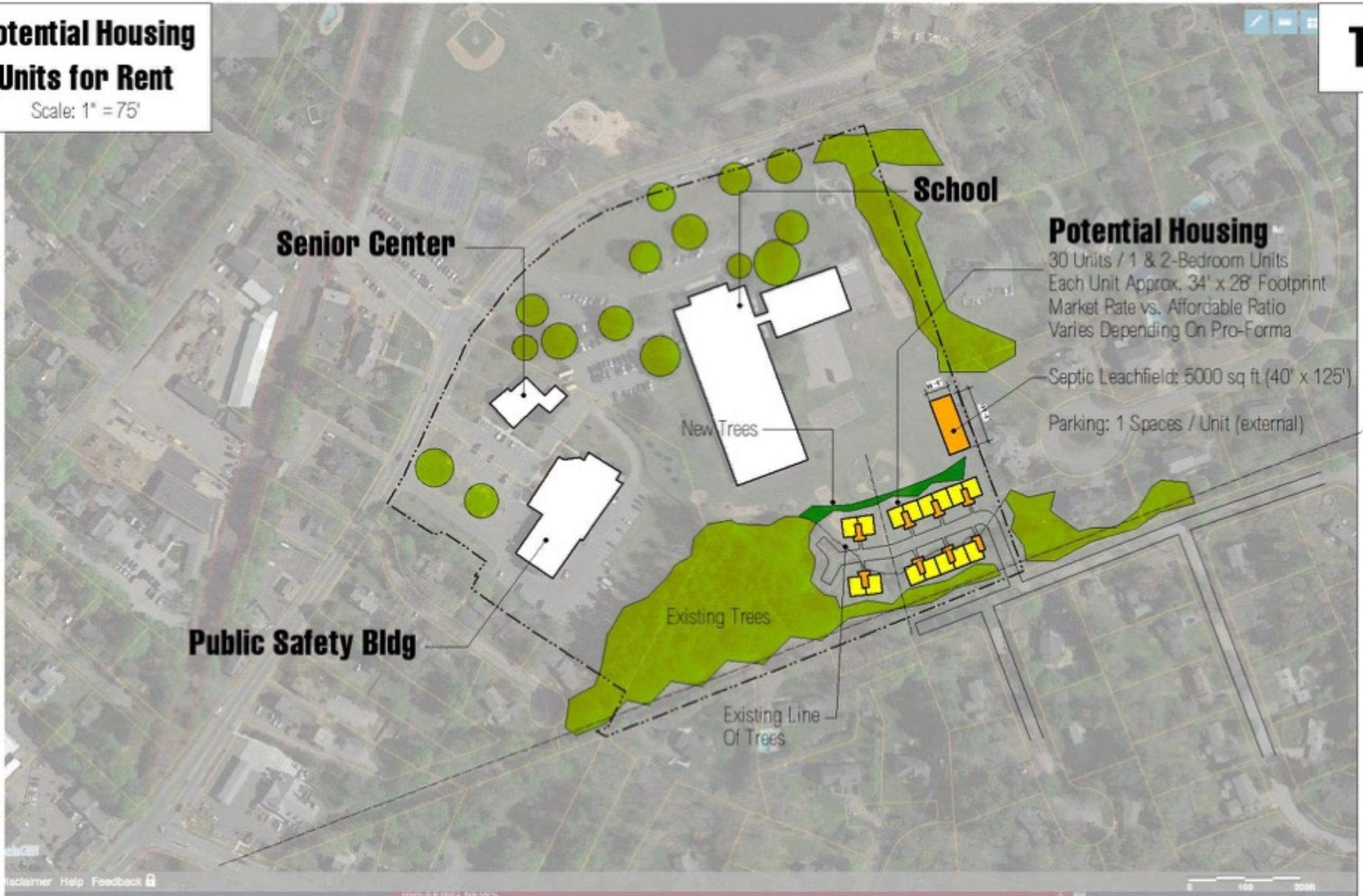
| | Totals | Per Unit |
|--|--------------------|------------------|
| Sales/Revenue | | |
| Market 6 Homes | \$2,274,000 | \$379,000 |
| Affordable 6 Homes | \$1,230,000 | \$205,000 |
| Town Contribution HAFT | <u>\$200,000</u> | |
| Total Sales/Revenue | \$3,704,000 | |
| Acquisition Cost | \$0 | \$0 |
| Hard Costs | | |
| Construction Costs-Residential | \$2,064,600 | \$172,050 |
| Contingency | <u>\$92,907</u> | \$7,742 |
| Subtotal-Residential Construction | \$2,157,507 | \$179,792 |
| Construction Costs-Site Work | | |
| Utilities, SDS and Drainage | \$300,000 | \$25,000 |
| Excavation and Grading | \$55,000 | \$4,583 |
| Landscape and Hardscape | \$65,000 | \$5,417 |
| Site Contingency | <u>\$35,000</u> | \$2,917 |
| Subtotal-Site Work | \$455,000 | \$37,917 |
| Construction Costs-General Conditions, Builders Overhead and Profit | | |
| General Conditions | \$75,513 | \$6,293 |
| Builders Overhead + Profit | <u>\$140,238</u> | <u>\$11,686</u> |
| Subtotal | \$215,751 | \$17,979 |
| Soft Costs | | |
| General Development Costs | | |
| Market Study | \$1,500 | |
| Lottery Consultant | \$7,500 | |
| Commissions/Advertising-Affordable | \$500 | |
| Commissions/Advertising-Market | \$79,500 | |
| Model Unit | \$1,000 | |
| Closing Costs | \$10,000 | |
| Real Estate Taxes | \$6,500 | |
| Utility Usage during Construction | \$1,500 | |
| Insurance | \$6,500 | |
| Inspecting Engineer | \$1,000 | |
| Construction Loan Interest | \$25,000 | |
| Fees to Construction Lender | \$2,500 | |
| Architectural | \$20,000 | |
| Engineering | \$35,000 | |
| Survey, Permits | \$6,000 | |
| Legal | \$7,000 | |
| Title and Recording | \$15,000 | |
| Accounting and Cost Certification | \$15,000 | |
| 40B Site Approval Processing Fee | \$3,000 | |
| 40B Monitoring Agent Fee | <u>\$3,500</u> | |
| Subtotal, General Development Costs | \$245,590 | \$20,466 |

