



COMMONWEALTH OF MASSACHUSETTS  
MASSACHUSETTS SENATE  
STATE HOUSE, ROOM 213A, BOSTON 02133

H3573  
S666  
fal

SENATOR JAMES B. ELDRIDGE  
MIDDLESEX & WORCESTER DISTRICT

TEL: (617) 722-1120

FAX: (617) 722-1089

James.Eldridge@state.ma.us

www.SenatorEldridge.com

DISTRICT OFFICE

255 MAIN STREET, WALKER BUILDING, ROOM 106

MARLBOROUGH, MA 01752

TEL: (508) 786-3040

COMMITTEES:  
CHAIR, MUNICIPALITIES & REGIONAL GOVERNMENT

VICE-CHAIR, ENVIRONMENT, NATURAL RESOURCES  
& AGRICULTURE

COMMUNITY DEVELOPMENT & SMALL BUSINESS  
HOUSING  
ELDER AFFAIRS

May 5, 2009

Honorable Susan Tucker, Senate Chair  
Joint Committee on Housing  
State House, Room 424  
Boston, MA 02133

Honorable Kevin Honan, House Chair  
Joint Committee on Housing  
State House, Room 38  
Boston, MA 02133

RE: H3573 - An Act preserving publicly assisted affordable housing and S666 - An Act Preserving Publicly Assisted Affordable Housing.

Dear Chairwoman Tucker and Chairman Honan,

As Co-Chair of the Asset Development Commission I am writing in support of H3573, An Act preserving publicly assisted affordable housing, filed by Representative Honan and S666, An Act Preserving Publicly Assisted Affordable Housing, filed by Senator Tucker.

The Asset Development Commission supports passage of legislation that would help preserve the affordability of units located in so-called 'Expiring Use' properties whose state and federal subsidies are ending and could be converted to market rate housing. Such legislation should include a Right of First Refusal for the state to purchase such a property before it is converted to market rate housing.

When cost of housing exceeds what low- and moderate-income families can reasonably afford, public housing assistance programs play a critical role in supplementing insufficient income, by providing security and stabilizing community ties for the family. Families living in unaffordable housing are financially insecure, vulnerable to unexpected increases in other costs, and therefore more likely to frequently move.

States around the nation increasingly recognize that preservation of existing affordable housing must be part of the solution to America's affordable housing shortage. Concern is mounting as many of the privately developed housing projects with affordability restrictions have reached the point where owners can end these restrictions by not renewing their rent assistance contract when it expires, or by prepaying their subsidized mortgage.

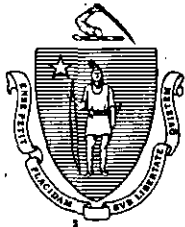
If the owner has a willing buyer, the public entity (state or municipality) would have the right to purchase the property first under the same terms and conditions offered by the potential buyer.

I thank you for the consideration of my remarks. Please do not hesitate to contact me or my staff for any further information or clarification.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "J.B. Eldridge". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

James B. Eldridge  
**State Senator**  
*Middlesex and Worcester District*



Commonwealth of Massachusetts

HOUSE OF REPRESENTATIVES  
STATE HOUSE, BOSTON, MA 02133-1054

H 3573  
fa

**BARBARA L'ITALIEN**  
**REPRESENTATIVE**

18TH ESSEX DISTRICT  
ANDOVER - BOXFORD - GEORGETOWN  
HAVERHILL - METHUEN - NORTH ANDOVER

STATE HOUSE, ROOM 238  
TEL: (617) 722-2380  
Rep.BarbaraL'Italien@hou.state.ma.us

Committee:  
Ways and Means, Vice-Chair

DISTRICT OFFICE  
TEL: (978) 409-1818

May 5, 2009

The Honorable Kevin Honan  
House Chair  
Joint Committee on Housing  
State House Room 38  
Boston MA 02133

Committee Hearing May 5, 2009

Dear Representative Honan,

I am wiring in support of House Bill 3573: an act preserving publicly assisted affordable housing as filed by you.

Within the next three years, nearly 24,000 units of affordable housing that have affordability restrictions are running the risk of expiring. That means that thousands of elderly and disabled, among others will be displaced from their homes. Some will receive section 8 vouchers to cover the host of housing; most will not. Those who do not receive assistance will risk the threat of forced displacement and homelessness.

This legislation is a compromise to address the expiring use restrictions, and has three main components: 1. Tenant notification that restrictions are set to expire two years, and one year prior to termination; 2. 90 days for Department of Housing and Community Development or designee to negotiate to purchase a publicly assisted housing development; and 3. Protections for tenants in properties that terminate affordability restrictions and do not receive enhanced Section 8 vouchers. The tenant protection caps at Consumer Price Index plus three percent for each year for a three-year period, and prevents no fault eviction for tenants during that period.

Protecting those that cannot protect themselves is a key element of this legislation as these units are at risk of being converted to market rate rental units, depleting our stock of affordable housing, and leaving our vulnerable populations susceptible to becoming homeless.



*Commonwealth of Massachusetts*

HOUSE OF REPRESENTATIVES  
STATE HOUSE, BOSTON, MA 02133-1054

H3573  
far

**BARBARA L'ITALIEN  
REPRESENTATIVE**

18TH ESSEX DISTRICT

ANDOVER - BOXFORD - GEORGETOWN  
HAVERHILL - METHUEN - NORTH ANDOVER

STATE HOUSE, ROOM 238

TEL: (617) 722-2380

Rep.BarbaraL'Italien@hou.state.ma.us

Committee:  
Ways and Means, Vice-Chair

DISTRICT OFFICE  
TEL. (978) 409-1818

May 5, 2009

The Honorable Kevin Honan  
House Chair  
Joint Committee on Housing  
State House Room 38  
Boston MA 02133

**Committee Hearing May 5, 2009**

Dear Representative Honan,

I am wiring in support of House Bill 3573: an act preserving publicly assisted affordable housing as filed by you.

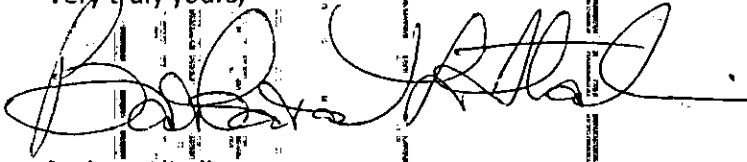
Within the next three years, nearly 24,000 units of affordable housing that have affordability restrictions are running the risk of expiring. That means that thousands of elderly and disabled, among others will be displaced from their homes. Some will receive section 8 vouchers to cover the host of housing; most will not. Those who do not receive assistance will risk the threat of forced displacement and homelessness.

This legislation is a compromise to address the expiring use restrictions, and has three main components: 1. Tenant notification that restrictions are set to expire two years, and one year prior to termination; 2. 90 days for Department of Housing and Community Development or designee to negotiate to purchase a publicly assisted housing development; and 3. Protections for tenants in properties that terminate affordability restrictions and do not receive enhanced Section 8 vouchers. The tenant protection caps at Consumer Price Index plus three percent for each year for a three-year period, and prevents no fault eviction for tenants during that period.

Protecting those that cannot protect themselves is a key element of this legislation as these units are at risk of being converted to market rate rental units, depleting our stock of affordable housing, and leaving our vulnerable populations susceptible to becoming homeless.

I respectfully request that these bills be considered during the next executive session and reported out favorably as they are continued steps in promoting environmental safeguards. Should you have any further questions or comments, please do not hesitate to contact me.

Very truly yours,



Barbara L'Italien

Cc: Senator Susan Tucker

The Commonwealth of Massachusetts  
House of Representatives

BYRON RUSHING

Second Assistant Majority Leader

Byron.Rushing@state.ma.us

State House - Room 481  
Boston, MA 02133-1054  
(617) 722-2180  
(617) 722-2881 (F)

9th Suffolk District  
South End  
St. Botolph  
Lower Roxbury  
Fenway  
Kenmore  
Prudential  
Copley Place  
West Campus,  
MIT

H3573  
S666  
fav

May 5, 2009

Representative Kevin Honan  
House Chair, Joint Committee on Housing  
State House Room 38  
Boston, MA 02133

Dear Representative Honan:

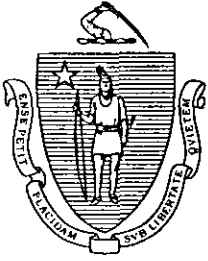
I am writing in support of H 3573 and S. 666, *An Act Preserving Publicly Assisted Affordable Housing*, which are before the Committee today.

Preserving "expiring use" affordable housing that already exists is integral in keeping communities vibrant and diverse. The preservation of privately-owned affordable housing units is always critical in Massachusetts, and especially now in this economy. You have taken the lead on this important issue and I support your efforts to make sure we keep housing within reach for all the residents of Massachusetts.

Since, as you know, the Senate passed this bill unanimously last session, I ask that the Committee report H 3573 and S 666 favorably as soon as possible so that we have the time to do the necessary work and education in the House.

Yours truly,

  
Byron Rushing



The Commonwealth of Massachusetts  
House of Representatives  
State House, Boston 02133-1054

H 3689  
H 3573  
fav

MARY E. GRANT  
STATE REPRESENTATIVE

Sixth Essex District  
Beverly

State House, Room 236

Phone (617) 722-2430  
Fax (617) 722-2346

VICE-CHAIR  
Joint Committee  
Health Care Financing

District Phone: (978) 927-1504  
Rep.MaryGrant@hou.state.ma.us

May 5, 2009

Chairman Susan C. Tucker  
Chairman Kevin G. Honan  
Joint Committee on Housing  
State House, Room 38  
Boston, MA 02133

**Re: House Bill No. 3689**, An Act authorizing municipalities to protect low and moderate income tenants and units of governmentally involved housing; and

**House Bill No. 3573**, An Act preserving publicly assisted affordable housing.

Dear Chairpersons Tucker and Honan and Members of the Committee,

I am writing in support of these bills which both address how to preserve affording housing from the threat of expiring use under HUD contracts. This brings the possibilities of conversion to market rate rentals and leaves families with low and moderate incomes as well as seniors and people with disabilities who depend on the long term federal subsidies without protection. This issue is particularly important to the city of Beverly where we have over 440 units of housing in this category. In the near term the most at risk property is Apple Village with 232 units with a contract expiration date of July 31, 2010. Groups within my city work very hard to continue to add to and preserve affordable housing and the loss of any of these large rental properties to market rates would create a very difficult situation for our residents.

Please give your careful consideration to these bills. I appreciate your efforts to address our statewide housing problems.

Sincerely,

Mary E. Grant  
State Representative



*The Commonwealth of Massachusetts*

HOUSE OF REPRESENTATIVES  
STATE HOUSE, BOSTON 02133-1054

S666  
H3573  
fav

**DENISE PROVOST**  
27TH MIDDLESEX DISTRICT  
ROOM 167, STATE HOUSE  
TEL. (617) 722-2810  
FAX (617) 626-0561  
Rep.DeniseProvost@state.ma.us

COMMITTEES:  
Elder Affairs  
Bonding, Capital Expenditures and State Assets  
Personnel and Administration

Joint Committee on Housing  
The Honorable Susan Tucker, Senate Chair  
The Honorable Kevin Honan, House Chairman

May 5, 2009

**Testimony in support of: S.666/H.3573**

Dear Members of the Joint Committee on Housing,

I am writing today to voice support for "An Act Preserving Publicly Assisted Affordable Housing" (S. 666/H.3575). The high cost of existing housing, foreclosures, and resulting homelessness are taking an increasing toll on the people of Massachusetts. Since new construction of affordable housing is prohibitively high, and resources few, it is imperative that we think hard about how best to preserve the affordability of the housing units that we have now.

In Somerville, our affordable housing is divided between public housing, owned and operated by the Somerville Housing Authority, and privately owned, publicly subsidized units. In the latter category, there are 1,122 units. For 531 of these units – almost half the inventory – the agreements that keep them affordable will expire within the next ten years.

The timing of these expirations is particularly perilous, given that the Green Line extension into Somerville is slated for completion on December 31, 2014. The advent of vastly improved public transportation is already increasing the value of real estate within the Green Line Corridor. The City of Somerville, our CDC, and other agencies and organizations are currently facing the challenge of keeping the city affordable for long time and current residents.

Most of Somerville's expiring use units are within the Green Line Corridor. The owners of these units will be greatly tempted to convert them to market-rate units. Right now, there is nothing in law to impede this slide toward displacement of the less privileged.

S.666 and H.3573 provide at least minimal tools for implementing alternatives to Market Rate conversions. Notice to tenants and communities allows for organizing; a right of first refusal allows for options, like the successful buyout of Clarendon Hill Towers in Somerville in the 1980s, keeping that 500 unit development tenant-owned, and affordable perpetuity.



3-2-12  
11:04 AM  
My only concern about the passage of this bill is that it may be inadequate to addressing the need for affordable units, amidst market pressures. We do need to implement some measures now. I respectfully ask that Committee to take action to address this problem, but reporting favorably on these bills.

Very Truly Yours,



Denise Provost



Massachusetts  
**SENIOR ACTION**  
Council

H3573  
S666  
fan

**Testimony Before the Joint Housing Committee**  
May 5, 2009

Massachusetts Senior action Council is a democratic grassroots senior run organization committed to empowering seniors and others to act collectively to promote the rights and well being of all people, especially vulnerable seniors.

MSAC is committed to addressing the problem of expiring use housing because it poses a particular threat to the senior community. This threat is not only to the current residents but also to the seniors who will need this housing in the future. An estimated 85% of the current households in expiring use housing are either seniors or people with disabilities. Furthermore, there are approximately 9 seniors waiting for every occupied unit of affordable senior housing and of course we are all aware the senior population is growing dramatically as the baby boomers enter their senior years. With all this said the potential loss of affordable units through expiring use could lead to a real crisis in housing for the senior community.

MSAC continues to support *An Act Preserving Publicly Assisted Affordable Housing* as filed by Representative Honan and Senator Tucker. As the co-chairs of this committee know, we were part of the coalition which spent countless hours last year trying to craft legislation acceptable to various interests that would preserve affordable housing in danger of converting to market rate housing and displacing low income residents. The result was this compromise bill which the Senate passed unanimously in July 2008 and which was reported out favorably by the House Committee on Ways and Means but was not voted on because the session ended. We urge that this bill (as well as an identical bill submitted by Representative Alice Wolf) be passed by the legislature during this session.

We emphasize that this bill is compromise legislation. It does not contain the protection we had sought for subsidized housing and its tenants when the owners decide to convert to market rate housing. However, it does provide some tools to preserve at-risk housing when the owner decides to sell the property by giving the Department of Housing and Community Development the right of first refusal, and it does contain some tenant protection through modest notification requirements and modest rate increases for tenants who don't qualify for federal assistance. We oppose very strongly any attempts to weaken these limited protections.

Our primary concern in the struggle to preserve affordable subsidized housing is the welfare of seniors and the disabled who are residents of at-risk housing developments. We will continue to support the strongest possible legislation. We support communities seeking the right to deal with at-risk housing through Home Rule petitions. And we would support legislation such as the Enabling Act which would give cities and towns the right to act without the need for filing such a petition. For now, however, we fully support the bill as filed by Representative Honan and Senator Tucker.

---

MSAC Main Office  
565 Warren Street  
Boston, MA 02121

Central MA MSAC  
128 Providence Street  
Worcester, MA 01604

Bristol County MSAC  
P.O. Box 1443  
Westport, MA 02790

Western MA MSAC  
1124 Berkshire Ave  
Indian Orchard, MA 01151

**Notes to CEDAC Report on Massachusetts Developments with Subsidized Mortgages or HUD Project-Based Rental Assistance**

September 28, 2004  
Revised December 5, 2008

This report has been prepared by the Community Economic Development Assistance Corporation (CEDAC) based on data from HUD and MassHousing, as well on prior reports that have been produced by CHAPA and CEDAC. We offer thanks to CHAPA, Emily Achtenberg, Vincent O'Donnell, and Ann Verrilli for their work in developing the original database upon which this report was based.

