



## Entry Form 2017 Annual Awards for Program Excellence

**Entry Deadline: Thursday, June 15, 2017, Midnight ET**

Each entry must include a completed entry form. Please complete a form for each entry your HFA is submitting. The completed entry form will become the first page of your entry.

This form is a fillable PDF. Type your information into the entry form and save it as a PDF. Please do not write on or scan the entry form. **Questions: Call 202-624-7710 or email [awards@ncsha.org](mailto:awards@ncsha.org).**

**Entry Title:** Enter your entry's title exactly as you wish it to be published on the NCSHA website and in the awards program.

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**Category:**

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**Subcategory:**

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**Entry Summary:** A 15-word (max) summary of the program, project, or practice you are entering.

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**HFA:**

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**HFA Staff Contact:**

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**Phone:**

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**Email:**

### Visual Aids:

Are you mailing to NCSHA 10 copies of any visual aids that cannot be included in your entry PDF?      Yes      No

### Payment:

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**MassHousing  
Gateway City Tours  
Legislative Advocacy – State Advocacy**

In the Commonwealth of Massachusetts, 26 of its 351 cities and towns have been designated as “Gateway Cities.” Under Massachusetts General Law, a Gateway City is defined as a municipality with a population greater than 35,000 and less than 250,000, a median household income below the commonwealth's average and a rate of educational attainment of a bachelor's degree or above that is below the commonwealth's average.

Many of these Gateway City communities are former mill towns that were manufacturing powerhouses during the Industrial Revolution. Sadly, as is a familiar story in cities like these across the country, factories that at one time employed thousands of local residents have now been shuttered, leaving behind hulking skeletons of brick and mortar and a deserted downtown.

Gateway cities face a different set of economic challenges than other communities in Massachusetts. The 1.8 million citizens of the Commonwealth who reside in the 26 Gateway Cities represents about one-quarter of the state's population and include:

- 37% of the state's foreign-born residents;
- 44% of the state's population living in poverty;
- 47% of the state's population without a high school credential; and
- 51% of the state's linguistically isolated residents.

The high cost of living in Boston is well-known. The city usually lands somewhere in the top ten of the most expensive cities in the country in which to live. Conversely, Gateway Cities have something that Boston doesn't have – affordability and with it a great potential for both first-time homebuyers and the development of mixed-income rental housing development. Also a benefit is the fact that many of these Gateway Cities are located on public transportation lines allowing residents who work in Boston the ability to commute in with relative ease.

As more and more developers in Massachusetts look to cities outside of Boston for these new housing opportunities – MassHousing thought that this was a perfect time to engage with the Mayors of the Gateway Cities.

The Government Affairs staff devised a strategy to reach out to the Gateway Cities and meet with them one-on-one to help them understand MassHousing's programs and also consider how they might market their communities to first time homebuyers, to renters looking for a more affordable place to live and to developers who may see the untapped potential in unused space. In all, MassHousing believes this will prove to be a benefit for many who are having difficulty finding housing and for the prosperity of the Gateway City.

The plan was developed for what is now known as the “Gateway City Tour.” Staff from the Agency's Government Affairs, HomeOwnership and Rental Business Development Divisions, as well as the Agency's Chief of Staff have traveled to 12 cities in the last nine months to meet with the Mayors and their key staff, which generally has included their Housing Directors and Directors of Economic Development.

MassHousing staff who attend these meetings, emphasize to the Mayors that the Agency wants to help each Gateway City understand the role that MassHousing plays in the production of rental housing and affordable homeownership across the state – but as importantly, the Agency wants to listen. MassHousing staff want to listen to the concerns and needs of the Mayors and their housing and economic development staff – to hear about

their specific housing challenges – and to understand where they believe opportunity lies in their cities. The meetings are structured to help city officials understand the role MassHousing has played in their cities to-date, and to help identify how MassHousing can serve as a resource in a continuing partnership.

During each meeting in the Gateway City tour, the Mayor is presented with a complete overview of MassHousing's presence in the city. This briefing book which typically runs 15 pages in length (an example of which is included as part of this submission) includes data on homeownership lending totals (first and subordinate loans); information on MassHousing financed rental developments in the community; the Agency's total financing in rental lending as well as data on the Affordable Housing Trust Fund investments that MassHousing has committed to the community; and profiles of MassHousing business partners, tenants and homeownership borrowers.

MassHousing staff who attend the meeting are also given fact sheets on each multifamily development in the Agency's traditional portfolio and PBCA portfolio; a printout of the last three years of property tax payments for traditional portfolio developments; and a listing of employees who reside in that particular Gateway City.

Because each Gateway City Tour meeting is unique based on the community's needs and expertise, an internal staff meeting is held prior to each Gateway City Tour meeting to coordinate talking points and review the research conducted by the Government Affairs staff. As an example of the differences, MassHousing's first Gateway City Tour was held in Brockton, Massachusetts. The Mayor of Brockton is well-versed in housing matters and MassHousing has a true presence in the city already. That conversation was much different than the one in the city of Everett, Massachusetts where the Mayor and his staff had almost no familiarity with housing issues; but where housing is certainly a major issue on the Mayor's agenda as a \$1.7 billion, five-star gaming development is under construction and scheduled to open in 2019.

Among some of the topics discussed during these meetings have been:

- Creating more mixed-income and workforce rental housing;
- Providing assistance for properties with lead paint through the use of MassHousing's "Get the Lead Out" lead paint abatement loan program;
- Rehabilitating abandoned and foreclosed properties with MassHousing's Mortgage with Rehabilitation loan program;
- Creating more opportunities for low and moderate-income homebuyers who want to purchase a home and making more homebuyer education classes available.

The success of the Gateway City Tour meetings can be measured by the involvement that MassHousing has had with the communities *after* the initial meetings. The Agency's follow-up efforts – additional meetings, training sessions, introductions to business partners – reinforce MassHousing's commitment to the success and economic vitality of the community. Just some of the examples of the Agency's active follow-up includes:

**Malden, Massachusetts** – After our initial Gateway City visit, MassHousing staff attended an event with the Mayor, a group of local real estate brokers, the director of the Malden Redevelopment Agency, the chief of police and other city officials and presented an outline of the menu of MassHousing mortgage products, their features and benefits. Staff answered specific questions relative to MassHousing's programs, as well as provided general mortgage industry information.

Malden's Mayor has provided the names and telephone numbers (personal cell phone numbers in most cases) of several developers with whom he believes the City could partner to produce new rental housing using

MassHousing financing. The Director of Rental Business Development has been able to connect directly with these potential new business partners.

Staff will also be meeting with Malden officials to discuss the issue of de-leading and to determine how MassHousing can assist the residents of Malden by offering the Agency's Mortgage with Rehabilitation loan program in conjunction with Malden's Community Development Block Grant funds.

**Everett, Massachusetts** – Staff attended a follow up meeting regarding affordable homeownership opportunities and discussed MassHousing mortgage lending programs in more detail. MassHousing also helped include the city in a "Get the Lead Out" training program. Future trainings are also planned for local lenders and realtors regarding "Get the Lead Out" as well as MassHousing's Mortgage with Rehabilitation program. The city had also lacked a local agency with whom they could partner to provide homebuyer counseling classes for prospective homebuyers. As a result of the Gateway City meeting, MassHousing Homeownership staff were able to connect them with a strong agency in a neighboring city which is willing to offer these courses to Everett residents as well. Homebuyer workshops resulting from these meetings were held in the spring of 2017.

**Worcester, Massachusetts** – MassHousing staff is working to reinvigorate MassHousing's "Buy Worcester Now" program to create more opportunities for MassHousing homeownership lending in Worcester.

**Fitchburg, Massachusetts** – The Director of Housing and Development for the city was familiar with MassHousing's "Get the Lead Out" lead paint abatement program. Changes to the program have been made recently, and a training was scheduled with the Housing Director and staff from the Mayor's office to review the program and policy changes. Another meeting has also been scheduled with the Housing Director and local developers who may be interested in opportunities for workforce housing development along Fitchburg's main street of its downtown.

**Chicopee, Massachusetts** – Staff have scheduled following up discussions relative to MassHousing's Opportunity Fund and the money that is available for the production of workforce housing as well as other financing options that may be available for developers of mixed-income rental housing in Chicopee. The Mayor of Chicopee also had a particular interest in engaging potential buyers of two and three family properties in the cities – buyers who would become owner-occupants. As a result, MassHousing held a "landlord" training this spring for potential borrowers.

These are just a few of examples of how MassHousing's Gateway City Tour has proven to be such a great success. To date, MassHousing staff have traveled more than 1,000 miles to visit 12 Gateway Cities from Pittsfield, Massachusetts which borders the state of New York – to Haverhill, Massachusetts, which borders southeastern New Hampshire – to Everett, Massachusetts, which is just five miles from Boston – and many communities in between. The goodwill garnered with local officials, and the potential for MassHousing to help more citizens of Massachusetts find safe and decent places in which to live has been considerable. MassHousing continues its efforts and plans to have an initial Gateway City Tour visit with each of the 26 communities to build the foundation of these important relationships.



