



MILLERS COURT APARTMENTS

THE PROJECT



The future model of senior living in an urban context. Integrating housing and services to enable extremely low-income seniors to age in place.

DEVELOPER GOALS

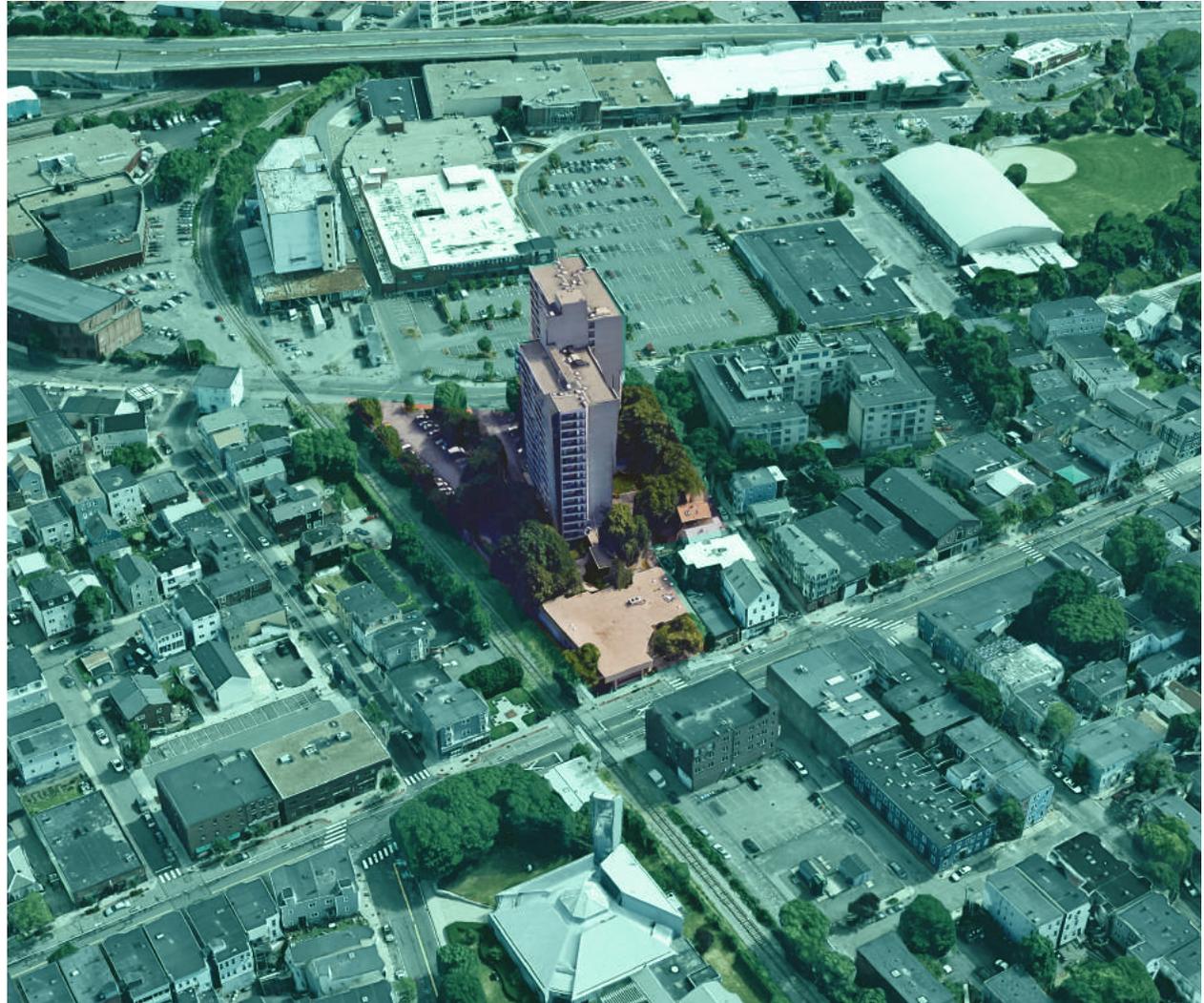
Re-envisioning the Existing Millers River

CAMBRIDGE HOUSING AUTHORITY GOALS

1 RENOVAE

2 RECONFIGURE

3 INNOVATE



CHA is the single largest provider of senior rental housing in the city.

Cambridge Housing Authority

Houses 1 in 10 Cambridge residents



OUR VISION

Raising the Bar for Aging-in-Place in Public Housing

REGULATORY
REQUIREMENTS

EXISTING MILLERS RIVER: MINIMUM COMPLIANCE

Ensuring that the space is built out to meet the regulatory requirements that keep the space elderly-friendly