The report uses the most current data available from HUD, based on updates from mid-October 2008. Please note that there is sometimes a delay by HUD in reporting actual project information. CEDAC will update periodically the data contained in this report, and will post the report on CHAPA's website for public use.

The report includes a list of affordable housing developments in Massachusetts that have or had:

- HUD project-based rental assistance (PBA) contracts under the Section 8 program or earlier programs; and/or
- state or federal subsidized or insured mortgages (under the HUD Section 236, Section 221d3 BMIR, or Section 202 programs). These mortgages originally imposed affordability requirements (e.g. requiring the owner to limit rental of some or all of the units to households with incomes below a certain level at admission and by limiting rents that can be charged for those units) for the term of the mortgage. Some of the projects in this group – called “expiring use” projects – have or had the option of prepaying their mortgage after 20 years and ending the affordability restrictions before the end of the original 30-40 year term. In addition, some of these mortgages have reached or will reach shortly their maturity dates (so-called “expiring mortgages”), and affordability restrictions will terminate upon mortgage maturity.

Most of these projects were developed between the 1960s and the mid-1980s. Many projects have reached the point where owners can end use restrictions (rent and tenant income limits), by prepaying their subsidized mortgage or not renewing their rent assistance contract when it expires. Massachusetts has lost 12,359 subsidized units through prepayments and rent subsidy contract terminations and is at risk of losing 24,638 more subsidized units by December 31, 2012. About 6,583 of the subsidy units affected by prepayments and opt outs to date will continue to be affordable at least through 2012 – though not always to the same income group as before – because owners negotiated affordability agreements or because projects received tax credits or refinanced under other programs requiring some affordability.

**Total Units:** This column reports the total number of units in the project, including Section 8, other subsidies, and market units.

**Section 8 PBA units:** This column reports the number of units covered by a HUD PBA contract (Section 8 or Rent Supplement or RAP), as reported by HUD.

**Section 8 expiration date:** This column reports the expiration date for the HUD PBA contract, as reported by HUD. As noted above, there is sometimes a delay in reporting PBA contract renewal activity. There are projects which currently list an expiration date that has already passed. This does not necessarily mean that the owner has opted-out of the contract, and may be due to delayed reporting by HUD.

**Original Subsidy units:** This column reports the total number of units in a project subject to subsidized mortgage use restrictions. "Original" number of subsidy units refers to the number of subsidy units prior to any mortgage prepayment or PBA contract termination.

**Subsidy Units Lost:** This column reports the number of units formerly covered by a subsidized mortgage restriction which are no longer covered because the owner has prepaid the mortgage or the mortgage has been fully amortized.

**New Affordable Units:** This column reports the number of units in a project which have been restructured subject to tax credit, tax-exempt bond, or other public subsidy regulatory restrictions. This also includes projects where the owner has agreed to keep some units affordable for a certain number of years under an agreement negotiated with local government.

**Net Units Lost:** This column reports the net decrease in the number of subsidized units in a project by comparing the original number of subsidy units, the subsidy units lost, and the new affordable units.

**Current Units Assisted:** This column reports the number of units currently assisted either by a mortgage subsidy or HUD PBA rental assistance or other binding affordability restrictions.

**Units at Risk Thru 2012:** This column reports the total number of subsidized units at risk of leaving the affordable housing inventory through mortgage prepayment, fully amortized mortgages, or termination of PBA contracts by 12/31/2012. As noted above, we have not included units covered by HUD PBA contracts with expiration dates after 12/31/2012 facing "appropriations risk."

**Massachusetts Projects with Subsidized Mortgages or HUD Project-Based Rental Assistance**

Property Name	City	Agency	Local Use Restriction	Total Units	Section 8 PBA Units	Section 8 Expir. Date	Original Subsidy		New Affordable		Net		Current Units	Units At Risk - 2012
							Units	Lost	Units	Lost	Units	Lost		
<b>Statewide Totals</b>														
				94,137	64,115		88,862	12,359	6,491	5,868	83,154	24,546		
CHESTNUT GLEN	ABINGTON	MHFA		130	130	11/7/2012	130			0	130	130		
ADAMS HOUSING	ADAMS	HUD	121A, 40B	60	35	7/14/2014	60	0	0	0	60	60		
BARRETT HOUSE	ADAMS	HUD	121A	40	40	12/21/2008	40			0	40	40		
HOOSAC COURT	ADAMS	RHS		12			12	0	0	0	12	12		
MILLHOUSES OF ADAMS	ADAMS	HUD	121A, 40B	98	98	3/31/2024	98			0	98	98		
HALE MEEKINS RESIDENCE	AGAWAM	HUD		15	15	8/31/2016	15			0	15	15		
AMESBURY	AMESBURY	PRIVATE		10	10	6/27/2022	10			0	10	10		
AMESBURY RESIDENCE	AMESBURY	HUD		4	4	12/31/2007	4			0	4	4		
WEST WINKLEY	AMESBURY	HUD		4	4	12/22/2007	4	0	0	0	4	4		
WHITTIER SCHOOL APTS	AMESBURY	HUD		9	9	10/31/2019	9			0	9	9		
CLARK HOUSE	AMHERST	MHFA	121A	100	100	9/15/2020	100			0	100	100		
PUFFTON VILLAGE IV	AMHERST	HUD		64	64		64	0	0	64	0	64	0	Lost
ROLLING GREEN-AMHERST	AMHERST	HUD		204			72	41	31	41	41	41		
VILLAGE PARK	AMHERST	MHFA		200	167	9/30/2012	200			0	200	200		
ANDOVER COMMONS	ANDOVER	PRIVATE		167	167	10/1/2021	167			0	167	167		
CREATIVE LIVING ANDOVER	ANDOVER	HUD		8	8	10/17/2010	8	0	0	0	8	8		
MARLAND PLACE	ANDOVER	MHFA		129			26	0	0	0	26	26		
BROADWAL HOMES	ARLINGTON	HUD		11	11	9/30/2017	11			0	11	11		
MILLBROOK SQUARE APTS	ARLINGTON	PRIVATE		146	145	2/9/2012	145			0	145	145		
ASHLEY COURT	ASHBURNHAM	RHS		24			24	0	0	0	24	24		
ASHLAND COMMONS	ASHLAND	MHFA		96	96	6/30/2009	96			0	96	96		
ASHLAND HOUSE	ASHLAND	PRIVATE		66	66	3/8/2012	66			0	66	66		
COTTAGE DEVELOPMENT	ATHOL	RHS		30	30	7/14/2020	30			0	30	30		
PEQUOIG HOUSE	ATHOL	MHFA	121A	53	53	9/29/2013	53			0	53	53		
GARDNER TERRACE	ATTLEBORO	MHFA		144	144	2/26/2015	144			0	144	144		
HILLCREST VILLAGE	ATTLEBORO	MHFA		100	25	3/1/2017	100			0	100	100		
HOPE GARDENS	ATTLEBORO	MHFA		160	160	11/8/2011	160			0	160	160		
AYER	AYER	PRIVATE		20	20	12/10/2012	20			0	20	20		
BRADFORD APTS/BARRE H. A.	BARRE	PRIVATE		10	10	9/1/2020	10			0	10	10		
LORD JEFFERY II	BELCHERTOWN	RHS		48	48		48	0	0	0	48	48		
LORD JEFFERY III	BELCHERTOWN	RHS		70	70		70	0	0	0	70	70		
LORD JEFFERY I	BELCHERTOWN	RHS		40	40		40	0	0	0	40	40		
MILL HOLLOW APARTMENTS	BELCHERTOWN	RHS		60	60	7/19/2024	60			0	60	60		

## Massachusetts Projects with Subsidized Mortgages or HUD Project-Based Rental Assistance

Property Name	City	Agency	Local Use Restriction	Total Units	Section 8 PBA Units	Section 8 Expir. Date	Original Subsidy Units	Subsidy Units Lost	New Affordable Units	Net Units Lost	Current Units Assisted	Units At Risk - 2012
NORTHBROOK VILLAGE	BERLIN	RHS		40	32	11/23/2010	40			0	40	40
APPLE VILLAGE	BEVERLY	HUD		233	232	7/31/2010	232			0	232	232
JACLEN TOWERS	BEVERLY	MHFA	x-121A, 40B	100	25	3/1/2018	100			0	100	0
MARK ROAD RESIDENCE	BEVERLY	HUD		4	4	9/23/2009	4			0	4	0
MHPI XI	BEVERLY	HUD		4	4	5/31/2008	4			0	4	0
TURTLE CREEK	BEVERLY	HUD	40B	110	109	1/23/2024	109			0	109	0
TURTLE WOODS	BEVERLY	HUD		67	67	5/28/2016	67			0	67	0
BILLERICA	BILLERICA	PRIVATE		80	80	2/13/2020	80			0	80	0
CO-NEXUS, INC.	BILLERICA	HUD		14	7	10/31/2011	7			0	7	0
JOSEPH D. EARLY VILLAGE	BLACKSTONE	RHS		48	48	1/6/2009	48			0	48	48
BOLTON SAWYER HOUSING	BOLTON	HUD		28	28	4/4/2010	28	0	0	0	28	0
ACADEMY HOMES (BUSE)	BOSTON	MHFA		206	87	11/15/2013	202			0	202	0
ACADEMY HOMES II	BOSTON	HUD	LDA	315	236	12/1/2019	315	315	236	79	236	0
ADAMS TEMPLETON ELD HSG	BOSTON	MHFA	121A	74	73	7/7/2011	73			0	73	0
AMIFF HOUSING	BOSTON	HUD		96	96	12/31/2015	96			0	96	0
AMY LOWELL HOUSE	BOSTON	MHFA	LDA	152			152	152	122	30	122	0
ANDERSON PARK	BOSTON	MHFA	121A	64	64	3/31/2019	64			0	64	0
ANGELA WESTOVER HOUSE	BOSTON	HUD	121A	11	11	11/2/2023	11			0	11	0
AUSONIA HOMES	BOSTON	MHFA	121A	151			151	151	60	91	60	0
BACK OF THE HILL	BOSTON	HUD	121A	125	124		124			0	124	0
BARNES SCHOOL ELDERLY HO	BOSTON	HUD		55	55	5/31/2012	55	0	0	0	55	0
BAY COVE GROUP HOMES I	BOSTON	HUD		35	26	11/29/2011	26			0	26	0
BAY COVE GROUP HOMES II	BOSTON	HUD		8	8	7/5/2012	8			0	8	0
BAY COVE GROUP HOMES III	BOSTON	HUD		12	12	7/10/2009	12			0	12	0
BAY COVE GROUP HOMES IV	BOSTON	HUD		9	8	10/31/2013	8			0	8	0
BAY COVE GROUP HOMES VI	BOSTON	HUD		12	12	11/30/2015	12			0	12	0
BAY TOWERS	BOSTON	HUD		153			152	152	0	152	0	Lost
BCN PROPERTIES	BOSTON	PRIVATE	LDA	38	38	9/16/2021	38			0	38	0
BEACON HOUSE	BOSTON	MHFA	121A	85	85	10/2/2013	85			0	85	0
BLACKSTONE APARTMENTS	BOSTON	MHFA	121A	145	145	5/29/2018	145			0	145	0
BLAKE ESTATES I	BOSTON	MHFA	121A	175	175	9/15/2010	175			0	175	175
BLAKE ESTATES II	BOSTON	MHFA	121A	88	88	12/14/2010	88			0	88	88
BLUE HILL (GRANITE #3)	BOSTON	MHFA		144	144	1/2/2025	144			0	144	0
BLUE HILL APARTMENTS	BOSTON	PRIVATE		45	45	6/30/2011	45			0	45	0

**Massachusetts Projects with Subsidized Mortgages or HUD Project-Based Rental Assistance**

Property Name	City	Agency	Local Use Restriction	Total Units	Section 8		Section 8 Expir. Date	Original Subsidy		New Affordable Units	Current Units		Units At Risk - 2012
					PBA Units	Units		Units	Units		Assisted	Lost	
BLUE MOUNTAIN, GRANITE #5	BOSTON	MHFA		217	217		2/28/2025	217			0	217	0
BOSTON COMMUNITY SERVIC	BOSTON	PRIVATE		2				2			0	2	0
BOSTON REHAB	BOSTON	PRIVATE	121A	144	144		5/20/2010	144			0	144	144
BOWDOIN SCHOOL	BOSTON	HUD	121A	35	26		6/30/2016	26			0	26	0
BRADLEY PROPERTIES	BOSTON	HUD	121ALDA	71	70		2/28/2009	71			0	71	0
BRANDYWYNE VILLAGE	BOSTON	PRIVATE		402	266		11/30/2008	402			0	402	402
BRIGHTON ALLSTON APTS	BOSTON	HUD		62	62			62			0	62	62
BRIGHTON GARDENS	BOSTON	HUD		62	62			62	13	48	13	62	13
BRIGHTON VILLAGE	BOSTON	HUD		68	68			68	68	0	68	0	Lost
BRIGHTON-ALLSTON ELDERLY	BOSTON	HUD	121A	80	79		12/13/2026	79			0	79	0
BROWNSTONES, THE	BOSTON	HUD	ZON	35	35			35			0	35	0
BURBANK APTS	BOSTON	HUD		173	67		3/31/2011	173			0	173	173
BURTON APARTMENTS	BOSTON	PRIVATE		91	18		8/31/2020	91			0	91	0
CAMELOT COURT	BOSTON	PRIVATE		160	0			160	160	0	160	160	Lost
CAMFIELD GARDENS	BOSTON	HUD	121A	102	82		8/12/2018	135	136	102	34	102	0
CARDINAL MEDEIROS MANOR	BOSTON	HUD		55	54		3/16/2027	54			0	54	0
CASA MARIA	BOSTON	HUD	121A	85	85		6/16/2010	84			0	84	0
CASAS BORINQUEN	BOSTON	MHFA	121A	36	36		7/22/2024	35			0	35	0
CASTLE SQUARE	BOSTON	HUD	LDA 121A	500	450		7/31/2009	500			0	500	0
CEYLON FIELDS	BOSTON	PRIVATE		64	62		3/17/2009	62			0	62	62
CHARLAME II A & B	BOSTON	PRIVATE		41	41		11/12/2012	41			0	41	41
CHARLAME PARK I	BOSTON	PRIVATE		92	92		10/25/2013	92			0	92	0
CHARLES NEWTOWN COOP	BOSTON	MHFA	121A	262	262		1/31/2026	262			0	262	0
CHARLESTOWN ELDERLY	BOSTON	HUD	121A	42	42		12/31/2014	42			0	42	0
CHARLESVIEW INC	BOSTON	HUD	121A	210	200		2/28/2010	210			0	210	210
CHAUNCEY HOUSE	BOSTON	HUD	121A	87	34		8/31/2009	87			0	87	0
CHERITON GROVE	BOSTON	HUD		60	60		2/28/2027	60			0	60	0
CHEVERUS SCHOOL APTS	BOSTON	HUD		67	47		10/31/2018	47			0	47	0
CHINAGATE APTS	BOSTON	PRIVATE	121A	15	15		7/17/2011	15			0	15	15
CHURCH PARK	BOSTON	HUD	LDA	508	177			177	177	0	177	0	Lost
CITY SQUARE ELDERLY HSG	BOSTON	MHFA	121A	120	119		1/9/2026	119			0	119	0
CLEAVES COURT	BOSTON	HUD		36	36			36			0	36	0
COMAVEN APARTMENTS	BOSTON	HUD		89	89		4/26/2011	89			0	89	89
COMMONWEALTH AVE HSG	BOSTON	HUD		118	12		8/31/2008	118			0	118	0