**City of Springfield  
May 2017**



## **On the Cover: Forest Park Apartments**

The former Longhill Gardens condominiums in Springfield – a vacant, crime-plagued property was transformed into Forest Park Apartments using MassHousing financing in 2011. The site was a troubled property that for years was a constant source of frustration for city officials and neighborhood residents.

Longhill Gardens was built in the 1950s as a 211-unit rental development and was converted to condominiums in the late 1980s before falling into disrepair and ultimately being left boarded up and vacant. The redevelopment plan called for the demolition of approximately 100 units, and resulted in 109 units of quality rental housing consisting of 69 one- and 40 two-bedroom units, all of which are affordable.

## **About MassHousing:**

MassHousing is an independent, quasi-public agency created in 1966 and charged with providing financing for affordable housing in Massachusetts. The Agency raises capital by selling bonds and lends the proceeds to low- and moderate-income homebuyers and homeowners, and to developers who build or preserve affordable and/or mixed-income rental housing. MassHousing does **not** use taxpayer dollars to sustain its operations, although it administers some publicly funded programs on behalf of the Commonwealth. Since its inception, MassHousing has provided more than \$18.5 billion in financing for affordable housing.





## City of Springfield

### Home Ownership Lending Total 1979 – Present

	<u>Number Of Loans</u>	<u>MassHousing Dollars Loaned</u>
First-Time Home Buyer Loans	3,471	\$267,145,114
Home Improvement, Lead Paint Abatement and Septic Repair Loans (total)	539	\$8,081,379

### Home Ownership Lending Calendar Years 2011 - 2015

	<u>Number Of Loans</u>	<u>MassHousing Dollars Loaned</u>
First-Time Home Buyer Loans	428	\$54,997,849
Home Improvement, Lead Paint Abatement and Septic Repair Loans (total)	20	\$420,882

### Home Ownership Lending Calendar Year 2016

	<u>Number Of Loans</u>	<u>MassHousing Dollars Loaned</u>
First-Time Home Buyer Loans	86	\$12,050,286
Home Improvement, Lead Paint Abatement and Septic Repair Loans (total)	6	\$164,594

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## Multifamily Rental Housing

### Current Portfolio

Number of Developments	13
Number of Units	2,433
Number of Affordable Units	2,433
Outstanding MassHousing Debt	\$98,461,512

## City of Springfield

MassHousing supports the construction of affordable, attractive and sustainable rental housing where a portion of the units are reserved for families with modest incomes. The Agency provides tax-exempt and/or taxable financing for the acquisition, rehabilitation and/or construction of multifamily rental housing.

The Agency's newest multifamily financing program is called the Opportunity Fund. This fund will be used to support mission-driven initiatives such as preservation of 13A developments with expiring affordability, support for workforce housing and other critical initiatives approved by the MassHousing Board. MassHousing has made a financial commitment of \$160 million to the Opportunity Fund.

For MassHousing's tax-exempt financing, at least 20% of the units must be rent-restricted and occupied by households with incomes of 50% or less of area median income, or 40% of units must be rent-restricted and occupied by households with incomes of 60% or less of area median income. For taxable financing, at least 20% of the units must be rent-restricted and occupied by households with incomes of 80% or less of area median income. The remaining units may be rented at market rates. Construction and permanent loans are available to developers for terms of up to 40 years.

	<u>Total Units</u>	<u>Affordable Units</u>	<u>Total Loan Amount</u>
<b>Recent Commitments</b>			
<b>FY2015</b>			
Eastbrook Apartments	160	160	\$6,430,600
<b>FY2017</b>			
Chestnut Park	489	489	\$2,526,861
Maple Commons	173	173	\$22,000,000
<b>TOTAL</b>	<b>822</b>	<b>822</b>	<b>\$30,957,461</b>



MassHousing offers a number of resources for rental housing owners, property managers, residents and those seeking an affordable apartment. Some of the programs available include: The Tenant Assistance Program (TAP) offering Management Trainings, Resident Programs, Dispute Resolution Services and Conferences; Violence Prevention Resources; Hoarding Resources; Fair Housing Resources; Youth RAP, a diverse program for young residents of MassHousing properties; a DMH/DMR Set-Aside Program, which offers housing for clients of DMH and DDS; and the Tenancy Preservation Program (TPP).

	<i>Housing Type</i>	<i>Total Units</i>	<i>Low Units</i>	<i>Mod Units</i>	<i>Outstanding Loan</i>
Allen Park Apts. I	Unrestricted	170	132	38	\$3,178,798
Allen Park Apts. II	Unrestricted	94	76	18	\$1,130,069
Bergen Circle	Mixed	201	75	126	\$35,681,318
Chestnut Park	Mixed	489	114	375	\$2,904,998
Eastbrook Apartments	Unrestricted	160	40	120	\$6,331,370
Eastgate Apartments	Unrestricted	148	148		\$7,890,682
Edgewater Apartments	Unrestricted	366	293	73	\$15,171,957
Forest Park Apartments	Unrestricted	109	109		\$932,777
Hunter Place	Senior	80	50	30	\$431,668
Maple Commons	Mixed	173	173		\$6,441,736
Northern Heights	Unrestricted	148	37	111	\$0
Pynchon Terrace I	Unrestricted	250	250		\$17,839,878
Van Der Hayden	Mixed	45	45		\$526,261
	<b>TOTAL</b>	<b>2,433</b>	<b>1,542</b>	<b>891</b>	<b>\$98,461,512</b>

# Approved Affordable Housing Trust Fund Awards

CITY OF SPRINGFIELD

25 DEVELOPMENTS

2,275 UNITS

Created in the Fiscal Year 2001 state budget, the Affordable Housing Trust Fund seeks to expand the supply of new affordable housing units. The Trust Fund is administered jointly by MassHousing and the Department of Housing and Community Development (DHCD), with MassHousing underwriting proposals to be financed by the Fund. Funding preference is given to developments that create new units and are affordable to a range of incomes with special emphasis on families at or below 80% of area median income. Additional consideration is provided to those projects that include affordable units for families, as well as disabled and homeless individuals; projects sponsored by nonprofit entities; and projects that propose the longest term affordability, with the minimum allowable term being 30 years. Since its inception, the AHTF has approved 533 developments representing \$464 million in total financing. Of the 27,746 total units, 23,746 are affordable. In Springfield to date, 25 developments have received approval for awards from the Trust Fund totaling more than \$25 million. This represents a total of 2,275 units of which 2,187 are affordable.

	<i>Housing Type</i>	<i>Total Units</i>	<i>Affordable Units</i>	<i>AHTF Loan Amount</i>
Belle Franklin Apartments	Family	68	64	\$127,525
City View Commons 2	Rental	144	144	\$1,000,000
Colonial Estates	Family	500	450	\$2,000,000
Concord Heights	Family	104	104	\$1,800,000
Cross Town Corners	Family	43	43	\$1,000,000
Cumberland Homes Apartments	Family	76	68	\$950,000
E. Henry Twiggs Estates – Phase I	Family	75	75	\$1,000,000
E. Henry Twiggs Estate – Phase II	Family	61	61	\$1,000,000
Forest Park aka Longhill Gardens	Rental	109	88	\$1,000,000
Franklin Street Apartments	Family	36	36	\$450,000
High Street Commons Apartments	Family	55	55	\$700,000
Hunter Place Apartments	Rental	80	80	\$1,000,000
Maple Commons (aka Maple Green)	Rental	173	173	\$3,000,000
Memorial Square Apartments	Family	56	56	\$1,000,000
Neighborhood Stabilization 1	HO	4	3	\$150,000
Neighborhood Stabilization 2 - Phase 1	HO	5	5	\$250,000
Neighborhood Stabilization 2 - Phase 2	HO	4	3	\$135,000
New Court Terrace	Rental	45	42	\$667,612
Northern Heights Apartments	Family	148	148	\$1,000,000
Outing Park Apartments 1	Family	94	94	\$2,000,000
Outing Park Apartments 2	Family	118	118	\$2,000,000
Phoenix Project A	HO	6	6	\$250,000
Tapley Court	Family	30	30	\$1,000,000
Worthington Commons Apartments	Rental	149	149	\$950,000
Worthington House	Homeless	92	92	\$1,200,000
		<b>2,275</b>	<b>2,187</b>	<b>\$25,630,137</b>

## RENTAL DEVELOPMENT

Over the past four decades, WinnDevelopment has earned a national reputation for excellence in real estate development. They have acquired and developed real estate holdings with a value in excess of \$2 billion. In addition, they have improved or converted over five million square feet of property into prime space for a wide range of businesses and commercial properties. The WinnDevelopment portfolio spans affordable housing, market-rate housing, urban and suburban garden-style and high-rise apartment communities, office buildings, hotels, retail, medical campuses and parking garage facilities across the eastern United States.