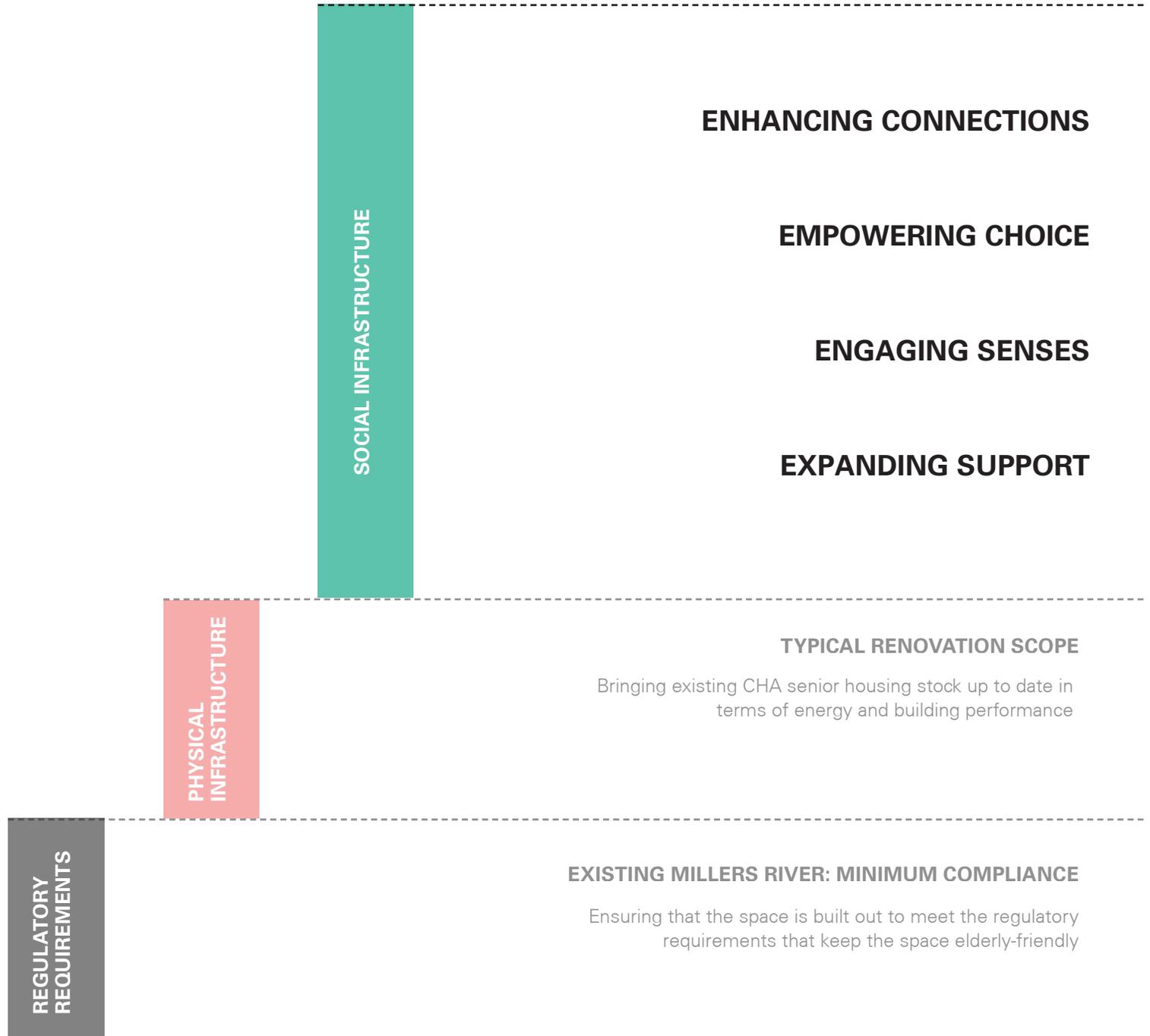
OUR VISION

Raising the Bar for Aging-in-Place in Public Housing



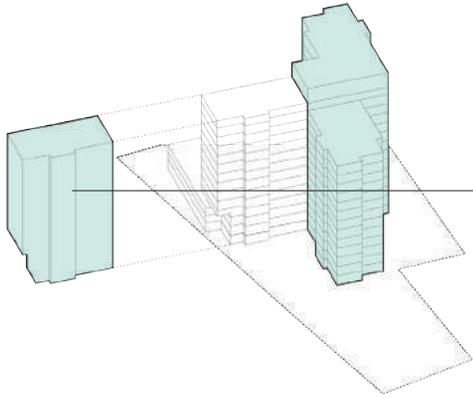
OUR VISION

Raising the Bar for Aging-in-Place in Public Housing



DESIGN STRATEGY

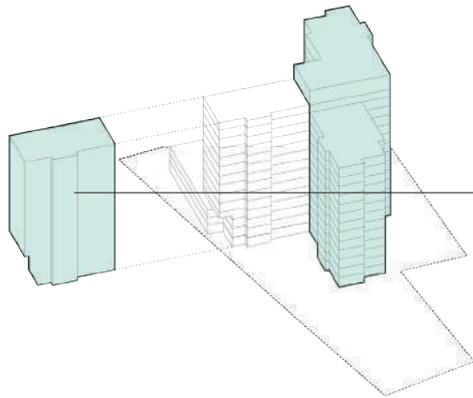
An Urban Campus



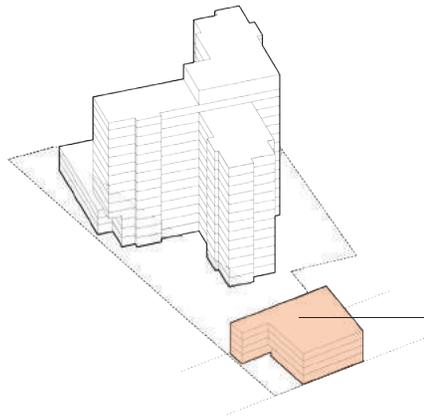
1 ADDITION
New wing &
Renovation

DESIGN STRATEGY

An Urban Campus



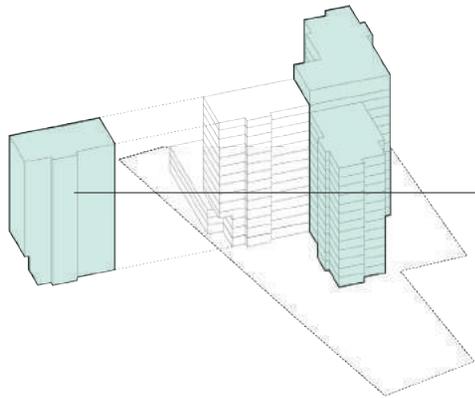
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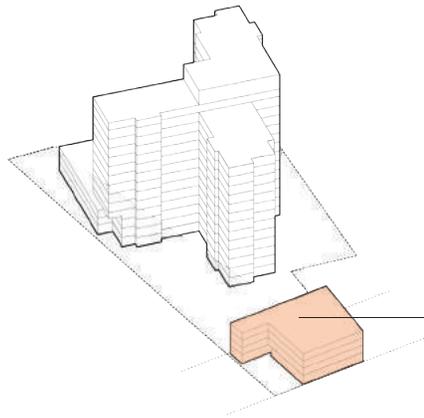
2 INFILL
"Missing tooth"

DESIGN STRATEGY

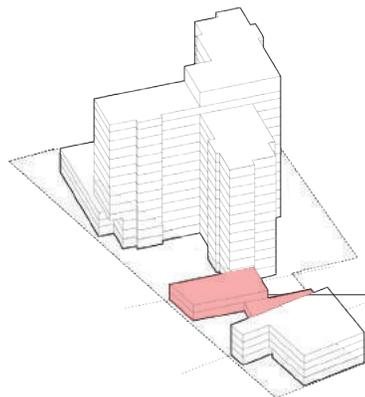
An Urban Campus



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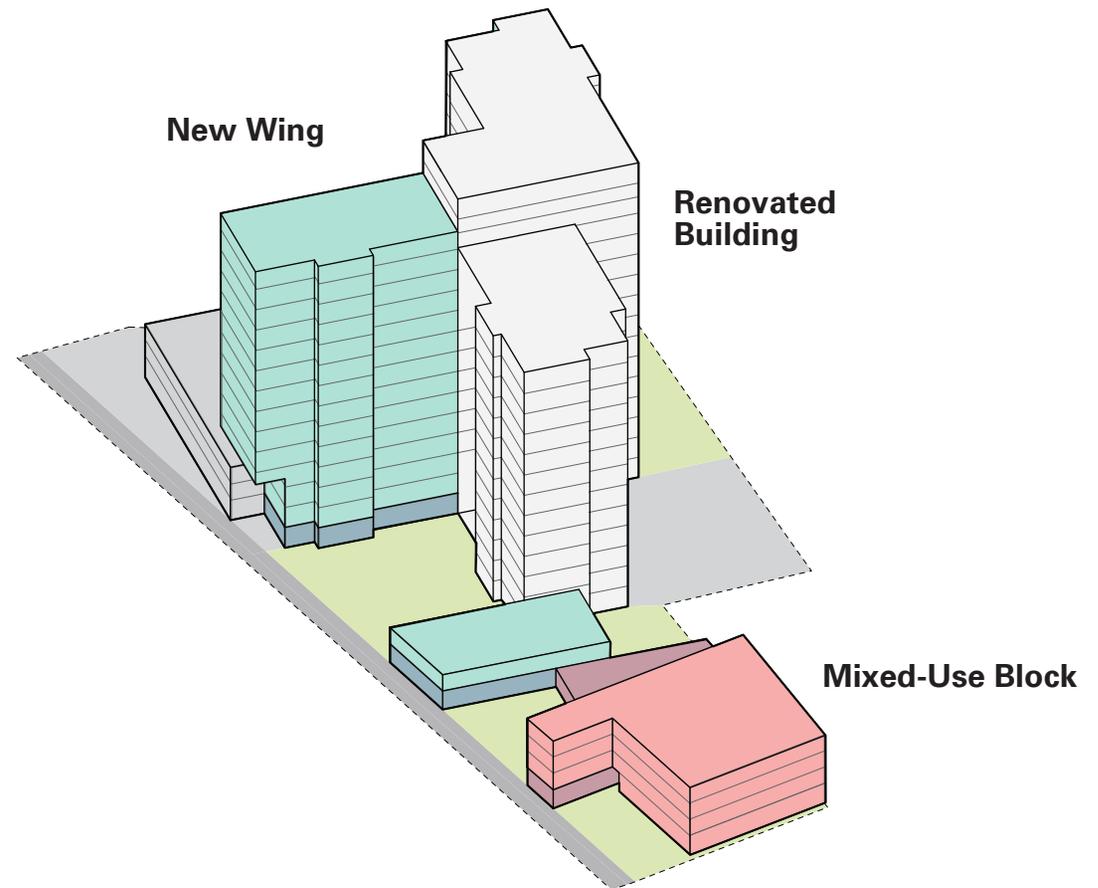
3 CONNECTION
Shared space