## Massachusetts Projects with Subsidized Mortgages or HUD Project-Based Rental Assistance

Property Name	City	Agency	Local Use Restriction	Total Units	Section 8 PBA Units	Section 8 Expir. Date	Original Subsidy Units	Subsidy Units Lost	New Affordable Units	Net Units Lost	Current Units Assisted	Units At Risk - 2012
CONCORD HOUSE	BOSTON	MHFA	121A	181	72	3/1/2018	181			0	181	0
CONCORD STREET ELDERLY	BOSTON	MHFA		40	40	8/31/2011	40			0	40	0
COTTAGE BROOK	BOSTON	MHFA	121A	147	147	8/3/2018	147			0	147	0
COUNCIL TOWER	BOSTON	MHFA	121A	145	144	5/29/2010	144			0	144	0
COVENANT HOUSE	BOSTON	HUD	121A	150	149	8/31/2012	149			0	149	0
COVENANT HOUSE I&II	BOSTON	MHFA		200			0	0	0	0	0	0
COVENANT HOUSE II	BOSTON	HUD	121A	50	50	10/31/2012	50			0	50	0
COVENANT HOUSE III	BOSTON	HUD		42	42	5/9/2009	42	0	0	0	42	0
COX BUILDING	BOSTON	MHFA		31	31	9/30/2015	31			0	31	0
CRAWFORD HOUSE APTS	BOSTON	MHFA		9	3	3/1/2013	9			0	9	0
CUMMINS TOWERS	BOSTON	HUD		239	180	7/1/2010	239			0	239	239
DANUBE APTS	BOSTON	HUD		65	65	2/28/2009	65			0	65	65
DARTMOUTH ST (10)	BOSTON	PRIVATE		5	5	7/31/2009	5	5	5	0	5	0
DIMOCK-BRAGDON APTS	BOSTON	MHFA	121A	54	54	2/5/2010	54			0	54	54
DITSON STREET SENIOR HSG	BOSTON	HUD		40	40	1/31/2018	40			0	40	0
DOMICILIA I & II	BOSTON	HUD		10	10	12/13/2012	10			0	10	0
DOMICILIA III	BOSTON	HUD		8	8	9/13/2008	8			0	8	0
DORCHESTER BAY/GRANITE	BOSTON	HUD		135	134	8/5/2026	134			0	134	0
DORCHESTER HOUSE	BOSTON	MHFA	121A	91	91	5/28/2013	91			0	91	0
DORCHESTER THE	BOSTON	HUD		47	47	5/31/2011	47			0	47	47
DWIGHT STREET 43-45	BOSTON	PRIVATE		9	9	7/31/2009	9	9	9	0	9	9
EAST CANTON STREET APTS	BOSTON	PRIVATE	121A	80	80	4/24/2026	80			0	80	0
EAST SPRINGFIELD ST 38	BOSTON	PRIVATE		7	5	7/31/2009	7	7	7	0	7	0
EBENEZER HOMES	BOSTON	MHFA	121A	32	32	4/30/2020	32			0	32	0
EDISON GREEN APARTMENTS	BOSTON	MHFA	121A	94	93	6/7/2018	94			0	94	0
ELM HILL HOUSING	BOSTON	PRIVATE		141	141	4/24/2024	141			0	141	0
ESPERANZA TRUST	BOSTON	PRIVATE		42	42	5/31/2010	42			0	42	0
FARNSWORTH HOUSE	BOSTON	MHFA	121A	78	75	11/15/2027	75			0	75	0
FIELDS CORNER/GRANITE #8	BOSTON	HUD		67	67	9/30/2025	67			0	67	0
FIELDSTONE APTS	BOSTON	HUD	121A	84	84	6/1/2018	84	84	84	0	84	0
FLORENCE APTS	BOSTON	HUD		138	125	4/1/2013	138			0	138	0
FOREST HILLS	BOSTON	PRIVATE		87	87	8/31/2009	87			0	87	87
FORESTVALE	BOSTON	PRIVATE		108	90	9/30/2010	108			0	108	108
FORT HILL GARDENS	BOSTON	PRIVATE		40	40	4/30/2008	40			0	40	40



## Massachusetts Projects with Subsidized Mortgages or HUD Project-Based Rental Assistance

Property Name	City	Agency	Local Use Restriction	Total Units	Section 8 PBA Units	Section 8 Expir. Date	Original Subsidy Units	Subsidy Units Lost	New Affordable Units	Net Units Lost	Current Units Assisted	Units At Risk - 2012
FRANKLIN HIGHLANDS	BOSTON	PRIVATE		374	270	12/12/2017	374	374	286	88	286	0
FRANKLIN PARK	BOSTON	HUD	121A	220	156	6/14/2017	220			0	220	0
FRANKLIN SQUARE HOUSE	BOSTON	MHFA	121A	193	193	10/19/2016	193			0	193	0
GENEVA AVENUE HOUSING	BOSTON	HUD		10	10	9/22/2010	10	0	0	0	10	0
GENEVA APTS	BOSTON	HUD		47	47	9/29/2017	60	60	47	13	47	0
GENEVA ELDERLY HOUSING	BOSTON	HUD		45	45	7/27/2009	45	0	0	0	45	0
GEORGETOWNE I	BOSTON	PRIVATE		601	429	2/28/2009	601			0	601	601
GEORGETOWNE II	BOSTON	PRIVATE		366	252	2/28/2009	366			0	366	366
GLENVILLE AVENUE APTS	BOSTON	HUD		117	24	7/31/2008	117			0	117	0
GOVERNOR APTS	BOSTON	HUD	121A	87	87	6/10/2021	87			0	87	0
GRANT MANOR	BOSTON	HUD		179	175	3/29/2016	179	179	179	0	179	0
GREENWICH PARK 23	BOSTON	PRIVATE		5	5	7/31/2009	5	5	5	0	5	5
GROVE HALL	BOSTON	PRIVATE		104	104	6/30/2019	104	104	104	0	104	0
HARBOR POINT	BOSTON	MHFA		1391	350	12/30/2019	400			0	400	0
HARTWELL TERRACE	BOSTON	MHFA		17	4	1/1/2013	17			0	17	17
HEMENWAY APARTMENTS	BOSTON	MHFA	121A	183	183	7/23/2011	183			0	183	183
HIGH POINT VILLAGE	BOSTON	PRIVATE		540			540	540	0	540	0	Lost
HOPE BAY APARTMENTS	BOSTON	MHFA		45	45	7/26/2019	45			0	45	0
INFILL II	BOSTON	HUD	LDA	4			4			0	4	4
INTERFAITH HOUSING	BOSTON	PRIVATE		74	69	12/31/2023	74			0	74	0
INTERVALE-MAGNOLIA	BOSTON	MHFA	121A	88	88	2/26/2018	88			0	88	0
JAMAICA PLAIN APARTMENTS	BOSTON	PRIVATE		103	103	4/29/2009	103			0	103	0
JAMAICA PLAINS COOP SERV	BOSTON	HUD		62	61	9/19/2009	61			0	61	0
JOHN BOYLE O'REILLY SCHOC	BOSTON	HUD		32	32	8/14/2028	32			0	32	0
JOY ST RESIDENCE/FANUEIL	BOSTON	HUD		21	20	11/30/2015	20			0	20	0
JULIA MARTIN HOUSE	BOSTON	HUD		55	55	5/1/2011	55	0	0	0	55	0
KENMORE ABBEY	BOSTON	MHFA	121A	199	198	6/30/2014	198			0	198	0
KEYSTONE APTS	BOSTON	HUD	121A	223	222	5/7/2021	222			0	222	0
LANDFALL APTS	BOSTON	HUD		15			15			0	15	0
LANDFALL WEST APARTMENT	BOSTON	MHFA		59	23	3/1/2017	59			0	59	59
LARCHMONT RESIDENCE	BOSTON	HUD		8	8	12/21/2009	8	0	0	0	8	0
LENA PARK APARTMENTS	BOSTON	HUD		143	143	7/31/2025	143			0	143	0
LEVENTHAL HOUSE	BOSTON	HUD	121A	256	254	9/30/2026	256			0	256	0
LEWIS MALL APARTMENTS	BOSTON	HUD		47	47	2/13/2016	47			0	47	0

**Massachusetts Projects with Subsidized Mortgages or HUD Project-Based Rental Assistance**

Property Name	City	Agency	Local Use Restriction	Total Units	Section 8 PBA Units		Section 8 Expir. Date	Original Subsidy		New Affordable		Current Units		Units At Risk - 2012
					73	44		Subsidy Units	Lost	Units	Lost	Assisted	Units	
LOGO APARTMENTS	BOSTON	PRIVATE		73	73		8/31/2022	73				73	0	0
LONGFELLOW HOUSE	BOSTON	HUD		45	44			45				45	0	0
LUCERNE GARDENS	BOSTON	HUD		54				54				54	0	0
LYMAN SCHOOL APARTMENTS	BOSTON	HUD		45	45		6/12/2012	45				45	0	0
MADISON PARK III	BOSTON	MHFA	121A	120	120		10/1/2015	120				120	0	0
MADISON PARK IV	BOSTON	HUD	121A	143	143		6/30/2013	143				143	0	0
MANDELA HOMES	BOSTON	PRIVATE	121A/LDA	276	276		11/30/2008	276				276	0	0
MARCUS GARVEY GARDENS	BOSTON	MHFA	121A	162	161		12/16/2020	161				161	0	0
MARKSDALE GARDENS COOP	BOSTON	PRIVATE		178	178		9/30/2009	178				178	0	178
MARY COLBERT APARTMENTS	BOSTON	MHFA	121A	30	30		7/31/2010	30				30	0	0
MASON PLACE	BOSTON	MHFA	121A	129	126		10/4/2024	128				128	0	0
MASS AVE 549-551	BOSTON	PRIVATE		10	10		9/30/2009	10				10	0	10
MASS PIKE TOWERS	BOSTON	MHFA	121A	200	40		11/30/2010	200				200	0	0
MATTAPAN APTS	BOSTON	PRIVATE		183	183		8/31/2010	183				183	0	183
MATTAPAN CENTER FOR LIFE	BOSTON	HUD		45	45		5/31/2016	45				45	0	0
MEI WAH VILLAGE	BOSTON	HUD		41	40		5/31/2017	40				40	0	0
METHUEN MANOR	BOSTON	PRIVATE		149	149		12/3/2008	149				149	0	149
MHPI COMMUNITY APTS	BOSTON	HUD		6	6		6/21/2013	6				6	0	0
MHPI II	BOSTON	HUD		12	11		9/19/2008	11				11	0	0
MHPI III	BOSTON	HUD		12	12		4/14/2009	12				12	0	0
MHPI IV	BOSTON	HUD		32	32		3/16/2012	32				32	0	0
MHPI IX	BOSTON	HUD		12	12		1/31/2018	12				12	0	0
MHPI V	BOSTON	HUD		16	16		8/31/2014	16				16	0	0
MHPI VI	BOSTON	HUD		15	15		4/30/2012	15				15	0	0
MHPI VII	BOSTON	HUD		18	18		12/31/2015	18				18	0	0
MHPI VIII	BOSTON	HUD		15	15		11/30/2017	15				15	0	0
MICHELANGELO SCHOOL	BOSTON	HUD		71	71		10/31/2008	71				71	0	0
MISHAWUM PARK APTS	BOSTON	PRIVATE	LDA	337	64		12/31/2009	337	0			337	0	0
MISSION PARK	BOSTON	MHFA	121A	775	775		3/31/2025	775				775	0	0
MORTON APTS.	BOSTON	PRIVATE		24	24		8/31/2010	24				24	0	24
MORVILLE HOUSE	BOSTON	PRIVATE	121A	147	145		12/31/2023	146				146	0	0
MT PLEASANTS APTS	BOSTON	MHFA	121A	98	98		17/2009	98				98	0	0
NATE SMITH HOUSE	BOSTON	HUD		45	45		7/31/2018	45				45	0	0
NEW PORT ANTONIO APTS	BOSTON	MHFA		230	227		8/31/2010	227				227	0	0

# Massachusetts Projects with Subsidized Mortgages or HUD Project-Based Rental Assistance

Property Name	City	Agency	Local Use Restriction	Total Units	Section 8 PBA Units	Section 8 Expir. Date	Original Subsidy Units	Subsidy Units Lost	New Affordable Units	Net Units Lost	Current Units Assisted	Units At Risk - 2012
NOBLE HOUSE	BOSTON	HUD		19	18	6/30/2013	18			0	18	0
NORAL HOUSING	BOSTON	MHFA		58	57	2/15/2019	57			0	57	0
NORTHAMPTON ST 210-212	BOSTON	PRIVATE		9	9	7/31/2009	9			0	9	0
NORTHAMPTON ST 216	BOSTON	PRIVATE		5	5	7/31/2009	5			0	5	0
NORTHAMPTON ST 220-224	BOSTON	PRIVATE		12	12	7/31/2009	12			0	12	0
NORWAY APARTMENTS	BOSTON	MHFA		121	120	4/8/2016	120			0	120	0
NUESTRA COMUNIDAD	BOSTON	MHFA		97	97	7/31/2028	97			0	97	0
ON LUCK HOUSING	BOSTON	HUD		28	28	8/24/2022	28			0	28	0
ORCHARDFIELD STREET RESI	BOSTON	HUD		4	4	9/22/2009	4			0	4	0
OXFORD PLACE	BOSTON	MHFA		39	39	10/2/2009	39			0	39	0
PARK GARDENS	BOSTON	HUD		38	38	8/31/2013	38			0	38	0
PETERBOROUGH HOUSING	BOSTON	PRIVATE		220	220	6/30/2019	220			0	220	0
PIANO CRAFT GUILD	BOSTON	HUD	UR	174	130		130	44	22	108	22	22
POND VIEW APARTMENTS	BOSTON	PRIVATE		60	56	11/30/2024	60			0	60	0
QUINCY GENEVA GRANITE #1	BOSTON	HUD		95	94	12/31/2025	94			0	94	0
QUINCY TOWER	BOSTON	MHFA		162	162	3/1/2019	162			0	162	0
RAP UP I	BOSTON	MHFA		33	33	3/17/2021	33			0	33	0
RESERVOIR TOWERS	BOSTON	PRIVATE		242	145	6/30/2016	145			0	145	0
RESTORATION HOUSING/RHC	BOSTON	HUD		81	81	3/16/2009	81			0	81	0
RILEY HOUSE	BOSTON	HUD		40	40	10/30/2010	40			0	40	0
ROBERT L FORTES HOUSE	BOSTON	PRIVATE		44	44	10/9/2024	44			0	44	0
ROBERT MCBRIDE HOUSE	BOSTON	HUD		16	16	2/28/2019	16			0	16	0
ROCKINGHAM GLEN	BOSTON	HUD		143	143		143			0	143	29
ROSLINDALE SCHOOL	BOSTON	MHFA		84	83	4/24/2027	83			0	83	0
ROSLINDALE SENIOR NP HSG	BOSTON	HUD		80	79	3/31/2015	79			0	79	0
ROXBURY HIGHLAND	BOSTON	PRIVATE		51	50	8/31/2014	51			0	51	0
ROXSE RESIDENCES	BOSTON	HUD		346	346	3/2/2019	364	18	346	18	346	0
RUGGLES SHAWMUT HSG	BOSTON	PRIVATE		40	40		40			0	40	0
RUTLAND HOUSING	BOSTON	PRIVATE		45	44	5/31/2012	44			0	44	0
SARAH BAKER MANOR	BOSTON	HUD		41	41	8/17/2009	41			0	41	0
SAVIN HILL APARTMENTS	BOSTON	MHFA		132	132	11/25/2010	132			0	132	132
SCHOOLHOUSE 77	BOSTON	PRIVATE		128	128	6/30/2028	128			0	128	0
SHORE PLAZA EAST	BOSTON	MHFA		380	378	1/5/2011	380	2	380	2	380	0
SMITH HOUSE	BOSTON	MHFA		132	132	2/29/2016	132			0	132	0