WinnDevelopment's portfolio with MassHousing includes affordable housing, market-rate housing and mixed income-housing. Their communities range from new construction, to historic adaptive reuse, to the renovation of existing housing. In all, WinnDevelopment has 26 housing communities in MassHousing's portfolio involving more than 4,200 housing units with an outstanding loan balance of more than \$350 million.

In Springfield, WinnDevelopment owns and manages three developments including:

- Eastbrook Apartments
- Forest Park Apartments
- Northern Heights

*Photo: Forest Park Apartments*





# Eastbrook Apartments



Eastbrook Apartments is a 160-unit apartment complex comprising 27 low rise buildings that were built in 1972 as a HUD Section 236 development. The 18.25 acre property is located at 259 Fernbank Road in Springfield. Eastbrook Apartments contains 42 one-bedroom, 94 two-bedroom and 24 three-bedroom units all of which are affordable. Four of the units are fully accessible. The complex includes a management office, community space and common laundry facilities.

Eastbrook Apartments offers community living on a tree-lined street. Ideal for families, the neighborhood is pedestrian-friendly and conveniently situated near public transportation, schools, and the area's best shopping, dining and entertainment.

# Maple Commons

During Fiscal Year 2017, the MassHousing Board approved a permanent loan in an amount of \$1,000,000 and a tax-exempt equity bridge loan in an amount of \$21,000,000 for Maple Commons.

Maple Commons is a scattered-site, 173-unit family affordable housing development in downtown Springfield. An affiliate of First Resource Development Company is seeking tax-exempt financing to complete a comprehensive rehabilitation of the development. The proposed rehabilitation includes building envelope repairs, window replacement, boiler replacement, unit upgrades, and the installation of a state of the art security system

The buildings were originally constructed in the early 1900s and were first restricted as affordable housing in 1980. The buildings underwent moderate rehabilitation in 2000. The developer, who has a history of taking a comprehensive approach to improving affordable housing communities and their surrounding neighborhoods in Springfield, will include site improvements and security technology that will help to make Maple Commons a safer home for its tenants.



## CITY OF SPRINGFIELD

### First Time Home Buyer Loans

More than 70,000 families (more than \$10 billion in financing) have used simple, straightforward MassHousing loans to buy their first homes in Massachusetts. The subprime and foreclosure crisis during the recession demonstrated more than ever the vital role that MassHousing plays in providing stable, trustworthy mortgage financing. In Springfield, MassHousing has provided mortgage financing to more than 3,400 homebuyers. MassHousing offers affordable interest rates – fixed for the life of the loan – with low downpayment options. Combined with flexible underwriting, MassHousing loans are designed for low- and moderate-income individuals and families to have the opportunity to achieve the dream of homeownership.

These borrower profiles are an attempt to present a more complete picture of how MassHousing reaches real people all across this state. The data highlighted below presents specific examples of first time homebuyer loans made to Springfield residents during Calendar Year 2016.

Loan type:	Operation Welcome Home Lender Paid MI
Loan Amount:	\$170,720
Interest Rate:	4.375%
Property Sale Price:	\$176,000
Loan Originated By:	Mortgage Network, Inc.
Loan Serviced:	In-House by MassHousing
Property Type:	Single-Family
Borrower Income:	\$71,988
Principal & Interest Payment:	\$852
Borrower Age:	36-45
Number in Household:	3
Primary Borrower's FICO:	694

Loan type:	MassHousing Mortgage No MI
Loan Amount:	\$132,000
Interest Rate:	4.375%
Property Sale Price:	\$125,231
Loan Originated By:	PHH Home Loans, LLC
Loan Serviced:	In-House by MassHousing
Property Type:	Single Family
Borrower Income:	\$44,900
Principal & Interest Payment:	\$626
Borrower Age:	18-25
Number in Household:	1
Primary Borrower's FICO:	773

## Subordinate Loans

More than 10,000 homeowners (representing almost \$150 million in financing) have used MassHousing subordinate loan programs to help with downpayment and/or closing cost assistance; and to make repairs to their homes including septic repair, home improvement and lead paint abatement. In Springfield, MassHousing has helped almost 540 borrowers make improvements to their homes. Loan terms are favorable with low interest rates and flexible underwriting standards. For lead paint abatement loans in our “Get the Lead Out” Program, eligible homeowners are even able to take advantage of 0% deferred loans which are not due until the sale, transfer or refinance of the property.

The following profiles highlight recent loans made to homeowners in Springfield for home improvement and lead paint abatement.

Loan type:	Operation Welcome Home Subordinate
Loan Amount:	\$5,280
Interest Rate:	0%
Loan Originated By:	Mortgage Network, Inc.
Loan Serviced:	In-House by MassHousing
Property Type:	Single-Family
Borrower Income:	\$71,988
Principal & Interest Payment:	\$0
Borrower Age:	36-45
Number in Household:	3

Loan type:	Get the Lead Out
Loan Amount:	\$17,337
Interest Rate:	0%
Loan Originated By:	Holyoke Credit Union
Loan Serviced:	In-House by MassHousing
Property Type:	Two-Family
Borrower Income:	\$56,539
Principal & Interest Payment:	\$0
Borrower Age:	46-55
Number in Household:	3



# Nick Gero – MassHousing Borrower



Nick Gero and his girlfriend Jillian were renting an apartment in Chicopee, where he works as a police officer, but after a year he realized "it was time to upgrade," said Nick, 25.

Nick had several things going for him that allowed him to purchase his ranch-style home in West Springfield. He was securely employed and as a five-year member of the Air Force Reserve, including a six-month deployment to the Middle East in 2014, he was eligible for a MassHousing Operation Welcome Home loan for veterans.

Nick met with Lee Bank Loan Officer Greg Landry and after comparing the MassHousing loan with a loan from the Veterans Administration, they decided the MassHousing mortgage was the better option. Greg said because Nick is not a disabled veteran, he would have had to pay an upfront VA funding fee; the MassHousing loan was a better option with regard to fees.

Nick was also able to obtain his Operation Welcome Home loan with a small down payment. While he was only required to put down 3% of his home purchase price, Nick put down 5%, which gave him a slightly lower loan amount and saved him some money on his monthly mortgage insurance premium.

MassHousing Mortgages come with the Agency's signature MIPlus mortgage insurance that will pay a borrower's monthly principal and interest payments for up to six months in the event of a job loss. MIPlus will also cover Operation Welcome Home borrowers for up to six months if they are deployed on active duty.

## MassHousing Financed Developments

***Allen Park Apts. I***

251 Allen Park Road

***Allen Park Apts. II***

251 Allen Park Road

***Bergen Circle***

15 Girard Avenue

***Chestnut Park***

10 Chestnut Street

***Eastbrook Apts***

259 Fernbank Road

***Eastgate Apartments***

100 Bay Meadow Road

***Edgewater Apts***

101 Lowell Street

***Forest Park Apartments***

57 Longhill Street

***Hunter Place***

69 Andrew Street

***Maple Commons***

60 School Street

***Pynchon Terrace I***

202 Plainfield Street

***Van Der Hayden***

774 State Street

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Cube (Portfolio Performance) Updated as of start of business day Wednesday, June 14, 2017

MassHousing Overall (All) Statement Type (All) **Last 3 Years** Boston Neighborhood (All) **Springfield** Counties (All) Development Size - Rental (All) Developments (All) Elder CHOICE Included Greater Boston (All) Management Company Name (All) MassHousing Region (All) Portfolio Manager/Asset Manager (All) Principal Owner Contact (All) Principal Owner Contact Company (All) Program Type (New) (All) **55. Taxes - Real Estate (Res)**

55. Taxes - Real Estate (Res) as values			55. Taxes - Real Estate (Res)
MassHousing Overall: 2017-06-14	94-006 ALLEN PARK APTS. I	2014	\$246,412
		2015	\$270,401
		2016	\$279,241
		Last 3 Years	\$796,054
	94-007 ALLEN PARK APTS. II	2014	\$133,001
		2015	\$144,855
		2016	\$150,593
		Last 3 Years	\$428,449
	71-083 BERGEN CIRCLE	2014	\$403,080
		2015	\$442,846
		2016	\$450,826
		Last 3 Years	\$1,296,752
	71-226 CHESTNUT PARK	2014	\$779,544
		2015	\$395,534
		2016	\$856,328
		Last 3 Years	\$2,031,406
	71-016 EASTBROOK APTS	2014	\$272,050
		2015	\$431,667
		2016	\$297,949
		Last 3 Years	\$1,001,666

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55. Taxes - Real Estate (Res) as values			55. Taxes - Real Estate (Res)
MassHousing Overall: 2017-06-14	79-024 EASTGATE APARTMENTS	2014	\$265,779
		2015	\$287,440
		2016	\$286,727
		Last 3 Years	\$839,946
	01-512 EDGEWATER APTS	2014	\$549,327
		2015	\$605,181
		2016	\$634,945
		Last 3 Years	\$1,789,453
	08-114 FOREST PARK APARTMENTS	2014	\$192,128
		2015	\$183,696
		2016	\$188,174
		Last 3 Years	\$563,998
	73-012 HUNTER PLACE	2014	\$64,784
		2015	\$78,079
		2016	\$92,985
		Last 3 Years	\$235,848
	80-040 MAPLE COMMONS	2014	\$247,080
		2015	\$247,415
		2016	\$249,523
		Last 3 Years	\$744,018

Zero suppression rows and columns. Suppression options applied: zero values, division by zero, missing values, overflow values.

