

# AMHERST STUDIO APARTMENTS

*SINGLE PERSON STUDIOS WITH SUPPORTIVE SERVICES*

JULY 2, 2020

RESPONSES TO QUESTIONS RAISED AT ZBA MEETING HELD ON JUNE 25, 2020

Valley  
Community  
Development



Building.  
Access.  
Opportunity.



**AMHERST STUDIO APARTMENTS**  
*at 132 Northampton Road*

Full Zoning Permit Application & Full Plan Set available for review at:  
<https://www.amherstma.gov/3520/Valley-CDC-132-Northampton-Road>

# UPDATED PLANTING PLAN

- REQUEST:

- a. Please update your planting plan for all proposed vegetation and vegetation to remain including: trees, shrubs, perennials, seed mix, to include the following information:
  - i. Planting List:
    1. Symbol;
    2. common name; (already included)
    3. scientific name; (already included)
    4. size at planting; (already included)
    5. size at maturity;
    6. expected time duration for each plant type to meet maturity;
    7. notes (native vs non native);
    8. quantity.

Nyssa sylvatica  
Black Tupelo



Quercus bicolor  
Swamp White Oak



Platanus occidentalis  
Eastern Sycamore



Syringa reticulata  
Japanese Tree Lilac



Celtis laevigata  
(Sugar Hackberry)



Cercis canadensis 'Forest Pansy'  
Eastern Redbud



## SHADE AND FLOWERING TREES

NAME	SYMBOL	QTY	SIZE	Native	Install	Mature	Growth Time	Ecoservices
Nyssa sylvatica (Black Tupelo)	NS	5 ea	3" cal	Yes	8'-10'	30'-50' tall	1'-2' year, 10 years	shelter, pollen, food for birds, mammals, caterpillar
Quercus bicolor (Swamp White Oak)	Qb	7 ea	3" cal	Yes	8'-10'	50'-60' tall	1'-2' year, 20 years	shelter, pollen, food for birds, mammals, caterpillars
Platanus occidentalis (Eastern Sycamore)	Po	9 ea	3" cal	Yes	8'-10'	75'-100' tall	2' a year, 32 years	shelter, pollen, food for birds, mammals, caterpillar
Syringa reticulata (Japanese Tree Lilac)	Sr	3 ea	2" cal	No	8'-10'	20'-30' tall	1.5' a year, 8 years	birds, bees, pollinators
Celtis laevigata (Sugar Hackberry)	Cl	1 ea	3" cal	Yes*	8'-10'	80' tall	2'+ a year, 35 years	10 songbirds, hackberry moth, nectar producer
Cercis canadensis 'Forest Pansy' (Eastern Redbud)	Cc	13 ea	2" cal	Yes	8'-10'	20'-30' tall	2' a year, 5 years	pollen for bees and other pollinators, food for birds

\*Native to Southern US, Chosen for future climate change value

Chamaecyparis lawsoniana 'Silver Queen'



Pinus strobus 'Torulosa' Twisted White Pine



Picea glauca 'Pendula' (Weeping White Spruce)



Juniperus chinensis 'Blue Point' Blue Point Juniper



Chamaecyparis pisifera 'Boulevard' Boulevard False Cypress



Picea abies Nidiformis Birds Nest Spruce



Carex appalachia



Carex amphibola



Bouteloua curtipendula Side Oats Grama Grass



Little bluestem



## EVERGREEN TREES AND SHRUBS

NAME	SYMBOL	QTY	SIZE	Native	Install	Mature	Growth Time	Ecoservices
Chamaecyparis lawsoniana 'Silver Queen' (Silver Queen Cypress)(1854)	Cl	9 ea	5' tall	Cali	5'-8'	30' tall	0.5' a year, 60 years	cover for wildlife, nesting, aerosols may benefit health
Pinus strobus 'Torulosa' (Twisted White Pine)	PsT	12 ea	8' tall	Yes?	5'-8'	15'-40" tall	1'-1.5' year, 20 years	seeds: black bears, rabbits, red squirrels and many birds; bark mammals
Picea glauca 'Pendula' (Weeping White Spruce) (1870)	PgP	10 ea	8' tall	Y/Hort	5'-8'	20'-30' tall	0.5'-1' year, 15 years	attracts birds
Juniperus chinensis 'Blue Point' (Blue Point Juniper) (1767)	Jc	7 ea	5' tall	No	5'	12' tall	1"-6" year, 12 years	cover for wildlife, nesting, aerosols may benefit health
Chamaecyparis pisifera 'Boulevard' (Boulevard False Cypress) (1861)	CpB	23 ea	5' tall	Japan	5'	5-12' tall	0.5' year, 10 years	aerosols may benefit health
Picea abies 'Nidiformis' (Birds Nest Spruce) (Colonial)	PaN	37 ea	5 gal	Europe	18"	3'-5' tall	0.25' year, 10 years	attracts birds

## RAIN GARDEN GROUNDCOVER LAYER

NAME	SYMBOL	QTY	SIZE	Native	Install	Mature	Growth Time	Ecoservices
Carex appalachia (Appalachian Sedge)	See plan	113	plugs	Yes	small	12"-18"	1 season	Skipper and Satyr caterpillars/produce seeds that are eaten by turtle-
Carex amphibola (Creek Sedge)	See plan	113	plugs	Yes	small	12"-18"	1 season	Skipper caterpillars and seeds are eaten by turtles
Bouteloua curtipendula (Side Oats Grama)	See plan	113	plugs	Yes	small	2'-3'	1 season	Green Skipper butterfly, Dotted Skipper butterfly, birds, cover, food
Schizachyrium scoparium (Little Bluestem)	See plan	113	plugs	Yes	small	2'-4'	1 season	cover for wildlife, bird nest, food for birds, food for caterpillars



## FLOWERING SHRUBS

NAME	SYMBOL	QTY	SIZE	Native	Install Height	Mature Height	Growth Time	Ecoservices
Calluna vulgaris 'Spring Torch' (Heather) (Cultivated for Centuries)	Cv	5 ea	3gal	Eng	8"-12"	24" w/ 18" t	1-2 years	pollen
Clethra alnifolia 'Hummingbird' (Summersweet)	Ca	7 ea	3 gal	Yes	8"-12"	3'-4' tall	1-2 years	cover for wildlife, nesting, pollen, food for birds and mammals
Comptonia peregrina (Sweet Fern)	Cp	7 ea	5 gal	Yes	12"-18"	2'-4' tall	1-2 years	cover for wildlife, food for spring migrant birds and caterpillars
Cornus baileyi (Red Twig Dogwood)	Cb	55ea	1 gal	Yes	24"-36"	6'-10' tall	1 year	birds, bees, pollinators
Fothergilla gardenii (Dwarf Fothergilla)	Fg	5 ea	3 gal	Yes*	12"-18"	1.5-3' tall	3 years	pollen producer, food for caterpillars
Hamamelis virginiana (Witchhazel)	Hv	10 ea	3 gal	Yes	18"-24"	12'-15' tall	8-9 years	pollen producer, nest site, food for birds
Hydrangea arborescens 'NCHA4' Incrediball (Blush Hydrangea)	HaBB	5 ea	3 gal	Yes	18"-24"	5' tall	3-5 years	pollen producer, food for caterpillars
Hydrangea serrata 'Blue Bird' (Blue Mountain Hydrangea) (1870)	Hsbb	1 Ea	3 gal	Japan	18"-24"	4' tall	3-5 years	pollen producer, food for caterpillars
Itea virginica 'Henry's Garnet' (Virginia Sweetspire)	Iv	4 ea	3 gal	Yes	12"-18"	3'-4' tall	1-2 years	pollen producer, food for caterpillars
Ilex glabra 'Shamrock' (Shamrock Inkberry)	Ig	15 ea	3 gal	Yes	12"-18"	3'-4' tall	3-5 years	cover for wildlife, pollen, bird food, caterpillar food
Kalmia latifolia 'Tiddlywinks' (Mountain Laurel)	Klt	29 ea	3 gal	Yes	18"	3' tall	2-5 years	cover for wildlife, nesting site, pollen producer, caterpillar food
Myrica pensylvanica (Northern Bayberry)	Mp	6 ea	5 gal	Yes	18"	6'-10' tall	5 years	cover, nests, pollen, food for birds, caterpillars & mammals
Pieris 'Brouwer's Beauty' (Brower's Beauty Pieris) (1870)	Pbb	4ea	5 gal	Japan	18"-24"	5'-7' tall	2-5 years	cover, nests, pollen, hummingbirds



— 3'-4' — 5'-7'

*Comptonia perigrina*  
Sweet Fern (CP)  
*Cornus baileyi*  
Red Twig Dogwood (CB)



— 2-4' — 6-10'

*Celtis laevigata*  
(Sugar Hackberry) (Cla)  
*Platanus occidentalis*  
Eastern Sycamore (PO)



○ 80' ○ 75-100'

*Chamaecyparis pisifera* 'Boulevard'  
False Cypress (CPB)



— 5'-12'

*Myrica pensylvanica*  
Northern Bayberry (Mp)



— 6'-10'

*Pinus strobus* 'Torulosa'  
Twisted White Pine (Pst)



● 15-40'

*Kalmia latifolia* 'Tiddlywinks'  
Mt Laurel (KIT)



— 3'

*Picea glauca* 'Pendula'  
(Weeping White Spruce) (Pgp)



● 20'-30'

*Juniperus chinensis* 'Blue Point'  
Blue Point Juniper (Jc)



— 12'

*Picea abies* Nidiformis  
Birds Nest Spruce (Pan)



— 3'-5'

*Chamaecyparis lawsoniana* 'Silver Queen'  
Queen' (CI)



— 30'

**EASTERN BORDER**

Carex appalachia



12"-18"

Carex amphibola



12"-18"

Bouteloua curtipendula  
Side Oats  
Grass



2'-3'

Schizachyrium scoparium  
Little Bluestem



2'-4'

Calluna vulgaris  
Spring Torch  
Heather (Cv)



1-2'

Ilex glabra  
'Shamrock'-  
Shamrock  
Inkberry (lg)



3'-4'

Itea virginica  
'Henry's Garnet'  
Virginia  
Sweetspire (lv)



3'-4'

Cornus baileyi  
Red Twig Dogwood (CB)



6-10'

Fothergilla gardenii  
Dwarf fothergilla (Fg)



1.5'-3'

Hamamelis virginiana  
Witchhazel (Hv)



12'-15'

Clethra alnifolia  
'Hummingbird'-  
Summersweet (Ca)



3'-4'

Hydrangea arborescens  
'NCHA4'  
Incrediball (Blush  
Hydrangea) (Habb)



1.5'-2'

Syringa reticulata  
Japanese Tree Lilac (Sr)



20'-30'

Quercus bicolor  
Swamp White Oak (Qb)



50'-60'

Platanus occidentalis  
Eastern Sycamore (PO)



75-100'

Cercis canadensis  
'Forest Pansy'  
Eastern Redbud (Cc)



20'-30'

Nyssa slyvatica  
Black Tupelo (Ns)



30'-50'

Kalmia latifolia  
'Tiddlywinks'  
Mt Laurel (KIT)