## Massachusetts Projects with Subsidized Mortgages or HUD Project-Based Rental Assistance

Property Name	City	Agency	Local Use Restriction	Total Units	Section 8 PBA Units	Section 8 Expir. Date	Original Subsidy Units	Subsidy Units Lost	New Affordable Units	Net Units Lost	Current Units Assisted	Units At Risk - 2012
SONOMA MAPLE SCHUYLER	BOSTON	PRIVATE		100	100	9/14/2019	115	115	100	15	100	0
SOUTH BOSTON ELDERLY HS	BOSTON	HUD		50	50	9/27/2014	50			0	50	0
SOUTH BOSTON NON PROFIT	BOSTON	HUD		65	65	11/30/2017	65			0	65	0
SOUTH COVE APARTMENTS	BOSTON	MHFA	121A; URA?	231	229	1/10/2023	229			0	229	0
SOUTH END APARTMENTS	BOSTON	MHFA	LDA	27	27	12/31/2020	27			0	27	0
SOUTH END COOPERATIVE H	BOSTON	MHFA		73	73	9/21/2010	73			0	73	0
SOUTH END TENANTS HOUSE	BOSTON	PRIVATE		100	100	5/31/2025	100			0	100	0
SOUTH END TENANTS HOUSE	BOSTON	MHFA	121A	185	172	5/4/2023	185			0	185	0
SPENCER HOUSE	BOSTON	HUD		46	46	8/27/2012	46	0	0	0	46	0
ST BOTOLPH STREET APTS	BOSTON	MHFA		135	92	10/31/2008	135			0	135	135
ST BOTOLPH TERRACE	BOSTON	HUD	121A	52	52	8/27/2023	52			0	52	0
ST CECILIA'S HOUSE	BOSTON	HUD		123	123	6/30/2015	123			0	123	0
ST GERMAIN ASSOCIATES	BOSTON	PRIVATE		8	8	12/26/2007	8			0	8	8
ST HELENA HOUSE	BOSTON	HUD		74	73	6/23/2011	73			0	73	0
ST JOSEPH'S HOUSING	BOSTON	HUD	121A	137	90	9/30/2025	137			0	137	0
STEARNS THE	BOSTON	MHFA	121A	140	139	7/31/2020	139			0	139	0
SYMPHONY PLAZA EAST	BOSTON	MHFA	121A	188	188	5/31/2020	188			0	188	0
SYMPHONY PLAZA WEST	BOSTON	MHFA	121A	216	216	5/31/2020	216			0	216	0
TAB II	BOSTON	PRIVATE		64	63	8/31/2010	64			0	64	0
TAB I	BOSTON	MHFA		71	71	10/16/2019	71			0	71	0
TAI TUNG VILLAGE	BOSTON	HUD	121A	215	209	9/30/2010	214			0	214	214
TALBOT BERNARD SNR HSG	BOSTON	HUD		31	30	11/16/2008	30	0	0	0	30	0
TALBOT HOUSE	BOSTON	HUD		14	13	8/31/2018	14			0	14	0
TAURUS APARTMENTS	BOSTON	MHFA		38	10	3/1/2016	38			0	38	38
TAURUS AT FOUNTAIN HILL	BOSTON	MHFA	121A	73	73	7/29/2022	73			0	73	0
THANE ST APARTMENTS	BOSTON	MHFA		6	6	2/21/2018	6			0	6	0
THEROCH	BOSTON	PRIVATE		222	191	8/31/2019	222	222	191	31	191	0
TREMONT HOUSES 109	BOSTON	PRIVATE	x-121A	23	23	7/31/2009	23	23	23	0	23	23
ULIN HOUSE	BOSTON	HUD	121A	243	239	9/30/2009	239			0	239	0
UNITY HEIGHTS COOPERATIV	BOSTON	PRIVATE		50	50	3/18/2014	50			0	50	0
UPHAMS CORNER	BOSTON	MHFA		36	36	4/30/2012	36			0	36	0
VETERANS BENEFITS CLEARI	BOSTON	MHFA		30	30	6/30/2011	30			0	30	0
VICTORY GARDENS	BOSTON	MHFA	121A	87	87	9/16/2019	87			0	87	0
VILLAGE MANOR	BOSTON	HUD		65			65	65	0	65	0	Lost

Massachusetts Projects with Subsidized Mortgages or HUD Project-Based Rental Assistance

Property Name	City	Agency	Local Use Restriction	Total Units	Section 8 PBA Units	Section 8 Expir. Date	Original Subsidy		New Affordable		Net		Current Units	Units At Risk - 2012
							Units	Lost	Units	Lost	Units	Lost		
VIVIENDAS ASSOCIATES	BOSTON	MHFA	121A/LDA	185	181	12/31/2021	181	181	180	1	180	180	0	
VIVIENDAS LAVICTORIA II	BOSTON	MHFA	121A	190	190	4/30/2022	190	190	190	0	190	190	0	
WAIT STREET	BOSTON	MHFA	121A	100	100	8/12/2021	100	100	100	0	100	100	0	
WALLINGFORD HOUSING	BOSTON	PRIVATE		211			211					211	0	
WALNUT WASHINGTON APTS	BOSTON	MHFA		65	65	1/7/2009	65	65	65	0	65	65	0	
WARDMAN TRUST	BOSTON	MHFA		88	88	8/31/2010	88	88	88	0	88	88	0	
WARREN AVE APTS	BOSTON	PRIVATE		30	30	8/31/2010	30	30	30	0	30	30	0	
WARREN GARDENS	BOSTON	HUD	x-121A	228	227	8/23/2009	227	227	227	0	227	227	0	
WARREN HALL TRUST	BOSTON	HUD		33	7	10/1/2010	33	33	33	0	33	33	0	
WASHINGTON COLUMBIA APT	BOSTON	HUD		151	151	9/30/2025	151	151	151	0	151	151	0	
WASHINGTON COLUMBIA II/CF	BOSTON	MHFA		175	175	9/30/2008	175	175	175	0	175	175	0	
WASHINGTON HEIGHTS	BOSTON	PRIVATE		175	175	9/29/2019	216	216	175	41	175	175	0	
WATERVIEW APARTMENTS	BOSTON	MHFA		49	49	3/25/2016	49	49	49	0	49	49	0	
WAVERLY APTS	BOSTON	HUD	121A	102	102		102	102	102	0	102	102	0	
WAYNE APTS	BOSTON	HUD		349	349	6/30/2011	349	349	349	0	349	349	0	
WELD PARK APTS.	BOSTON	PRIVATE	x(7)121A	14	14	1/24/2012	14	14	14	0	14	14	0	
WEST END PLACE	BOSTON	MHFA		82	82	2/28/2010	82	82	82	0	82	82	0	
WEST FENWAY APARTMENTS	BOSTON	HUD		48	48	1/4/2010	52	52	52	0	52	52	0	
WEST ROXBURY RESIDENCES	BOSTON	HUD		4	4	3/31/2017	4	4	4	0	4	4	0	
WESTLAND AVENUE APTS	BOSTON	MHFA	121A	97	30	9/23/2024	30	30	30	0	30	30	0	
WESTMINSTER COURT	BOSTON	HUD		70	70		70	70	70	0	70	70	0	
WILDER GARDENS	BOSTON	PRIVATE		61	61	1/15/2009	61	61	61	0	61	61	0	
WILSHIRE APTS	BOSTON	HUD		29	29	12/31/2009	29	29	29	0	29	29	0	
WOODBOURNE APARTMENTS	BOSTON	HUD	121A	75	74	1/27/2010	74	74	74	0	74	74	0	
WOODBURY/CUNARD APARTM	BOSTON	MHFA	121A	17	17	9/24/2018	17	17	17	0	17	17	0	
WOODLEDGE	BOSTON	MHFA	121A	130	130	10/18/2018	130	130	130	0	130	130	0	
WOODWARD PARK HOUSE	BOSTON	HUD		13	12	12/31/2017	12	12	12	0	12	12	0	
WORCESTER SQUARE	BOSTON	MHFA		31	31	12/31/2019	31	31	31	0	31	31	0	
YEE REALTY	BOSTON	MHFA		12	3	8/1/2012	12	12	12	0	12	12	0	
BOURNE OAKS	BOURNE	RHS		106	105	10/23/2008	105	105	105	0	105	105	0	
CANALSIDE APARTMENTS	BOURNE	MHFA		112	28	3/1/2018	112	112	112	0	112	112	0	
SUN BANK VILLAGE	BOYLSTON	RHS		24	24		24	24	24	0	24	24	0	
INDEPENDENCE MANOR I	BRAINTREE	PRIVATE		95	95		95	95	95	0	95	95	0	
INDEPENDENCE MANOR II	BRAINTREE	HUD	121A, 40B	50	50	8/16/2026	50	50	50	0	50	50	0	

## Massachusetts Projects with Subsidized Mortgages or HUD Project-Based Rental Assistance

Property Name	City	Agency	Local Use Restriction	Total Units	Section 8 PBA Units	Section 8 Expir. Date	Original Subsidy Units	Subsidy Units Lost	New Affordable Units	Net Units Lost	Current Units Assisted	Units At Risk - 2012
LOGAN PARK	BRAINTREE	MHFA		100	100	3/29/2014	100			0	100	0
MONATIQUE VILLAGE	BRAINTREE	HUD		324			208	208	99	109	99	99
EAGLE POINT	BREWSTER	HUD		4	3	7/31/2020	3			0	3	0
KING'S LANDING	BREWSTER	HUD		108			108			0	108	108
WELLS COURT	BREWSTER	HUD		24	24	5/31/2010	24	0	0	0	24	0
BATTLES FARM VILLAGE	BROCKTON	HUD		320	202	2/1/2010	320			0	320	320
BIXBY BROCKTON	BROCKTON	MHFA		106			0	0	0	0	0	0
BIXBY II	BROCKTON	PRIVATE	121A; URA?	61	60	8/26/2024	60			0	60	0
BROCKTON CENTRE APTS.	BROCKTON	HUD	x-121A; URA?	45	44	2/4/2023	45			0	45	0
BROCKTON COMMONS	BROCKTON	MHFA	121A	139	139	11/11/2010	139			0	139	139
CHATHAM WEST I	BROCKTON	MHFA		300	75	5/1/2013	275			0	275	0
CHATHAM WEST II	BROCKTON	MHFA		270	68	12/2/2015	270			0	270	0
DAVIS COMMONS	BROCKTON	MHFA		200	99	9/30/2009	200			0	200	0
DOUGLAS HOUSE	BROCKTON	PRIVATE	121A	158	158	9/30/2025	157			0	157	0
HAMILTON WADE HOUSE	BROCKTON	PRIVATE	121A	84	84	8/31/2025	83			0	83	0
PINE ESTATES II	BROCKTON	PRIVATE		113	23	4/30/2009	113			0	113	113
PINE GARDENS	BROCKTON	PRIVATE		120	26	12/9/2042	120	0	0	0	120	0
PINE GROVE	BROCKTON	MHFA		168	46	3/1/2013	168			0	168	0
TRINITY VILLAGE	BROCKTON	MHFA	121A	164	164	7/12/2019	164			0	164	0
100 CENTRE PLAZA	BROOKLINE	HUD	121A/ZON	216			71	71	54	17	54	54
1550 BEACON PLAZA	BROOKLINE	HUD	121A/ZON	180			120	120	45	75	45	45
BEACON PARK	BROOKLINE	MHFA	121A	80	20	3/1/2018	20			0	20	0
BROOKLINE COOP	BROOKLINE	HUD	121A	116			115	83		83	32	32
CENTRE COURT 120	BROOKLINE	MHFA	121A	125	105	2/29/2020	105			0	105	0
VILLAGE AT BROOKLINE THE	BROOKLINE	MHFA	121A	307	77	3/1/2018	307			0	307	0
929 HOUSE	CAMBRIDGE	HUD	ZON	127			56	56	26	30	26	26
ALEWIFE PARKWAY APTS	CAMBRIDGE	HUD	121A?	274	55	5/31/2009	274			0	274	0
BRISTON ARMS	CAMBRIDGE	MHFA		154	73	1/31/2010	105			0	105	105
CAMBRIDGE COURT	CAMBRIDGE	MHFA	ZON	123	31	4/1/2016	92			0	92	92
CAST I APARTMENTS	CAMBRIDGE	MHFA		42	17		42	42	42	0	42	0
CAST II APARTMENTS	CAMBRIDGE	MHFA		9	9	8/19/2019	9			0	9	0
CLOSE BUILDING	CAMBRIDGE	MHFA		61	61	9/15/2017	61			0	61	0
FRESH POND APTS	CAMBRIDGE	PRIVATE	121A	506	338	12/31/2009	506	506	506	0	506	0
HARVARD PLACE	CAMBRIDGE	HUD		22	21	7/31/2009	21			0	21	0

## Massachusetts Projects with Subsidized Mortgages or HUD Project-Based Rental Assistance

Property Name	City	Agency	Local Use Restriction	Total Units	Section 8 PBA Units	Section 8 Expir. Date	Original Subsidy Units	Subsidy Units Lost	New Affordable Units	Net Units Lost	Current Units Assisted	Units At Risk - 2012
HARWELL HOMES	CAMBRIDGE	HUD		56	17	9/30/2009	56			0	56	56
HURON TOWERS	CAMBRIDGE	HUD	121A	248			248	248	0	248	0	Lost
INMAN SQUARE APARTMENTS	CAMBRIDGE	MHFA	121A	116	36	3/1/2017	116			0	116	0
MAGAZINE HOUSE	CAMBRIDGE	HUD		11	10	4/30/2012	10			0	10	0
MEMORIAL DRIVE 808	CAMBRIDGE	MHFA	121A/ZON	301	76	3/1/2021	212			0	212	0
NORSTIN	CAMBRIDGE	MHFA		32			32	0	0	0	32	32
PORTLAND MARCELLA	CAMBRIDGE	PRIVATE		12	9	10/31/2011	9			0	9	9
PUTNAM SCHOOL	CAMBRIDGE	PRIVATE		33	33	3/2/2013	33			0	33	0
PUTNAM SQUARE	CAMBRIDGE	HUD		94			94			0	94	94
ROOSEVELT TOWERS	CAMBRIDGE	PRIVATE		77	77	6/30/2022	77			0	77	0
WALDEN SQUARE APTS	CAMBRIDGE	MHFA	121A	240	48	5/26/2022	240			0	240	0
CANTON VILLAGE	CANTON	MHFA	40B	56	56	2/14/2010	56			0	56	0
LAMPLIGHTER VILLAGE	CANTON	MHFA		81	80	11/30/2012	80			0	80	80
CARLISLE VILLAGE COURT	CARLISLE	RHS		18	8	12/31/2008	18			0	18	18
CARVER ELDERLY HOUSING	CARVER	HUD	40B	40	40	10/21/2009	40			0	40	0
CADY BROOK	CHARLTON	RHS		40			40	0	0	0	40	40
BELLINGHAM SQUARE APTS.	CHELSEA	MHFA		27	27	7/21/2008	27			0	27	27
BELLINGHAM STREET	CHELSEA	HUD		60	60	4/30/2020	60			0	60	0
BROADWAY GLEN	CHELSEA	HUD	40B	120	119	5/31/2009	120			0	120	0
BURROUGHS BUILDING	CHELSEA	MHFA		8	8	8/1/2014	8			0	8	0
CARTER HEIGHTS	CHELSEA	MHFA	40B	108	27	3/1/2019	108			0	108	0
CHELSEA SQUARE	CHELSEA	MHFA	x-121A	71	71	5/11/2021	71			0	71	0
CHELSEA VILLAGE	CHELSEA	MHFA	x-121A	160	160	8/3/2012	160			0	160	160
CHESTNUT STREET 238	CHELSEA	PRIVATE		3	3	8/16/2013	3			0	3	0
CHESTNUT STREET 240-242	CHELSEA	PRIVATE		6	6	8/16/2013	6			0	6	0
COLLINS NON-PROFIT APTS	CHELSEA	MHFA		100	99	8/7/2026	99			0	99	0
EXCHANGE BUILDING THE	CHELSEA	MHFA		9	8	9/14/2013	8			0	8	0
GREENHOUSE THE, (CHELSEA)	CHELSEA	HUD	URA?	80	79	12/27/2008	79			0	79	79
HARBOR LIGHT	CHELSEA	HUD		8	8	10/31/2016	8			0	8	0
NORTH SUFFOLK GROUP HOM	CHELSEA	HUD		28	28	11/5/2009	28			0	28	0
NORTH SUFFOLK GROUP HOM	CHELSEA	HUD		17	17	6/30/2013	17			0	17	0
WINNISIMMET STREET 102-104	CHELSEA	PRIVATE		6	6	5/20/2012	6			0	6	6
ALDEN HOUSE	CHICOPEE	HUD		6	6	5/31/2009	6			0	6	0
ALGONQUIN/CASINO	CHICOPEE	HUD		8	8	7/14/2023	8			0	8	0

