

MHIC News

November 6, 2015

Ribbon Cutting Ceremony Held for Sitkowski School Apartments and Webster Senior Center

Webster, Mass. – A ribbon cutting ceremony was held today to mark completion of the \$20 million renovation of a long vacant historic school into 66 units of affordable senior housing and a spacious new Senior Center.

The event was sponsored by the project's developer, Neighborhood of Affordable Housing (NOAH), and the Town of Webster and was attended by public officials, lenders, project team members, community leaders and town residents.



The 85,000-square-foot historic A. J. Sitkowski School is an essential piece of the Town's on-going redevelopment of older downtown Webster, which includes a new police station, a proposed new library, Main Street infrastructure improvements, a park on the nearby French River, and expansion of municipal parking.

With a significantly higher than average senior population, the Town of Webster recognized the need for more affordable seniors housing and a new Senior Center. In 2009, the Town's Redevelopment Authority selected NOAH, a regional developer of multi-use housing based in Boston, to redevelop the historic school. NOAH worked closely with town and state government agencies to secure funding, create the new apartments, and transform the school's former gym into a 9,300-square-foot Senior Center.

The new apartments include 59 one-bedroom units and 7 two-bedroom units. All are affordable to seniors earning under 60% of the area median income, or less than \$36,840 per individual. Common amenities include beautiful lounges and a central laundry on each floor.

The Senior Center includes a large multi-purpose room with chairs and tables for common meals for over 100 people. The open mezzanine level includes a reading room, a computer room, a large conference room, offices, an art space, an exercise room, a hair salon, and a health office. The Center is also accessible from within the building for the residents of the new apartments.

Funding was provided by a mix of public and private lenders (as noted below) and included state and federal low-income and historic tax credits.

Source	Type of Funds	Amount of Funds
MassHousing	Permanent Loan	\$1,750,000
	Bridge Loan	\$8,100,000
	Deferred Payment Loan	\$2,006,047
Mass Housing Investment Corporation	Federal (LIHTC) Low Income Housing Tax Credits	\$6,085,293
	Federal Historic (TC) Tax Credits	\$3,283,670
Selective Insurance	State LIHTC	\$2,700,000
MAPFRE Commerce Insurance	State Historic TC – Mass Historic	\$1,691,000
Citizens Bank	Construction Loan	\$10,100,000
Department of Housing and Community Development (DHCD)	Federal and State LIHTC	
	Affordable Housing Trust Fund	\$1,000,000
	HOME	\$715,000
	Housing Stabilization Funds	\$1,000,000
NOAH	Deferred Fee	\$355,173
NeighborWorks	Capital Grant	\$200,000
NeighborWorks Capital	Predevelopment Loan	\$400,000
CEDAC	Predevelopment Loan	\$400,000



Pictured l-r: John McAuliffe, former Webster Town Manager; Phil Giffey, NOAH; Deborah Keefe, Senior Center Committee; Don Bourque, Chair, Webster Selectmen; Joe Flatley, MHIC; Chrystal Kornegay, DHCD; Toby Kramer, NOAH; Sen Ryan Fattman; State Rep Joe McKenna; Mary Vales, Citizens Bank; Deborah Boatright, NeighborWorks America; Tom Gleason, MassHousing; Carol Cyr, Town of Webster.