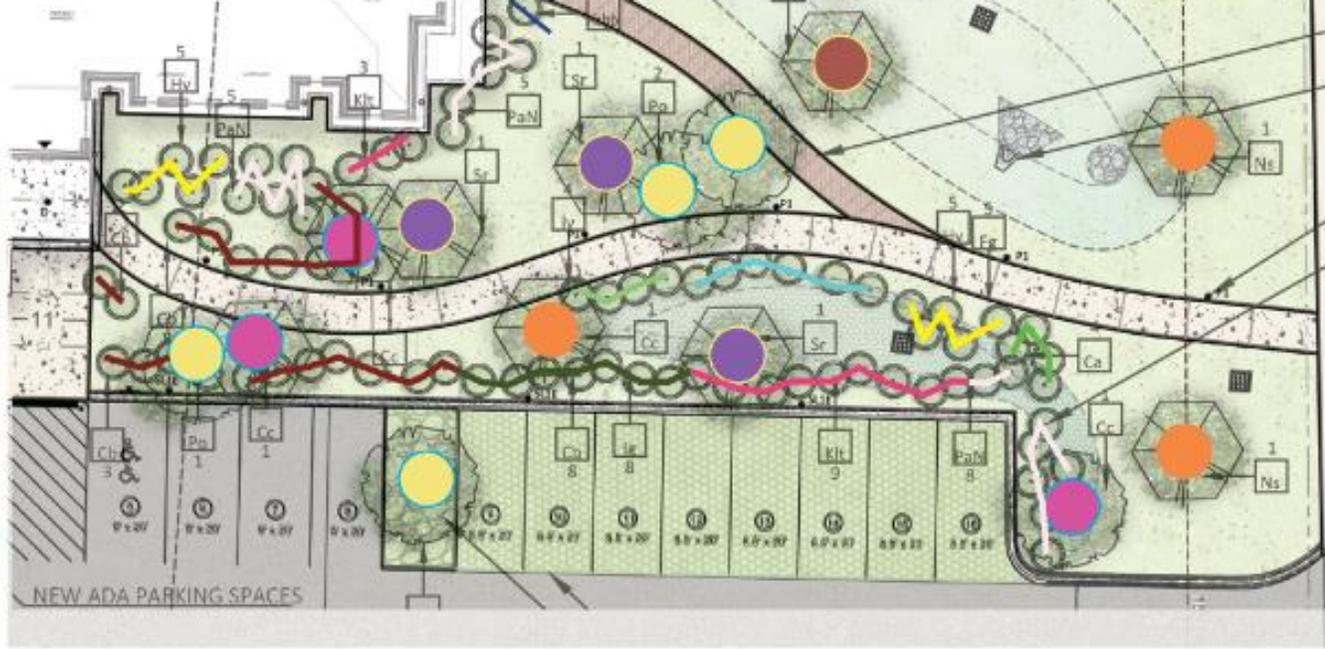


3'

Picea abies  
Birds Nest Spruce (PaN)



3'-5'



FRONT LANDSCAPE

# SOUTHERN BORDER

*Chamaecyparis pisifera* 'Boulevard' False Cypress (CPB)



*Pinus strobus* 'Torulosa' Twisted White Pine (PsT)



*Kalmia latifolia* 'Tiddlywinks' Mt Laurel (KIT)



*Picea glauca* 'Pendula' (Weeping White Spruce) (PgP)



*Chamaecyparis lawsoniana* 'Silver Queen' (Cl)



*Quercus bicolor* Swamp White Oak (Qb)



*Platanus occidentalis* Eastern Sycamore (PO)



*Cornus baileyi* Red Twig Dogwood (CB)



*Ilex glabra* 'Shamrock'-Shamrock Inkberry (Ilg)



*Cercis canadensis* 'Forest Pansy' Eastern Redbud (Cc)



5'-12'

15-40'

3'

20'-30'

30'

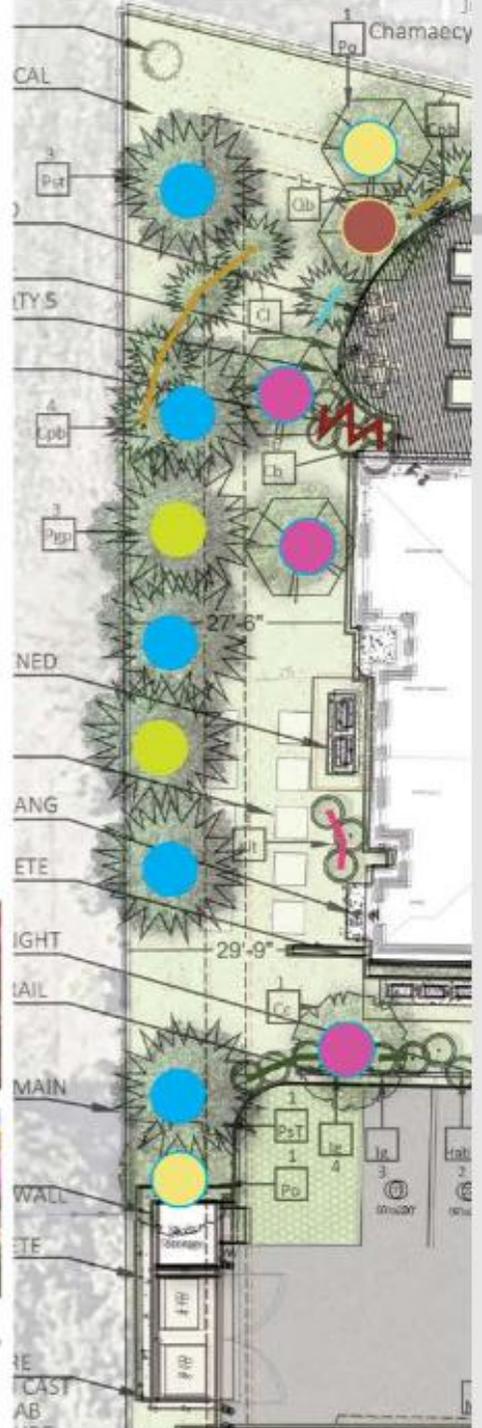
50'-60'

75-100'

6-10'

3'-4'

20'-30'

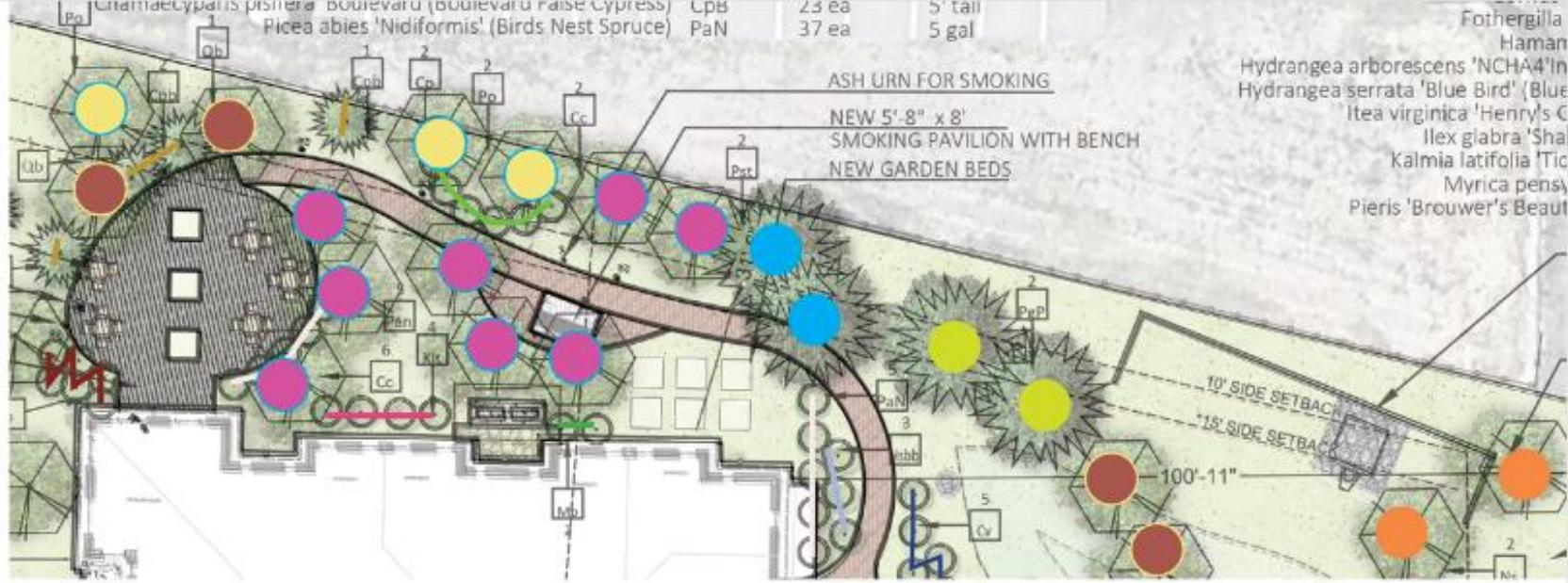


# WESTERN BORDER

*Calluna vulgaris* 'Spring Torch' Heather (Cv)



2'



- Fothergilla Haman
- Hydrangea arborescens 'NCHA4' In
- Hydrangea serrata 'Blue Bird' (Blue)
- Itea virginica 'Henry's C
- Ilex glabra 'Sha
- Kalmia latifolia 'Tic
- Myrica pensy
- Pieris 'Brouwer's Beaut

*Cercis canadensis* 'Forest Pansy' Eastern Redbud (Cc)



*Picea abies* Nidiformis Birds Nest Spruce (PaN)



*Kalmia latifolia* 'Tiddlywinks' Mt Laurel (KIT)



*Quercus bicolor* Swamp White Oak (Qb)



*Platanus occidentalis* Eastern Sycamore (PO)



*Chamaecyparis pisifera* 'Boulevard' False Cypress (CPB)



*Picea glauca* 'Pendula' (Weeping White Spruce) (PgP)



*Cornus baileyi* Red Twig Dogwood (CB)



*Myrica pensylvanica* Northern Bayberry (Mp)



*Hydrangea serrata* 'Blue Bird' - Blue Bird Mountain Hydrangea



*Pinus strobus* 'Torulosa' Twisted White Pine (PsT)



Pieris 'Brouwer's Beauty' (PbB)



*Nyssa sylvatica* Black Tupelo



- 20'-30'
- 3'-5'
- 3'
- 50'-60'
- 75-100'
- 5'-12'
- 20'-30'
- 6-10'
- 6'-10'
- 6'-10'
- 15-40'
- 5'-7'
- 30'-50'

- Additional Questions on plantings:
- Will the crabapple tree along the rear property line remain?
  - Yes, it can be preserved with some grading changes.
- What is the common and scientific name of the allee of trees along the northeasterly property line?
  - Norway Spruce (*Picea abies*)

## SECTION ELEVATIONS AND PERSPECTIVES:

FENCE LINE ELEVATIONS ARE BEYOND THE SCOPE OF THE DESIGN TEAM AT THE PRELIMINARY DESIGN PHASE.

The goal of Chapter 40B is to provide a stream-lined “one stop” permitting process through the ZBA that relies upon preliminary plans to contain the developer’s pre-development costs. This is part of the State’s policy to foster and encourage the development of affordable housing.

Permitting approval is a pre-requisite to receive State funding resources, so full plan development takes place later in the planning process, as resources are secured.