DEVELOPMENT PROGRAM

Summary

DEVELOPMENT PROGRAM SUMMARY

NEW WING (2018)	
1BR	48 units
2BR	36 units
4BR	2 units
Millers Court Community Center	7197 ft ²
RENOVATED BUILDING (2021)	
1BR	279 units
2BR	1 units
MIXED-USE BLOCK (2021)	
Retail	3,795 ft ²
Office	22,790 ft ²
East Cambridge Senior Center	5,177 ft ²
PARKING	
	168 Spaces





THE CONTEXT



East Cambridge is undergoing rapid demographic and economic change. How do we ensure that low-income and elderly populations can be a part of the “new” East Cambridge?

OUR RESIDENTS

Existing Millers River Resident Voices

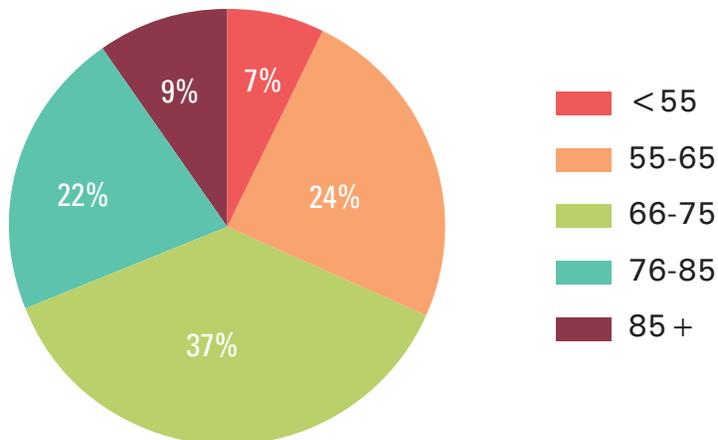
"Love the view from the apartment"

"[Millers River does not] adequately meets the needs of seniors with chronic conditions"

"This is my little corner of heaven, please don't mess with it too much!"

"I live a private life"

RESIDENT AGE RANGES



RESIDENT INCOME BREAKDOWN

100% of households earn less than \$41,400.

Low Income (60% AMI)

97% of households earn less than \$34,500.

Very Low Income (50% AMI)

83% of households earn less than \$20,700.

Extremely Low Income (30% AMI)

THE DESIGN

An architectural rendering of a modern urban courtyard. The scene is set in a blue-tinted, semi-transparent style. In the background, a tall, multi-story building with a grid of windows stands. The courtyard in the foreground is paved with light-colored tiles and features several young trees planted in a raised bed. A diverse group of people is engaged in various activities: a woman with a cane walks on the left; a man sits on a low concrete bench; a family of four stands near a table; a person in a wheelchair is on the right; and others are seen walking, talking, and playing. The overall atmosphere is one of a vibrant, inclusive community space.

Designing for a spectrum of needs. Moving beyond the binary of public vs private spaces to connect residents to their neighbor, their community, and their city. A project of urban infill that will revitalize and beautify.