Cube (Portfolio Performance) Updated as of start of business day Wednesday, June 14, 2017

MassHousing Overall (All) Statement Type (All) **Last 3 Years** Boston Neighborhood (All) **Springfield** Counties (All) Development Size - Rental (All) Developments (All) Elder CHOICE Included Greater Boston (All) Management Company Name (All) MassHousing Region (All) Portfolio Manager/Asset Manager (All) Principal Owner Contact (All) Principal Owner Contact Company (All) Program Type (New) (All) **55. Taxes - Real Estate (Res)**

55. Taxes - Real Estate (Res) as values			55. Taxes - Real Estate (Res)
MassHousing Overall: 2017-06-14	01-605 PYNCHON TERRACE I	2014	\$475,713
		2015	\$494,913
		2016	\$524,335
		Last 3 Years	\$1,494,961
	79-029 VAN DER HAYDEN	2014	\$68,931
		2015	\$69,146
		2016	\$69,152
		Last 3 Years	\$207,229
	Developments (All)		\$11,429,780
	MassHousing Overall (All)		\$11,429,780

Zero suppression rows and columns. Suppression options applied: zero values, division by zero, missing values, overflow values.



**Development Fact Sheet**  
**Section 8 Performance - Based**  
**(Debt/Admin)**  
**ALLEN PARK APTS. I**  
**94-006**



**Location:**

**251 ALLEN PARK RD**  
**Springfield, MA**  
**01118-2631**

Status: Completed

County: **HAMPDEN**  
Mass Housing Region: **WESTERN**  
Fed Rep: **01 - Richard Neal**  
State Senator: **Eric Lesser**  
State Rep: **Angelo Puppolo**

**General:**

Program Type: **Section 8**  
Principal Program: **Section 8 Project-Based**  
Program Detail: **Substantial Rehab**

**Management Company:**

Company : **WINN RESIDENTIAL**  
Site Manager: **Lynda Ferranti**  
Regional Manager: **John Kuppens**

**Owner:**

Principal Owner Contact: **Bright, John**  
Principal Owner Company: **Allen Park Tenants' Assoc.**  
Most Recent AMR : **Nov 22, 2016**

Ratings: Physical / Management **S / S**  
Outstanding Loan Amt(Monthly Billed Loans): **\$3,178,798**

Outstanding Loan Amt (Not Monthly Billed Loans):

Affordable Housing Trust Fund: **N**

Tax Credit Type: **9% DHCD**

Initial Loan Close Date: **Dec 29, 1994**

Final Loan Payoff Date:

Effective Admin Date: **Jun 1, 1995**

Effective Termination Date:

Construction Only: **N**

Bridge Loan Only: **N**

Held Mortgage: **Y**

Held Securities: **N**

Serviced Only Loan: **N**

Sec 8 Contract Admin Perf Based **Y**

Sec 8 Contract Admin Non-Perf Based: **N**

Regulatory Monitoring: **N**

FDIC Monitoring: **N**

HUD Restructuring Agent: **N**

RDAL Subsid Only: **N**

Mort Ins Prog: **FHA Insurance**

Risk Share: **0**

**MassHousing Staff:**

Portfolio Manager: **Piia DiMeco**  
Asset Manager: **Erin Boswell**  
Subsidy Analyst: **Karla Ocegueda**  
Loan Servicer: **Nancy Mercado**

**Unit Breakdowns:**

	Rental	HO	Total
Total Units:	170	0	170
Units Fully Accessible:	0	0	0

**Bedroom Type:**

	Rental	HO	Total
0 Bedrooms:	0	0	0
1 Bedrooms:	20	0	20
2 Bedrooms:	118	0	118
3 Bedrooms:	32	0	32
4 Bedrooms:	0	0	0
5 Bedrooms:	0	0	0
6 Bedrooms:	0	0	0
Avg Bedroom Density:	2.07	0.00	

**Market Type**

	Rental	HO	Total
Low Income Units	132	0	132
Mod Income Units	38	0	38
Mkt Rate Units:	0	0	0
Units Non Revenue:	0	0	0

**Occupancy Type:**

	Rental	HO	Total
Elder Units Restricted:	0	0	0
Unrestricted Units:	170	0	170
Student Units:	0	0	0
Other Units:	0		0

Rental Occupancy Type: **Unrestricted**

**Rental Subsidy Type**

Section 13A:	0
Section 23:	0
Section 236:	0
MRVP Backup:	0
MRVP Program Based:	0
RAP:	0
RDAL:	0
RS:	0
Section 8:	132
SHARP:	0

**Development Fact Sheet**  
**Section 8 Performance - Based**  
**(Debt/Admin)**



**ALLEN PARK APTS. II**  
**94-007**

**Location:**

**251 ALLEN PARK RD**  
**Springfield, MA**  
**01118-2631**

Status: Completed

County: **HAMPDEN**  
Mass Housing Region: **WESTERN**  
Fed Rep: **01 - Richard Neal**  
State Senator: **Eric Lesser**  
State Rep: **Angelo Puppolo**

**General:**

Program Type: **Section 8**  
Principal Program: **Section 8 Project-Based**  
Program Detail: **Substantial Rehab**

**Management Company:**

Company : **WINN RESIDENTIAL**  
Site Manager: **Lynda Ferranti**  
Regional Manager: **John Kuppens**

**Owner:**

Principal Owner Contact: **Bright, John**  
Principal Owner Company: **Allen Park Tenants' Assoc.**

Most Recent AMR : **Nov 22, 2016**

Ratings: Physical / Management **S / S**

Outstanding Loan Amt(Monthly Billed Loans): **\$1,130,069**

Outstanding Loan Amt (Not Monthly Billed Loans):

Affordable Housing Trust Fund: **N**

Tax Credit Type: **9% DHCD**

Initial Loan Close Date: **Dec 29, 1994**

Final Loan Payoff Date:  
Effective Admin Date: **Jun 1, 1995**

Effective Termination Date:

Construction Only: **N**

Bridge Loan Only: **N**

Held Mortgage: **Y**

Held Securities: **N**

Serviced Only Loan: **N**

Sec 8 Contract Admin Perf Based **Y**

Sec 8 Contract Admin Non-Perf Based: **N**

Regulatory Monitoring: **N**

FDIC Monitoring: **N**

HUD Restructuring Agent: **N**

RDAL Subsid Only: **N**

Mort Ins Prog: **FHA Insurance**

Risk Share: **0**

**MassHousing Staff:**

Portfolio Manager: **Piia DiMeco**  
Asset Manager: **Erin Boswell**  
Subsidy Analyst: **Karla Ocegueda**  
Loan Servicer: **Nancy Mercado**

**Unit Breakdowns:**

	Rental	HO	Total
Total Units:	94	0	94
Units Fully Accessible:	0	0	0

**Bedroom Type:**

	Rental	HO	Total
0 Bedrooms:	0	0	0
1 Bedrooms:	8	0	8
2 Bedrooms:	74	0	74
3 Bedrooms:	12	0	12
4 Bedrooms:	0	0	0
5 Bedrooms:	0	0	0
6 Bedrooms:	0	0	0
Avg Bedroom Density:	2.04	0.00	

**Market Type**

	Rental	HO	Total
Low Income Units	76	0	76
Mod Income Units	18	0	18
Mkt Rate Units:	0	0	0
Units Non Revenue:	0	0	0

**Occupancy Type:**

	Rental	HO	Total
Elder Units Restricted:	0	0	0
Unrestricted Units:	94	0	94
Student Units:	0	0	0
Other Units:	0		0

Rental Occupancy Type: **Unrestricted**

**Rental Subsidy Type**

Section 13A:	0
Section 23:	0
Section 236:	0
MRVP Backup:	0
MRVP Program Based:	0
RAP:	0
RDAL:	0
RS:	0
Section 8:	76
SHARP:	0