| | | |
|---|--------------------|--|
| Developer Overhead | \$40,000 | |
| Subtotal, Developer Overhead | \$40,000 | \$3,333 |
| SUMMARY OF SUBTOTALS | | |
| Sales/Revenue | \$3,704,000 | |
| Site Acquisition | \$0 | |
| Residential Construction | \$2,157,507 | } \$3,113,848 Total Development Costs (TDC) |
| Site Work | \$455,000 | |
| Builder's Overhead, Profit & Gen. Cond. | \$215,751 | |
| General Development Costs | \$245,590 | |
| Developer Overhead | \$40,000 | |
| Summary | | |
| Sales/Revenue | \$3,704,000 | |
| Total Development Costs (TDC) | <u>\$3,113,848</u> | |
| Profit from Sales/Revenue | \$590,152 | |
| Percentage of Profit over TDC | 18.95% | 20% Allowed |

Potential Housing Units for Rent

Scale: 1" = 75'

T



265 Bay Road Site Feasibility Study

Town Of Hamilton, Massachusetts

Housing Pro Forma

30 Units For Rent:
24 Market Rate
6 Affordable

No Acquisition Cost



Rental Housing, Hamilton, MA
Adjacent to Gas Easement, Horseshoe Lane

30 Rental Apartments
November 8, 2016

ESTIMATED COSTS

| | |
|--------------------------|-------------|
| Site Acquisition | \$0 |
| Site Development | \$850,000 |
| Building Construction | \$2,354,625 |
| Construction Contingency | \$200,000 |
| Soft Costs | \$320,000 |
| Marketing and Rental | \$200,000 |
| Rentup Shortfall | \$350,000 |
| Construction Interest | \$110,000 |