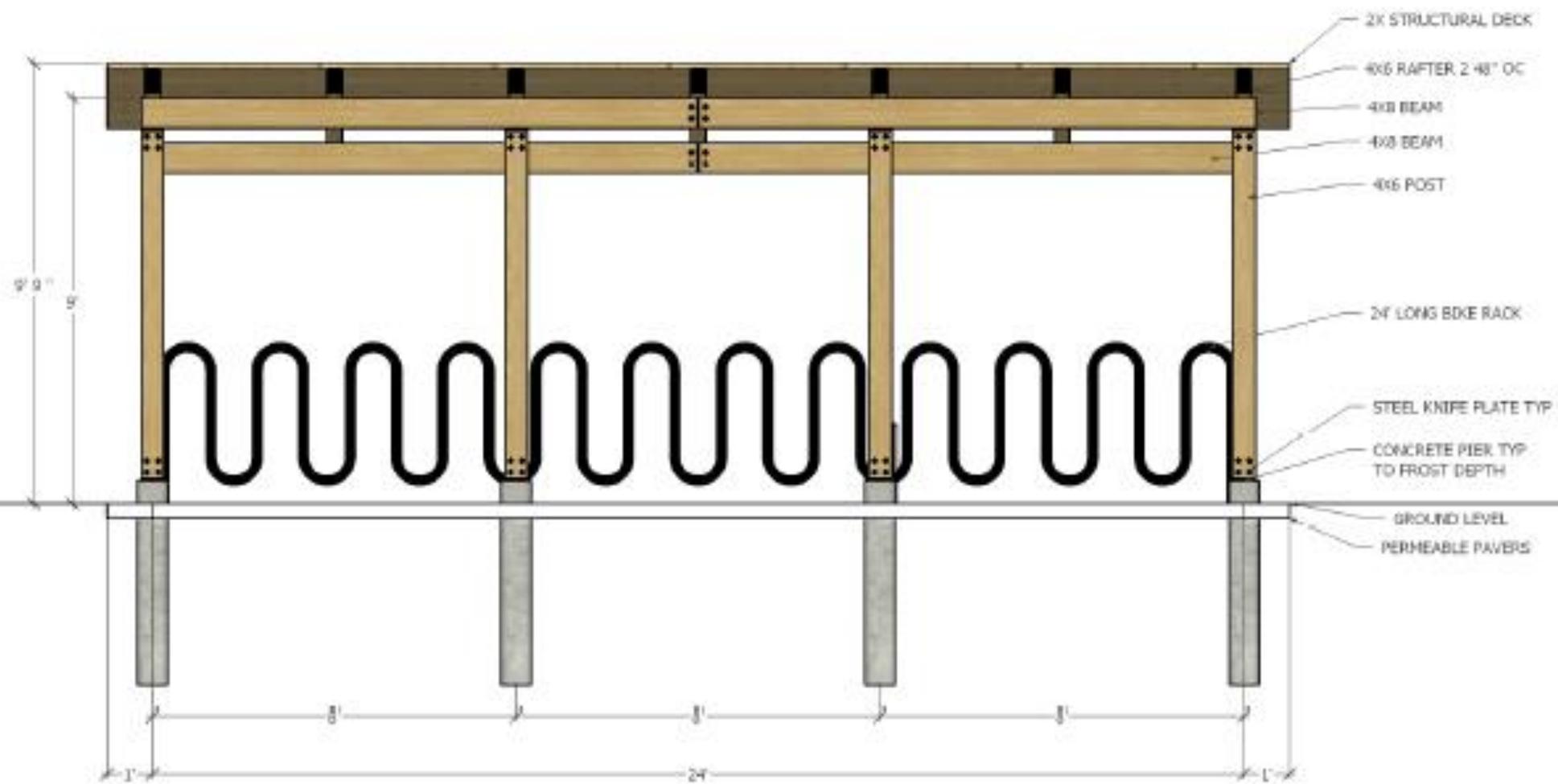
Some of the perspectives, elevations, and 3-D views requested by the Town would require considerable design team time and cost to produce. To be accurate, survey work on neighboring properties might be needed. We ask the ZBA to consider whether these are essential for its evaluation of the proposed development.

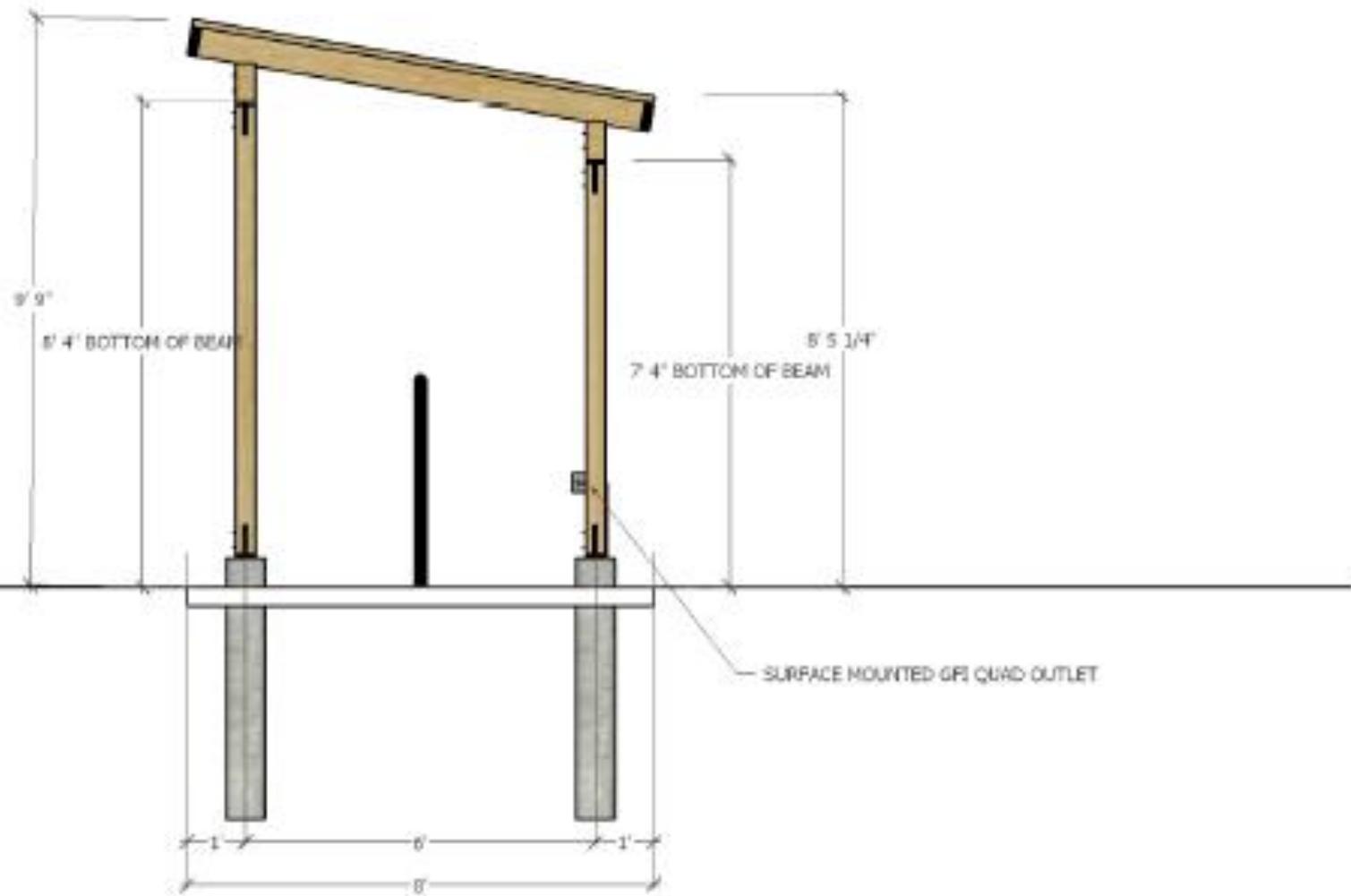
- **Treeline and questions for abutter on removal of trees:**
  - Abutter can directly represent their opinions to the ZBA at the July 2<sup>nd</sup> hearing.
  - Applicant's earlier site plan included preserving the row of spruce trees. Plans were altered in January 2020 in response to abutter request to: remove existing trees, provide a tall fence, add screening vegetation.
  - Valley is open and willing to save these trees or consider alternatives within the project's budget, however seeks an outcome amenable to the immediate abutter.

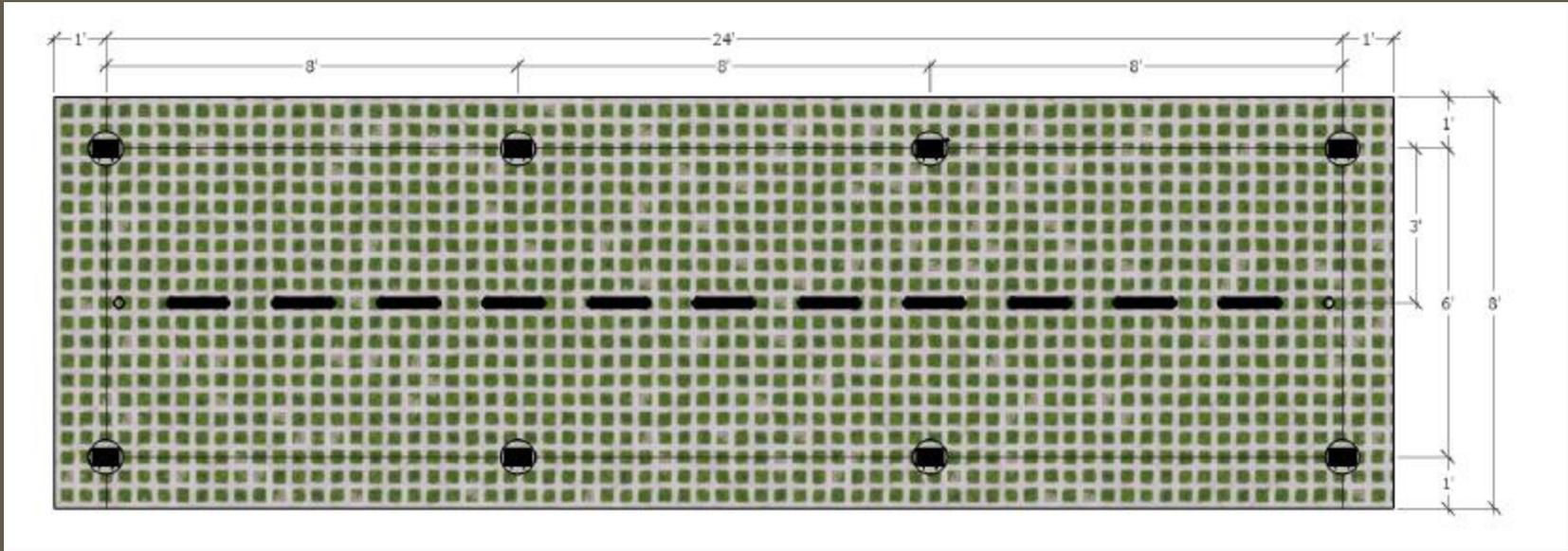
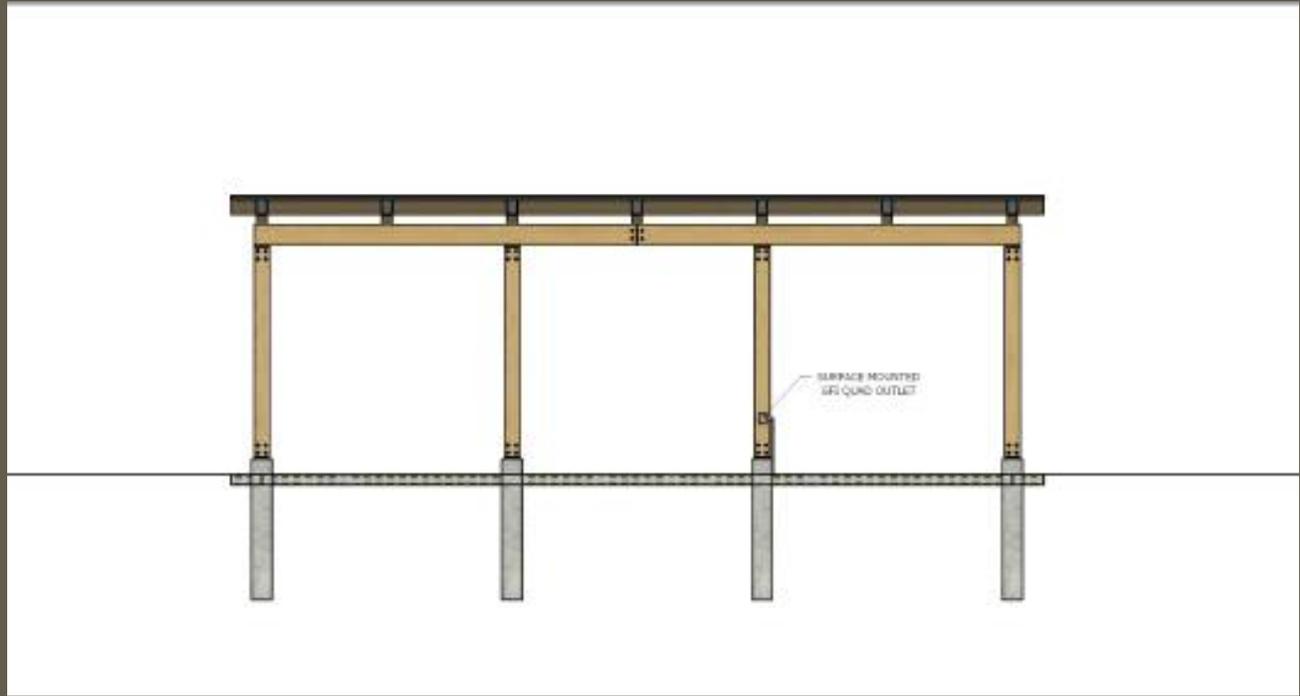
## **BIKE STORAGE SHED**

- **REQUEST:** Provide construction details and dimensions









- **Additional Information on Bike Shed:**

- Bike shed is designed with an exterior electrical outlet. With the increasing popularity of battery assisted bicycles, this will facilitate re-charging.
  - Electric bikes will also make travel up and down the surrounding slopes possible for tenants in a variety of types of physical conditions and at a range of ages.
- Applicant also notes the increasing use of motorized wheelchairs, which are capable of managing slopes.
  - Motorized wheelchair access to 132 Northampton Road will be improved by the planned MA DOT sidewalk improvements, all designed to meet ADA standards.

