

AFFORDABLE HOUSING TRUST FUND (AHTF)



Bedford Green

Sponsor: Peabody Veterans Supportive Housing LLC

Address: 200 Springs Road, Bedford, MA

Stats: 70 apartments (70 affordable)

Fund granted: \$1,300,000

Description: Bedford Green offers permanent, supportive housing for homeless Veterans aged 55 and older, and those at imminent risk of homelessness. The development has an array of supportive services with on-site VA case managers and direct access to medical, clinical and well-being services. The community is LEED for Gold and Energy Star certified with Green Building components.



AFFORDABLE HOUSING TRUST FUND (AHTF) - \$400,000,000

The AHTF is a flexible tool administered by MassHousing to create and preserve affordable housing. It has been used to support of a variety of projects, including permanent and transitional housing for the homeless and for the rehabilitation of public housing. It can serve moderate-income households, up to 110% of the area median income (AMI), though the majority of AHTF projects serve households at 60% AMI. It also supports first time homebuyers through the ONE Mortgage program.

CAPITAL IMPROVEMENT AND PRESERVATION FUND (CIPF)



Bishop Allen Apartments



Sponsor: Just-A-Start Corporation

Address: Intersection of Bishop Allen Drive and Norfolk Street

Stats: 32 Total Units (32 affordable)

Funds Granted: \$1,000,000

Description: Just A Start's acquisition and preservation of this former expiring use property in March 2012 will ensure that this valuable housing resource, containing 32 large family-sized rental units in Central Square, will be preserved for generations of families. The purchase of the property occurred only weeks before the project's last affordability restriction was due to expire. Renovations of all buildings were completed in October 2015 and the buildings are fully occupied.

CAPITAL IMPROVEMENT AND PRESERVATION FUND (CIPF) – \$125,000,000

CIPF assists in the preservation and improvement of existing privately owned, state or federally assisted affordable rental developments that are at risk of losing their affordability restrictions.

Program Changes: The Housing Bond Bill includes clarifying language to make the program work better with other housing preservation resources.

COMMERCIAL AREA TRANSIT NODES HOUSING PROGRAM (CATNHP)



Port Landing

Sponsor: Cambridge Affordable Housing Corporation

Address: 131 Harvard Street, Cambridge, MA

Stats: 20 Total Units (20 affordable)

Funds Granted: \$500,000

Description: Port Landing was completed in November 2016, creating twenty new units of affordable rental housing in the heart of the Port neighborhood. Originally intended to be developed as a community benefit, the site had sat vacant and underutilized for many years. Local developers Capstone Communities LLC and Hope Real Estate Enterprises LLC were able to create housing that provides opportunities for families to live close to transportation, jobs, and all the amenities of Kendall Square.



COMMERCIAL AREA TRANSIT NODES HOUSING PROGRAM (CATNHP) – \$50,000,000

This program encourages smart growth by producing homeownership and rental housing in mixed-use, commercial areas served by public transit.



John Howland Jr. House



Sponsor: Waterfront Historic Area League

Address: 38 S. Sixth Street, New Bedford

Stats: 7 homes (5 affordable)

Programs: Community Based Housing

Funds Granted: \$1,97,105

Description: Just south of downtown New Bedford, the Howland House was built in 1834 and ravaged by a three-alarm fire in 2005. The rare brick mansion has strong ties to the prominent New Bedford Howland family, and to the city's whaling history. In April 2010 WHALE, in partnership with the City of New Bedford, saved the 1834 John Howland Jr. With TRI Development, WHALE is preserving this historic building while providing affordable housing opportunities.

Community Based housing (CBH) – \$55,000,000

CBH extends the Commonwealth's goal of providing assistance to persons with disabilities in the least restrictive settings possible. The program provides funding for the development of integrated housing for people with disabilities, including elders, with priority for individuals who are in institutions or nursing facilities or at risk of institutionalization.



Main Street Woburn Group Home

Sponsor: CIL Realty of Massachusetts, Inc.

Address: Woburn, MA

Stats: 8 Total Units (8 affordable)

Funds Granted: \$803,474

Description: CIL created this residence for persons with disabilities and others in need of supportive residential settings. The home provides community-based homes with staff assistance for residents.