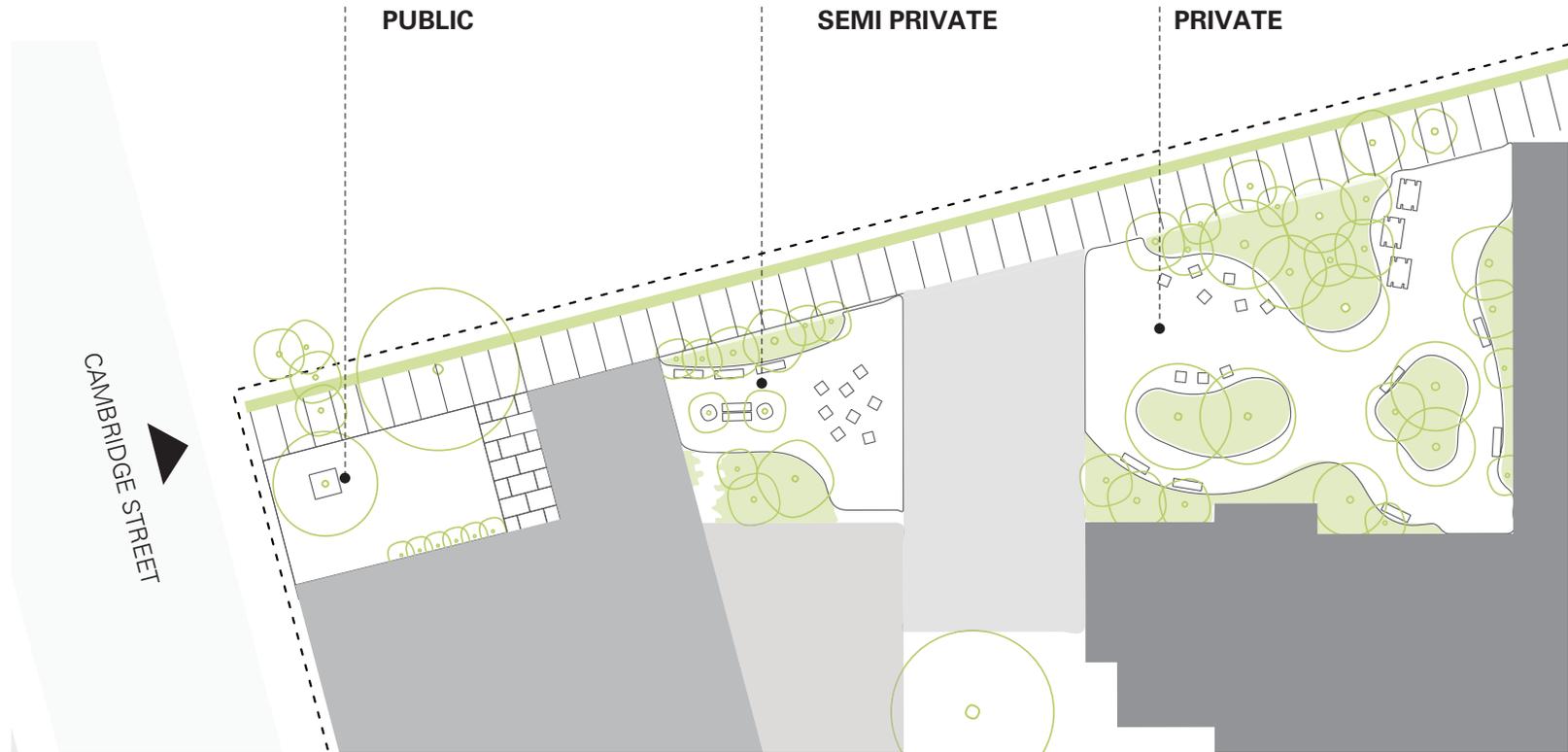
SITE PLAN

Public and Private Courtyards

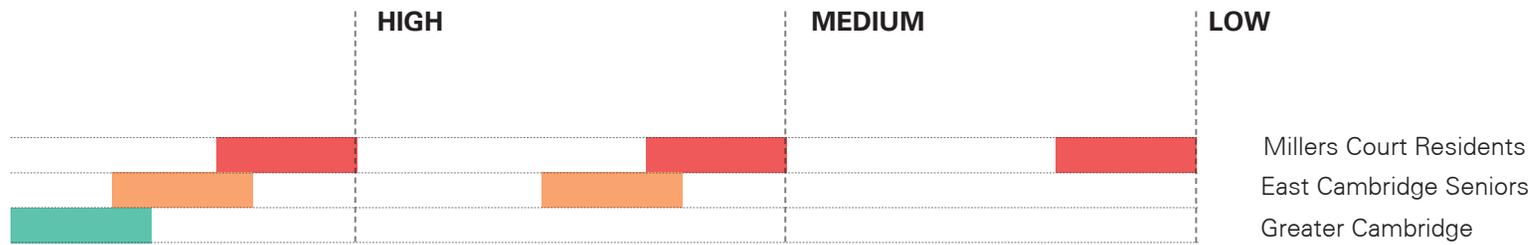


OUTDOOR SPACE

Public and Private Courtyards



KEY SITE PLAN

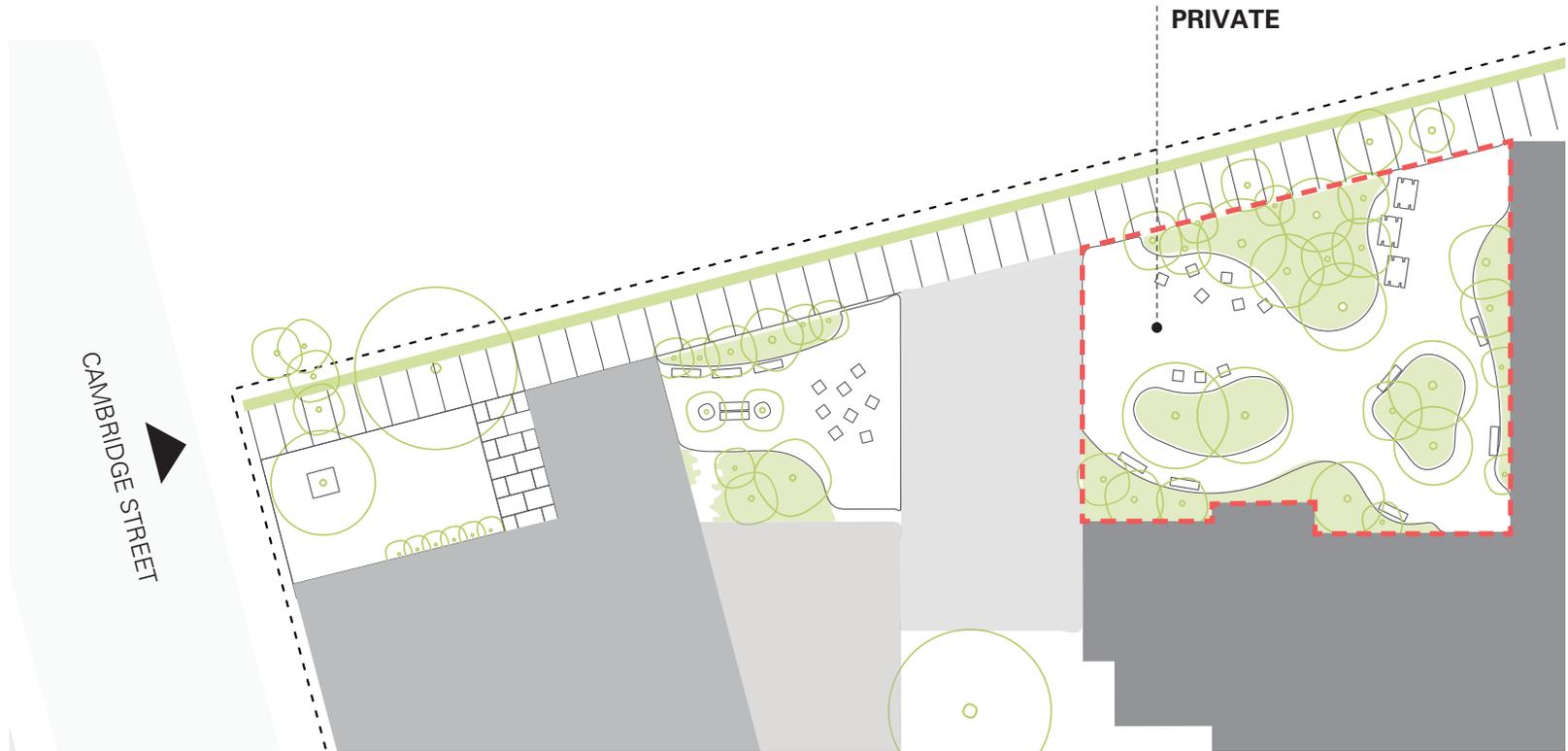


SOCIABILITY LEVELS

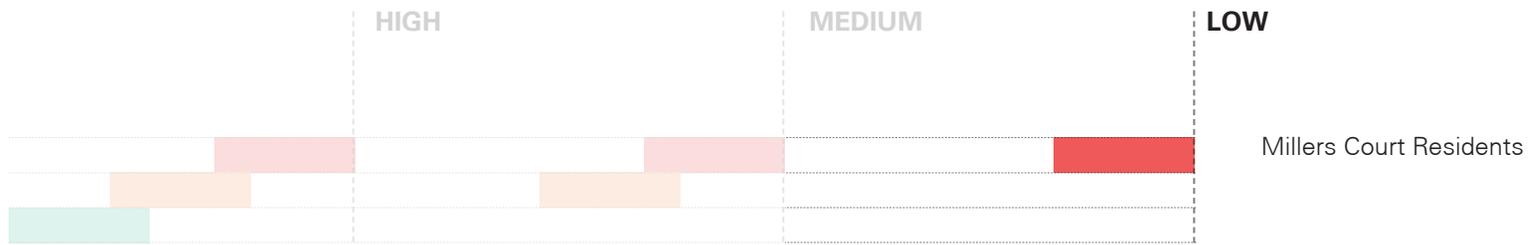


OUTDOOR SPACE

Public and Private Courtyards



KEY SITE PLAN



SOCIABILITY LEVELS