## Massachusetts Projects with Subsidized Mortgages or HUD Project-Based Rental Assistance

Property Name	City	Agency	Local Use Restriction	Total Units	Section 8 PBA Units	Section 8 Expir. Date	Original Subsidy Units	Subsidy Units Lost	New Affordable Units	Net Units Lost	Current Units Assisted	Units At Risk - 2012
DOM POLSKI	CHICOPEE	MHFA	121A	50	50	9/27/2009	50			0	50	50
FALLS VIEW APARTMENTS	CHICOPEE	MHFA		130	130	1/31/2014	130			0	130	0
GRANBY ROAD	CHICOPEE	HUD		3	3	1/23/2009	3			0	3	0
KIRBY SCHOOL CONDOMINIUM	CHICOPEE	HUD		3	3	4/23/2018	3			0	3	0
MACARTHUR TERRACE	CHICOPEE	HUD	121A	222	55	4/30/2009	222			0	222	222
MCKINLEY ASSOC.	CHICOPEE	MHFA	121A	105	105	8/5/2010	105			0	105	105
MCKINSTRY RESIDENCE	CHICOPEE	HUD		6	6	4/28/2013	6			0	6	0
SHERIDAN STREET RESIDENC	CHICOPEE	HUD		4	4	12/26/2022	4			0	4	0
PRESCOTT MILLS APTS.	CLINTON	MHFA	121A	101	101	12/21/2011	101			0	101	101
COMMUNITY HOUSING OPTIO	CONCORD	HUD		20	20	11/30/2016	20			0	20	0
RIVER RUN APARTMENTS	DALTON	MHFA	121A	77	77	3/11/2014	77			0	77	0
HERITAGE AT DANVERS	DANVERS	MHFA		80			16	0	0	0	16	0
SUPPORTED COMMUNITY LIVI	DANVERS	HUD		7	7	12/31/2008	7			0	7	0
THOMPSON HOUSE	DANVERS	HUD		24	24	1/28/2017	24			0	24	0
CROSSROADS THE	DARTMOUTH	PRIVATE	40B	200	200	6/30/2013	200			0	200	0
DARTMOUTH	DARTMOUTH	PRIVATE		80	80	11/4/2020	80			0	80	0
SOLEMAR APTS I	DARTMOUTH	HUD		200			200	200	100	100	100	100
ELM CIRCLE	DEERFIELD	RHS		24			24	0	0	0	24	24
GORDON SENIOR CITIZEN AP	DENNIS	RHS		64			64	0	0	0	64	0
RIDDLEBROOK APARTMENTS	DOUGLAS	RHS		41	41	3/24/2012	41			0	41	41
DRACUT	DRACUT	PRIVATE		80	80	11/9/2020	80			0	80	0
ISLAND CREEK 1	DUXBURY	MHFA	40B	58	58	11/23/2012	58			0	58	58
GOSNOLD GROVE	EAST FALMOL	MHFA		33	33	8/14/2018	33			0	33	0
BROWNSTONE GARDENS I	EAST LONGME	MHFA		100			100	0	0	0	100	100
BROWNSTONE GARDENS II	EAST LONGME	HUD	121A	32	32	7/9/2011	32			0	32	0
BROWNSTONE GARDENS III	EAST LONGME	HUD	121A	40	40	1/31/2016	40			0	40	0
GLENDALE RESIDENCE	EAST LONGME	HUD		5	4	7/31/2014	4			0	4	0
UNION TOWERS II	EAST WEYMO	HUD	x-121A	75	74	7/8/2009	74			0	74	0
COLLEGE HIGHWAY APTS	EASTHAMPTO	HUD	40B	40	40	8/1/2011	40			0	40	0
ORCHARD VIEW	EASTHAMPTO	HUD		40	40	6/28/2013	40			0	40	0
EVERETT HOUSING	EVERETT	HUD		77	77	8/31/2020	77			0	77	0
WHITNEY-LORENTI HOUSE	EVERETT	PRIVATE		50	50	6/30/2022	50			0	50	0
FAIRHAVEN VILLAGE	FAIRHAVEN	MHFA	121A	169	169	1/13/2021	169			0	169	0
ACADEMY THE	FALL RIVER	MHFA	121A	85	85	11/27/2020	85			0	85	0



## Massachusetts Projects with Subsidized Mortgages or HUD Project-Based Rental Assistance

Property Name	City	Agency	Local Use Restriction	Total Units	Section 8 PBA Units	Section 8 Expir. Date	Original Subsidy Units	Subsidy Units Lost	New Affordable Units	Net Units Lost	Current Units Assisted	Units At Risk - 2012
BAY VILLAGE APARTMENTS	FALL RIVER	HUD	121A	206	182	7/31/2023	205			0	205	0
BORDEN STREET HOUSING	FALL RIVER	MHFA		261	261	3/28/2021	261			0	261	0
FALL RIVER RESIDENCE	FALL RIVER	HUD		4	4	8/28/2008	4			0	4	0
FULTON STREET APARTMENT	FALL RIVER	MHFA		28	7	3/1/2016	28			0	28	28
HUDNER BUILDING	FALL RIVER	HUD	URA?	39	39	2/28/2009	39			0	39	39
LAFAYETTE PLACE	FALL RIVER	MHFA		125	125	3/7/2014	125			0	125	0
PRESIDENT VILLAGE	FALL RIVER	HUD		119			119	119	0	119	0	Lost
RIVERVIEW TOWERS	FALL RIVER	HUD	121A	200			200	200	100	100	100	100
ROLLING GREEN-FALL RIVER	FALL RIVER	HUD	121A	404			404	404	81	323	81	81
SHIPS' COVE APARTMENTS	FALL RIVER	PRIVATE	121A	201	162	10/31/2010	201			0	201	0
ST MATHIEUS SCHOOL	FALL RIVER	MHFA		30	30	5/31/2013	30			0	30	0
TECUMSEH MILL	FALL RIVER	MHFA		124	124	3/14/2014	124			0	124	0
CAPE COD UNITED CHURCH	FALMOUTH	HUD		83	12	8/31/2009	12			0	12	0
PHEASANT HILL VILLAGE	FEEDING HILL	MHFA	40B	200	200	9/27/2019	200			0	200	0
HERITAGE GREEN	FISKDALE	MHFA	40B	130	130	8/10/2011	130			0	130	130
BLOSSOM COURT	FITCHBURG	MHFA		22	8	3/1/2019	22			0	22	0
FITCHBURG GREEN	FITCHBURG	MHFA	x-121A	159	159	1/11/2011	159			0	159	159
HOTEL RAYMOND	FITCHBURG	MHFA	121A, 40B	74	73	11/11/2023	73			0	73	0
JOHNSONIA, THE	FITCHBURG	HUD		52			50	50	0	50	0	Lost
JOSEPH'S HOUSE	FITCHBURG	MHFA	121A	140	139	3/31/2013	139			0	139	0
MEADOWBROOK VILLAGE	FITCHBURG	HUD		228	35	1/31/2009	228			0	228	228
MOUNT VERNON HOUSING	FITCHBURG	HUD		3	3	7/8/2009	3			0	3	0
SUNDIAL THE	FITCHBURG	HUD		168			168	0	0	0	168	0
N CARL ANNON COURT 2	FOXBOROUGH	RHS		64	64	5/14/2009	64			0	64	64
BEAVER PARK I	FRAMINGHAM	HUD	121A	286			150	150	106	44	106	106
BEAVER PARK II (GDNS)	FRAMINGHAM	HUD	121A	136			136	136	107	29	107	107
BEAVER TERRACE APTS	FRAMINGHAM	HUD	121A	254	218	6/30/2009	254			0	254	254
CLAFLIN HOUSE	FRAMINGHAM	HUD	40B	40	40	9/30/2009	40			0	40	40
COCHITUATE HOMES COOP	FRAMINGHAM	HUD		161	160	9/30/2009	161			0	161	161
EDMANDS HOUSE	FRAMINGHAM	MHFA		190	112	3/31/2009	143			0	143	143
FRAMINGHAM GREEN	FRAMINGHAM	MHFA	40B	110	110	6/3/2014	110			0	110	0
HIGHLAND STREET 21-23	FRAMINGHAM	PRIVATE		5	5		5			0	5	5
IRVING SQUARE APTS	FRAMINGHAM	HUD	40B	46	46	10/20/2008	46			0	46	46
IRVING STREET APTS	FRAMINGHAM	PRIVATE		11	11	3/9/2013	11			0	11	0

## Massachusetts Projects with Subsidized Mortgages or HUD Project-Based Rental Assistance

Property Name	City	Agency	Local Use Restriction	Total Units	Section 8 PBA Units	Section 8 Expir. Date	Original Subsidy Units	Subsidy Units Lost	New Affordable Units	Net Units Lost	Current Units Assisted	Units At Risk - 2012
PINE ST 22-40	FRAMINGHAM	PRIVATE		11	11	9/30/2026	11			0	11	0
SAXONVILLE VILLAGE	FRAMINGHAM	HUD	URA?	64	63	7/31/2009	64			0	64	64
SHERWOOD PARK APTS	FRAMINGHAM	HUD		81	30	1/31/2009	81			0	81	81
TRIBUNE APARTMENTS	FRAMINGHAM	PRIVATE	40B	53	53	2/28/2023	53			0	53	0
GLEN MEADOW	FRANKLIN	HUD		288			288	288	58	230	58	58
BINNALL HOUSE	GARDNER	MHFA		134	133	1/14/2023	133			0	133	0
CATHERINE STREET 35	GARDNER	PRIVATE		8	8	9/30/2021	8			0	8	0
OLDE ENGLISH VILLAGE	GARDNER	HUD		200	196	4/30/2020	200			0	200	0
CENTRAL GRAMMAR	GLOUCESTER	HUD	121A	80			80			0	80	80
GREEN ACRE ESTATES	GRAFTON	RHS		48	48	7/31/2009	48			0	48	48
BOSTWICK GARDENS	GREAT BARRI	HUD		29	28	4/28/2012	28			0	28	0
GREENFIELD ACRES	GREENFIELD	HUD	ZON	94			94	94	19	75	19	19
GREENFIELD GARDENS	GREENFIELD	HUD		202	120	5/31/2014	201			0	201	0
HASTINGS STREET	GREENFIELD	HUD		4	4	2/28/2018	4			0	4	0
LEYDEN WOODS APARTMENT	GREENFIELD	HUD		200	181	2/28/2009	200			0	200	0
WELDON, THE	GREENFIELD	HUD		105	105	3/31/2024	105			0	105	0
GROTON COMMONS	GROTON	HUD	40B	34	34	5/27/2011	34			0	34	0
WINTHROP PLACE	GROTON	RHS	40B	24			24	0	0	0	24	0
MOUNTAIN VIEW	HADLEY	RHS		25			25	0	0	0	25	0
HAMPDEN	HAMPDEN	PRIVATE		56	56	3/30/2018	56			0	56	0
CUSHING RESIDENCE INC	HANOVER	MHFA	121A	177	149	6/15/2011	149			0	149	0
HANOVER LEGION ELD APTS	HANOVER	MHFA	121A	60	60	12/27/2011	60			0	60	0
HANSON GROUP HOME	HANSON	HUD		8	8	5/31/2012	8			0	8	0
PINE OAKS VILLAGE - PHASE I	HARWICH	RHS	40B	60	60	12/31/2009	60			0	60	60
PINE OAKS VILLAGE II	HARWICH	RHS	40B	38			38	0	0	0	38	38
PINE OAKS VILLAGE III	HARWICH	HUD		65	65	11/7/2008	65			0	65	0
AHEPA 39 APARTMENTS	HAVERHILL	HUD	121A	54	54	1/30/2016	54			0	54	0
HADLEY WEST APTS	HAVERHILL	MHFA	40B	182	182	6/11/2009	182			0	182	0
JUDSON HOUSE	HAVERHILL	PRIVATE		117	116	6/30/2010	116			0	116	116
MERRIVISTA	HAVERHILL	HUD	121A	150	126	9/30/2010	28			0	28	0
MISSION TOWERS	HAVERHILL	MHFA	121A	117	30	3/1/2014	117			0	117	0
ONE WATER ST	HAVERHILL	HUD	121A? (listed as	164			164	164	33	131	33	33
PHOENIX ROW APARTMENTS	HAVERHILL	HUD		97	96	8/27/2009	96			0	96	0
PRESIDENTIAL GARDENS APT	HAVERHILL	MHFA		200	185	9/30/2010	200			0	200	0

**Massachusetts Projects with Subsidized Mortgages or HUD Project-Based Rental Assistance**

Property Name	City	Agency	Local Use Restriction	Total Units	Section 8 PBA Units	Section 8 Expir. Date	Original Subsidy		New Affordable		Net		Units At Risk - 2012
							Subsidy Units	Lost	Units	Lost	Units	Lost	
WESTLAND TERRACE RESIDE	HAVERHILL	HUD		8	8	1/16/2011	8	0	0	0	0	8	0
LINCOLN SCHOOL	HINGHAM	MHFA	40B	60	60	10/8/2010	60	0	0	0	0	60	60
HOLBROOK APARTMENTS	HOLBROOK	PRIVATE	40B	170	169	10/1/2021	169	0	0	0	0	169	0
COLONY RET HOMES OF HOL	HOLDEN	HUD	121A, 40B	80	80	12/15/2010	80	0	0	0	0	80	0
MISSION SPRINGS	HOLLISTON	HUD	40B	75	75	7/31/2017	75	0	0	0	0	75	0
CHERRY HILL MENTAL HEALTH	HOLYOKE	HUD		7	7	6/30/2009	7	0	0	0	0	7	0
ELMS THE	HOLYOKE	HUD		47	47	9/7/2009	47	0	0	0	0	47	0
HAMPSHIRE PINES	HOLYOKE	HUD		50	50		50	0	0	0	0	50	0
HIGHLAND RESIDENCE	HOLYOKE	HUD		6	6	4/30/2013	6	0	0	0	0	6	0
HOLYOKE HILL	HOLYOKE	MHFA		165	42	3/1/2013	165	0	0	0	0	165	0
HOLYOKE TOWERS	HOLYOKE	HUD	ZON	122	122		122	0	0	0	0	122	122
LACASSE APARTMENTS	HOLYOKE	MHFA		127	50	3/1/2017	127	0	0	0	0	127	127
NORTHEAST APARTMENTS	HOLYOKE	MHFA		69	27	6/1/2012	69	0	0	0	0	69	0
PROSPECT HEIGHTS	HOLYOKE	MHFA	URA?	96	95	5/8/2010	95	0	0	0	0	95	0
PULASKI HEIGHTS	HOLYOKE	MHFA		101	57	4/30/2024	101	0	0	0	0	101	0
SARGEANT ARMS	HOLYOKE	MHFA		43	43		43	0	0	0	0	43	43
SARGEANT WEST APTS	HOLYOKE	HUD		154	154	2/28/2028	154	0	0	0	0	154	0
SYCAMORE HOUSE	HOLYOKE	MHFA		94	94	6/30/2012	94	0	0	0	0	94	94
WALNUT ROW	HOLYOKE	RHS		18	18		18	0	0	0	0	18	0
WHITING FARMS I	HOLYOKE	HUD		119	119		119	0	0	0	0	119	119
WHITING FARMS II	HOLYOKE	HUD		225	225		225	187	38	0	0	187	187
HUBBARDSTON HOUSE APTS	HUBBARDSTON	HUD		36	36	8/14/2026	36	0	0	0	0	36	0
PETERS GROVE	HUDSON	MHFA	40B	95	95	5/30/2014	95	0	0	0	0	95	0
CAPE COD GROUP HOMES	HYANNIS	HUD		5	5	10/13/2020	5	0	0	0	0	5	0
CROMWELL COURT	HYANNIS	MHFA		124	82	10/31/2016	124	0	0	0	0	124	0
FAWCETTS POND VILLAGE	HYANNIS	PRIVATE		100	99	5/27/2013	99	0	0	0	0	99	0
AGAWAM VILLAGE	IPSWICH	PRIVATE		94	94	7/5/2019	94	0	0	0	0	94	0
OAK HILL	IPSWICH	RHS	40B	33	33		33	0	0	0	0	33	0
EVANSWOOD	KINGSTON	HUD	40B	50	50	9/30/2027	50	0	0	0	0	50	0
KINGSTON GROUP HOME	KINGSTON	HUD		8	8	5/31/2014	8	0	0	0	0	8	0
KINGSTON PINES	KINGSTON	RHS	40B	20	20		20	0	0	0	0	20	20
AMESBURY GARDENS	LAWRENCE	HUD	121/LDA	160	64	8/31/2009	160	0	0	0	0	160	0
ARLINGTON PARK	LAWRENCE	MHFA	121A	130	130	3/15/2019	130	0	0	0	0	130	0
BRADFORD APARTMENTS	LAWRENCE	PRIVATE		168	168		168	168	0	0	0	0	0