**Development Fact Sheet**  
(Debt/Admin)  
**BERGEN CIRCLE**  
**71-083**



**Location:**

**15 GIRARD AVENUE**  
**Springfield, MA**  
**01109-3527**

Status: Completed

County: **HAMPDEN**  
Mass Housing Region: **WESTERN**  
Fed Rep: **01 - Richard Neal**  
State Senator: **James Welch**  
State Rep: **Benjamin Swan**

**General:**

Program Type: **Interest Subsidy**  
Principal Program: **Section 236**  
Program Detail: **Section 236**

**Management Company:**

Company : **AMERICAN SHELTER COR**  
Site Manager: **Jack Redman**  
Regional Manager: **Max Feldman**

**Owner:**

Principal Owner Contact: **Lichtenstein, David**  
Principal Owner Company: **Century Pacific Housing Part.**

Most Recent AMR : **Feb 14, 2017**

Ratings: Physical / Management **S / S**

Outstanding Loan Amt(Monthly Billed Loans): **\$955,193**

Outstanding Loan Amt (Not Monthly Billed Loans):

Affordable Housing Trust Fund: **N**

Tax Credit Type: **9% DHCD**

Initial Loan Close Date: **Aug 3, 1973**

Final Loan Payoff Date:

Effective Admin Date: **Nov 1, 1976**

Effective Termination Date:

Construction Only: **N**

Bridge Loan Only: **N**

Held Mortgage: **Y**

Held Securities: **N**

Serviced Only Loan: **N**

Sec 8 Contract Admin Perf Based **N**

Sec 8 Contract Admin Non-Perf Based: **Y**

Regulatory Monitoring: **N**

FDIC Monitoring: **N**

HUD Restructuring Agent: **N**

RDAL Subsid Only: **N**

Mort Ins Prog: **None**

Risk Share: **0**

**MassHousing Staff:**

Portfolio Manager: **John Collins**  
Asset Manager: **LeeAnn Fiorenza**  
Subsidy Analyst: **Laura Corkery**  
Loan Servicer: **Linda Wynn**

**Unit Breakdowns:**

	Rental	HO	Total
Total Units:	201	0	201
Units Fully Accessible:	16	0	16

**Bedroom Type:**

0 Bedrooms:	0	0	0
1 Bedrooms:	89	0	89
2 Bedrooms:	72	0	72
3 Bedrooms:	20	0	20
4 Bedrooms:	20	0	20
5 Bedrooms:	0	0	0
6 Bedrooms:	0	0	0
Avg Bedroom Density:	1.86	0.00	

**Market Type**

Low Income Units	75	0	75
Mod Income Units	126	0	126
Mkt Rate Units:	0	0	0
Units Non Revenue:	0	0	0

**Occupancy Type:**

Elder Units Restricted:	89	0	89
Unrestricted Units:	112	0	112
Student Units:	0	0	0
Other Units:	0		0
Rental Occupancy Type:			Mixed

**Rental Subsidy Type**

Section 13A:	0
Section 23:	0
Section 236:	201
MRVP Backup:	0
MRVP Program Based:	0
RAP:	95
RDAL:	0
RS:	0
Section 8:	75
SHARP:	0

**Development Fact Sheet**  
(Debt Only)  
**CHESTNUT PARK**  
**71-226**



**Location:**

**10 CHESTNUT ST**  
**Springfield, MA**  
**01103-1713**

Status: Completed

County: **HAMPDEN**  
Mass Housing Region: **WESTERN**  
Fed Rep: **01 - Richard Neal**  
State Senator: **James Welch**  
State Rep: **Carlos Gonzalez**

**General:**

Program Type: **Interest Subsidy**  
Principal Program: **Section 236**  
Program Detail: **Section 236**

**Management Company:**

Company : **DOLBEN CO., INC.**  
Site Manager: **Jack Alger**  
Regional Manager: **Nick Schmalz**

**Owner:**

Principal Owner Contact: **Dolben, Deane**  
Principal Owner Company: **The Dolben Companies**  
Most Recent AMR : **Nov 13, 2015**  
Ratings: Physical / Management **S / S**  
Outstanding Loan Amt(Monthly Billed Loans): **\$2,704,998**  
Outstanding Loan Amt (Not Monthly Billed Loans):

Affordable Housing Trust Fund: **N**  
Tax Credit Type: **Both 4% & 9%**  
Initial Loan Close Date: **Jul 31, 1973**

Final Loan Payoff Date:  
Effective Admin Date:  
Effective Termination Date:

Construction Only: **N**  
Bridge Loan Only: **N**  
Held Mortgage: **Y**  
Held Securities: **N**  
Serviced Only Loan: **N**  
Sec 8 Contract Admin Perf Based: **N**  
Sec 8 Contract Admin Non-Perf Based: **N**  
Regulatory Monitoring: **N**  
FDIC Monitoring: **N**  
HUD Restructuring Agent: **N**  
RDAL Subsid Only: **N**  
Mort Ins Prog: **None**  
Risk Share: **0**

**MassHousing Staff:**

Portfolio Manager: **John Collins**  
Asset Manager: **Tyler Smith**  
Subsidy Analyst: **Laverne Randolph**  
Loan Servicer: **Linda Wynn**

Unit Breakdowns:	Rental	HO	Total
Total Units:	489	0	489
Units Fully Accessible:	4	0	4

**Bedroom Type:**

0 Bedrooms:	0	0	0
1 Bedrooms:	207	0	207
2 Bedrooms:	264	0	264
3 Bedrooms:	18	0	18
4 Bedrooms:	0	0	0
5 Bedrooms:	0	0	0
6 Bedrooms:	0	0	0
Avg Bedroom Density:	1.61	0.00	

**Market Type**

Low Income Units	114	0	114
Mod Income Units	375	0	375
Mkt Rate Units:	0	0	0
Units Non Revenue:	0	0	0

**Occupancy Type:**

Elder Units Restricted:	184	0	184
Unrestricted Units:	305	0	305
Student Units:	0	0	0
Other Units:	0		0
Rental Occupancy Type:			Mixed

**Rental Subsidy Type**

Section 13A:	0
Section 23:	0
Section 236:	489
MRVP Backup:	0
MRVP Program Based:	9
RAP:	0
RDAL:	0
RS:	114
Section 8:	0
SHARP:	0

**Development Fact Sheet**  
(Debt Only)  
**EASTBROOK APTS**  
**71-016**



**Location:**

**259 FERNBANK RD**  
**Springfield, MA**  
**01129-1243**  
Status: Completed

County: **HAMPDEN**  
Mass Housing Region: **WESTERN**  
Fed Rep: **01 - Richard Neal**  
State Senator: **Eric Lesser**  
State Rep: **Jose Tosado**

**General:**

Program Type: **Section 8**  
Principal Program: **Section 8 Project-Based Vouchers**  
Program Detail: **RAD**

**MassHousing Staff:**

Portfolio Manager: **Lee-Anne Brooks**  
Asset Manager: **Bolade Owolewa**  
Subsidy Analyst: **Laverne Randolph**  
Loan Servicer: **Nancy Mercado**

**Management Company:**

Company : **WINN RESIDENTIAL**  
Site Manager: **Jacqueline Sampson**  
Regional Manager: **John Kuppens**

<b>Unit Breakdowns:</b>	<b>Rental</b>	<b>HO</b>	<b>Total</b>
Total Units:	160	0	160
Units Fully Accessible:	3	0	3

**Owner:**

Principal Owner Contact: **Winn, Gilbert**  
Principal Owner Company: **Winn Companies**  
Most Recent AMR : **Jan 3, 2017**  
Ratings: Physical / Management **S / S**  
Outstanding Loan Amt(Monthly Billed Loans): **\$6,331,370**

**Bedroom Type:**

0 Bedrooms:	0	0	0
1 Bedrooms:	42	0	42
2 Bedrooms:	94	0	94
3 Bedrooms:	24	0	24
4 Bedrooms:	0	0	0
5 Bedrooms:	0	0	0
6 Bedrooms:	0	0	0
Avg Bedroom Density:	1.89	0.00	

Outstanding Loan Amt (Not Monthly Billed Loans):

Affordable Housing Trust Fund: **N**  
Tax Credit Type: **9% DHCD**  
Initial Loan Close Date: **Apr 11, 1972**  
Final Loan Payoff Date:  
Effective Admin Date: **Jul 10, 1984**

**Market Type**

Low Income Units	40	0	40
Mod Income Units	120	0	120
Mkt Rate Units:	0	0	0
Units Non Revenue:	0	0	0

Effective Termination Date:

Construction Only: **N**  
Bridge Loan Only: **N**

**Occupancy Type:**

Elder Units Restricted:	0	0	0
Unrestricted Units:	160	0	160
Student Units:	0	0	0
Other Units:	0		0