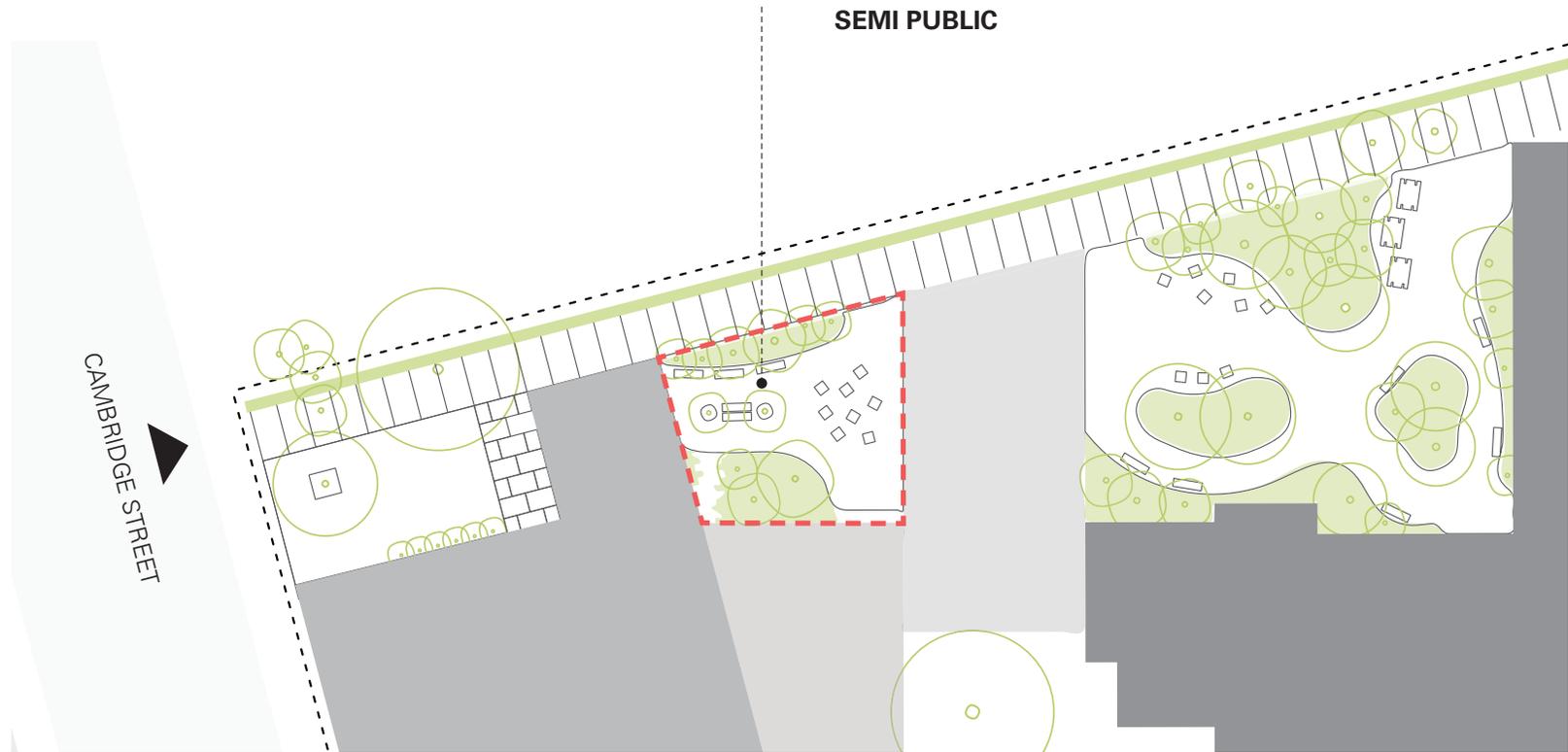
PRIVATE COURTYARD

View from Inside Millers Court Senior Center

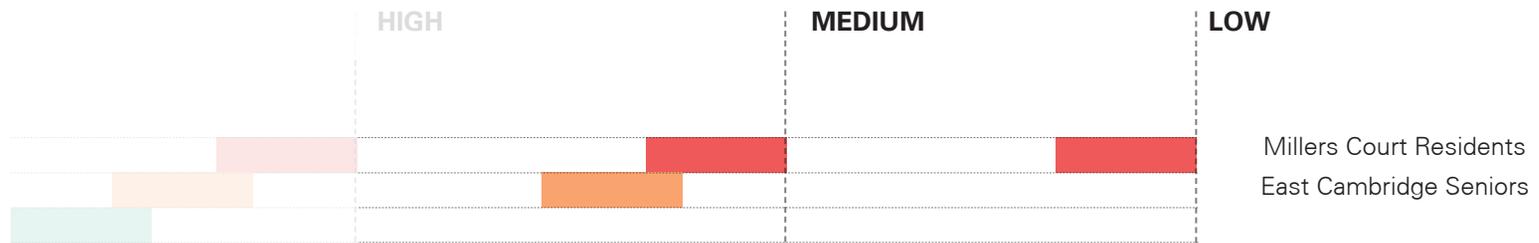


OUTDOOR SPACE

Public and Private Courtyards



KEY SITE PLAN



SOCIABILITY LEVELS



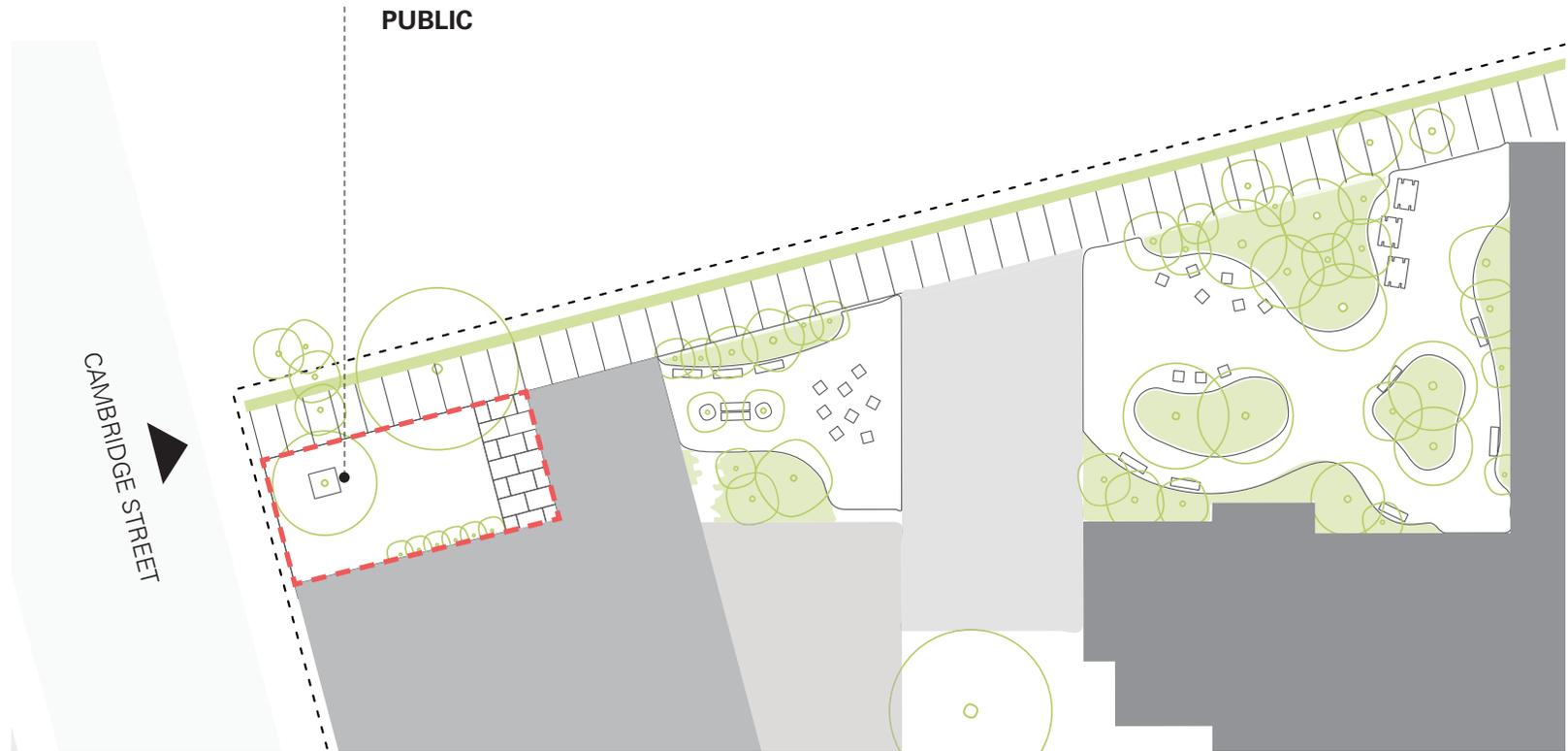
SEMI-PUBLIC COURTYARD

Used jointly by East Cambridge Community Center

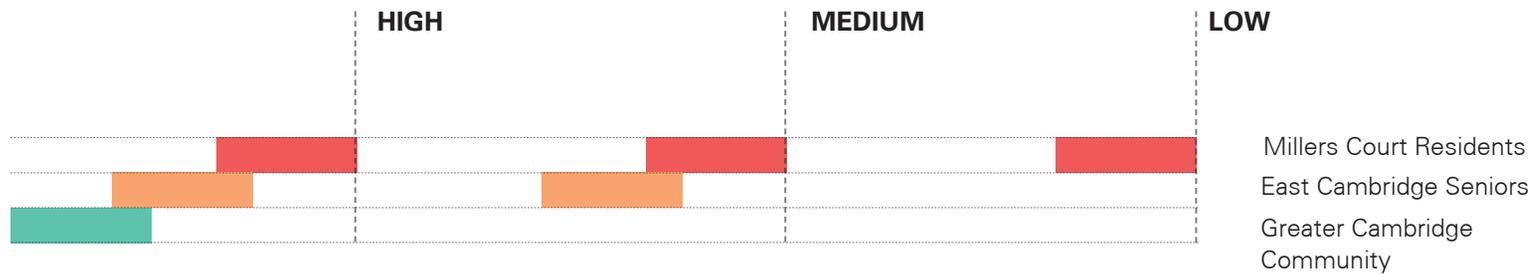


