Back of the Hill Apartments to Remain Affordable for Low-Income Seniors and Disabled Residents

$11.8 Million in Loans from MassHousing to Extend Affordability in Boston's Mission Hill Neighborhood

BOSTON – November 20, 2006 – MassHousing's Board of Directors voted today to commit $11.8 million in loans to preserve affordability for the low-income seniors and disabled residents of the Back of the Hill Apartments in Boston's Mission Hill.

"With its proximity to area colleges, medical schools and hospitals, Mission Hill is becoming a very popular place to live, and housing costs are going up," said MassHousing Executive Director Thomas R. Gleason. "This financing will ensure that Back of the Hill Apartments continues to be affordable for its senior and disabled residents."

Back of the Hill Apartments consists of 125 units in one, 11-story building on 100 South Huntington Road on the Jamaica Plain side of Boston's Mission Hill neighborhood. Originally built in 1980 under HUD's Section 202 program to meet the housing needs of low-income elderly and the handicapped, the development is now eligible to pre-pay its HUD mortgage. With the $11.8 million in financing from MassHousing, the borrower plans to acquire the property, renew its Section 8 rental subsidy contract and extend affordability for the next 40 years.

In addition to acquiring the development, the loan proceeds will go toward building repair and upgrades. These include a comprehensive upgrade to the building envelope, including restoration and/or replacement of the exterior, replacement of the windows and building entrance systems, HVAC system, elevators, handicapped accessibility upgrades, and unit interior upgrades including kitchen and bathroom modernization.

"The Back of the Hill recapitalization project is a prime example of an affordable housing preservation project where private and public resources are used to ensure the long-term physical and financial viability of a valuable elderly housing resource in the city," said Mecky Adnani, Director of Preservation, The Community Builders, Inc. "The property is currently facing dire rehabilitation needs that would have adversely impacted the residents' quality of life were it not for the partnership between MassHousing, HUD, the MMA financial, and the owner, Back of The Hill CDA."

Back of the Hill Apartments has 99 one-bedroom units, 20 two-bedroom units, and six three-bedroom units. All of the units are affordable and receive project-based Section 8 rent subsidies from the U.S. Department of Housing and Urban Development.

In addition to the financing from MassHousing, the developer has requested an allocation of Low Income Housing Tax Credits. Sale of these tax credits is expected to raise an additional $8.9 million in equity for the development.

The developer of Back of the Hill Apartments is Back of the Hill Community Development Association. The architect is Mostue & Associates and the contractor is CWC Builders. The management agent is The Community Builders.
About MassHousing
The Massachusetts Housing Finance Agency, now doing business as MassHousing, is the leading provider of affordable housing in Massachusetts. Since 1970, MassHousing has provided more than $9.4 billion in financing for more than 80,000 units of mixed-income rental housing and over 43,000 mortgage loans for first-time home buyers. For more information, visit the MassHousing website at www.masshousing.com.

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