FACILITIES CONSOLIDATION FUND (FCF) – \$65,000,000

FCF produces community-based housing for clients of the Department of Developmental Services (DDS) and the Department of Mental Health (DMH). Through the fund, DHCD works closely with DDS and DMH to provide housing for people with a wide range of disabilities.

HOME MODIFICATION LOAN PROGRAM (HMLP)



Home Modifications using HMLP



Photo courtesy: Community Economic Development Assistance Corporation

HOME MODIFICATION LOAN PROGRAM (HMLP) – \$60,000,000

The HMLP helps persons with disabilities and the elderly make renovations to their homes through deferred payment or zero interest loans to ensure they can continue to live at home and avoid placement into more costly institutional settings, such as nursing homes. Modifications can include adding wheelchair ramps or insuring accessible showers.

Program Changes: The Housing Bond Bill makes several changes:

- Clarifying changes that better aligns the program language with its actual use;
- Clarifying language to explicitly allow the HMLP to be used by families to construct accessory dwelling units for persons with disabilities; and
- Authorizing a grant program to allow landlords to access the HMLP to make renovations to apartments in order to accommodate the needs of disabled tenants.



Sister Rose House



Sponsor: Community Action for Better Housing

Address: 73 Division Street, New Bedford

Stats: 26 homes (100% affordable)

Funds Granted: \$856,822

Description: After 32 years on Eighth Street, the Sister Rose House is moving from the downtown to the South End in a renovated former church, where there will be a soup kitchen, a community garden and a job training classroom, called the MacLean-Saunders Education Center. Sister Rose House is run by Catholic Social Services.

HOUSING INNOVATIONS FUND (HIF) – \$100,000,000

The HIF supports the production of innovative and alternative forms of rental housing, including single person occupancy (SPO) units, transitional and permanent housing for the homeless, shelters for survivors of domestic violence, supportive housing for seniors and veterans, and housing for substance abuse recovery. HIF projects almost always feature affordable housing units combined with support services for residents.



20 Willis Street – Veterans Transition House



Sponsor: Veterans Transition House

Address: 20 Willis Street, New Bedford

Stats: 45 units (45 affordable)

Funds Granted: \$615,000

Description: Preservation project of the Main House at Veterans Transition House with 45 transitional beds. Also onsite is a kitchen where meals are served daily, laundry facilities, and our Pasquale Grillo Computer Lab and Learning Center.

HOUSING STABILIZATION FUND (HSF) – \$160,000,000

The HSF provides funding for the acquisition, preservation, and rehabilitation of affordable housing, including foreclosed and distressed properties. HSF has helped finance family rental, elderly housing, single room occupancies (SROs), special needs housing, and a mix of homeownership and rental housing.

Program Changes: The Housing Bond Bill changes the weak markets provision within the program to allow it to be used for single family homes as well as multifamily housing.

The bill also allows HSF to support homebuyers with student debt in Gateway Cities.

MASSACHUSETTS LOW INCOME HOUSING TAX CREDIT (LIHTC)



Hadley Building Apartments

Sponsor: Planning Office for Urban Affairs (EFDC)

Address: 657 Main St, Worcester, MA

Stats: 44 homes (40 affordable)

Funds Granted: \$465,077

Description: This Low Income Housing project owned by Hadley Apartments LLC. has been in service since 2009 and has a total of 40 low income units, which is average for LIH properties. 5 of these units are set aside with rent lower than the rent/income ceiling. This property is targeted towards families that have:

- A family member with a physical disability
- Experienced or are experiencing homelessness



MASSACHUSETTS LOW INCOME HOUSING TAX CREDIT (LIHTC)

The Massachusetts LIHTC awards tax credits to investors in affordable multifamily rental projects. It encourages private investment in affordable housing and allows developers to finance part of the cost of the development with equity invested by local corporations and individuals to help keep rents low. The Housing Bond Bill removes the sunset provision for the program and raises its authorization by \$5 million for a total annual allocation of \$25 million. The additional tax credits will be used for the preservation and improvement of existing affordable housing.