

Subject: FW: Morning Edition: Affordable housing gets \$90M; Losses for health insurers; 5 Things

Good Morning,

Please see the story about Governor Baker's announcement in today's BBJ newsletter (below). I have included the text, here, as it is behind a paywall.

Here are 26 affordable housing projects that just got \$90M in state money

Massachusetts Gov. **Charlie Baker** on Monday announced 26 housing projects across the commonwealth will receive a combined \$90 million in state and federal tax credits and subsidy funds, funding that will go toward creating or preserving 1,420 rental units — of which 1,334 are designated affordable.

The state's Department of Housing and Community Development is awarding \$31 million in state and federal low-income housing tax credits, which is expected to generate \$218 million in equity for the 26 projects, Baker's office said. The state is also awarding \$59 million in housing subsidy funds for the projects.

"These affordable housing awards reflect our administration's commitment to a stronger, more prosperous, and more inclusive commonwealth," Baker said in a statement. "By increasing affordable housing production, and stabilizing working families, low-income senior citizens and homeless families or those at risk, these housing awards will strengthen communities across Massachusetts."

In May, Baker **committed to infusing** \$1.1 billion into the commonwealth's affordable and workforce housing development and preservation programs, which aimed to create or preserve 5,000 units of affordable housing by 2021.

The 26 projects will provide housing for individuals and families transitioning out of homelessness, disabled persons and the elderly. Here are the awarded projects:

Belchertown

- Christopher Heights, an assisted living project to be developed by the Grantham Group. Located on the former Belchertown State School site, the project will feature 83 total rental units with services for frail seniors, including 43 affordable units, with 17 units reserved for seniors earning less than 30 percent of area median income.

Brighton

- 132 Chestnut Hill Ave., a senior housing development sponsored by Jewish Community Housing for the Elderly. When completed, 132 Chestnut Hill Ave. will be home to 61 seniors, all with incomes below 60 percent of AMI, with 22 reserved for seniors with incomes below 30 percent of AMI.

Chinatown

- **48 Boylston St., a historic rehabilitation project. The sponsor is St. Francis House Inc., in partnership with the Archdiocese of Boston's Planning Office for Urban Affairs. The completed project will offer 46 single rooms and small units intended to serve homeless individuals earning less than 60 percent of AMI, with 26 units reserved for individuals earning less than 30 percent of AMI. The project sponsor will offer extensive services for the new residents.**
- Quincy Tower Apartments, a housing preservation project sponsored by Beacon Communities. The project will offer 161 affordable housing units, including 16 units reserved for households earning less than 30 percent of AMI.

Dorchester

- Harmon Apartments, a new construction project sponsored by The Boston Home in partnership with Affirmative Investments. The project will be built near the existing Boston Home facility, and will include 36 units for persons with disabilities. Of the 36 units, 30 will be reserved for households earning less than 60 percent of AMI, with 8 units reserved for households earning less than 30 percent of AMI.
- Wayne at Schuyler, a housing preservation project sponsored by Cruz Development. When completed, this project will offer 74 units of affordable family housing, with eight units reserved for households earning less than 30 percent of AMI.

East Boston

- Paris Village, a new construction project sponsored by the East Boston Community Development Corp. Paris Village will offer 32 units of affordable family housing, with four units reserved for households earning less than 30 percent of AMI.

Hyde Park

- The Residences at Fairmount Station, a transit-oriented housing project sponsored by the Southwest Boston Community Development Corp. This project will offer 27 units of affordable family housing, with 6 units reserved for households earning less than 30 percent of AMI.

Roxbury

- Walker Park Apartments, a construction project sponsored by Urban Edge Housing Corp. This project will offer 49 units of affordable family housing, with eight units reserved for households earning less than 30 percent of AMI.

Bourne

- Canal Bluffs Phase III, the final phase of a new construction project located on a 17-acre site off Route 28. This phase of Canal Bluffs will offer 44 units of townhouse-style affordable housing, with seven units affordable to households earning less than 30 percent of AMI.