Held Mortgage: **Y**  
Held Securities: **N**  
Serviced Only Loan: **N**  
Sec 8 Contract Admin Perf Based: **N**  
Sec 8 Contract Admin Non-Perf Based: **N**  
Regulatory Monitoring: **N**  
FDIC Monitoring: **N**  
HUD Restructuring Agent: **N**  
RDAL Subsid Only: **N**  
Mort Ins Prog: **None**  
Risk Share: **0**

Rental Occupancy Type: **Unrestricted**

**Rental Subsidy Type**

Section 13A:	0
Section 23:	0
Section 236:	160
MRVP Backup:	0
MRVP Program Based:	0
RAP:	0
RDAL:	0
RS:	40
Section 8:	0
SHARP:	0

**Development Fact Sheet**  
**Section 8 Performance - Based**  
**(Debt/Admin)**  
**EASTGATE APARTMENTS**  
**79-024**



**Location:**

**100 BAY MEADOW RD**  
**Springfield, MA**  
**01109-2102**

Status: Completed

County: **HAMPDEN**  
Mass Housing Region: **WESTERN**  
Fed Rep: **01 - Richard Neal**  
State Senator: **James Welch**  
State Rep: **Jose Tosado**

**General:**

Program Type: **Section 8**  
Principal Program: **Section 8 Project-Based**  
Program Detail: **Substantial Rehab**

**Management Company:**

Company : **POAH COMMUNITIES**  
Site Manager: **Kathleen Hennessy**  
Regional Manager: **Rochelle Beeks**

**Owner:**

Principal Owner Contact: **Gornstein, Aaron**  
Principal Owner Company: **Preservation of Affordable Hsg**

Most Recent AMR : **Jun 10, 2016**

Ratings: Physical / Management **S / S**

Outstanding Loan Amt(Monthly Billed Loans): **\$7,890,682**

Outstanding Loan Amt (Not Monthly Billed Loans):

Affordable Housing Trust Fund: **N**

Tax Credit Type: **4% Bond**

Initial Loan Close Date: **Apr 4, 1980**

Final Loan Payoff Date:

Effective Admin Date: **Nov 13, 1980**

Effective Termination Date:

Construction Only: **N**

Bridge Loan Only: **N**

Held Mortgage: **Y**

Held Securities: **N**

Serviced Only Loan: **N**

Sec 8 Contract Admin Perf Based **Y**

Sec 8 Contract Admin Non-Perf Based: **N**

Regulatory Monitoring: **N**

FDIC Monitoring: **N**

HUD Restructuring Agent: **N**

RDAL Subsid Only: **N**

Mort Ins Prog: **HUD/HFA Risk Sharing**

Risk Share: **50**

**MassHousing Staff:**

Portfolio Manager: **Piia DiMeco**  
Asset Manager: **Helen Rodriguez**  
Subsidy Analyst: **Laura Corkery**  
Loan Servicer: **Paul Cianciulli**

**Unit Breakdowns:**

	Rental	HO	Total
Total Units:	148	0	148
Units Fully Accessible:	8	0	8

**Bedroom Type:**

	Rental	HO	Total
0 Bedrooms:	0	0	0
1 Bedrooms:	64	0	64
2 Bedrooms:	66	0	66
3 Bedrooms:	18	0	18
4 Bedrooms:	0	0	0
5 Bedrooms:	0	0	0
6 Bedrooms:	0	0	0
Avg Bedroom Density:	1.69	0.00	

**Market Type**

	Rental	HO	Total
Low Income Units	148	0	148
Mod Income Units	0	0	0
Mkt Rate Units:	0	0	0
Units Non Revenue:	0	0	0

**Occupancy Type:**

	Rental	HO	Total
Elder Units Restricted:	0	0	0
Unrestricted Units:	148	0	148
Student Units:	0	0	0
Other Units:	0		0

Rental Occupancy Type: **Unrestricted**

**Rental Subsidy Type**

Section 13A:	0
Section 23:	0
Section 236:	0
MRVP Backup:	0
MRVP Program Based:	0
RAP:	0
RDAL:	0
RS:	0
Section 8:	148
SHARP:	0

**Development Fact Sheet**  
**Section 8 Performance - Based**  
**(Debt/Admin)**  
**EDGEWATER APTS**  
**01-512**



**Location:**

**101 LOWELL ST**  
**Springfield, MA**  
**01107-1455**

Status: Completed

County: **HAMPDEN**  
Mass Housing Region: **WESTERN**  
Fed Rep: **01 - Richard Neal**  
State Senator: **James Welch**  
State Rep: **Carlos Gonzalez**

**General:**

Program Type: **Interest Subsidy**  
Principal Program: **Section 236**  
Program Detail: **Section 236**

**Management Company:**

Company : **PEABODY**  
Site Manager: **Marisol Reyes**  
Regional Manager: **John McKee**

**Owner:**

Principal Owner Contact: **Gendron, Roger**  
Principal Owner Company: **Silver Street Development**

Most Recent AMR : **Jan 9, 2017**

Ratings: Physical / Management **S / S**

Outstanding Loan Amt(Monthly Billed Loans): **\$15,171,957**

Outstanding Loan Amt (Not Monthly Billed Loans):

Affordable Housing Trust Fund: **N**

Tax Credit Type: **9% DHCD**

Initial Loan Close Date: **Apr 15, 2005**

Final Loan Payoff Date:

Effective Admin Date: **Jul 1, 2001**

Effective Termination Date:

Construction Only: **N**

Bridge Loan Only: **N**

Held Mortgage: **Y**

Held Securities: **N**

Serviced Only Loan: **N**

Sec 8 Contract Admin Perf Based **Y**

Sec 8 Contract Admin Non-Perf Based: **N**

Regulatory Monitoring: **N**

FDIC Monitoring: **N**

HUD Restructuring Agent: **N**

RDAL Subsid Only: **N**

Mort Ins Prog: **HUD/HFA Risk Sharing**

Risk Share: **10**

**MassHousing Staff:**

Portfolio Manager: **Piia DiMeco**  
Asset Manager: **Erin Boswell**  
Subsidy Analyst: **Maureen McLaughlin**  
Loan Servicer: **Paul Cianciulli**

**Unit Breakdowns:**

	Rental	HO	Total
Total Units:	366	0	366
Units Fully Accessible:	0	0	0

**Bedroom Type:**

0 Bedrooms:	0	0	0
1 Bedrooms:	257	0	257
2 Bedrooms:	19	0	19
3 Bedrooms:	51	0	51
4 Bedrooms:	39	0	39
5 Bedrooms:	0	0	0
6 Bedrooms:	0	0	0
Avg Bedroom Density:	1.65	0.00	

**Market Type**

Low Income Units	293	0	293
Mod Income Units	73	0	73
Mkt Rate Units:	0	0	0
Units Non Revenue:	0	0	0

**Occupancy Type:**

Elder Units Restricted:	0	0	0
Unrestricted Units:	366	0	366
Student Units:	0	0	0
Other Units:	0		0

Rental Occupancy Type: **Unrestricted**

**Rental Subsidy Type**

Section 13A:	0
Section 23:	0
Section 236:	366
MRVP Backup:	0
MRVP Program Based:	0
RAP:	0
RDAL:	0
RS:	0
Section 8:	293
SHARP:	0



**Development Fact Sheet**  
(Debt Only)  
**FOREST PARK APARTMENTS**  
**08-114**



**Location:**

**57 Longhill Street**  
**Springfield, MA**  
**01108-1411**  
Status: Closed/Funded

County: **HAMPDEN**  
Mass Housing Region: **WESTERN**  
Fed Rep: **01 - Richard Neal**  
State Senator: **James Welch**  
State Rep: **Carlos Gonzalez**

**General:**

Program Type: **Mixed Financing**  
Principal Program: **Tax Credits**  
Program Detail: **9% Credits**

**Management Company:**

Company : **WINN RESIDENTIAL**  
Site Manager: **Damaris Verdejo**  
Regional Manager: **David Blumberg**

**Owner:**

Principal Owner Contact: **Winn, Gilbert**  
Principal Owner Company: **Winn Companies**  
Most Recent AMR : **Nov 23, 2016**  
Ratings: Physical / Management **S / S**  
Outstanding Loan Amt(Monthly Billed Loans): **\$932,777**  
Outstanding Loan Amt (Not Monthly Billed Loans):  
Affordable Housing Trust Fund: **Y**  
Tax Credit Type: **9% DHCD**  
Initial Loan Close Date: **Feb 18, 2011**  
Final Loan Payoff Date:  
Effective Admin Date:  
Effective Termination Date:  
Construction Only: **N**  
Bridge Loan Only: **N**  
Held Mortgage: **Y**  
Held Securities: **N**  
Serviced Only Loan: **Y**  
Sec 8 Contract Admin Perf Based **N**  
Sec 8 Contract Admin Non-Perf Based: **N**  
Regulatory Monitoring: **N**  
FDIC Monitoring: **N**  
HUD Restructuring Agent: **N**  
RDAL Subsid Only: **N**  
Mort Ins Prog: **None**  
Risk Share: **0**