**Massachusetts Projects with Subsidized Mortgages or HUD Project-Based Rental Assistance**

Property Name	City	Agency	Local Use Restriction	Total Units	Section 8 PBA Units	Section 8 Expir. Date	Original Subsidy Units	Subsidy Units Lost	New Affordable Units	Net Units Lost	Current Units Assisted	Units At Risk - 2012
DIAMOND SPRING GARDENS	LAWRENCE	HUD	121A	97	96	2/26/2010	96			0	96	96
ESSEX TOWERS	LAWRENCE	MHFA	121A	198	198	1/14/2020	198			0	198	0
FIDELITY HOUSE	LAWRENCE	HUD		14	12	11/12/2012	12			0	12	0
GARDEN STREET APARTMENT	LAWRENCE	HUD		10	10	7/8/2017	10			0	10	0
HOPE IN ACTION	LAWRENCE	MHFA		71	18	2/1/2013	71			0	71	0
MI RESIDENTIAL COMMUNITY	LAWRENCE	HUD	121A	111	106	4/16/2010	110			0	110	0
MI RESIDENTIAL COMMUNITY	LAWRENCE	HUD	121A	106	106	2/12/2011	106			0	106	0
MI RESIDENTIAL COMMUNITY	LAWRENCE	HUD	121A	88	87	4/29/2012	88			0	88	0
PARKSIDE APTS WEST	LAWRENCE	HUD	121A	146	98	4/30/2010	146			0	146	146
RITA HALL APARTMENTS	LAWRENCE	MHFA	121A	90	90	7/8/2016	90			0	90	0
ST ALFIO'S VILLA	LAWRENCE	HUD	121A; URA?	155	154	12/31/2024	154			0	154	0
VALEBROOK APARTMENTS	LAWRENCE	MHFA	121A	151	150	8/26/2010	150			0	150	150
HYDE PLACE	LEE	HUD	121A	41	41	1/2/2010	41			0	41	0
LEE CENTRAL SCHOOL ELDER	LEE	HUD		37	37	1/16/2011	37	0	0	0	37	0
PROSPECT STREET	LEE	PRIVATE		4			4	0	0	0	4	0
LITCHFIELD TERRACE APTS	LEOMINSTER	HUD		216	209	9/30/2009	216			0	216	216
RIVERSIDE VILLAGE	LEOMINSTER	MHFA		312	193	10/31/2009	312			0	312	312
WATERWAY APARTMENTS	LEOMINSTER	MHFA		90	89	5/7/2011	89			0	89	89
LITTLETON GREEN	LITTLETON	RHS	40 B	24			24	0	0	0	24	0
MILL POND APARTMENTS	LITTLETON	MHFA	40B	50	50	1/28/2025	50			0	50	0
MINUTEMAN HSG	LITTLETON	HUD		8	8	6/9/2008	8			0	8	0
EMERSON MANOR	LONGMEADOW	HUD		68	68	5/27/2010	68			0	68	0
FIRST ASSOC PROPERTY HOM	LONGMEADOW	HUD		9	8	2/26/2012	8			0	8	0
GENESIS HOUSE	LONGMEADOW	HUD		259	259	4/23/2009	48			0	48	0
GENESIS HOUSE II	LONGMEADOW	HUD		32	32	5/13/2012	32			0	32	0
GENESIS HOUSE III	LONGMEADOW	HUD		29	29	8/1/2008	29	0	0	0	29	0
GREENWOOD PARK I	LONGMEADOW	HUD		8	8	12/4/2014	8			0	8	0
GREENWOOD PARK II	LONGMEADOW	HUD		8	8	10/15/2016	8			0	8	0
CENTENNIAL ISLAND APTS	LOWELL	PRIVATE	121A	118	117	7/31/2009	117			0	117	117
COLBURN SCHOOL APTS	LOWELL	HUD		11	10	11/30/2019	10			0	10	0
D'YOUVILLE SENIOR CARE CE	LOWELL	HUD		22	22	10/2/2011	22	0	0	0	22	0
FIRST LOWELL REHAB	LOWELL	HUD	121A	47	9	9/30/2012	46			0	46	46
JAYCEE HSG FOR THE ELDER	LOWELL	MHFA	121A	138			138	138	130	8	130	0
LORD MANOR	LOWELL	MHFA	121A	94	38	3/1/2017	94			0	94	0

## Massachusetts Projects with Subsidized Mortgages or HUD Project-Based Rental Assistance

Property Name	City	Agency	Local Use Restriction	Total Units	Section 8 PBA Units	Section 8 Expir. Date	Original Subsidy Units	Subsidy Units Lost	New Affordable Units	Net Units Lost	Current Units Assisted	Units At Risk - 2012
LOWELL	LOWELL	PRIVATE		42	42	2/10/2020	42			0	42	0
LOWELL BELVIDERE HOUSING	LOWELL	HUD	x-121A	71	70	10/5/2021	70			0	70	0
LOWELL RESIDENCE	LOWELL	HUD		6	6	1/27/2009	6			0	6	0
LOWELL SUN	LOWELL	HUD	x-121A	84	84	1/4/2009	84			0	84	84
MAJESTIC APTS	LOWELL	MHFA		34	3	2/26/2024	34			0	34	0
MARKET MILL	LOWELL	MHFA	x-121A	230	230	10/5/2021	230			0	230	0
MAZUR PARK APARTMENTS	LOWELL	HUD	121A	50	50	8/17/2008	50			0	50	50
NORTH CANAL APARTMENTS	LOWELL	PRIVATE		267	200	3/31/2026	200			0	200	0
PRINCETON VILLAGE	LOWELL	MHFA		151			151	151	106	45	106	0
ROGERS HALL	LOWELL	MHFA		61	60	7/23/2024	60			0	60	0
SOUTHWICK BLOCK APTS	LOWELL	HUD	x-121A	28	28	10/31/2008	28			0	28	28
THREE GEMS	LOWELL	HUD		8	8	6/30/2009	8	0	0	0	8	0
TOWNHOUSE OF LOWELL	LOWELL	HUD		96	96	8/18/2015	96			0	96	0
WENTWORTH, THE	LOWELL	HUD	121A	40	40	7/30/2010	40			0	40	40
WESTMINSTER VILLAGE ARMS	LOWELL	MHFA		432	400	5/31/2012	432			0	432	0
EDVIEW RESIDENCE	LUDLOW	HUD		6	6	2/26/2009	6	0	0	0	6	0
CHESTNUT GARDENS APTS	LYNN	PRIVATE		65	65	3/7/2027	65			0	65	0
ESSEX GARDENS	LYNN	PRIVATE		60	60	6/30/2008	60			0	60	60
FABENS BUILDING	LYNN	MHFA		37	37	4/22/2011	37			0	37	37
GTR LYNN SPEC NEEDS HSG	LYNN	HUD		9			9	9		9	0	Lost
HARBOR LOFT	LYNN	MHFA		210	210	9/7/2012	210			0	210	210
KINGS BEACH TOWERS	LYNN	MHFA		183	183	12/1/2017	183			0	183	0
KING'S LYNNE	LYNN	MHFA		441			441	0	0	0	441	0
LEISURE TOWER	LYNN	MHFA	121A	181	180	4/30/2010	181			0	181	0
MARIAN GARDENS	LYNN	PRIVATE		94	93	5/31/2010	94			0	94	94
NEPTUNE TOWERS	LYNN	MHFA	121A	334	332	2/28/2022	334			0	334	0
NEW ROCKMERE APARTMENT	LYNN	PRIVATE		12	12	7/31/2015	12			0	12	0
OCEAN SHORES APARTMENT	LYNN	MHFA		202	202	4/22/2011	202			0	202	0
OLYMPIA SQUARE	LYNN	HUD		44	44	11/15/2012	44			0	44	44
QUAKER MEADOWS	LYNN	MHFA		105	103	7/31/2013	103			0	103	0
ROCKMERE GARDENS	LYNN	HUD		60	59	7/31/2015	60			0	60	0
ROLFE HOUSE	LYNN	MHFA		70	70	12/29/2010	70			0	70	70
SILSBEE TOWER	LYNN	MHFA		145	145	2/12/2014	145			0	145	0
ST MARY'S PLAZA	LYNN	MHFA		99	98	2/6/2028	98			0	98	0

## Massachusetts Projects with Subsidized Mortgages or HUD Project-Based Rental Assistance

Property Name	City	Agency	Local Use Restriction	Total Units	Section 8 PBA Units	Section 8 Expir. Date	Original Subsidy Units	Subsidy Units Lost	New Affordable Units	Net Units Lost	Current Units Assisted	Units At Risk - 2012
ST STEPHEN'S TOWER	LYNN	MHFA	121A	130	52	3/1/2017	130			0	130	0
ST THERESA'S HOUSE	LYNN	HUD		32	32	1/20/2010	0	0	0	0	0	0
WASHINGTON ST HOUSING	LYNN	MHFA	121A	145	37	3/1/2015	145			0	145	0
WILLOW APARTMENTS	LYNN	MHFA		44	43	11/30/2025	44			0	44	0
WILSON GARDENS	LYNN	MHFA		26	26	5/18/2021	26			0	26	0
BOWDOIN APARTMENTS	MALDEN	PRIVATE		226	108	3/31/2026	226			0	226	0
BRYANT TERRACE APTS	MALDEN	HUD		108			108			0	108	108
HERITAGE THE	MALDEN	HUD		209	20	4/30/2023	209			0	209	0
MAPLEWOOD PLACE	MALDEN	MHFA		98			20	0	0	0	20	0
MSGR. NEAGLE APARTMENTS	MALDEN	HUD		75	75	8/8/2016	75			0	75	0
ROBINSON CUTICURA MILL AP	MALDEN	MHFA		94	93	9/7/2010	94			0	94	94
SALEM TOWERS	MALDEN	HUD		81			81	0	0	0	81	0
TRIANGLE HOUSE	MALDEN	HUD		10	9	12/3/2016	9			0	9	0
ACADEMY KNOLL APARTMENT	MARLBOROUGH	MHFA	121A	81	81	7/8/2016	81			0	81	0
COUNTRYSIDE VILLAGE	MARLBOROUGH	HUD		118	117	5/31/2009	118			0	118	0
GREATER MARLBORO PROG	MARLBOROUGH	HUD		12	12	7/8/2013	12			0	12	0
GREATER MARLBORO PROG	MARLBOROUGH	HUD		8	8	8/6/2013	8			0	8	0
MAIN STREET APARTMENTS	MARLBOROUGH	HUD		17	17	2/8/2011	17	0	0	0	17	0
MECHANIC STREET APTS	MARLBOROUGH	HUD		6	6	9/23/2009	6	0	0	0	6	0
PROSPECT STREET APTS	MARLBOROUGH	HUD		7	5	10/31/2015	5			0	5	0
STEVENS ST SUPPORTIVE HS	MARLBOROUGH	HUD		8	8	6/30/2014	8			0	8	0
MARSHFIELD GROUP HOME	MARSHFIELD	HUD		8	8	6/30/2014	8			0	8	0
PRENCE GRANT APARTMENTS	MARSHFIELD	HUD	40B	30	30	12/9/2026	30			0	30	0
WINSLOW VILLAGE	MARSHFIELD	PRIVATE	121A	65	31	9/30/2022	65			0	65	0
WINSLOW VILLAGE II	MARSHFIELD	MHFA		48	47	9/3/2011	47			0	47	0
GREAT ROAD APARTMENTS	MAYNARD	HUD		6	6	8/31/2018	6			0	6	0
MAYNARD	MAYNARD	PRIVATE		56	56	6/6/2012	56			0	56	0
OLD MILL GLEN	MAYNARD	MHFA		50	50	10/18/2013	50			0	50	0
MYSTIC VALLEY TOWERS	MEDFORD	HUD	121A	465			465	465	93	372	93	93
RIVERSIDE TOWERS	MEDFORD	MHFA	x-121A	200	199	6/12/2010	199			0	199	0
WATER STREET APARTMENTS	MEDFORD	HUD		35	35	12/27/2023	35			0	35	0
WOLCOTT STREET 81	MEDFORD	HUD		4	4	9/27/2015	4			0	4	0
CEFALO MEMORIAL COMPLEX	MELROSE	MHFA	40B	107	107	10/13/2013	107			0	107	0
CONG RETIREMENT HOMES I	MELROSE	HUD		104	72	9/30/2009	22			0	22	0

## Massachusetts Projects with Subsidized Mortgages or HUD Project-Based Rental Assistance

Property Name	City	Agency	Local Use Restriction	Total Units	Section 8 PBA Units	Section 8 Expir. Date	Original Subsidy Units	Subsidy Units Lost	New Affordable Units	Net Units Lost	Current Units Assisted	Units At Risk - 2012
CONG RETIREMENT HOMES II	MELROSE	HUD		100	100	1/4/2010	100			0	100	0
FULLER HOUSE	MELROSE	HUD	40B?	114	65	4/30/2009	114			0	114	0
CARRIAGE SQUARE	MERRIMAC	RHS		24			24	0	0	0	24	24
MERRIMAC RESIDENCE	MERRIMAC	HUD		5	5	5/2/2009	5			0	5	0
DAVIS ROAD	METHUEN	HUD		4	4	6/30/2011	4	0	0	0	4	0
LEBANESE COMM HSG FOR E	METHUEN	HUD	121A	40	40	9/20/2009	40			0	40	0
LEBANESE COMMUNITY HOUS	METHUEN	HUD		31	31	5/31/2012	31	0	0	0	31	0
MERRIMACK VALLEY APTS	METHUEN	MHFA	121A	60	60	8/7/2008	60			0	60	0
NEVINS MANOR	METHUEN	HUD		44	44	6/29/2017	44			0	44	0
PARK GARDENS	METHUEN	MHFA	121A	160	160	7/9/2011	160			0	160	160
EAST GROVE ST	MIDDLEBORO	RHS		8			8	0	0	0	8	8
MIDDLEBOROUGH	MIDDLEBORO	PRIVATE		64	64	5/24/2019	64			0	64	0
OAK STREET	MIDDLEBORO	RHS		8			8	0	0	0	8	8
MIDDLEBURY ARMS	MIDDLEBORO	MHFA		64	16	3/1/2018	64			0	64	0
MIDDLETON HOUSE	MIDDLETON	HUD		10	10	1/3/2010	10			0	10	0
OAK KNOLL	MIDDLETON	RHS	40 B	48			48	0	0	0	48	48
BROOK VILLAGE SOUTH	MILFORD	HUD		260			260	260	0	260	0	Lost
ROLLING GREEN-MILFORD	MILFORD	HUD		304			304	304	61	243	61	61
UXBRIDGE MILLVILLE REG HS	MILLVILLE	HUD		80	80	11/17/2008	80			0	80	0
UNQUITY HOUSE	MILTON	MHFA		139	35	3/1/2014	139			0	139	139
WINTER VALLEY PHASE II	MILTON	HUD		32	32	10/7/2011	32			0	32	0
WINTER VALLEY RESIDENCES	MILTON	HUD		128	100	11/30/2008	100			0	100	0
PARK VILLA	MONTAGUE	RHS		56			56	0	0	0	56	56
POWER TOWN	MONTAGUE	MHFA		81	81	10/31/2013	81			0	81	0
LANDMARK HOUSE	NANTUCKET	HUD		26	8	7/31/2009	26			0	26	0
MIACOMET VILLAGE II	NANTUCKET	PRIVATE		19			19	0	0	0	19	0
NATICK VILLAGE	NATICK	HUD		6	6	11/25/2008	6			0	6	0
SHERWOOD VILLAGE	NATICK	MHFA	40B	235	235	2/28/2014	235			0	235	0
GREENDALE RESIDENCE	NEEDHAM	HUD		5	5	4/29/2012	5	0	0	0	5	0
HIGHLAND AVE/CHARLES RVR	NEEDHAM	HUD		6	6	5/31/2018	6			0	6	0
MARKED TREE ROAD	NEEDHAM	HUD		4	4	2/28/2018	4			0	4	0
NEHOIDEN GLEN	NEEDHAM	MHFA	40B	61	61	8/31/2008	61			0	61	61
WEBSTER STREET II	NEEDHAM	HUD		10	10	11/30/2017	10			0	10	0
WEST STREET APTS	NEEDHAM	HUD		6	6	6/11/2009	6			0	6	0