Chelmsford

- Chelmsford Woods II, the second phase of a new construction project sponsored by the Chelmsford Housing Authority and Stratford Capital. Chelmsford Woods II consists of 58 units of affordable

family housing for households earning less than 60 percent of AMI, with six units affordable to households below 30 percent of AMI.

Dartmouth

- Village at Lincoln Park Senior, the second affordable housing project to be built on the site of a former amusement park. Village at Lincoln Park Senior will provide 48 units of affordable senior housing, with 10 units reserved for seniors earning less than 30 percent of AMI.

Goshen

- Goshen Senior Housing, a new construction project located in the town center and sponsored by Hilltown Community Development Corp. The project will offer 10 affordable housing units for seniors, with 3 units reserved for seniors earning less than 30 percent of AMI.

Great Barrington

- Forest Springs, a new construction project sponsored by Construct, Inc. This project will offer 11 affordable family rental units in three buildings, with two units reserved for households earning less than 30 percent of AMI.

Hanover

- The Kennedy Building, a mixed-income historic rehabilitation project sponsored by the Planning Office for Urban Affairs. This project will offer 37 units of family housing, with 27 units reserved for families earning less than 60 percent of AMI, including four units reserved for families earning less than 30 percent of AMI. The remaining 10 units will be workforce housing units.

Haverhill

- Tenney Place Phase II, the second phase of a new construction project sponsored by Dakota Partners Inc. Tenney Place II will offer 72 mixed-income housing units: 56 units will be affordable to families earning less than 60 percent of AMI, with 8 units reserved for households earning less than 30 percent of AMI.

Leominster

- Ivory Keys Apartments, a historic rehabilitation project. The project will provide 41 units of affordable housing for families, with 9 units reserved for households earning less than 30 percent of AMI.

North Attleboro

- Jeweled Crossing, a new construction and rehabilitation project. The project will offer 66 affordable units, with eight units reserved for households earning less than 30 percent of AMI.

Orange

- New Home Sewing Apartment Complex, the redevelopment of a vacant mill building. The project will offer 63 affordable family units, with seven units reserved for households earning less than 30 percent of AMI.

Salem

- Boston Street Crossing, a rehabilitation project sponsored by Harborlight Community Partners. The project will offer 26 affordable units for formerly homeless individuals. All units will be reserved for households earning less than 30 percent of AMI.

Springfield

- E. Henry Twiggs Phase II, a scattered-site preservation project sponsored by Home City Housing. The project will offer 61 units of fully rehabilitated affordable housing, with 16 units reserved for households earning less than 30 percent of AMI.
- Maple Commons Apartments, a preservation project sponsored by First Resource Companies. Maple Commons will offer 173 fully rehabilitated affordable housing units, with 18 units reserved for households earning less than 30 percent of AMI.
- St. James Commons Apartments, a preservation project sponsored by Valley Real Estate. St. James Commons will offer 42 affordable units for families, with nine units reserved for families earning than 30 percent of AMI.

Uxbridge

- The Blanchard School, the redevelopment of a former school into 25 units of affordable housing, with five units reserved for households earning less than 30 percent of AMI.

Westport

- Noquochoke Village, a new construction project that will provide affordable family housing. Noquochoke Village will offer 50 total rental units, including five market-rate units and 45 affordable units.

Worcester

- Union Hill Rental Housing Initiative II, a preservation project sponsored by Oak Hill Community Development Corp. The project will offer 24 rehabilitated housing units affordable to households earning less than 60 percent of AMI, with five units reserved for households earning less than 30 percent of AMI.

Commonwealth Magazine's daily email included a link to the *Springfield Republican* story.

Baker administration awards \$90 million to affordable housing projects

http://www.masslive.com/politics/index.ssf/2016/08/baker_administration_awards_90.html#incart_river_index