# EXTERIOR LIGHTING

- REQUESTS:

**4. Exterior Light Fixtures:**

- a. Please consider lowering the proposed 12-foot light fixtures to a range between 8-10-feet in height;
  - i. If updates are made, please update the following:
    1. Photometric Plan (also please make labeled footcandles bolder in color, if possible);
      - a. Could you also submit a copy of the photometric plan with color gradients, as presented on June 25<sup>th</sup>?
    2. Cut Sheets;

# ORIGINAL FOOTCANDLE PLAN WITH DARKER LABELS



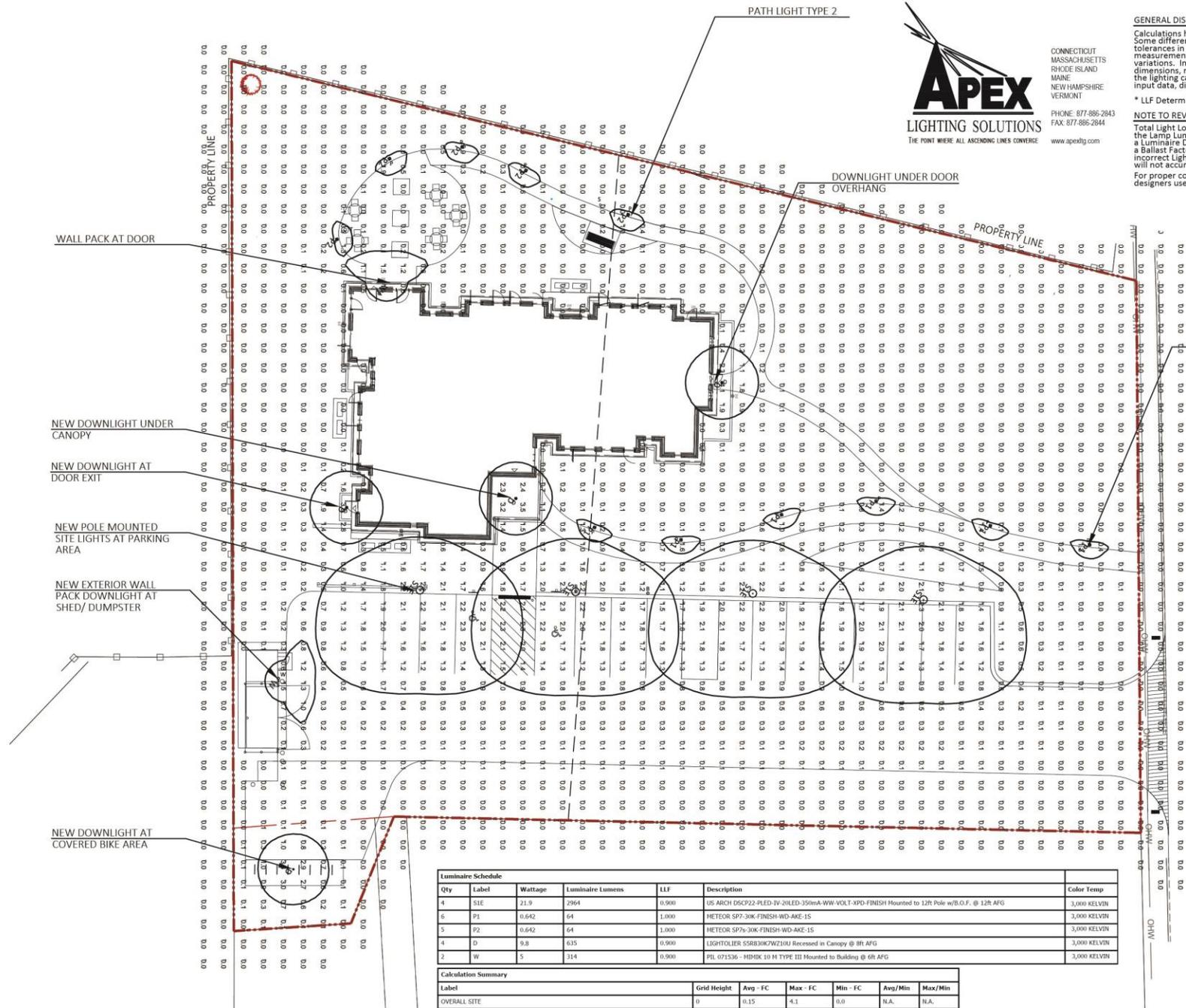
CONNECTICUT  
MASSACHUSETTS  
RHODE ISLAND  
MAINE  
NEW HAMPSHIRE  
VERMONT

PHONE: 877-886-2843  
FAX: 877-886-2844  
www.apexlighting.com

**GENERAL DISCLAIMER:**  
Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

\* LFL Determined Using Current Published Lamp Data

**NOTE TO REVIEWER:**  
Total Light Loss Factor (LLF) applied at time of design is determined by applying the Lamp Lumen Depreciation (LLD) from current lamp manufacturer's catalog, a Luminaire Dirt Depreciation Factor (LDD) based on IES recommended values and a Ballast Factor (BF) from current ballast specification sheets. Application of an incorrect Light Loss Factor (LLF) will result in forecasts of performance that will not accurately depict actual results.  
For proper comparison of photometric layouts, it is essential that you insist all designers use correct Light Loss Factors.



- D DOWNLIGHT
- SLE POLE MOUNTED SITE LIGHT
- W FULL CUT OFF WALL PACK
- P2 20" TALL PATHWAY LIGHT
- P3 36" TALL PATHWAY LIGHT

\* NOTE ALL LIGHTS ARE 3000K COLOR TEMPERATURE

Luminaire Schedule						
Qty	Label	Wattage	Luminaire Lumens	LLF	Description	Color Temp
4	S1E	21.9	2964	0.900	US ARCH DS022-PLD-IV-2HLED-350mA-WW-VOLT-3PD-FINISH Hour rated to 12hr Pole w/LO.F. @ 12ft AFG	3,000 KELVIN
6	P1	0.642	64	1.000	HETTOR SP7-30K-FINISH-WD-AKE-1S	3,000 KELVIN
5	P2	0.642	64	1.000	HETTOR SP7s-30K-FINISH-WD-AKE-1S	3,000 KELVIN
4	D	9.8	835	0.900	LIGHTOLIER SSR30K7W210J Recessed in Canopy @ 8ft AFG	3,000 KELVIN
2	W	5	314	0.900	PIL 071536 - HIMK 10 H TYPE III Mounted to Building @ 6ft AFG	3,000 KELVIN

Calculation Summary						
Label	Grid Height	Avg - FC	Max - FC	Min - FC	Avg/Min	Max/Min
OVERALL SITE	0	0.15	4.1	0.0	N.A.	N.A.

# ORIGINAL FOOTCANDLE PLAN WITH COLOR ILLUSTRATION



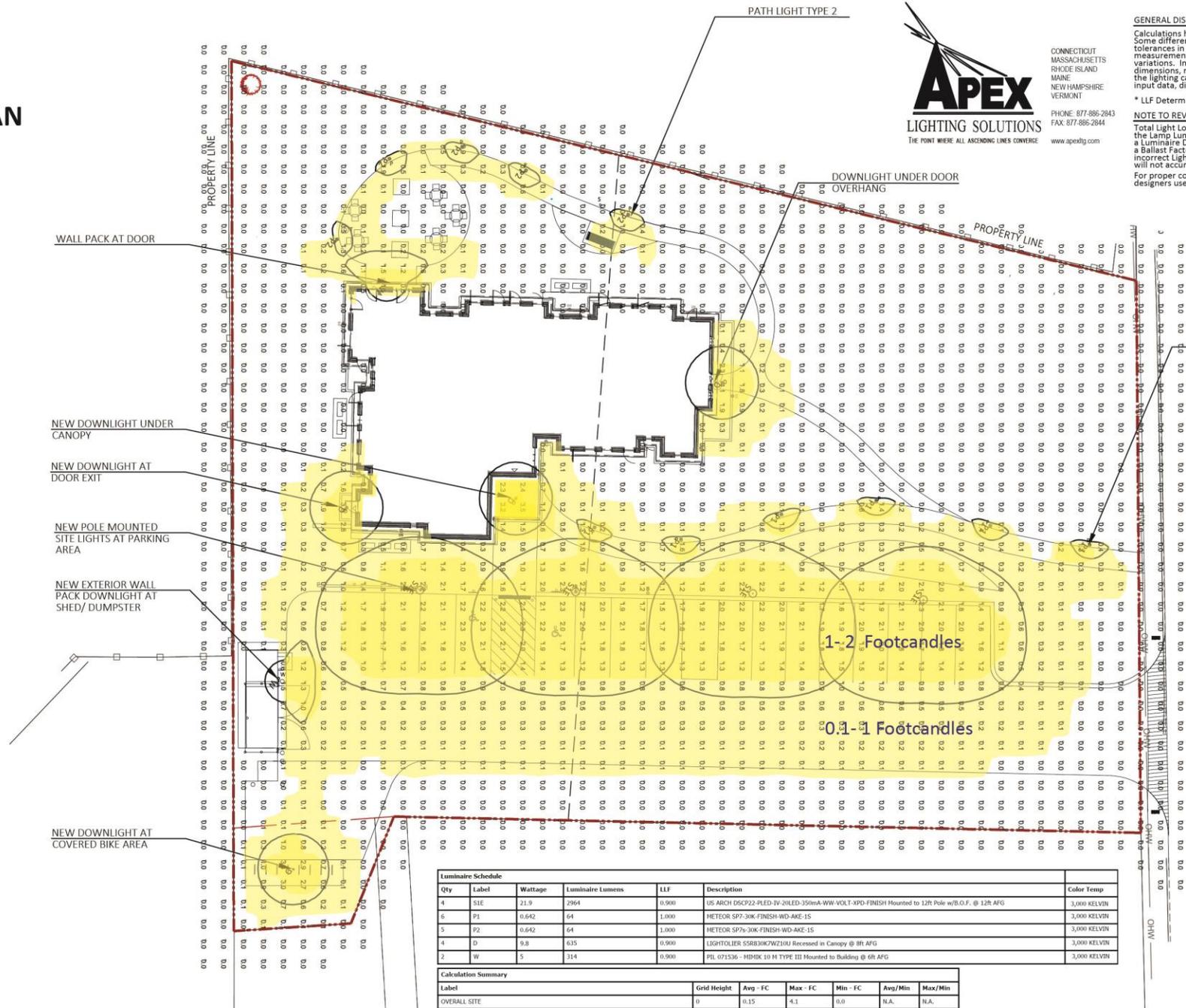
CONNECTICUT  
MASSACHUSETTS  
RHODE ISLAND  
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NEW HAMPSHIRE  
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For proper comparison of photometric layouts, it is essential that you insist all designers use correct Light Loss Factors.



