

November 21, 2016

MHIC News

MHIC closes \$9.6 million LIHTC investment for Cambridge Affordable Housing

Boston – Massachusetts Housing Investment Corporation (MHIC) has closed a \$9.6 million low-income housing tax credit investment for Auburn Court Phase I, being developed by Cambridge-based Homeowner’s Rehab, Inc. (HRI).

Auburn Court Phase I consists of eight buildings with 86 units, which includes the renovation and preservation of an occupied 77-unit mixed-income rental property, the conversion of an existing office into a residential unit, and the construction of a new 8-unit building.

Located at University Park in the Cambridgeport neighborhood, HRI originally developed Auburn Court Phase I in 1995 through a lease agreement with MIT (the landowner) and Forest City (the commercial developer at University Park). Thirty-nine of the current 77 units are occupied by low-income tenants. The remaining 38 units include seven moderate-income and 31 market rate units. All nine of the new housing units will be affordable rental housing.

The scope of work on the existing buildings will include, among other work, exterior re-siding and painting, window replacement, bathroom renovations, select kitchen renovations, fan coil unit replacement, energy efficiency improvements, accessible units upgrades, electrical upgrades, fire alarm upgrades, landscaping and site improvements, and installation of a solar photovoltaic system. Renovations and construction are underway, with completion expected August 2017.

The new construction building will meet LEED Gold and EnergyStar standards for sustainability, as well as HRI and the City of Cambridge’s goals for efficiency and green development through a well-insulated and ventilated building envelope, a solar thermal installation on the roof, and efficient appliances and systems.

Auburn Court Phase I will have two 15-year Project-Based Rental Assistance contracts with the Cambridge Housing Authority. One covers 40 units in the existing building and a new contract will cover 8 new units.

Other financing sources for this project include: MassHousing permanent loan (\$14,400,000); Cambridge Neighborhood Apartment Housing Services (\$2,663,620); City of Cambridge and Cambridge Affordable Housing Trust Fund (\$6,507,877); Massachusetts DHCD HIF (\$500,000); and sponsor loans.

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