**MassHousing Staff:**

Portfolio Manager: **Susan Lynch**  
Asset Manager: **Bob McCuish**  
Subsidy Analyst:  
Loan Servicer: **Nancy Mercado**

**Unit Breakdowns:**

	Rental	HO	Total
Total Units:	109	0	109
Units Fully Accessible:	0	0	0

**Bedroom Type:**

0 Bedrooms:	0	0	0
1 Bedrooms:	69	0	69
2 Bedrooms:	40	0	40
3 Bedrooms:	0	0	0
4 Bedrooms:	0	0	0
5 Bedrooms:	0	0	0
6 Bedrooms:	0	0	0
Avg Bedroom Density:	1.37	0.00	

**Market Type**

Low Income Units	109	0	109
Mod Income Units	0	0	0
Mkt Rate Units:	0	0	0
Units Non Revenue:	0	0	0

**Occupancy Type:**

Elder Units Restricted:	0	0	0
Unrestricted Units:	109	0	109
Student Units:	0	0	0
Other Units:	0		0
Rental Occupancy Type:		Unrestricted	

**Rental Subsidy Type**

Section 13A:	0
Section 23:	0
Section 236:	0
MRVP Backup:	0
MRVP Program Based:	0
RAP:	0
RDAL:	0
RS:	0
Section 8:	0
SHARP:	0

**Development Fact Sheet**  
(Debt Only)  
**HUNTER PLACE**  
**73-012**



**Location:**

**69 ANDREW ST**  
**Springfield, MA**  
**01109-3068**

Status: Completed

County: **HAMPDEN**  
Mass Housing Region: **WESTERN**  
Fed Rep: **01 - Richard Neal**  
State Senator: **James Welch**  
State Rep: **Benjamin Swan**

**General:**

Program Type: **Interest Subsidy**

Principal Program: **Section 13A**

Program Detail: **Section 13A**

**Management Company:**

Company : **VALLEY REAL ES**

Site Manager: **Maribel Dones**

Regional Manager: **Jeff Oldenburg**

**Owner:**

Principal Owner Contact: **Oldenburg, Paul**

Principal Owner Company: **Valley Real Estate**

Most Recent AMR : **Oct 7, 2015**

Ratings: Physical / Management **S / S**

Outstanding Loan Amt(Monthly Billed Loans): **\$261,568**

Outstanding Loan Amt (Not Monthly Billed Loans): **\$1,170,100**

Affordable Housing Trust Fund: **N**

Initial Loan Close Date: **Mar 29, 1974**

Final Loan Payoff Date:

Effective Admin Date:

Effective Termination Date:

Construction Only: **N**

Bridge Loan Only: **N**

Held Mortgage: **Y**

Held Securities: **N**

Serviced Only Loan: **N**

Sec 8 Contract Admin Perf Based: **N**

Sec 8 Contract Admin Non-Perf Based: **N**

Regulatory Monitoring: **N**

FDIC Monitoring: **N**

HUD Restructuring Agent: **N**

RDAL Subsid Only: **N**

Mort Ins Prog: **None**

Risk Share: **0**

**MassHousing Staff:**

Portfolio Manager: **John Collins**  
Asset Manager: **Tyler Smith**  
Subsidy Analyst: **Laverne Randolph**  
Loan Servicer: **Nancy Mercado**

**Unit Breakdowns:**

	Rental	HO	Total
Total Units:	80	0	80
Units Fully Accessible:	4	0	4

**Bedroom Type:**

0 Bedrooms:	0	0	0
1 Bedrooms:	50	0	50
2 Bedrooms:	30	0	30
3 Bedrooms:	0	0	0
4 Bedrooms:	0	0	0
5 Bedrooms:	0	0	0
6 Bedrooms:	0	0	0
Avg Bedroom Density:	1.38	0.00	

**Market Type**

Low Income Units	50	0	50
Mod Income Units	30	0	30
Mkt Rate Units:	0	0	0
Units Non Revenue:	0	0	0

**Occupancy Type:**

Elder Units Restricted:	80	0	80
Unrestricted Units:	0	0	0
Student Units:	0	0	0
Other Units:	0		0
Rental Occupancy Type:	<b>Elderly Restricted</b>		

**Rental Subsidy Type**

Section 13A:	80
Section 23:	0
Section 236:	0
MRVP Backup:	0
MRVP Program Based:	50
RAP:	0
RDAL:	0
RS:	0
Section 8:	0
SHARP:	0

**Development Fact Sheet**  
(Debt/Admin)  
**MAPLE COMMONS**  
**80-040**



**Location:**

**60 SCHOOL ST.**  
**Springfield, MA**  
**01105-1330**

Status: Completed

County: **HAMPDEN**  
Mass Housing Region: **WESTERN**  
Fed Rep: **01 - Richard Neal**  
State Senator: **James Welch**  
State Rep: **Benjamin Swan**

**General:**

Program Type: **Section 8**  
Principal Program: **Section 8 Project-Based**  
Program Detail: **Substantial Rehab**

**MassHousing Staff:**  
Portfolio Manager: **Lee-Anne Brooks**  
Asset Manager: **Bolade Owolewa**  
Subsidy Analyst: **Shirley Liang**  
Loan Servicer: **Linda Wynn**

**Management Company:**

Company : **FIRST RESOURCE MGMT CO**  
Site Manager: **Zoraida Bellavista**  
Regional Manager: **Annellen Pulsifer**

<b>Unit Breakdowns:</b>	<b>Rental</b>	<b>HO</b>	<b>Total</b>
Total Units:	173	0	173
Units Fully Accessible:	13	0	13

**Owner:**

Principal Owner Contact: **Pulsifer, Gordon**  
Principal Owner Company: **First Resources Corporation**  
Most Recent AMR : **Aug 29, 2016**

Ratings: Physical / Management **S / S**

Outstanding Loan Amt(Monthly Billed Loans): **\$6,441,736**

Outstanding Loan Amt (Not Monthly Billed Loans):

Affordable Housing Trust Fund: **N**

Tax Credit Type: **Both 4% & 9%**

Initial Loan Close Date: **Oct 9, 1980**

Final Loan Payoff Date:

Effective Admin Date: **Nov 23, 1981**

Effective Termination Date:

Construction Only: **N**

Bridge Loan Only: **N**

Held Mortgage: **Y**

Held Securities: **N**

Serviced Only Loan: **N**

Sec 8 Contract Admin Perf Based **N**

Sec 8 Contract Admin Non-Perf Based: **Y**

Regulatory Monitoring: **N**

FDIC Monitoring: **N**

HUD Restructuring Agent: **N**

RDAL Subsid Only: **N**

Mort Ins Prog: **None**

Risk Share: **0**

**Bedroom Type:**

0 Bedrooms:	0	0	0
1 Bedrooms:	102	0	102
2 Bedrooms:	63	0	63
3 Bedrooms:	8	0	8
4 Bedrooms:	0	0	0
5 Bedrooms:	0	0	0
6 Bedrooms:	0	0	0
Avg Bedroom Density:	1.46	0.00	

**Market Type**

Low Income Units	173	0	173
Mod Income Units	0	0	0
Mkt Rate Units:	0	0	0
Units Non Revenue:	0	0	0

**Occupancy Type:**

Elder Units Restricted:	112	0	112
Unrestricted Units:	61	0	61
Student Units:	0	0	0
Other Units:	0		0
Rental Occupancy Type:			Mixed

**Rental Subsidy Type**

Section 13A:	0
Section 23:	0
Section 236:	0
MRVP Backup:	0
MRVP Program Based:	0
RAP:	0
RDAL:	0
RS:	0
Section 8:	173
SHARP:	0

**Development Fact Sheet**  
(Debt Only)  
**NORTHERN HEIGHTS**  
**72-050**



**Location:**

**769 MAIN ST**  
**Springfield, MA**  
**01105-2428**  
Status: Completed

County: **HAMPDEN**  
Mass Housing Region: **WESTERN**  
Fed Rep: **01 - Richard Neal**  
State Senator: **James Welch**  
State Rep: **Carlos Gonzalez**

**General:**

Program Type: **Interest Subsidy**  
Principal Program: **Section 13A**  
Program Detail: **Section 13A**  
**Management Company:**  
Company : **WINN RESIDENTIAL**  
Site Manager: **Ron Craig**  
Regional Manager: **John Kuppens**