**Massachusetts Projects with Subsidized Mortgages or HUD Project-Based Rental Assistance**

Property Name	City	Agency	Local Use Restriction	Total Units	Section 8 PBA Units	Section 8 Expir. Date	Original Subsidy Units	Subsidy Units Lost	New Affordable Units	Net Units Lost	Current Units Assisted	Units At Risk - 2012
BAYBERRY HOUSING	NEW BEDFOR	PRIVATE		184	184	4/2/2013	184			0	184	0
BEDFORD TOWERS	NEW BEDFOR	MHFA	URA?	157	156	5/19/2009	156			0	156	0
BUTTONWOOD ACRES	NEW BEDFOR	HUD		132			132	132	0	132	0	Lost
CAR BARN THE	NEW BEDFOR	MHFA		114	114	9/30/2010	114			0	114	114
CARRIAGE HOUSE AT ACUSHI	NEW BEDFOR	HUD		34	34	2/22/2011	34	0	0	0	34	0
CASEY-MILLER APARTMENTS	NEW BEDFOR	HUD		48	48	11/16/2010	48	0	0	0	48	0
CLARKWOOD APTS	NEW BEDFOR	HUD		30			30	30	0	30	0	Lost
DAWSON BUILDING	NEW BEDFOR	HUD		32	32	3/31/2025	32			0	32	0
HARBORVIEW TOWERS	NEW BEDFOR	HUD	x121A?	144	88	5/31/2009	144			0	144	144
INTERCHURCH ELDERLY HSG	NEW BEDFOR	HUD		44	44	11/5/2026	44			0	44	0
KING VILLAGE	NEW BEDFOR	MHFA		68	68	4/25/2011	68			0	68	0
MECHANICS SQ PARTNERSHII	NEW BEDFOR	PRIVATE		25	25	6/13/2010	25			0	25	25
MELVILLE TOWERS	NEW BEDFOR	PRIVATE	121A	320	319	8/31/2026	320			0	320	0
OLYMPIA TOWERS	NEW BEDFOR	PRIVATE		90	89	10/3/2009	89			0	89	89
ROCKDALE WEST	NEW BEDFOR	HUD		225			168	168	0	168	0	Lost
TABER MILL APTS	NEW BEDFOR	MHFA		150	150	4/21/2011	150			0	150	150
UNITED FRONT HOMES	NEW BEDFOR	MHFA	121A	200	80	3/1/2018	200			0	200	0
WAMSUTTA APARTMENTS	NEW BEDFOR	MHFA		78	25	3/1/2017	78			0	78	0
NEWBURY VILLAGE	NEWBURY	RHS		48			48	0	0	0	48	0
OAK RIDGE	NEWBURY	RHS		46			46	0	0	0	46	0
HERITAGE HOUSE	NEWBURYPOR	MHFA	121A	101	101	1/21/2011	101			0	101	101
JAMES STEAM MILL	NEWBURYPOR	MHFA		98	98	10/25/2013	98			0	98	0
ALTERNATIVE HOME	NEWTON	HUD		8	8	8/10/2011	8			0	8	0
BONTEMPO ROAD	NEWTON	HUD		9	4	12/31/2018	9			0	9	0
CABOT PARK VILLAGE	NEWTON	MHFA		100			20	0	0	0	20	0
CALIFORNIA STREET	NEWTON	HUD		8	8	8/31/2021	8			0	8	0
CAMPUS HOUSE I	NEWTON	HUD		100	99	10/29/2009	99			0	99	0
CAMPUS HOUSE II	NEWTON	HUD	40B	46	45	10/31/2018	45			0	45	0
COYNE ROAD GROUP HOME	NEWTON	HUD		6	6	6/15/2008	6	0	0	0	6	0
GOLDA MEIR HOUSE I	NEWTON	HUD		124	100	12/31/2010	100			0	100	0
GOLDA MEIR HOUSE II	NEWTON	HUD	40B	75	75	4/30/2014	75			0	75	0
JOHN W. WEEKS HOUSE	NEWTON	MHFA		42	42	12/18/2014	42			0	42	0
JUNIPER HOUSE	NEWTON	HUD		6	6	4/30/2020	6			0	6	0
NEW FALLS APTS	NEWTON	HUD	121A,ZON, UR	60	41	1/7/2009	41			0	41	41



## Massachusetts Projects with Subsidized Mortgages or HUD Project-Based Rental Assistance

Property Name	City	Agency	Local Use Restriction	Total Units	Section 8 PBA Units	Section 8 Expir. Date	Original Subsidy Units	Subsidy Units Lost	New Affordable Units	Net Units Lost	Current Units Assisted	Units At Risk - 2012
NEWTON	NEWTON	PRIVATE		42	42	12/17/2011	42			0	42	0
NONANTUM VILLAGE PLACE	NEWTON	HUD		35	34	2/24/2010	34	0	0	0	34	0
PEIRCE HOUSE	NEWTON	MHFA		34	29	4/5/2011	29			0	29	29
SUMNER ST HSG FOR THE EL	NEWTON	MHFA	121A	43	43	11/24/2011	43			0	43	0
31 VEAZIE ST	NORTH ADAM	RHS		8			8	0	0	0	8	8
BERKSHIRE LANDINGS	NORTH ADAM	RHS		25			25	0	0	0	25	25
BRAYTON HILL	NORTH ADAM	MHFA	x-121A	100	40	3/1/2017	100			0	100	0
HOLY FAMILY TERRACE	NORTH ADAM	HUD		39	38	9/4/2011	38			0	38	0
MOHAWK FOREST	NORTH ADAM	MHFA		190	128	5/31/2009	190			0	190	0
ST JOSEPH'S COURT	NORTH ADAM	PRIVATE		78	78	4/11/2027	78			0	78	0
VILLAGE EAST	NORTH ADAM	RHS		48	48	3/15/2011	48			0	48	48
WOODRIDGE HOMES	NORTH ANDO	MHFA		230	230	4/14/2020	230			0	230	0
NORTH ATTLEBORO	NORTH ATTLE	PRIVATE		12	12	6/30/2022	12			0	12	0
HILLSIDE MEADOWS	NORTH BROO	RHS		24	24	2/5/2011	24			0	24	24
VILLAGE @CRYSTAL LAKE	NORTH CHEL	HUD		50	50	2/14/2010	50	0	0	0	50	0
MCLAUGHLIN HOUSE	NORTH READI	HUD		8	8	4/30/2009	8			0	8	0
HAMPTON GARDENS	NORTHAMPTC	MHFA		207			207	207	114	93	114	0
MEADOWBROOK APTS.	NORTHAMPTC	MHFA		252	63	3/1/2017	252	252	222	30	222	0
ST MICHAEL'S HOUSE	NORTHAMPTC	MHFA		85	85	8/31/2012	85			0	85	85
BRIDGE HOUSE	NORTHBORO	HUD		8	8	6/14/2027	8			0	8	0
ROCKDALE COMMON ASSOC	NORTHBRIDG	MHFA		40	40	9/14/2013	40			0	40	0
ROCKDALE HOUSE	NORTHBRIDG	HUD		40	40	6/4/2027	40			0	40	0
ELIM HOUSING	NORTON	RHS		24			24	0	0	0	24	24
NORTON GLEN	NORTON	MHFA		150	150	5/18/2013	150			0	150	0
NASSAU GARDENS	NORWOOD	HUD		204			54	54	54	0	0	Lost
NORWOOD	NORWOOD	PRIVATE		72	72	10/16/2020	72			0	72	0
NORWOOD INDEPENDENT LV	NORWOOD	HUD		13	12	1/27/2012	12			0	12	0
SOUTH NORFOLK HSG	NORWOOD	HUD		19	9	4/30/2012	9			0	9	0
AIDYLBURG I	OAK BLUFFS	HUD		5	5	10/26/2011	5	0	0	0	5	0
AIDYLBURG II	OAK BLUFFS	HUD		5	5	10/26/2011	5	0	0	0	5	0
WOODSIDE VILLAGE	OAK BLUFFS	HUD		45	45	4/30/2014	45			0	45	0
WOODSIDE VILLAGE II	OAK BLUFFS	HUD		18	18	4/30/2009	18			0	18	0
WOODSIDE VILLAGE III	OAK BLUFFS	HUD		9	9	1/31/2009	9			0	9	0
WOODSIDE VILLAGE IV	OAK BLUFFS	HUD		9	9	10/12/2010	9	0	0	0	9	0

### Massachusetts Projects with Subsidized Mortgages or HUD Project-Based Rental Assistance

Property Name	City	Agency	Local Use Restriction	Total Units	Section 8 PBA Units	Section 8 Expir. Date	Original Subsidy Units	Subsidy Units Lost	New Affordable Units	Net Units Lost	Current Units Assisted	Units At Risk - 2012
WOODSIDE VILLAGE V	OAK BLUFFS	HUD		5	5	11/2/2010	5	0	0	0	5	0
WOODSIDE VILLAGE VI	OAK BLUFFS	HUD		9	9	11/16/2010	9	0	0	0	9	0
KING JAMES COURT	ORANGE	MHFA		120	120	9/24/2010	120			0	120	0
PINE CREST I	ORANGE	MHFA		114			114	114	114	0	114	0
PUTNAM HOUSE	ORANGE	PRIVATE		8			8			0	8	8
REDBROOK VILLAGE	ORANGE	RHS		64			64	0	0	0	64	64
ROCK HARBOR	ORLEANS	MHFA		100	100	2/28/2019	100			0	100	0
NEW ORCHARD HILL ESTATES	OXFORD	MHFA		215	88	3/1/2019	215			0	215	0
PALMER GREEN ESTATES	PALMER	MHFA		156	156	9/28/2021	156			0	156	0
AHEPA DAUGHTERS OF PENE	PEABODY	HUD		48	48	1/15/2009	48			0	48	0
FAMILY QUARTERS	PEABODY	HUD		3	3	1/31/2021	3			0	3	0
PEABODY	PEABODY	PRIVATE		78	78	3/9/2020	78			0	78	0
PEABODY HOUSE	PEABODY	HUD	121A, 40B	140	139	1/8/2024	139			0	139	0
TANNERY II	PEABODY	PRIVATE	121A? (for both	173	172	8/31/2010	172			0	172	172
TANNERY, THE	PEABODY	MHFA		284			239	0	0	0	239	239
PEPPERELL MEADOWS	PEPPERELL	RHS		40			40	0	0	0	40	40
BERKSHIRETOWN ASSOCIATE	PITTSFIELD	MHFA	121A,URA?	184	184	4/27/2011	183			0	183	183
BRADFORD ST 161/PITTSFIELD	PITTSFIELD	PRIVATE		12	12	11/3/2012	12			0	12	12
CAPITOL SQUARE APTS	PITTSFIELD	MHFA	x-121A	64	64	8/31/2010	68	68	64	4	64	0
CENTRAL ANNEX	PITTSFIELD	MHFA	x-121A	103	101	6/29/2021	101			0	101	0
COOP APARTMENTS	PITTSFIELD	HUD		11	11	7/18/2012	11				11	0
DALTON APTS	PITTSFIELD	PRIVATE	121A? ("Dalton	100	20	9/30/2009	100			0	100	100
EPWORTH ARMS	PITTSFIELD	HUD		39	38	10/3/2013	38			0	38	0
FIRST ST 28-32	PITTSFIELD	PRIVATE		13	13	7/18/2008	13			0	13	13
KENT AVENUE 21-23	PITTSFIELD	PRIVATE		4	4	11/2/2012	4			0	4	4
LINDEN STREET 35-37	PITTSFIELD	PRIVATE		4	4	6/14/2013	4			0	4	0
LINDEN STREET 39	PITTSFIELD	PRIVATE		3	3	8/17/2013	3			0	3	0
LINDEN STREET 85	PITTSFIELD	PRIVATE		4	4	11/30/2012	4			0	4	4
MCLAUGHLIN PLACE	PITTSFIELD	PRIVATE		4	4	11/3/2012	4			0	4	4
PLEASANT PITTSFIELD	PITTSFIELD	HUD		6	6	4/30/2017	6			0	6	0
RIVERVIEW HOMES	PITTSFIELD	MHFA	121A	120	75	4/30/2009	119			0	119	0
ROSTONE PLACE 3	PITTSFIELD	PRIVATE		3	3	12/15/2012	3			0	3	3
SECOND STREET 135-137	PITTSFIELD	PRIVATE		4	4	2/22/2013	4			0	4	0
SUMMER ST 156	PITTSFIELD	PRIVATE		6	6		6			0	6	6