OUTDOOR SPACE

Public and Private Courtyards



KEY SITE PLAN



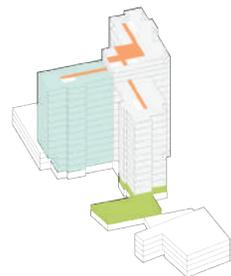
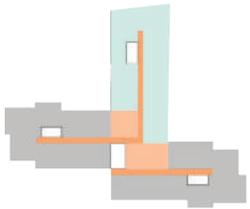
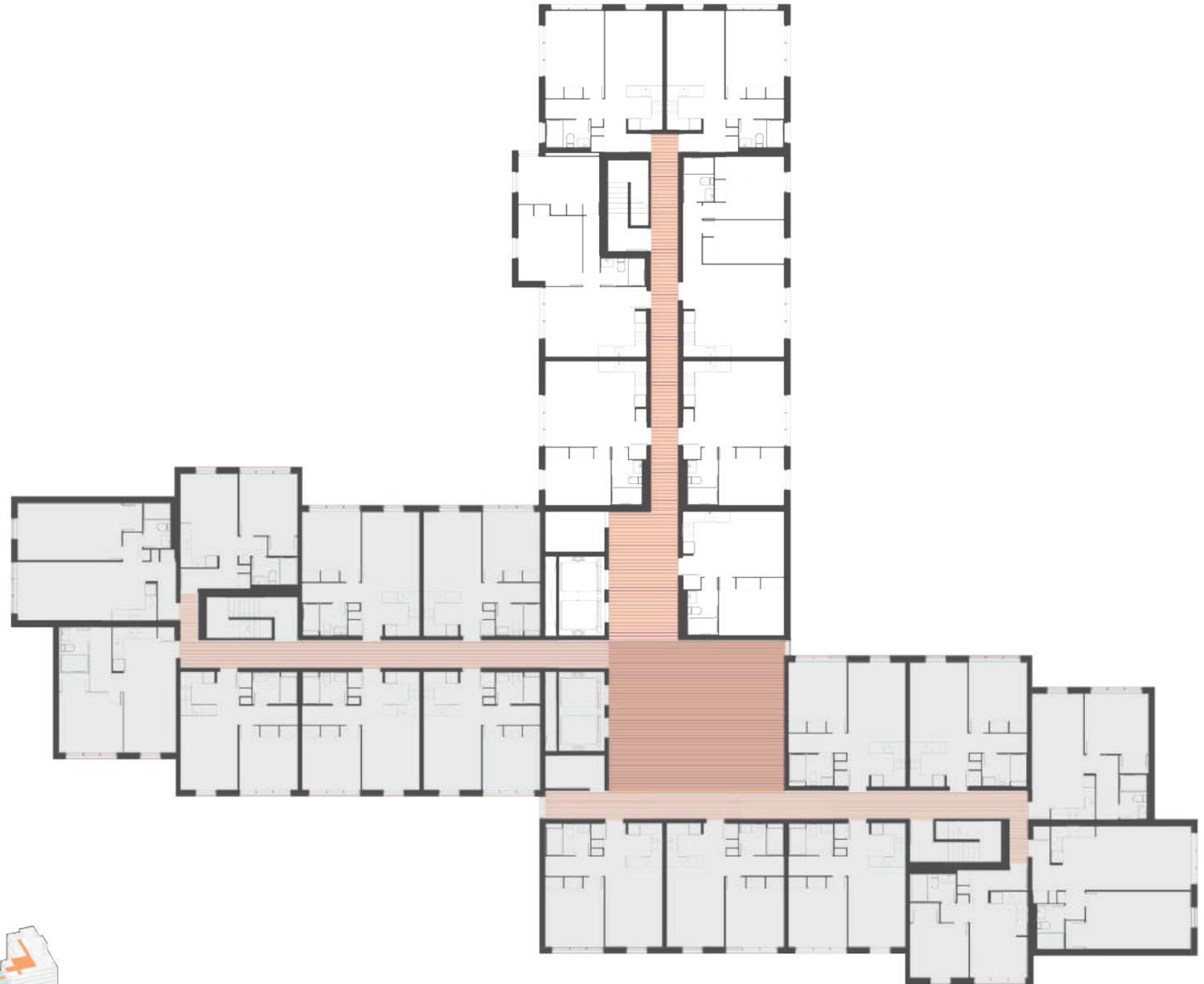
PUBLIC COURTYARD

Community Gathering Space



TYPICAL FLOOR PLAN

10th Floor Plan



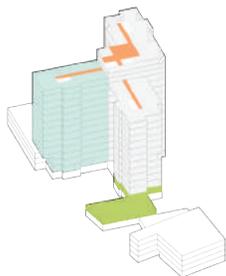
- Renovated Units
- Supportive Services
- New Units

