

# > Supporting community efforts to

## **Foxborough**

### **Baker Street**

This project illustrates how communities can build affordable housing. It was built on state hospital land that was sold to the town for \$1. The town then approved a Ch. 40B permit to allow the Foxborough Housing Authority to build 18 two and three-bedroom apartments in seven buildings, and to rehab one existing home into two more units, all affordable at or below 50 percent of area median income. MHP provided early technical assistance, a \$2.68 million first mortgage and \$750,000 in deferred payment second mortgage financing.



# build the housing it needs

**MHP doesn't just help developers build housing in the suburbs. Since its inception in 1985, MHP has been helping communities and housing authorities too. MHP's support comes in many forms, from holding workshops to publishing guidebooks to providing grants so that communities can hire consultants to help them negotiate with 40B developers.**

**MHP also works directly with communities and housing authorities to help move their affordable housing initiatives forward. These efforts are mostly small in scale (5 to 20 units) but almost always include some three-bedroom units for families. The community provides land, zoning relief and/or funds via sources like the Community Preservation Act. MHP works directly with the community, providing staff support to get the project started and, often, low-interest financing in combination with other state funding sources.**

**In 2008, MHP and the state Department of Housing and Community Development signaled their continuing commitment to community-initiated affordable housing efforts by awarding over \$335,000 in grants to 17 local housing authorities so they can explore building new housing and making necessary repairs to their existing public housing.**

**Who benefits from this community support? People like Jen Ryan. Three years ago, she was faced with raising her sons Rob (21), Eddie (17) and Scott (4) by herself and didn't make enough as a waitress to keep her home. She would've had to leave Foxborough if it weren't for the new three-bedroom unit developed by the housing authority. Now, she's attending nursing school and made the Dean's list. "I've learned I can do things besides take orders," she said.**



## Small-scale development

**MHP helps communities that take the initiative to develop affordable housing. The following are recent projects that MHP has supported with technical assistance and long-term financing:**

### New production

**Amherst** ... Main Street Apartments, Valley Community Development Corporation, 11 units, \$268,000 first mortgage, \$750,000 deferred-payment second mortgage loan.

**Bedford** ... 447 Concord Road, S-C Management, 14 units, \$1.25 million first mortgage, \$1.05 million deferred payment second mortgage.

**Foxborough** ... Baker Street, Foxborough Housing Authority, 20 units, \$2.68 million first mortgage, \$750,000 deferred payment second mortgage.

**Groton** ... Sandy Pond Road, Groton Housing Authority, 9 units, \$507,000 first mortgage, \$271,000 deferred payment second mortgage.

**Northampton** ... 46-48 School Street, Valley Community Development Corporation, eight units, \$100,000 first mortgage, \$600,000 deferred payment second mortgage.

### In the pipeline

**Hingham** ... MHP is providing technical assistance to the Hingham Housing Authority for the development of 50 units on a former military site.

**Hopkinton** ... MHP is providing technical assistance to help the housing authority build 12 units.

**Provincetown** ... MHP provided technical assistance to help the town identify a developer who will construct at least 40 units of mixed-income housing on town land.

**Sudbury** ... MHP is helping the housing authority turn a four-unit site into 10 new affordable units.

**Yarmouth** ... MHP is helping the town develop 18 acres into affordable family housing.