Utilities, Parking, Landscaping
30 apartments @ 650 SF avg.,
net. 15% Gross Factor, \$110 per SF
Architect, Engineer, Survey, Legal,
Developer, Cost Certification

| | | |
|--------------------|--------------------|---------------------|
| TOTAL COSTS | \$4,384,625 | \$146,154.17 |
| | | Per Apartment |

Annual Rental Expenses

| | |
|----------------------|----------|
| Vacancy Allowance | -40,000 |
| Management Fee | -23,000 |
| Building Maintenance | -50,000 |
| Payroll | -50,000 |
| Replacement Reserve | -45,000 |
| Taxes | -40,000 |
| Utilities | -25,000 |
| Debt Service | -243,209 |

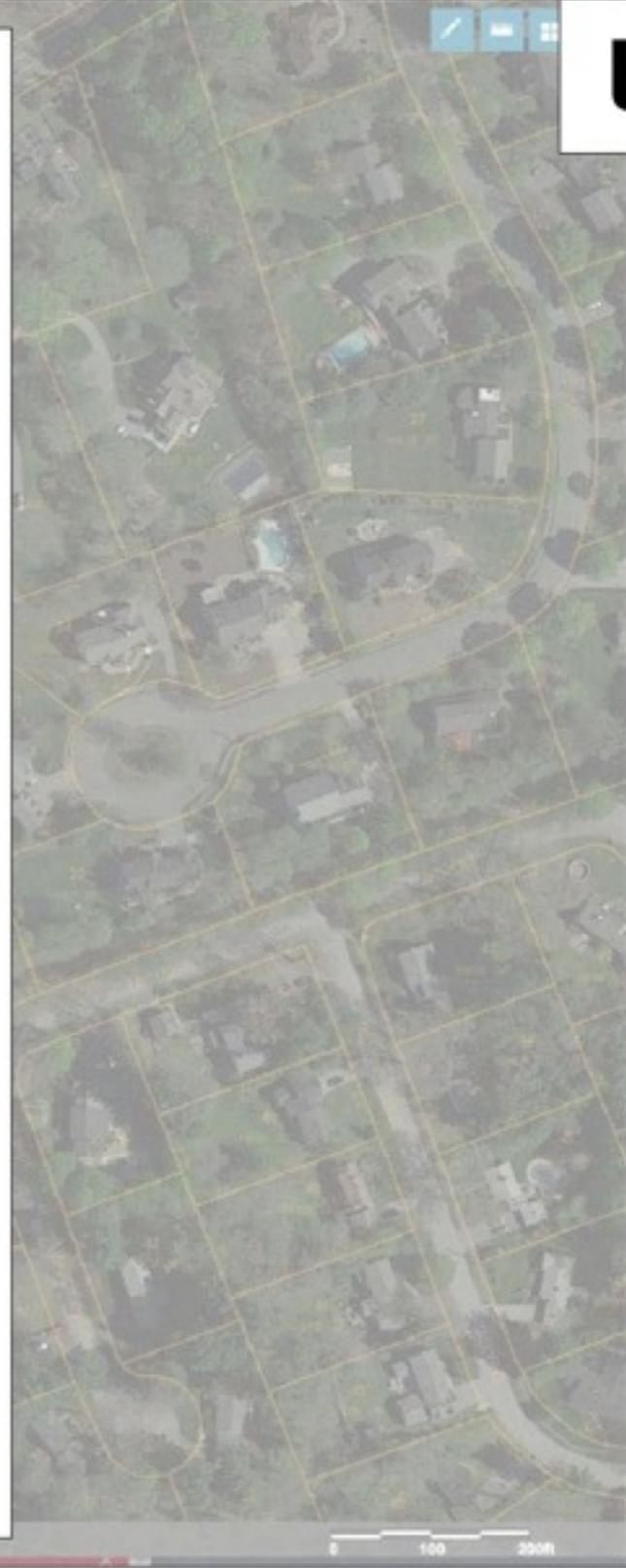
Non-Residential Electric, Gas, Telephone
\$4,000,000 @ 30 years, 4.5%