**Owner:**

Principal Owner Contact: **Winn, Gilbert**  
Principal Owner Company: **Winn Companies**  
Most Recent AMR : **Apr 8, 2016**  
Ratings: Physical / Management **S / S**  
Outstanding Loan Amt(Monthly Billed Loans): **\$0**  
Outstanding Loan Amt (Not Monthly Billed Loans):  
Affordable Housing Trust Fund: **N**  
Tax Credit Type: **9% DHCD**  
Initial Loan Close Date: **Jul 10, 1974**  
Final Loan Payoff Date:  
Effective Admin Date:  
Effective Termination Date:  
Construction Only: **N**  
Bridge Loan Only: **N**  
Held Mortgage: **Y**  
Held Securities: **N**  
Serviced Only Loan: **N**  
Sec 8 Contract Admin Perf Based **N**  
Sec 8 Contract Admin Non-Perf Based: **N**  
Regulatory Monitoring: **N**  
FDIC Monitoring: **N**  
HUD Restructuring Agent: **N**  
RDAL Subsid Only: **N**  
Mort Ins Prog: **None**  
Risk Share: **0**

**MassHousing Staff:**

Portfolio Manager: **John Collins**  
Asset Manager: **Tyler Smith**  
Subsidy Analyst: **Laverne Randolph**  
Loan Servicer: **Nancy Mercado**

<b>Unit Breakdowns:</b>	<b>Rental</b>	<b>HO</b>	<b>Total</b>
Total Units:	148	0	148
Units Fully Accessible:	0	0	0

**Bedroom Type:**

0 Bedrooms:	19	0	19
1 Bedrooms:	43	0	43
2 Bedrooms:	56	0	56
3 Bedrooms:	18	0	18
4 Bedrooms:	12	0	12
5 Bedrooms:	0	0	0
6 Bedrooms:	0	0	0
Avg Bedroom Density:	1.74	0.00	

**Market Type**

Low Income Units	37	0	37
Mod Income Units	111	0	111
Mkt Rate Units:	0	0	0
Units Non Revenue:	0	0	0

**Occupancy Type:**

Elder Units Restricted:	0	0	0
Unrestricted Units:	148	0	148
Student Units:	0	0	0
Other Units:	0		0
Rental Occupancy Type:		<b>Unrestricted</b>	

**Rental Subsidy Type**

Section 13A:	148
Section 23:	0
Section 236:	0
MRVP Backup:	0
MRVP Program Based:	37
RAP:	0
RDAL:	0
RS:	0
Section 8:	0
SHARP:	0

**Development Fact Sheet**  
**Section 8 Performance - Based**  
**(Debt/Admin)**  
**PYNCHON TERRACE I**  
**01-605**



**Location:**

**202 PLAINFIELD ST**  
**Springfield, MA**  
**01107-1420**  
Status: Completed

County: **HAMPDEN**  
Mass Housing Region: **WESTERN**  
Fed Rep: **01 - Richard Neal**  
State Senator: **James Welch**  
State Rep: **Carlos Gonzalez**

**General:**

Program Type: **Section 8**  
Principal Program: **Section 8 Project-Based**  
Program Detail: **Loan Mgmt Set Aside**

**Management Company:**

Company : **PEABODY**  
Site Manager: **Marisol Reyes**  
Regional Manager: **John McKee**

**Owner:**

Principal Owner Contact: **Gendron, Roger**  
Principal Owner Company: **Silver Street Development**  
Most Recent AMR : **Oct 25, 2016**  
Ratings: Physical / Management **S / S**  
Outstanding Loan Amt(Monthly Billed Loans): **\$17,839,878**  
Outstanding Loan Amt (Not Monthly Billed Loans):  
Affordable Housing Trust Fund: **N**  
Tax Credit Type: **Both 4% & 9%**  
Initial Loan Close Date: **Apr 15, 2005**  
Final Loan Payoff Date:  
Effective Admin Date: **Dec 1, 2001**  
Effective Termination Date:  
Construction Only: **N**  
Bridge Loan Only: **N**  
Held Mortgage: **Y**  
Held Securities: **N**  
Serviced Only Loan: **N**  
Sec 8 Contract Admin Perf Based **Y**  
Sec 8 Contract Admin Non-Perf Based: **N**  
Regulatory Monitoring: **N**  
FDIC Monitoring: **N**  
HUD Restructuring Agent: **N**  
RDAL Subsid Only: **N**  
Mort Ins Prog: **HUD/HFA Risk Sharing**  
Risk Share: **10**

**MassHousing Staff:**

Portfolio Manager: **Piia DiMeco**  
Asset Manager: **Tina Attachi**  
Subsidy Analyst: **Maureen McLaughlin**  
Loan Servicer: **Paul Cianciulli**

<b>Unit Breakdowns:</b>	<b>Rental</b>	<b>HO</b>	<b>Total</b>
Total Units:	250	0	250
Units Fully Accessible:	0	0	0

**Bedroom Type:**

0 Bedrooms:	0	0	0
1 Bedrooms:	0	0	0
2 Bedrooms:	0	0	0
3 Bedrooms:	107	0	107
4 Bedrooms:	143	0	143
5 Bedrooms:	0	0	0
6 Bedrooms:	0	0	0
Avg Bedroom Density:	3.57	0.00	

**Market Type**

Low Income Units	250	0	250
Mod Income Units	0	0	0
Mkt Rate Units:	0	0	0
Units Non Revenue:	0	0	0

**Occupancy Type:**

Elder Units Restricted:	0	0	0
Unrestricted Units:	250	0	250
Student Units:	0	0	0
Other Units:	0		0

Rental Occupancy Type: **Unrestricted**

**Rental Subsidy Type**

Section 13A:	0
Section 23:	0
Section 236:	250
MRVP Backup:	0
MRVP Program Based:	0
RAP:	0
RDAL:	0
RS:	0
Section 8:	200
SHARP:	0

**Development Fact Sheet**  
(Debt/Admin)  
**VAN DER HAYDEN**  
**79-029**



**Location:**

**774 STATE ST**  
**Springfield, MA**  
**01109-4128**  
Status: Completed

County: **HAMPDEN**  
Mass Housing Region: **WESTERN**  
Fed Rep: **01 - Richard Neal**  
State Senator: **James Welch**  
State Rep: **Benjamin Swan**

**General:**

Program Type: **Section 8**  
Principal Program: **Section 8 Project-Based**  
Program Detail: **Substantial Rehab**

**Management Company:**

Company : **VALLEY REAL ES**  
Site Manager: **Josie Diaz-Casillas**  
Regional Manager: **Jeff Oldenburg**

**Owner:**

Principal Owner Contact: **Oldenburg, Paul**  
Principal Owner Company: **Valley Real Estate**  
Most Recent AMR : **Sep 26, 2016**  
Ratings: Physical / Management **S / S**  
Outstanding Loan Amt(Monthly Billed Loans): **\$526,261**  
Outstanding Loan Amt (Not Monthly Billed Loans):  
Affordable Housing Trust Fund: **N**

Initial Loan Close Date: **Oct 7, 1980**  
Final Loan Payoff Date:  
Effective Admin Date: **Aug 17, 1981**  
Effective Termination Date:  
Construction Only: **N**  
Bridge Loan Only: **N**  
Held Mortgage: **Y**  
Held Securities: **N**  
Serviced Only Loan: **N**  
Sec 8 Contract Admin Perf Based **N**  
Sec 8 Contract Admin Non-Perf Based: **Y**  
Regulatory Monitoring: **N**  
FDIC Monitoring: **N**  
HUD Restructuring Agent: **N**  
RDAL Subsid Only: **N**  
Mort Ins Prog: **None**  
Risk Share: **0**

**MassHousing Staff:**

Portfolio Manager: **Lee-Anne Brooks**  
Asset Manager: **Bolade Owolewa**  
Subsidy Analyst: **Olivienne Cooney**  
Loan Servicer: **Nancy Mercado**

<b>Unit Breakdowns:</b>	<b>Rental</b>	<b>HO</b>	<b>Total</b>
Total Units:	45	0	45
Units Fully Accessible:	2	0	2

**Bedroom Type:**

0 Bedrooms:	0	0	0
1 Bedrooms:	33	0	33
2 Bedrooms:	12	0	12
3 Bedrooms:	0	0	0
4 Bedrooms:	0	0	0
5 Bedrooms:	0	0	0
6 Bedrooms:	0	0	0
Avg Bedroom Density:	1.27	0.00	

**Market Type**

Low Income Units	45	0	45
Mod Income Units	0	0	0
Mkt Rate Units:	0	0	0
Units Non Revenue:	0	0	0

**Occupancy Type:**

Elder Units Restricted:	9	0	9
Unrestricted Units:	36	0	36
Student Units:	0	0	0
Other Units:	0		0
Rental Occupancy Type:			Mixed

**Rental Subsidy Type**

Section 13A:	0
Section 23:	0
Section 236:	0
MRVP Backup:	0
MRVP Program Based:	0
RAP:	0
RDAL:	0
RS:	0
Section 8:	45
SHARP:	0