SUPPORTIVE SERVICES

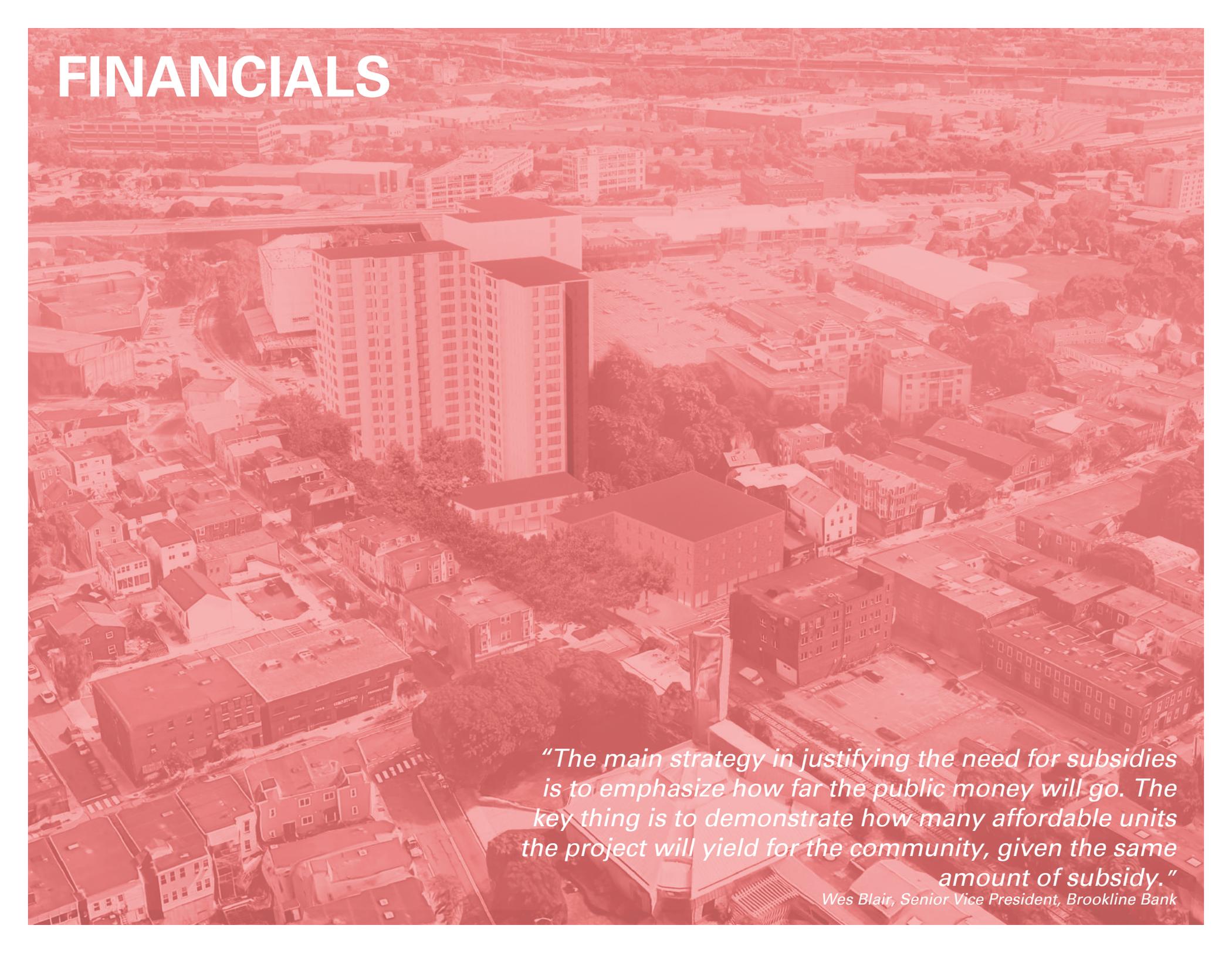
2nd Floor Plan



- Renovated Units
- Supportive Services
- New Units



FINANCIALS

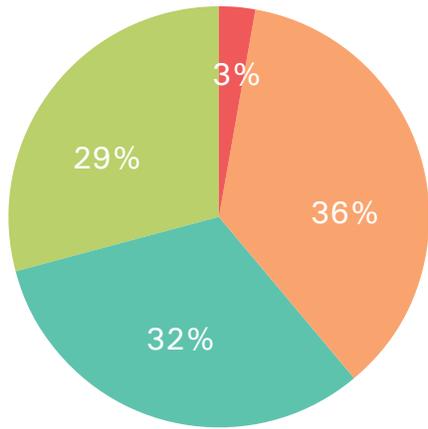
An aerial photograph of a city, likely Boston, showing a mix of urban development. A prominent feature is a tall, modern high-rise building with a dark facade and many windows, situated in the center-left. Surrounding it are various other buildings, including older brick structures and more modern multi-story buildings. There are also some green spaces and trees scattered throughout the urban landscape. The entire image has a reddish-orange tint.

"The main strategy in justifying the need for subsidies is to emphasize how far the public money will go. The key thing is to demonstrate how many affordable units the project will yield for the community, given the same amount of subsidy."

Wes Blair, Senior Vice President, Brookline Bank

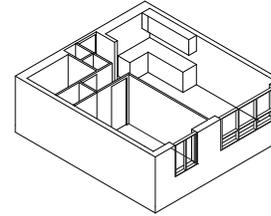
DEVELOPMENT COST & REVENUES

TOTAL DEVELOPMENT COST BREAKDOWN

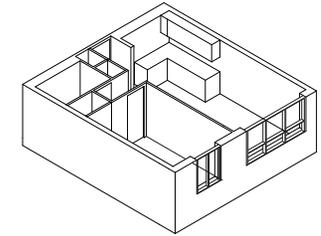


TOTAL DEVELOPMENT COST	
	\$170,724,604
Soft Debt/Public Subsidies	\$4,800,000
Hard Debt	\$60,798,834
LIHTC Equity	\$55,446,076
Equity	\$49,677,574

CONSTRUCTION COST PER UNIT



Renovated Building
TDC Per Unit
\$323,770



New Wing
TDC Per Unit
\$385,300

RESIDENTIAL INCOMES

2016 120% Cambridge FMR (Project-Based Vouchers)

2% Yearly Growth Factor

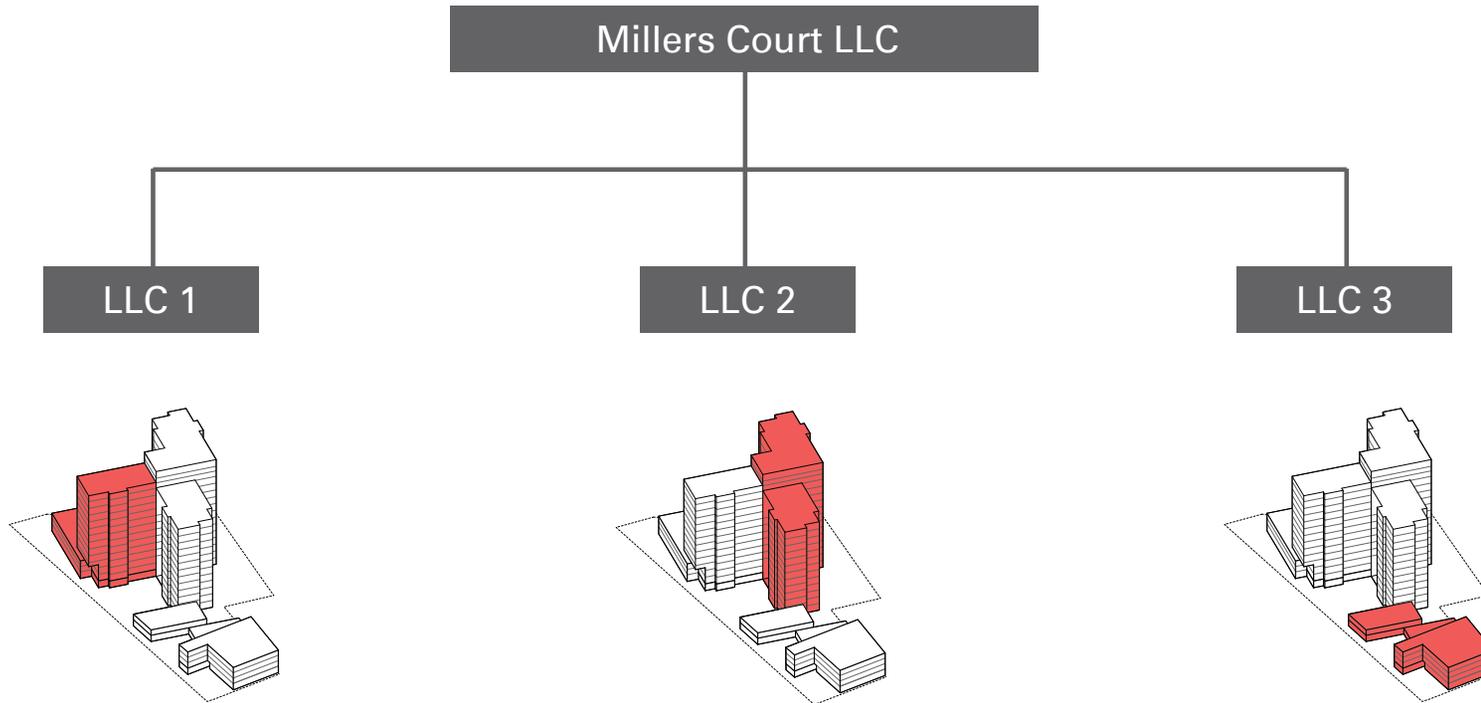
	2016 Base Year	2019 New Wing Lease Up	2022 Existing Building Lease-Up
0 BD	\$1,267	n/a	n/a
1BD	\$1,513	\$1,606	\$1,704
2BD	\$1,880	\$1,995	\$2,118
4BD (Community Based Housing*)	\$5,069	\$5,379	n/a