| | | |
|-------------------------------------|-------------------|--|
| Total Annual Rental Expenses | -\$516,209 | |
|-------------------------------------|-------------------|--|

| | | |
|-------------------------------|------------------|----------------------|
| Annual Income Required | \$567,830 | 1.10 coverage |
|-------------------------------|------------------|----------------------|

| | | |
|-----------------------------|-------------------|--------------------------------|
| Total Monthly Rental | \$1,577.31 | average per apartment required |
|-----------------------------|-------------------|--------------------------------|

| | Breakdown | per apt per mo. | Annual Total |
|-------------------|-----------|-----------------|----------------|
| 3 Affordable 1-BR | | 885 | 31,860 |
| 3 Affordable 2-BR | | 1,085 | 39,060 |
| 12 Market 1-BR | | 1,600 | 230,400 |
| 12 Market 2-BR | | 1,850 | 266,400 |
| | | | <u>567,720</u> |



265 Bay Road Site Feasibility Study

Town Of Hamilton, Massachusetts

Plan Details

Scale: 1" = 30'



For Sale

V



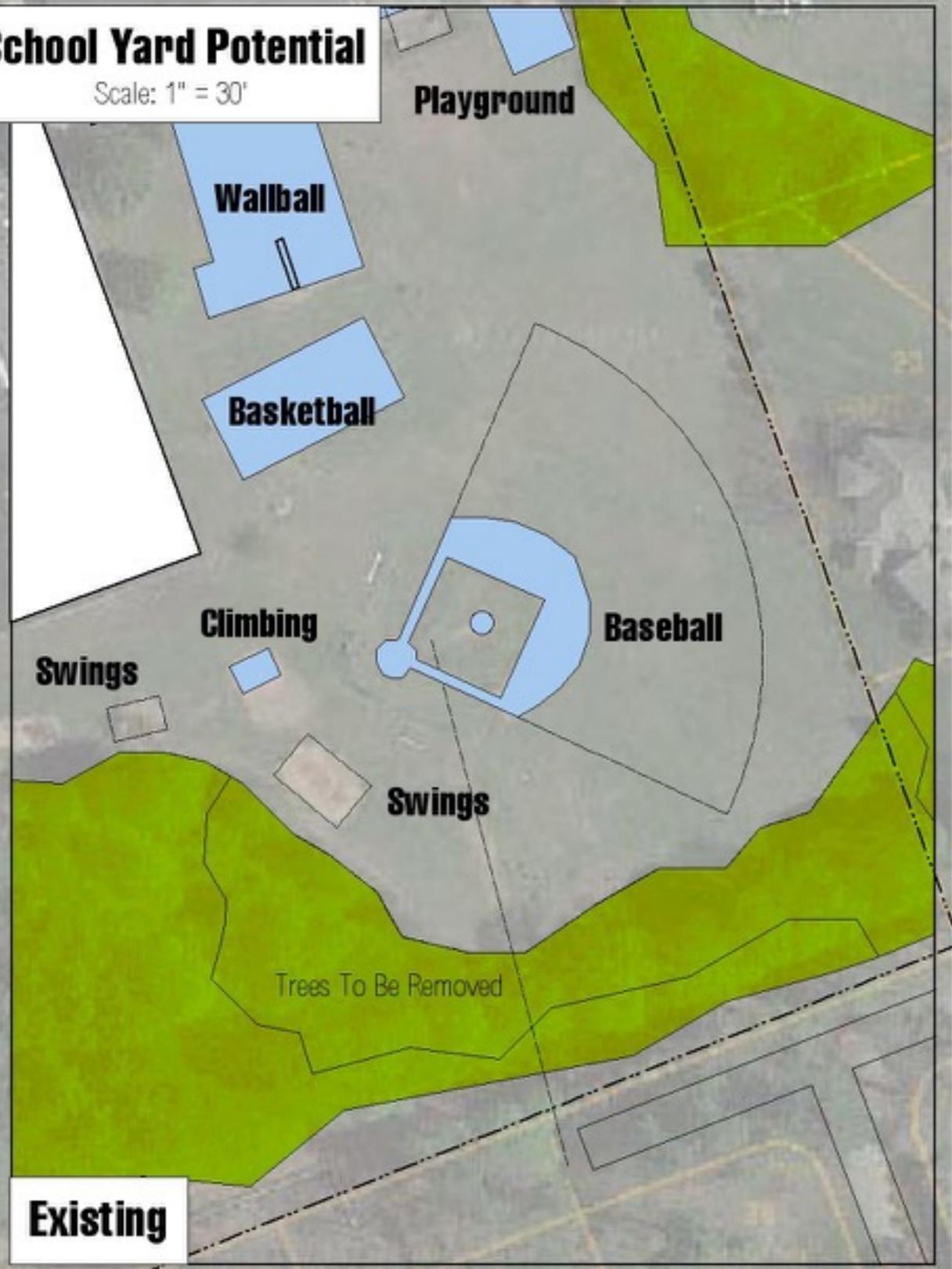
For Rent

265 Bay Road Site Feasibility Study

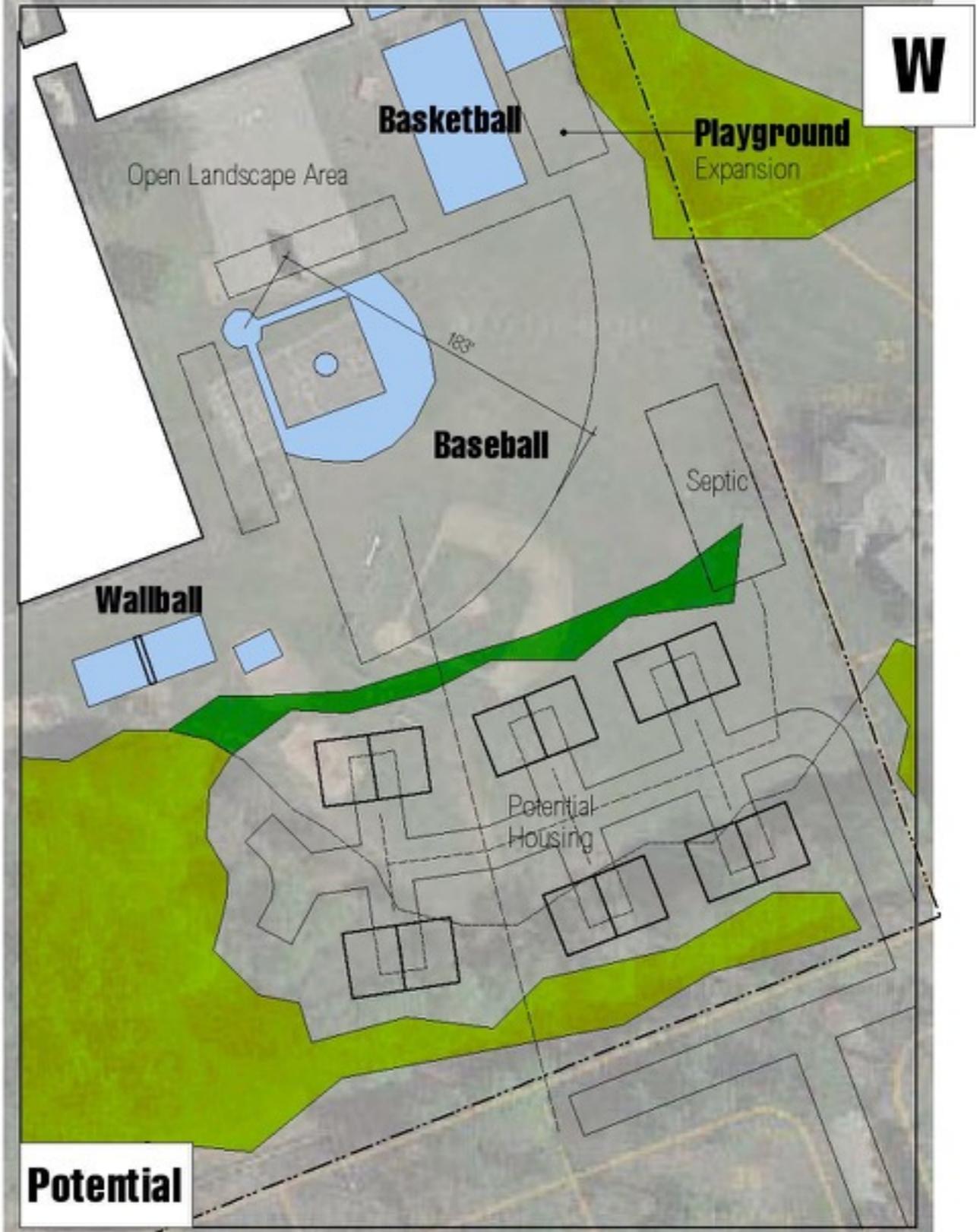
Town Of Hamilton, Massachusetts

School Yard Potential

Scale: 1" = 30'