- D DOWNLIGHT
- SLE POLE MOUNTED SITE LIGHT
- W FULL CUT OFF WALL PACK
- P2 20" TALL PATHWAY LIGHT
- P3 36" TALL PATHWAY LIGHT

\* NOTE ALL LIGHTS ARE 3000K COLOR TEMPERATURE

Luminaire Schedule						
Qty	Label	Wattage	Luminaire Lumens	LLF	Description	Color Temp
4	S1E	21.9	2964	0.9000	US ARCH D5C922-PLD-IV-2HLED-350mA-WW-VOLT-3PD-FINISH Housed to 12ft Pole w/LO.F. @ 12ft AFG	3,000 KELVIN
6	P1	0.642	64	1.0000	HECTOR SP7-30K-FINISH-WD-AKE-1S	3,000 KELVIN
5	P2	0.642	64	1.0000	HECTOR SP7s-30K-FINISH-WD-AKE-1S	3,000 KELVIN
4	D	9.8	835	0.9000	LIGHTOLIER SSR8387W210J Recessed in Canopy @ 8ft AFG	3,000 KELVIN
2	W	5	314	0.9000	PIL 071536 - HIMK 10 H TYPE III Housed to Building @ 6ft AFG	3,000 KELVIN

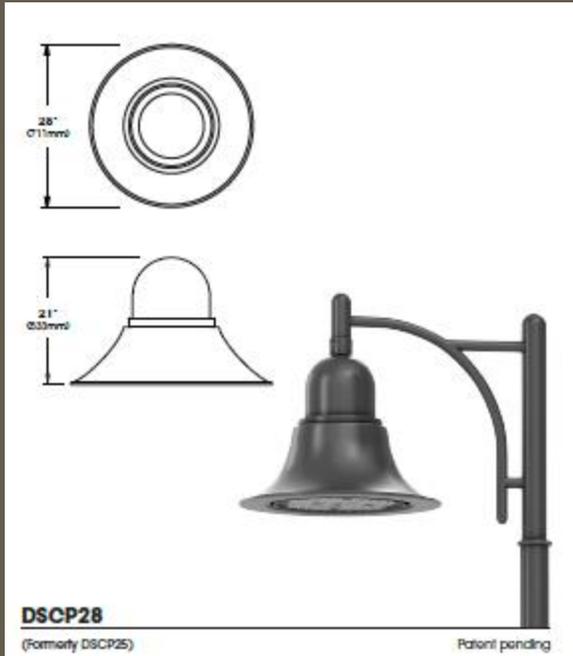
Calculation Summary						
Label	Grid Height	Avg - FC	Max - FC	Min - FC	Avg/Min	Max/Min
OVERALL SITE	0	0.15	4.1	0.0	N.A.	N.A.





# LIGHTING FIXTURES

## FULL CUT SHEETS PROVIDED TO ZBA – EXCERPTS BELOW



**Wall Mount**

Fixture	A	B	C
DSCP28	18" (457mm)	28" (711mm)	21" (533mm)
DSCP22	14" (356mm)	22" (559mm)	17.5" (445mm)

Extruded aluminum arm and cast aluminum wall bracket assembly provided with built in gasketed wire access for fixture/supply wire connection.

**Wall Plate**

**PLED® Modules**

DSCP28 ERA = 1.10  
Available in:  
80 LED Module Max

DSCP22 ERA = 0.63  
Available in:  
48 LED Module Max

MIMIK 10 M TYPE III

**SP-7/SP-7s**  
Motion Sensor / No Wiring

SP-7 is the first solar LED bollard to incorporate motion sensor offering unparalleled brightness and extended operational period. Dimming mode is set at 1/3 brightness and lights to 100% brightness for 1 minute when motion sensor is triggered. The low profile design makes it ideal for applications such as university campuses, museums, shopping malls, airports, etc.

**IP65** **FC**

## SUPPORTED SERVICES PLAN

- REQUESTS FROM ZBA:

**5. Supported Services Plan** – Is your Supported Service Plan submitted as part of your PEL, up to date with information? If not, please update and submit. If it is up to date, Planning Staff will submit the PEL copy to the Board.

- RESPONSE:

- The draft Supportive Services Plan posted on the Town's website in May 2020 is up to date. This draft Plan was submitted to the MA Department of Housing & Community Development (DHCD) with the Project Eligibility Letter. DHCD staff described this as a "...very robust plan." The Plan will not be final until approval and funding is granted by DHCD.

(Further summary of this plan is included later in this presentation.)

## DISTANCE FROM NEIGHBORING PROPERTIES

- REQUESTS:

6. **Distance from Building to Building** – Please provide distance in length from the house located at 126 Northampton Road (14A-173) to the proposed building.

- Using MASS GIS Oliver online viewer:
  - Roughly 79' from the neighbor's house at 126 Northampton Road to the shared property line.
  - The project's proposed building is located
    - 66'-4" further to the west of the property line at its closest portion of the massing
    - 90'-4" to the west of the property line at its northern portion of the L.
  - This estimates the new building will be 145' to 169' from the neighbor's house at 126 Northampton Road.

\* Please note this an approximation as there can be a horizontal distortion from GIS, and the neighbor's parcel and house is not ground surveyed as it is outside the project area. A diagram illustrating the distance of the proposed new building from the neighboring house at 126 Northampton Road is attached.



116  
9

116  
9

Dana Street

Orchard Street

Orchard Street

Orchard Street

132 NORTHAMPTON RD  
New Footprint  
Ex

90'-4"

66'-4"

79.98 ft

Ex 52.5'

~172.42'

~146.3'

~132.48'

126 NORTHAMPTON RD

10 m  
50 ft

Scale = 1:1,128

115,585.59m 902,714.55m

MassGIS Topographic Features Basemap

# SNOW REMOVAL PLAN

- REQUEST:

7. **Snow Removal** – Please provide information about proposed de-icing methods and products;

## Response:

### SNOW/ICE REMOVAL PLAN

- A variety of strategies are commonly used to manage snow and ice on paved surfaces.
  - Not all options are the best for the pavement or surrounding plantings.
- The goal of the plan is to preserve vehicular access to the property and support emergency vehicle turnaround and access to the hydrant.
- The most important part of managing snow and ice is the removal of the material from the paved surface for safety of residents, staff and visitors.

## IMPACT ON PLANTINGS

- Dense shrub plantings adjacent to all paved areas will help screen parking areas, increase uptake of stormwater, and create a more residential feel to the property.
- Contractor will be instructed to avoid plantings in the plowing path and use only designated areas for storage of plowed snow.
  - In heavy storms, it is expected that snow will be taken off site.
  - In smaller storms snow will be pushed to the periphery of parking areas.
  - If the grass paved parking areas aren't in use after a snowfall, this area can be used for additional storage.

## USE OF SAND AND SALT

- Sand will be used to provide traction.
- To treat icy areas, de-icing products will be chosen that are least detrimental to plants.
  - Potassium chloride will be avoided.
  - Sodium chloride is widely used due to its lower cost and effectiveness to 12 degrees Fahrenheit.
    - Sodium chloride may build up in the adjacent soil, interfering with some plants' ability to uptake nutrients and will be avoided at this site.
  - Calcium chloride often used in highway deicing efforts
    - Calcium chloride is effective to -25F and has minimal impact to plants

## IMPACT ON PLANTINGS

- Pavements such as concrete remain in a “curing” period for the first year after installation.
  - The use of sodium chloride will be avoided during the first year to prevent premature spalling or cracking.
  - Urea, a fertilizer, is used on newly installed concrete to help prevent spalling.
    - This fertilizer is beneficial to adjacent plantings if used in moderation, and effective up to 21 F.
  - Calcium magnesium acetate is effective to 20F, doesn't form a brine, but instead keeps particles from binding together.
- The project proposes to use sand, calcium chloride, urea, or calcium magnesium acetate as needed to accommodate changing precipitation and temperature fluctuations on site. These products have the least negative impact on surrounding plantings.

# PARKING MANAGEMENT PLAN

- REQUESTS:

8. **Parking Management Plan** – Please provide a Parking Management Plan for the proposed Development, which accounts for parking needs for tenants, guests, staff, and service provider(s).

## **Proposed Parking Management Plan – Amherst Studio Housing**

The 14 parking spaces closest to the Main Entry will be restricted to cars with a parking sticker for the property. Signs will indicate that these spaces are for resident parking only. 2 handicapped spaces will be reserved for tenants having a handicapped parking sticker or placard.

Tenants with a car registered in their name will be issued a parking sticker allowing them to park on site. No household will be issued more than one sticker.

Regular staff working on site (Resident Services Coordinator, property management) will also receive a parking sticker.

Cars in designated spaces without a parking sticker will be subject to towing at the car owner's expense.

The 2 parking spaces located farthest from the Main Entry will be available for visitors and guests who do not have a parking sticker, but are visiting a tenant(s) who lives in Amherst Studio Housing. These spaces will be labelled accordingly.

We anticipate higher tenant usage of parking spaces in the evenings and weekends and higher staff usage during days.

# COMPARABLE PROPERTIES

- REQUEST:

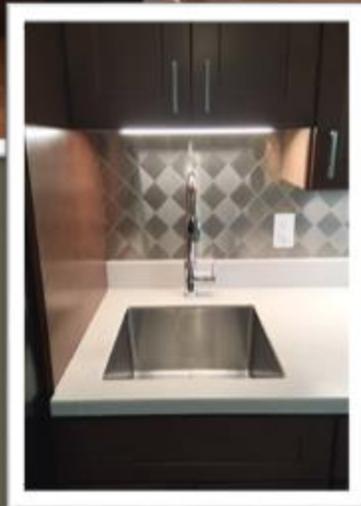
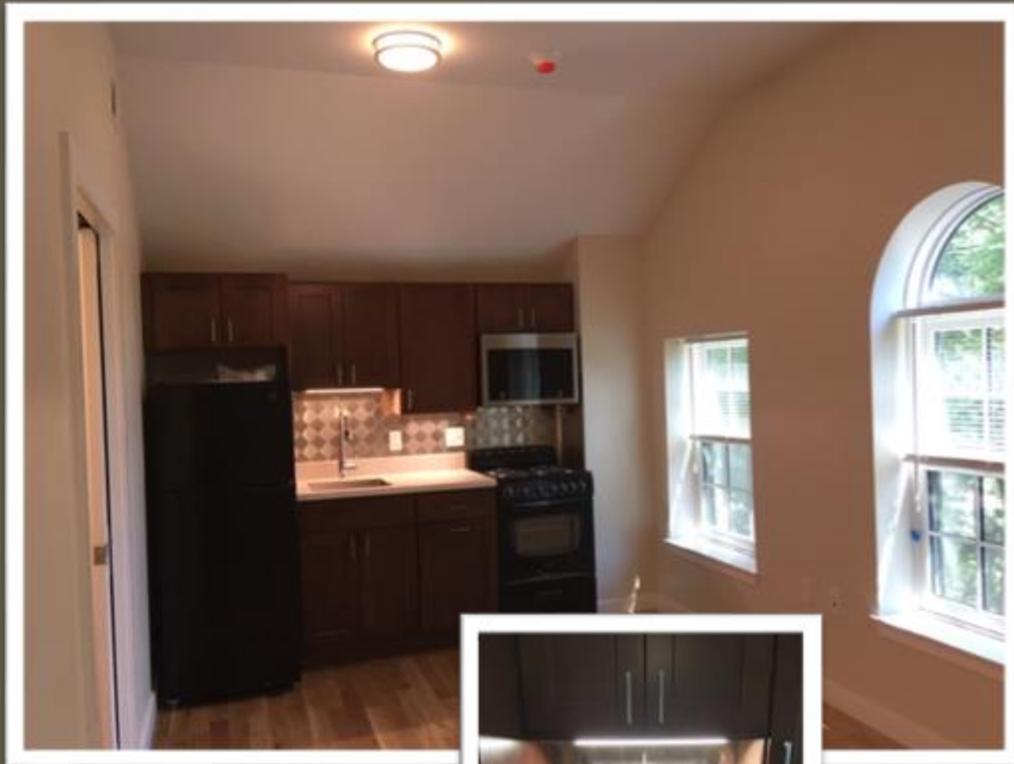
9. **Photos of Similar Low Income Projects** – Please provide photographs of similar low income projects, including interior and exterior building photographs

