

Primary Projects

Contact

Kyle Barker, Principal
kyle@primaryprojects.org
(617) 440-4674

Housing Development Technical Assistance Grant Program

Primary Projects believes in the transformative power of better housing. We are driven to create the most sustainable, affordable, and communal housing.

Clients Like Us Because We:

- Reduce cost at every turn
With every design decision and with fees
- Uncover opportunities that others miss
Leading to extra units and simpler approvals
- Communicate clearly
Listening and setting expectations
- Know our stuff!
Housing, affordability, sustainability, and more

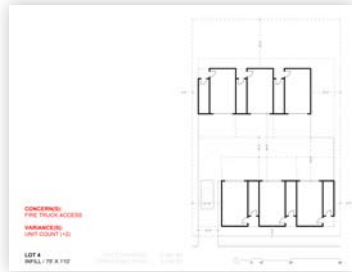
Helping Clients Make It Work: A Story

At the end of 2023, an affordable housing developer approached us with a 0.23-acre parcel in Portland, Maine's historic Munjoy Hill neighborhood. They'd tied up the land and only had five days left to purchase it, or they'd lose their deposit. For the project to pencil and be competitive for a Low Income Housing Tax Credit (LIHTC) award, they needed 30 units. Another architect had studied the site and concluded it would "max out at 18 units." After three days we presented the client with a plan for 30 units. The client subsequently hired us, and within 7 months, the project had received its Certificate of Appropriateness from the Historic Preservation Board and Approval from the Planning Board.



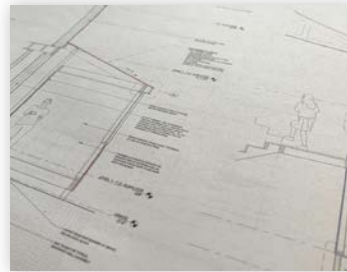
Architectural Work

- Designing building(s)
- Incorporating requirements of anticipated funding sources
- Providing input on unit mix
- Incorporating accessibility



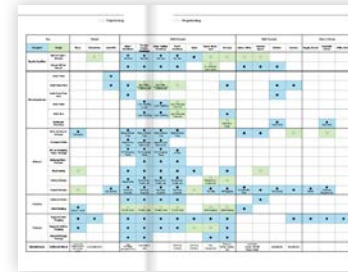
Site Plan Preparation

- Placing buildings to leverage the site's features
- Locating parking, driveways, fire truck access, outdoor space, etc.



Permitting Strategy

- Assess of current zoning and permitting requirements
- Assist with submitting and obtaining required federal, state, or municipal approvals



Project Management

- Creating project schedule
- Evaluating funding source requirements
- Attending meetings with municipalities



Embodied Carbon Estimation

- Using an embodied carbon calculator to compare multiple scenarios
- Advising on sustainable material selections