Existing



Potential

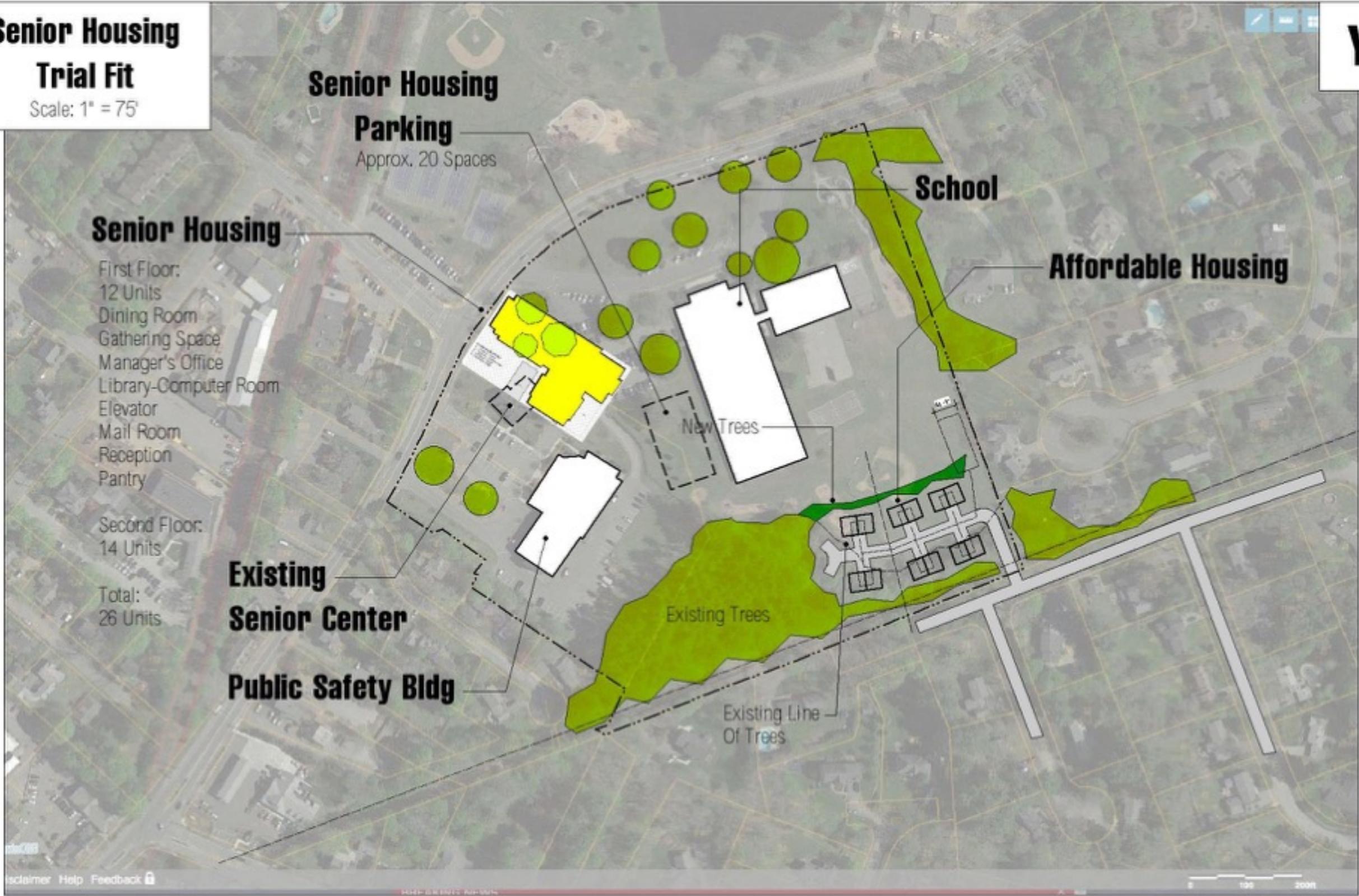
265 Bay Road Site Feasibility Study

Town Of Hamilton, Massachusetts

Senior Housing Trial Fit

Scale: 1" = 75'

Y



265 Bay Road Site Feasibility Study

Town Of Hamilton, Massachusetts

Senior Center Site Pro Forma

Scale: 1" = 75'

Hamilton, MA

Contact

Existing Senior Center

7

Senior Housing, Hamilton, MA
Adjacent to Council on Aging

30 Rental Apartments
November 8, 2016 Financial Estimates

ESTIMATED COSTS

| | |
|--------------------------|--------------------|
| Site Acquisition | \$200,000 |
| Site Development | \$850,000 |
| Building Construction | \$5,928,750 |
| Construction Contingency | \$675,000 |
| Soft Costs | \$450,000 |
| Marketing and Rental | \$200,000 |
| Rentup Shortfall | \$400,000 |
| Construction Interest | \$200,000 |
| Fit Up | \$100,000 |
| TOTAL COSTS | \$9,003,750 |

Utilities, Parking, Landscaping
30 apartments @ 750 SF each, net. Service space to include
community room, kitchen laundry, management, etc.
Architect, Engineer, Survey, Legal, Developer, Cost Certification

Annual Rental Expenses

| | |
|-------------------------------------|---------------------|
| Vacancy Allowance | -45,000 |
| Management Fee | -26,000 |
| Superintendent | 45,000 |
| Staff | -50,000 |
| Grounds | -25,000 |
| Building Maintenance | -50,000 |
| Replacement Reserve | -75,000 |
| Taxes | -60,000 |
| Utilities | -85,000 |
| Debt Service | -516,819 |
| Total Annual Rental Expenses | -887,819 |

\$225,000 PER APARTMENT

4%

Non-Residential Electric, Gas, Telephone
\$8,300,000 @ 30 years, 4.5% (\$40,000.25)
-573,584.92 per month

Annual Income Required

| | |
|-----------------------------|----------------|
| Annual Income Required | \$1,065,000 |
| Average Monthly Rental | \$2,958 |
| Plus Utilities | \$125 |
| Total Monthly Rental | \$3,083 |

1.20 debt service coverage

per apartment

School

Public Safety Bldg

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