# SERGEANT HOUSE 82 BRIDGE STREET, NORTHAMPTON

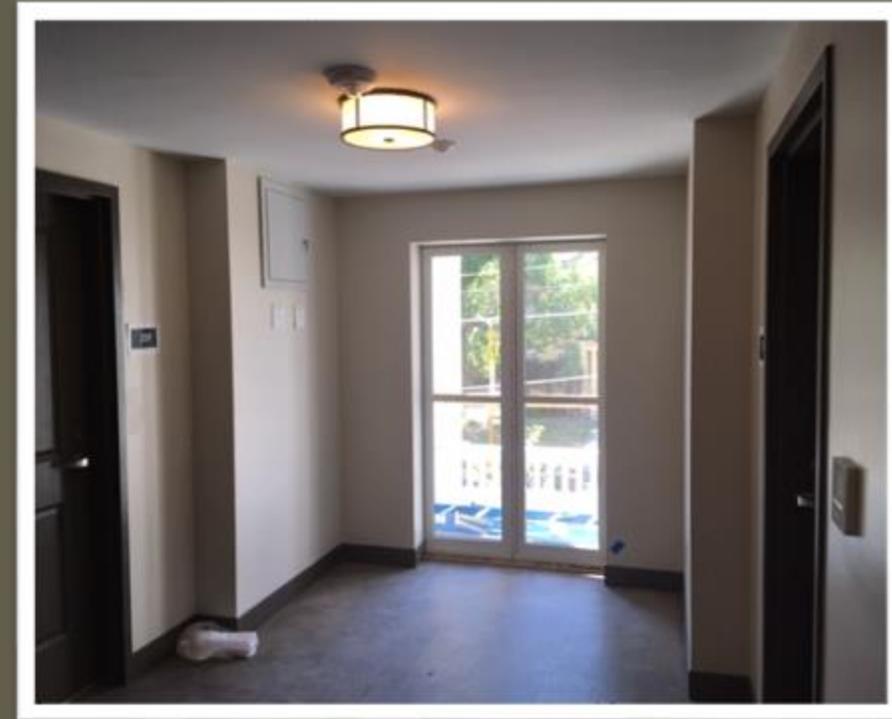
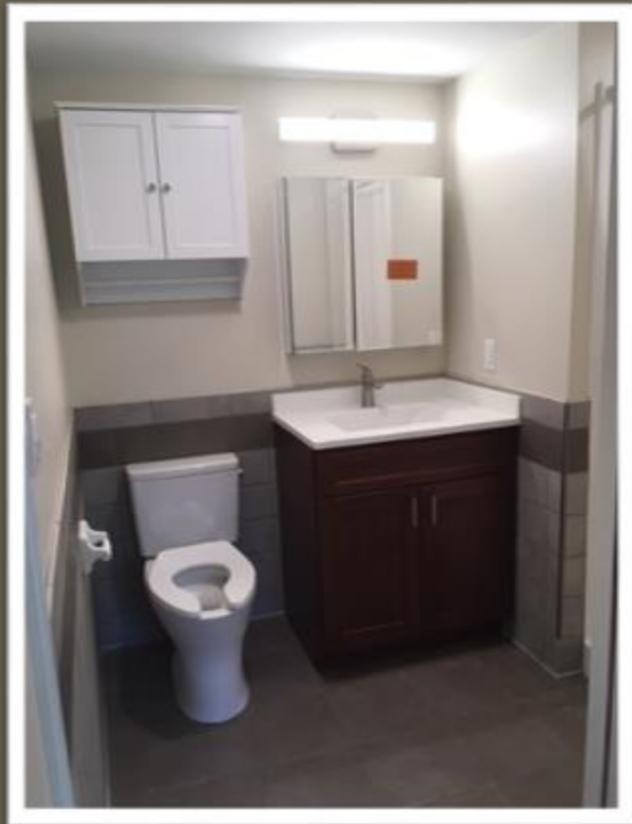
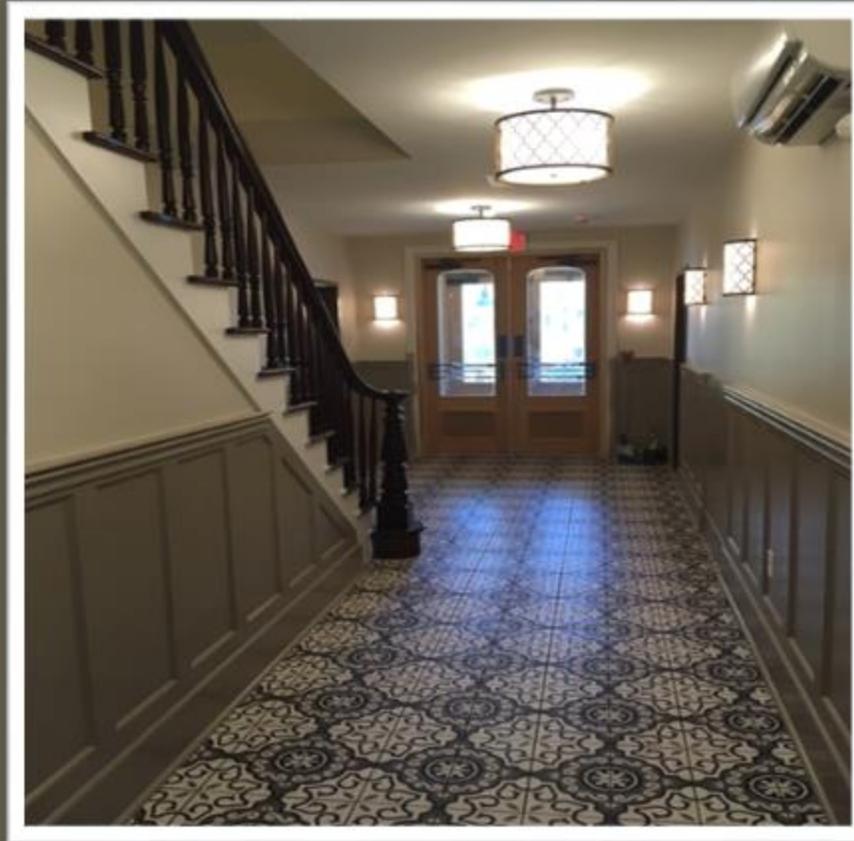
31 Studio apartments with kitchenettes and bathrooms—comparable in size to those proposed for 132 Northampton Road (completing construction in July 2020)



# SERGEANT HOUSE 82 BRIDGE STREET, NORTHAMPTON

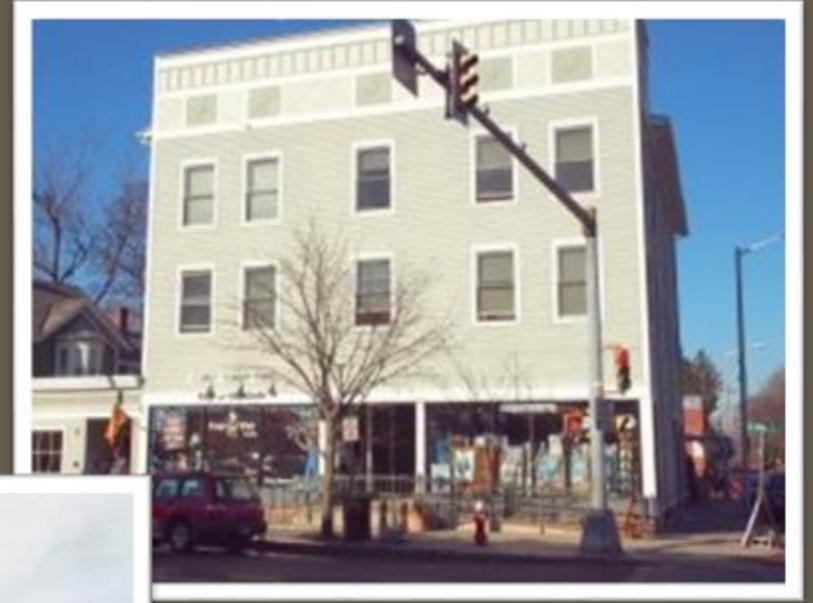


SERGEANT HOUSE  
82 BRIDGE STREET, NORTHAMPTON



# VALLEY GO WEST APARTMENTS 1-3 NORTH MAIN STREET, FLORENCE

17 studio apartments with kitchenettes and bathrooms



VALLEY GO WEST APARTMENTS  
1-3 NORTH MAIN STREET, FLORENCE



# KING STREET 96-98 KING STREET, NORTHAMPTON

10 Studio Apartments



# MAPLE STREET 16 NORTH MAPLE STREET, FLORENCE

11 Single Rooms with one shared kitchen and four shared bathrooms



# ADDITIONAL STAFF QUESTIONS

- REQUESTS:

1. **Construction Details, with dimensions**: Please provide construction details with dimensions for the following:
  - a. new cedar enclosure dumpster area with cast in place concrete slab and storage structure;
  - b. 8-foot by 8-foot storage shed with exterior light wall pack; and
  - c. Covered bike storage shed.
  - d. Smoking pavilion;

- **Dumpster Enclosure Dimensions:**

- The dumpster enclosure as shown on sheet LC 111 is 8.2' x 17.2' and is large enough for an 8 YD and a 6 YD dumpster.

**Outdoor Storage and Gardening Shed**

Pre-fabricated shed installed on 8' x 8' poured concrete pad



- **Storage shed with exterior light wall pack:**

- Covered bike storage shed.
  - See previous slides
- Smoking pavilion
  - Proposed structure from the 6/25 presentation:



Prefab Cedar Pavilion With  
Aluminum Roof

5.7' Deep x 8' Long

Roof Dimensions: 8' L x 5' ½" W x  
8' 9 1/8" H

Base Dimensions (outside to out-  
side of posts): 7' L x 5' 4 5/8" W

Base Dimensions (inside to inside  
of posts): 4'6" 9/16 L x 6'2" W

## ADDITIONAL STAFF QUESTIONS

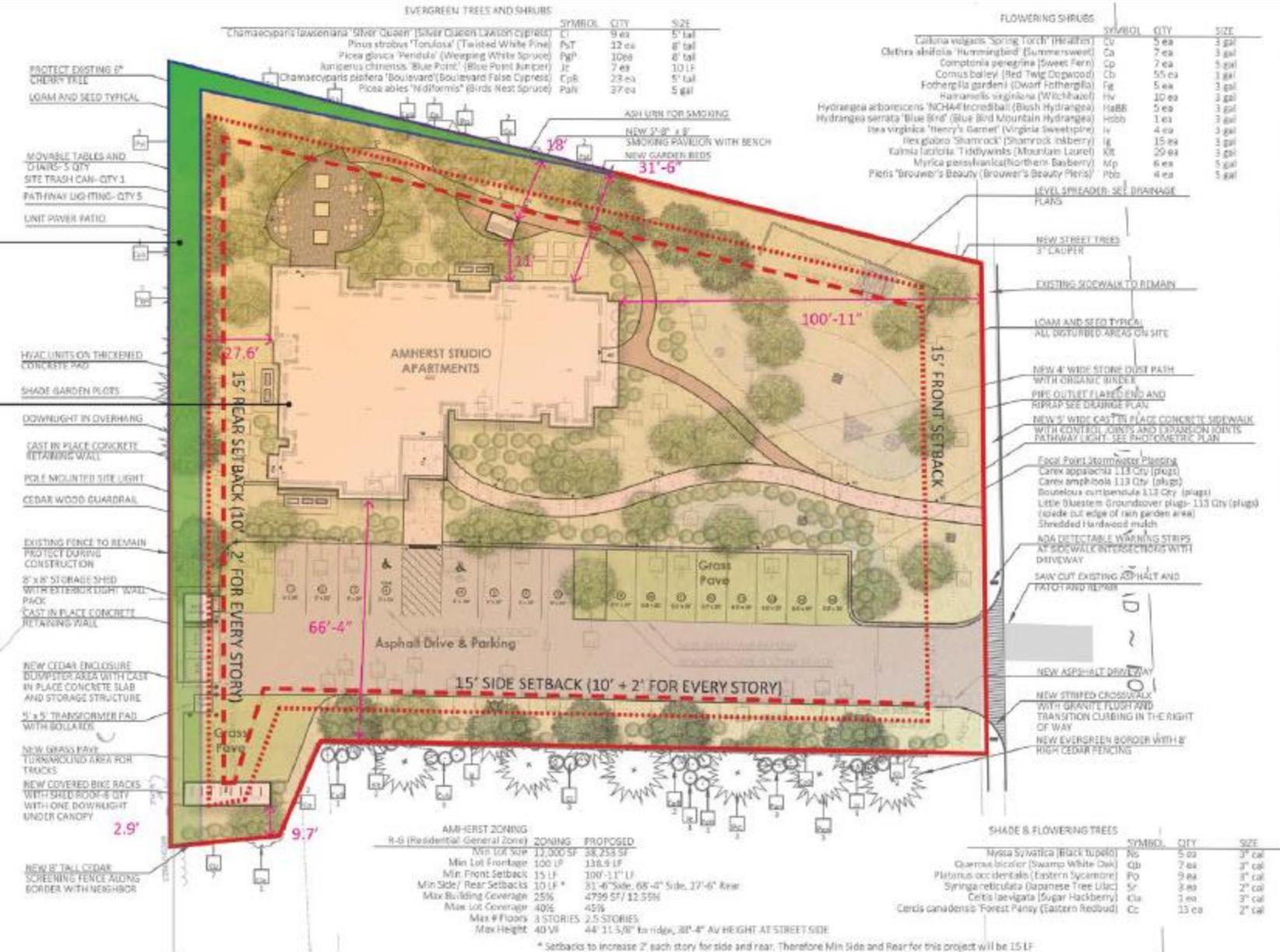
- REQUESTS:

2. **Site Plan** – please update site plan to show all lot and building coverages for R-G and ED Zoning Districts;

## DIMENSIONS

**Approximate Extent of ED Zone within parcel, taken from Amherst GIS, Roughly 1,654 SF**

**Approximate Extent of RG Zone within parcel, taken Roughly, 35,693 SF**



\* Setbacks to increase 2' each story for side and rear. Therefore Min Side and Rear for this project will be 15 LF

## AMHERST ZONING

Min/ MAX	CATEGORY	PROJECT
	TOTAL LOT SIZE	38,253 SF
	SIZE OF AREA IN ED ZONE	1,654 SF
12,000 SF	MIN LOT SIZE IN R-G	36,599 SF
100 LF	MIN FRONTAGE	138.9 LF
10 LF *	MIN SIDE/REAR SETBACKS	31'-6" SIDE, 68'4" SIDE, 27'-6" REAR
25%	MAX BUILDING COVERAGE	12.8% or 4663 SF (Main Building)+ 42 SF (Portion of Shed in RD Zone) 4705 SF
40%	MAX LOT COVERAGE	45.29% or 16,577 (16,865 SF - 288 SF of items falling in ED Zone)
3 STORIES	MAX # FLOORS	2.5 STORIES
40 VF	MAX HEIGHT	44'-11 5/8" to RIDGE, 38'-4" AVERAGE HEIGHT AT STREET SIDE

**\* SETBACKS TO INCREASE 2' FOR EACH STORY FOR SIDE AND REAR.**

6.17 *Maximum building coverage shall be computed as the percentage of the total lot area which may be covered by all principal and accessory buildings and structures. For the purposes of the subsection, a portion of a lot shall be considered as being covered by a structure if it is enclosed on at least three sides by a wall or other substantially sight-impervious fence more than six feet high (whether or not having a roof), or if it has any part of any structure above it in a vertical line.*

6.18 *Maximum lot coverage shall include the percentage of a lot covered in the manner described in Section 6.17, Maximum Building Coverage, plus that portion of a lot covered by driveways, parking areas, walkways, tennis courts, swimming pools or other similar surfaces. For the purposes of this Bylaw, all such surfaces, whether constructed of impermeable materials (i.e., concrete, bituminous asphalt, oil and stone and the like) or constructed of permeable materials (i.e., gravel, peastone and the like) shall be included in the calculation of maximum lot coverage*

6.19 *In all districts, the minimum or maximum height of a building shall be measured as the vertical distance from the average finished grade on the street side of the structure to the highest point of the roof for flats roofs, to the deck line for mansard roofs, and to the average height (midpoint) between the highest eaves and ridge of the main body of the roof for gable, hip, shed, saltbox, and gambrel roofs, or combinations thereof.*

## ADDITIONAL STAFF QUESTIONS

- REQUESTS:

3. **Photographs** – Please provide more photographs taken of the site--from Route 9, showing the line of trees along the driveway, from Amherst College fields, from Orchard Street, and from the abutting properties as much as they can (maybe from right along the property line or sidewalk);



View of 132 Northampton Road- at Existing Driveway



View of 132 Northampton Road- at Front Yard

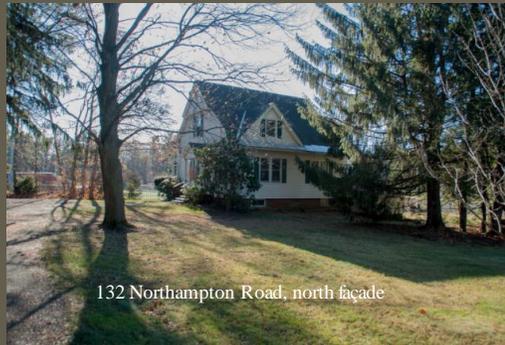


View of 132 Northampton Road- From Amherst College Parking Lot





132 Northampton Road, east façade



132 Northampton Road, north façade



132 Northampton Road, south façade and southwest façade looking from Pratt Field



Conway Field House from 132 Northampton Road

Northampton Road at #132



Looking East toward University Drive



Looking West toward Amherst Center



Abutting House at 126 Northampton Road from subject property driveway



Multi-family Private Residences, Northampton Road



Private Residences

Surrounding Residential Streets



Dana Street



Woodside Avenue



From Woodside toward Amherst College



Orchard Street



Orchard Street, Pratt Field on left



Hitchcock Road from Pratt Field toward campus

## ADDITIONAL STAFF QUESTIONS

- **REQUESTS:**

4. Section Elevations – Please provide a few sections / elevations that run along Route 9 from Lincoln Ave to Blue Hills.

**RESPONSE:**

Section elevations along a roadway are beyond the scope of the design team for preliminary design.

The chart below shows average elevation changes along Northampton Road:

<b>Location</b>	<b>Elevation (feet)</b>	<b>Difference</b>	<b>Distance (feet)</b>	<b>Distance (miles)</b>	<b>Avg Grade</b>
SE Corner of University Dr & N'ton Rd	182	86	2342	.44	3.67%
132 Northampton Road	268				
132 Northampton Road	268	47	1771	.34	2.94%
Intersection of S Pleasant & N'ton Rd	315				
SE Corner of University Dr & N'ton Rd	182	133	4113	.78	3.2%
Intersection of S Pleasant & N'ton Rd	315				

For purpose of comparison regarding these grades:

### ***Definition of Accessible slopes for walkways***

0-2% Slopes, facilitate turning movements in a wheelchair without interference of gravity. Recommended for landings and intersection of walks, patios, as well as accessible parking areas and loading zones. This slope range is fully accessible and barely perceptible to most eyes. 2% slope = 1' vertical change for every 50' horizontal. From a design standpoint, the challenge is how to meet this requirement while providing positive drainage away from the building on these surfaces. Slopes less than 2% are more challenging to drain.

2-5% Slopes, facilitate movement up and down terrain, when distances are short. 5% is the maximum threshold a paved route can still be considered a walkway. 5% = 1' vertical change for every 20' horizontal. Anything steeper than 5% is considered a "ramp". All walkways considered accessible must have a running slope (the direction of travel) 5% or less and a cross slope (perpendicular to the direction of travel) 2% or less.

# ADDITIONAL STAFF QUESTIONS

- REQUESTS FROM ZBA:

5. **Detailed Section** – Please provide a detailed section showing heights from Orchard Street to the entry Drive at Amherst College athletic facilities;
6. **3-D Model** – Please provide a 3-D site model with the buildings, proposed exterior light fixtures and trees.

## RESPONSE:

Detailed sections are beyond the scope of the design team for preliminary plans.  
3-D model is beyond the scope of the design team for preliminary plans.

## PROPERTY MANAGEMENT PLAN SUMMARY

7. **Property Management Plan** – Please provide a summary of the property management plan;

# Management Plan Summary

*Amherst Studio Housing – 132 Northampton Road, Amherst*

- On-site property management will be present at the site approximately 20 hours per week. Housing Management Resources (HMR) will be the agent supervising the site staff. HMR has managed multiple affordable rental properties for Valley since 2016.
- HMR is a multi-state property management company, established in 2001, with a service portfolio of over 8,000 rental units. HMR maintains a 24/7 call service to respond to resident and site emergencies. They have a local office in Northampton.
- Typical duties of site management include rent collection, compliance with regulatory agencies (this is primarily income eligibility and adherence to the standards of decent, safe and sanitary housing) scheduling of maintenance and resident relations.

- At 20 hours/week, the staffing plan for 132 Northampton Road exceeds the typical industry standard for 1/2 hour of staff time for every unit (or 14 hours/week for the proposed project) in order to serve the residents and properly maintain the site, building and units.
- Asset Management will be provided by Valley CDC as owner, which provides guidance and direction for long term operations of the property from a perspective of financial health and capital needs and improvements. Regular site visits, lender and funder communications and review of financials, operating data and resident experience and neighborhood relations are examples of asset management involvement.

## SUPPORTIVE SERVICES PLAN SUMMARY

8. **Supportive Services Plan** – Please provide a summary of the supportive services plan, with an explanation, which explains that the proposed Development is intended for independent living and is not a group home. It would be helpful for Valley CDC to elaborate on the roles and responsibilities of the Resident Services Coordinator and how tenants will find available resources when the Resident Services Coordinator is not on-site;

# Supportive Services Plan Summary

- Choosing to place a Resident Service Coordinator (RSC) at affordable housing sites is an increasingly popular model employed by mission-based owners for several reasons:
  - A Resident Services Coordinator:
    - Helps residents to connect with outside agencies and support networks who provide services such as financial education, self-sufficiency programs, health and wellness centers, etc.
    - Plans and organizes activities and events that encourage a social atmosphere amongst residents as neighbors
  - Access to these services improves quality of life not only for individual residents but also enhances peaceful enjoyment for all community members
  - The cumulative effect of the roles and tasks managed by an RSC tends to support the strength and stability of overall financial operations.

- Funding sources for 132 Northampton Road requires that all units be used for permanent (“non-transient”) housing.
- By definition, this property is not transitional housing, a group home or a half-way house.
- Applicants will be screened using selection criteria to determine that they are well-suited for independent apartment living.
- All service referrals and programs offered by the RSC are voluntary on the part of residents.

- The RSC will work approximately 27.5 - 30 hours/week from an on-site office.
- The RSC adds value by providing:
  - An encouraging atmosphere
  - Access to services that residents need and benefit from
  - Opportunities for community integration
  - A framework for providers and organizations to work smoothly and collaboratively with residents
  - Access to transportation services
  - A collaborative presence along with a focus on independence, respect and peaceful enjoyment of the premises. This expectation is communicated consistently to residents, whether or not they are participating in the services and programs offered.

- The RSC works side-by-side with property management staff to help residents sustain their housing
  - Offers residents help with communication, budgeting, housekeeping or other forms of assistance to support the success of resident living by the house rules and lease documents
  - For residents who are not interested in accessing the referrals or programs made available by an RSC, property management will pursue notification and necessary legal remedies under the rights and responsibilities of landlord and tenant in the lease documents.

In addition to descriptions above, the RSC role will:

- Provide orientation for all residents at move-in
- Conduct individual (and voluntary) assessments of tenant needs
- Coordinate transportation options
- Plan and facilitate:
  - Workshops and group activities for tenants
  - Social activities within the property to foster a sense of community
  - Social integration activities / events to foster connection between tenants and the larger community, including neighbors and Amherst College.
- Maintain Jobs Board in the Community Room
- Offer support for smoking cessation efforts
- Assist and / or mediate conflicts between tenants
- Communicate to residents that they have access to an on-call system via telephone to DMH/ServiceNet staff 24- hours a day, seven days a week.

## STORAGE

**Request:** Please explain how much storage is available in each unit type for clothes/personal items, kitchen area, etc.

**Response:** Each unit contains a closet (typical size is 2.5' x 4.5' x 7.5' = 85 cu feet); refrigerator provides approximate 11.6 cu ft of cold food storage; a medicine cabinet in the bathroom; a second bathroom wall cabinet. Kitchen layout has not yet been fully designed but we anticipate the following as typical: 48" of base cabinets, 24" of full wall cabinets, a 30" cabinet above the fridge and a 24" cabinet above the microwave.