*Community Based Housing units are rented out as 4 separate bedrooms, each bedroom charging the same rent as a 0-bedroom.

COMMERCIAL INCOMES

2019 Non-residential Parking Income	\$180 per space	55 parking spaces are available for guest and tenant parking
2021 Mixed-use Block Incomes		
Retail	\$38.63 psf	Two tenant spaces are available with street frontage along Cambridge Street.
Office	\$49.68 psf	Potential non-profit office tenants: Cambridge Health Alliance (1493 Cambridge Street); American Friends Service Committee (2161 Mass Ave); Caring Companion Home Care (Concord, MA)
East Cambridge Community Center	\$1.07 psf	Potential operators: Citywide Senior Center (806 Mass Ave); Somerville-Cambridge Elder Services (237 Franklin Street)

LEGAL STRUCTURE

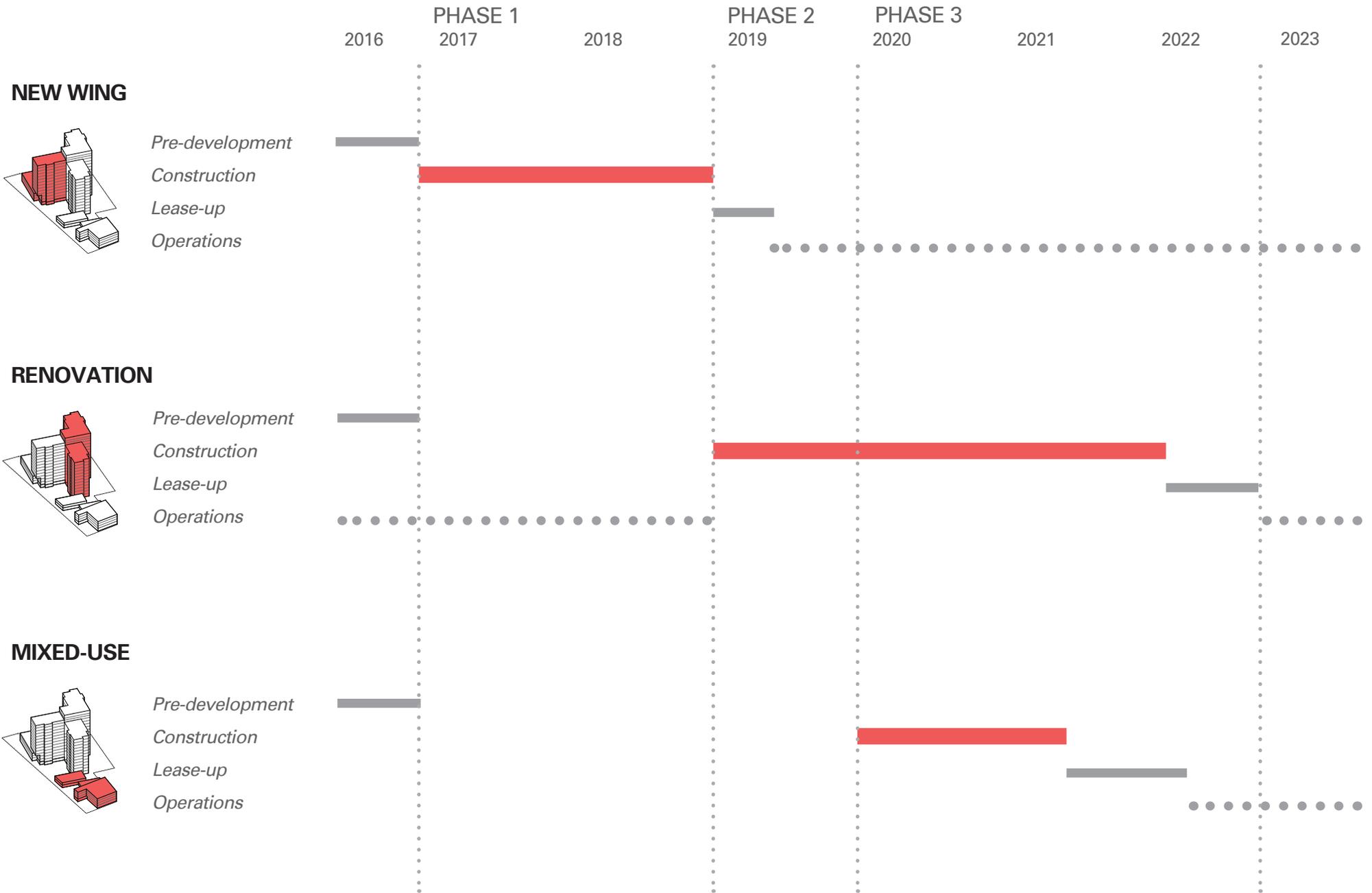


TDC NEW WING	
\$33,135,834	
Soft Debt/Public Subsidies	12%
\$3,900,000	
Hard Debt	48%
\$15,753,835	
LIHTC Equity	31%
\$10,300,000	
Equity	10%
\$3,185,076	

TDC EXISTING BUILDING	
\$125,655,479	
Soft Debt/Public Subsidies	0.32%
\$400,000	29%
Hard Debt	
\$36,690,071	36%
LIHTC Equity	
\$45,146,076	35%
Equity	
\$43,414,134	

TDC MIXED-USE BUILDING	
\$11,933,291	
Soft Debt/Public Subsidies	12%
\$500,000	
Hard Debt	70%
\$8,354,927	
LIHTC Equity	
\$-	0%
Equity	10%
\$3,078,364	

PHASING AND DEVELOPMENT TIMELINE





MILLERS COURT APARTMENTS

Enabling low-income seniors to age-in-place in the city