# SAMPLE JOBS FOR RESIDENTS

**REQUEST:** List of Job Types at Various Income Level – Please submit a list of the types of jobs at the various income levels.

## Job data for Amherst

Recent Sample Listings:

Date	Position	Company	Location
Jun 22 <small>Full Time</small>	<b>Recovery Coach</b>	Behavioral Health Network	
Jun 19 <small>Seasonal</small>	<b>Direct Care Relief - INCREASED HOURLY RA...</b>	BFAIR	
Nov 06 <small>Part Time</small>	<b>Mass. Licensed Dental Assistant</b>	Hilltown Community Health Centers Inc.	ANHERST
Dec 19 <small>Seasonal</small>	<b>Election Workers</b>	Town of Amherst	ANHERST
Mar 23 <small>Seasonal</small>	<b>Seasonal Summer Laborers Town of Amherst...</b>	Town of Amherst	ANHERST
Dec 16 <small>Full Time</small>	<b>Medical Assistant</b>	Hilltown Community Health Centers Inc.	ANHERST
Jun 02 <small>Full/Part</small>	<b>TEACHER PRESCHOOL (North Amherst)</b>	Community Action Pioneer Valley	ANHERST
Apr 16 <small>Student</small>	<b>Conservation Summer Laborers</b>	Town of Amherst	ANHERST
Jan 09 <small>Full/Part</small>	<b>Medical/Dental Receptionist</b>	Hilltown Community Health Centers Inc.	ANHERST
Jun 05 <small>Full Time</small>	<b>TEACHER INFANT TODDLER (Amherst)</b>	Community Action Pioneer Valley	ANHERST
Jun 05 <small>Full Time</small>	<b>TEACHER ASSISTANT INFANT TODDLER (Amhers...</b>	Community Action Pioneer Valley	ANHERST
Jun 08 <small>Full Time</small>	<b>Human Resources Director</b>	Town of Amherst	ANHERST
Jun 11 <small>Full Time</small>	<b>Public Health Director</b>	Town of Amherst	ANHERST
Jun 08 <small>Full Time</small>	<b>Police Officer</b>	Town of Amherst	ANHERST
Jun 11 <small>Part Time</small>	<b>Dishwasher</b>	Atkins Farms	ANHERST
Jun 16 <small>Full Time</small>	<b>Community Meals Coordinator</b>	Amherst Survival Center	ANHERST

# JOBS @ QUALIFYING INCOME LEVELS

**Request:** Please submit a list of the types of jobs at the various income levels.

Annual and Monthly Gross Pay:

		GROSS INCOME*				MONTHLY GROSS EARNINGS	
		ANNUAL EARNINGS					
		20 hrs/week	% AMI	40 hrs/week	% AMI		
Hourly Rate	Part Time	% AMI	Full Time	% AMI	Part Time	Full Time	
Minimum Wage:	\$12.00	\$12,480	21%	\$24,960	42%	\$1,040	\$2,080
	\$13.00	\$13,520	23%	\$27,040	45%	\$1,127	\$2,253
	\$14.00	\$14,560	24%	\$29,120	49%	\$1,213	\$2,427
	\$15.00	\$15,600	26%	\$31,200	52%	\$1,300	\$2,600
	\$16.00	\$16,640	28%	\$33,280	56%	\$1,387	\$2,773
	\$17.00	\$17,680	30%	\$35,360	59%	\$1,473	\$2,947
	\$18.00	\$18,720	31%	\$37,440	63%	\$1,560	\$3,120

Income Restriction	Current income Max - 1 person HH*
30% AMI	\$17,950
50% AMI	\$29,900
80% AMI	\$47,850

## Kitchen Staff

SAVE

**C** Craig's Doors  
Amherst, MA (+1 other)

Apply on Amherst, MA - Ge...

2 days ago Full-time

Amherst, MA 21 hours ago Part-time Temporary Quick Apply Skills First Aid Certification Kitchen Experience ServSafe Craig's Doors is currently hiring a kitchen staff member to work in our emergency winter shelter for adults experiencing homelessness. We are located in walking distance of the UMASS campus, and we are open until May 1st. We are looking for a caring and compassionate person to prepare and serve dinner, wash dishes, and clean the kitchen after meal service. The shift is usually 8:15 PM to 11:00 PM. Current ServSafe & First Aid certification preferred. Job Types: Part-time, Temporary Salary: \$14.00 to \$18.00 /hour Experience: Kitchen: 1 year (Preferred) Work authorization: United States (Preferred) Work Location: One location Benefits: None Hours per week: 10-19 Typical start time: 8PM Typical end time: 11PM Job Duties: Prepare all food items as directed in a sanitary and timely manner Follow recipes and presentation specifications Operate standard kitchen equipment safety...

## Seasonal Summer Laborers Town of Amherst, MA

Print | Email | Save

### Town of Amherst

4 Boltwood Avenue  
Amherst, MA 01002

Website: [amherstma.gov/jobs](http://amherstma.gov/jobs)

<b>Salary Range:</b>	<b>Location:</b>
	AMHERST MA
<b>Job Type:</b>	<b>Category:</b>
Seasonal	Government/Public Service
<b>Education Level:</b>	<b>Work Experience:</b>
High School or Equivalent	
Preference: Nice to have	Preference: Preferred

**Description:**  
SUMMER 2020 CONSERVATION POSITIONS

#### OVERVIEW

Amherst has a long history of preserving important ecological, agricultural, cultural, and water supply related lands and remains a leader in acquiring open space and managing the lands it already owns. The Conservation Department is responsible for the administration of environmental laws and policies, open space protection and management and preservation of natural features of the environment, and coordination for joint action with many town bodies. Land management includes 1,965 acres of conservation land, more than 40 open fields and 60 miles of hiking trails. We also manage roughly 2700 acres of Watershed Forest, where we are involved in active forestry.

The Town of Amherst seeks multiple qualified applicants for seasonal summer staff to work approximately from May 18, 2020 – September 8, 2020. Up to 40 hours per week and must be available weekends. This is a Non-Union Part-Time Level 3 position with a starting hourly rate of \$12.87 – \$14.49 (depending on experience). For more information and to apply online please visit our website at [www.amherstma.gov/jobs](http://www.amherstma.gov/jobs), or in person at the Human Resources Department, 4 Boltwood Ave, Amherst. Application review begins March 23, 2020.

## Bed Maker for Long Term Care Facility

SAVE

**C** Center for Extended Care at Amherst  
Amherst, MA (+1 other)

Apply on Amherst, MA - Ge...

Apply on Glassdoor

Apply on Jobatic

Apply on Upward

3 days ago Full-time

Amherst, MA 3.1 11 hours ago Part-time Quick Apply Skills CNA Center for Extended Care and Rehabilitation at Amherst is looking for Part Time 'Bed Makers' to help our nursing staff in tidying up resident rooms, leaving CNA more time to focus on resident care. There is no license needed for this position, we are looking the position would be part time up to 20 hours per week. Interested Candidates please submit resumes and you will be called to schedule a phone interview Thank you CECAA Management Center for Extended Care and Rehabilitation at Amherst is looking for Part Time 'Bed Makers' to help our nursing staff in tidying up resident rooms, leaving CNA more time to focus on resident care. There is no license needed for this position, we are looking the position would be part time up to 20 hours per week. Interested Candidates please submit resumes and you will be called to schedule a phone interview Thank you CECAA Management Quick Apply

## (Overnight) Night Crew Clerk

SAVE

**Big Y**  
Amherst, MA

Apply on Higher Hire

Apply on LinkedIn

Apply on Snagajob

Apply on ZipRecruiter

Apply on JobTkr

Apply on Upward

26 days ago 1 hr 40 min Full-time

Big Y - 175 UNIVERSITY DRIVE [Stocker / Receiver / Inventory Clerk / Backroom Associate] As a Night Crew Clerk with Big Y, you will: Receive, unload, verify, and store product; Price, rotate, stock, face, and level product; Maintain proper department conditions and supplies (e.g., shelf, case, sales floor, backroom, etc.); Operate, clean, and maintain equipment, machinery, tools, and work area...Hiring Fast >>

Report this listing

#### Typical pay for this type of work

**ZipRecruiter**  
**\$21k–34k** per year  
Overnight Stock Clerk  
Based on local employers

# ADDITIONAL BOARD MEMBER QUESTIONS

- REQUESTS:

**Questions from Peter Berek, Associate ZBA Member:**

Could you ask Valley CDC for a proposed budget in which we can see their annual revenues and expenses once the project is up and running? How much of their revenue comes from rent, how much from state grants, etc. How much goes to building expenses, how much to Valley CDC overhead? Then, I'd like to know what would happen to the project if the state or federal government dramatically changed the levels of housing support offered to poor people? Could the project stay in business? I'd like some assurance that if Valley CDC should go broke the town of Amherst would not be left responsible for subsidizing the tenants in the project.

Finally, I note that some abutters wish that there were some apartments for families. What would happen to the economics of the project if there were some number of family apartments? Presumably that would reduce the number of SRO units. Could the project be economically viable on those terms?

# Working Development Budget (Sources & Uses):

## Sources

Keuhn Grant	\$11,500	<i>committed</i>
Charlesbank Homes Foundation	\$50,000	<i>committed</i>
Amherst CPA / Trust	\$500,000	<i>committed</i>
Amherst CDBG	\$200,000	<i>committed</i>
Interfaith Housing	\$100,000	<i>committed</i>
Other local or private sources	\$100,000	<i>pending</i>
Housing Innovations Fund	\$750,000	<i>pending - avail from DHCD</i>
Facilities Consolidation Fund (2 units)	\$264,870	<i>pending - avail from DHCD</i>
MA Affordable Housing Trust Fund	\$700,000	<i>pending - avail from DHCD</i>
LIHTC Equity	\$3,240,000	<i>pending - avail from DHCD</i>
State LIHTC	\$1,500,000	<i>pending - avail from DHCD</i>
<b>Total Sources</b>	<b>\$7,416,370</b>	

## Uses

Acquisition	\$407,500
Building Construction	\$3,520,000
Demolition & Hazardous Materials Removal	\$85,000
Site Work	\$125,000
PV Solar	\$73,000
<b>Total Construction</b>	<b>\$3,803,000</b>
Construction contingency - 10%	\$380,300
<b>Total Hard Costs</b>	<b>\$4,183,300</b>
<b>Soft Costs</b>	
Total - all Soft Costs	\$1,609,232
Soft Cost Contingency - 8%	\$128,739
<b>Total Soft Costs</b>	<b>\$1,737,971</b>
Capitalized Operating Reserve (6 mos operations)	\$196,500
Capitalized Replacement Reserve	\$50,000
Capitalized Services Reserve	\$281,100
Developer Overhead	\$280,000
Developer Fee (contingency against cost over-runs)	\$280,000
<b>Total Development Cost (TDC)</b>	<b>\$7,416,371</b>
Per Unit TDC - affordable units (28)	\$264,870
Sources Less Uses	\$0



- 57% of units in the proposed development are not scheduled to receive rental subsidy and so would not be impacted by changes in state or rental subsidy programs.
- If state or federal subsidies were to dramatically change, accompanying programmatic changes by HUD and state housing agencies would be anticipated to assist owners and residents of affordable housing properties to adapt. Negative trending scenarios in which expenses increase at a greater rate than revenues are used during the feasibility stages of application, funding and underwriting to “stress test” the operating budget. Applications are based on extensive experience at a national and state level.
- Valley explored budgets for a greater mix of apartment sizes. For example, 24 efficiencies and 2 one-bedrooms units for a total of 26 units in a building of approximately the same size. This created a funding gap in the Development Budget. It also meant reducing hours for the Resident Services Coordinator due to reduced revenue. (Many property expenses are fixed so the smaller the number of units and the lower the revenue, the more challenging to cover annual expenses.)
- Amherst has made positive headway creating affordable family units. However, the need for single person supportive housing has gone unmet. Per neighbor comments, the neighborhood already contains much family housing. There are also many student rental properties along Northampton Road. The proposed housing type will diversify the housing stock in this neighborhood, a goal of Amherst’s Master Plan. It will also diversify the economic character of the neighborhood.