## Massachusetts Projects with Subsidized Mortgages or HUD Project-Based Rental Assistance

Property Name	City	Agency	Local Use Restriction	Total Units	Section 8 PBA Units	Section 8 Expir. Date	Original Subsidy Units	Subsidy Lost	New Affordable Units	Net Units Lost	Current Units Assisted	Units At Risk - 2012
ALGONQUIN HEIGHTS	PLYMOUTH	HUD		201	181	3/1/2019	201			0	201	0
MAYFLOWER VILLAGE	PLYMOUTH	HUD		100			100			0	100	100
PONTUS MEADOW	PLYMOUTH	HUD		58	12	5/31/2009	58			0	58	58
PLYMPTON ELDERLY HOUSING	PLYMPTON	HUD		40	40	7/16/2008	40			0	40	0
WACHUSETT HOUSE	PRINCETON	RHS		16			16	0	0	0	16	0
BAUER HOUSE	QUINCY	HUD		75	75	7/31/2016	75			0	75	0
FENNO HOUSE	QUINCY	HUD		154	31	9/30/2008	154			0	154	0
GRANITE PLACE	QUINCY	HUD	121A	270	269	3/28/2009	269			0	269	269
HANCOCK COURT	QUINCY	MHFA		80	80	5/30/2012	80			0	80	80
QUINCY HOUSE	QUINCY	HUD		8	8	1/6/2009	8			0	8	0
QUINCY POINT HOMES I	QUINCY	HUD		215	94	8/31/2008	94			0	94	0
QUINCY POINT HOMES II	QUINCY	HUD		225	106	8/31/2013	106			0	106	0
QUINCY POINT HOMES III	QUINCY	HUD		201	109	8/31/2013	201			0	201	0
SUPPORTIVE LIVING PROGRAM	QUINCY	HUD		2	2	1/31/2009	2			0	2	0
TOWN BROOK HOUSE	QUINCY	MHFA		151	150	11/17/2008	150			0	150	0
WOLLASTON MANOR	QUINCY	HUD		164	41	3/1/2017	164			0	164	0
BRIDLE PATH APARTMENTS	RANDOLPH	MHFA		104	103	6/3/2014	103			0	103	0
SIMON FIREMAN COMMUNITY	RANDOLPH	MHFA		160	159	1/24/2025	159			0	159	0
RAYNHAM	RAYNHAM	PRIVATE		62	62	2/10/2020	62			0	62	0
WEONIT WOODS	RAYNHAM	RHS	40 B PERPETU	26			24	0	0	0	24	0
CEDAR GLEN	READING	MHFA	x-121A, 40B	114	113	6/26/2010	113			0	113	113
EMARC READING	READING	HUD		12	12	12/2/2016	12			0	12	0
HOPKINS STREET RESIDENCE	READING	HUD		4	4	12/31/2008	4			0	4	0
LONGWOOD PLACE AT READING	READING	MHFA		86			18	0	0	0	18	0
PETER SANBORN PLACE	READING	MHFA	40B (121A?)	74	73	1/30/2023	73			0	73	0
READING COMM RESIDENCE	READING	HUD		3	3	4/14/2017	3			0	3	0
BEACHMONT ASSOCIATES	REVERE	MHFA		40	40	12/10/2011	40			0	40	0
BRADSTREET AVENUE RESIDENCE	REVERE	HUD		4	4	8/30/2009	4	0	0	0	4	0
BROADWAY 104	REVERE	HUD		4	4	3/18/2017	4			0	4	0
BROADWAY TOWER	REVERE	MHFA		92			59	0	0	0	59	0
FRIENDLY GARDEN COOP APT	REVERE	MHFA		107	106	11/28/2025	106			0	106	0
HRCA HSG FOR ELDERLY	REVERE	HUD	121A	266	266	6/14/2009	265			0	265	0
NORTH SUFFOLK MENTAL HEALTH	REVERE	HUD		16	16	6/30/2012	16			0	16	0
PROCTOR AVENUE RESIDENCE	REVERE	HUD		6	6	2/26/2011	0	0	0	0	0	0

### Massachusetts Projects with Subsidized Mortgages or HUD Project-Based Rental Assistance

Property Name	City	Agency	Local Use Restriction	Total Units	Section 8 PBA Units	Section 8 Expir. Date	Original Subsidy Units	Subsidy Units Lost	New Affordable Units	Net Units Lost	Current Units Assisted	Units At Risk - 2012
REVERE PHA	REVERE	PRIVATE	40B	106	106	1/10/2018	106			0	106	0
PLAIN STREET	ROCKLAND	HUD		4	4	10/27/2009	4	0	0	0	4	0
ROCKLAND PLACE	ROCKLAND	MHFA	40B	204	51	3/1/2018	204			0	204	204
HAWTHORNE HILL ELD HSG	RUTLAND	PRIVATE		44	44	3/11/2012	44			0	44	44
SOLEMAR II	S.DARTMOUTH	MHFA		123	123	8/28/2012	123			0	123	123
FAIRWEATHER APARTMENTS	SALEM	PRIVATE		321	220	3/31/2010	321			0	321	0
H.E.S. HOUSE	SALEM	HUD		9	9	12/7/2017	9			0	9	0
LORING TOWERS	SALEM	MHFA	121A	250	63	3/1/2016	250			0	250	250
PEQUOT HIGHLANDS	SALEM	MHFA	121A	250	100	3/1/2019	250			0	250	0
SALEM HEIGHTS	SALEM	HUD	121A	285			285	285	257	28	257	0
SHAWME HEIGHTS APTS.	SANDWICH	MHFA	40B	44	44	3/30/2009	44			0	44	0
SHAWME HEIGHTS II	SANDWICH	HUD		50	50	3/31/2009	50			0	50	0
SAUGUS COMMONS	SAUGUS	MHFA	40B	266	266	2/28/2011	266			0	266	266
GENE BURNS HOUSE	SCITUATE	HUD		4	4	11/30/2015	4			0	4	0
KENT VILLAGE	SCITUATE	MHFA		64	64	10/27/2013	64			0	64	0
STONY BROOK COURT	SHARON	MHFA	40B	99	98	10/14/2009	98			0	98	0
SWAN POND VILLAGE	SO. YARMOUTH	MHFA		150	150	4/17/2010	150			0	150	150
12-16 BROADWAY	SOMERVILLE	HUD		8			8	8		8	0	Lost
B F FAULKNER TOWER	SOMERVILLE	MHFA	121A	130	130	6/22/2018	130			0	130	0
BROADWAY RESIDENCE	SOMERVILLE	HUD		17	8	5/5/2016	8			0	8	0
CENTER HOUSE	SOMERVILLE	HUD		9	9	11/6/2015	9			0	9	0
CLARENDON HILL TOWERS	SOMERVILLE	HUD	121A	501	347	5/31/2010	500			0	500	500
COBBLE HILL APTS	SOMERVILLE	PRIVATE	x-121A? URA?	224	223	9/30/2016	223			0	223	0
MT PLEASANT APTS	SOMERVILLE	MHFA		65	65	9/22/2011	65			0	65	65
MT. VERNON I	SOMERVILLE	PRIVATE		8	8	7/31/2010	8			0	8	8
MT. VERNON II	SOMERVILLE	PRIVATE		8	8	11/30/2010	8			0	8	8
MT. VERNON III	SOMERVILLE	PRIVATE		7	7	4/7/2011	7			0	7	7
PEARL STREET 219-221	SOMERVILLE	PRIVATE		6	6	3/4/2018	6			0	6	0
PEARL STREET HOUSE	SOMERVILLE	HUD		10	10	2/29/2016	10			0	10	0
PEARL STREET PARK	SOMERVILLE	HUD		86	85	9/15/2008	85			0	85	85
SOMERVILLE	SOMERVILLE	PRIVATE		24	24	5/31/2022	24			0	24	0
SOMERVILLE	SOMERVILLE	PRIVATE		134	134	4/14/2020	134			0	134	0
SOMERVILLE PLACE	SOMERVILLE	HUD		8	8	8/31/2009	8			0	8	0
WALNUT STREET 110	SOMERVILLE	PRIVATE		12	12	11/30/2023	12			0	12	0

## Massachusetts Projects with Subsidized Mortgages or HUD Project-Based Rental Assistance

Property Name	City	Agency	Local Use Restriction	Total Units	Section 8 PBA Units	Section 8 Expir. Date	Original Subsidy Units	Subsidy Units Lost	New Affordable Units	Net Units Lost	Current Units Assisted	Units At Risk - 2012
WALNUT STREET.111	SOMERVILLE	PRIVATE		14	14		14			0	14	14
WALNUT STREET CENTER	SOMERVILLE	HUD		30	30	7/18/2012	30			0	30	0
RESIDENTIAL REHAB CENTER	SOUTH YARM	HUD		14	14	8/31/2016	14			0	14	0
SOUTHAMPTON HSG FOR EL	SOUTHAMPTO	HUD		40	40	7/12/2009	40			0	40	0
BROOKSIDE TERRACE	SOUTHBRIDG	MHFA		168	45	3/1/2019	168			0	168	0
LEBANON HILL HOUSING	SOUTHBRIDG	MHFA	121A	116	29	3/1/2017	116			0	116	116
AHREND CIRCLE APARTMENT	SOUTHWICK	RHS	121A	40	40	4/10/2025	40			0	40	0
ALLEN PARK APTS I	SPRINGFIELD	HUD		170	132	3/31/2009	170			0	170	170
ALLEN PARK APTS II	SPRINGFIELD	HUD		93	76	3/31/2009	93			0	93	93
ALLEN ST APTS	SPRINGFIELD	HUD		157			157			0	157	157
AVON PLACE	SPRINGFIELD	HUD		8	8	11/13/2009	8			0	8	0
BAY MEADOW APARTMENTS	SPRINGFIELD	MHFA		148	148	7/31/2027	148			0	148	0
BAY STATE APTS	SPRINGFIELD	PRIVATE	121A	347	134	8/31/2009	347	347	225	122	225	0
BEL-AIR HOMES	SPRINGFIELD	HUD		40	40	12/31/2008	40			0	40	40
BERGEN CIRCLE	SPRINGFIELD	MHFA	121A	201	170	10/31/2016	170			0	170	0
CATHEDRAL HILL APARTMENT	SPRINGFIELD	HUD	121A	48	48	3/31/2016	48			0	48	0
CHAMPLAIN HOUSE	SPRINGFIELD	HUD		4	4	11/29/2014	4			0	4	0
CHATEAU APARTMENTS	SPRINGFIELD	HUD	121A	65	65	8/31/2008	65			0	65	65
CHESTNUT PARK	SPRINGFIELD	MHFA	x-121A	489	114	3/1/2019	489			0	489	0
CITY VIEW COMMONS I	SPRINGFIELD	PRIVATE		152	104	2/28/2013	152			0	152	0
CITY VIEW COMMONS II	SPRINGFIELD	PRIVATE		120	90	2/28/2013	120			0	120	0
CITYWIDE APTS.	SPRINGFIELD	HUD		127	127	12/31/2012	127			0	127	0
COLONIAL ESTATES	SPRINGFIELD	HUD		500	349	9/30/2009	500			0	500	500
CONCORD APTS	SPRINGFIELD	HUD		104	104	2/28/2013	104			0	104	0
EASTBROOK APARTMENTS	SPRINGFIELD	MHFA		160	40	3/1/2014	160			0	160	0
EASTERN COOPERATIVE HOM	SPRINGFIELD	HUD	121A	24	24	4/30/2028	24			0	24	0
EDGEWATER APTS.	SPRINGFIELD	MHFA		366	293	4/30/2025	366			0	366	0
ELM COURT CONDOMINIUMS	SPRINGFIELD	HUD		5	5	3/31/2021	5			0	5	0
FLORIDA STREET 208	SPRINGFIELD	HUD		4	4	3/31/2021	4			0	4	0
FOREST PARK	SPRINGFIELD	HUD		4	4	3/31/2017	4			0	4	0
GARAND COURT	SPRINGFIELD	HUD	121A	115	114	6/30/2023	114			0	114	0
GREATER SPRINGFIELD RESID	SPRINGFIELD	HUD		8	8	2/28/2010	8			0	8	0
HIGHLAND HOUSE	SPRINGFIELD	HUD		42	42	8/27/2011	42			0	42	0
HILL HOMES COOP	SPRINGFIELD	HUD	x-121A	90	28	9/30/2008	90			0	90	90

## Massachusetts Projects with Subsidized Mortgages or HUD Project-Based Rental Assistance

Property Name	City	Agency	Local Use Restriction	Total Units	Section 8 PBA Units	Section 8 Expir. Date	Original Subsidy Units	Subsidy Units Lost	New Affordable Units	Net Units Lost	Current Units Assisted	Units At Risk - 2012
HOTEL WORTHY	SPRINGFIELD	MHFA	121A	91	91	12/28/2011	91			0	91	91
INDEPENDENCE HOUSE	SPRINGFIELD	HUD		150	150	12/22/2012	149			0	149	0
INDEPENDENCE HOUSE SOUT	SPRINGFIELD	HUD		62	62	7/31/2020	62			0	62	0
JEFFERSON AVE SCHOOL APT	SPRINGFIELD	HUD	121A	44	43	11/1/2008	43			0	43	0
KENYON COLLEGE ESTATES	SPRINGFIELD	HUD	121A	34	34	1/31/2013	34			0	34	0
LIBERTY HILL	SPRINGFIELD	HUD		88	57	2/28/2023	88			0	88	0
LINDEN TOWERS	SPRINGFIELD	MHFA	121A	249	249	2/2/2010	249			0	249	249
LLOYDE AVENUE GROUP HO	SPRINGFIELD	HUD		4	4	11/30/2008	4			0	4	0
MAPLE COMMONS	SPRINGFIELD	MHFA	121A	173	173	11/22/2021	173			0	173	0
MENTAL HEALTH ASSOC. 1	SPRINGFIELD	HUD		11	11	6/24/2012	11			0	11	0
MILL STREET	SPRINGFIELD	HUD		6	6	3/31/2021	6			0	6	0
MORGAN SQUARE	SPRINGFIELD	PRIVATE		266			240	0	0	0	240	0
MULBERRY ST & KIRBY SCHO	SPRINGFIELD	HUD		11	5	9/30/2008	5			0	5	0
ORANGE APARTMENTS	SPRINGFIELD	PRIVATE	121A	12	12		12			0	12	12
PARKER STREET - MHA SPRIN	SPRINGFIELD	HUD		6	3	2/28/2009	3			0	3	0
PATTON APTS	SPRINGFIELD	PRIVATE		12	12	6/30/2009	12			0	12	12
PINE STREET RESIDENCE	SPRINGFIELD	HUD		15	15	4/30/2012	15			0	15	0
PYNCHON TERRACE I	SPRINGFIELD	MHFA	121A	250	200	4/30/2025	250			0	250	0
SAN MIGUEL	SPRINGFIELD	HUD		3	3	2/29/2020	3			0	3	0
SECOND ASSOC PROPERTIES	SPRINGFIELD	HUD		4	4	12/22/2011	4			0	4	0
SENIORITY HOUSE	SPRINGFIELD	HUD		167	100	10/31/2015	100			0	100	0
SPRING HILL APARTMENTS	SPRINGFIELD	MHFA	121A	148	30	3/1/2019	71			0	71	0
SPRING MEADOW APTS	SPRINGFIELD	HUD		270	170	8/31/2009	270			0	270	0
SPRINGFIELD	SPRINGFIELD	PRIVATE		20	20	3/2/2022	20			0	20	0
SPRINGFIELD	SPRINGFIELD	PRIVATE		102	102	11/6/2018	102			0	102	0
SPRINGFIELD HA. REED VILLA	SPRINGFIELD	PRIVATE		50	50	3/31/2022	50			0	50	0
ST JAMES COMMONS	SPRINGFIELD	HUD	121A	42	42	12/31/2023	42			0	42	0
ST JAMES MANOR	SPRINGFIELD	HUD	121A?	48	4	4/30/2010	48			0	48	0
VAN DER HEYDAN	SPRINGFIELD	MHFA	121A	45	45	8/16/2021	45			0	45	0
VILLA NUEVA VISTA	SPRINGFIELD	HUD	121A	110	109	4/30/2024	109			0	109	0
WALNUT STREET APTS	SPRINGFIELD	HUD	121A?	16	16	7/31/2021	16			0	16	0
MOUNTAIN VIEW TERRACE	STONEHAM	MHFA		194	194	2/26/2011	194			0	194	194
PRESIDENTIAL COURTS	STOUGHTON	HUD		105	21	9/30/2009	105			0	105	105
WENTWORTH MANOR	STOUGHTON	HUD		102			102			0	102	102

## Massachusetts Projects with Subsidized Mortgages or HUD Project-Based Rental Assistance

Property Name	City	Agency	Local Use Restriction	Total Units	Section 8 PBA Units	Section 8 Expir. Date	Original Subsidy Units	Subsidy Units Lost	New Affordable Units	Net Units Lost	Current Units Assisted	Units At Risk - 2012
PLANTATION APTS	STOW	HUD	40B	50	50	6/13/2028	50			0	50	0
LONGFELLOW GLEN	SUDBURY	MHFA	40B	120	120	1/9/2014	120			0	120	0
ORCHARD HILL AT SUDBURY	SUDBURY	MHFA		45			9	0	0	0	9	0
CEDAR STREET 23	TAUNTON	PRIVATE		3			3	3		3	0	Lost
HIGHLAND HILLS	TAUNTON	HUD		116			116			0	116	116
MAIN ST 57-59	TAUNTON	PRIVATE		2			2			0	2	Lost
MILL POND APARTMENTS	TAUNTON	MHFA		49	49	9/29/2013	49			0	49	0
PINE GROVE APTS.	TAUNTON	MHFA		72	18	3/1/2014	72			0	72	0
TAUNTON	TAUNTON	PRIVATE		22	22	3/24/2021	22			0	22	0
TAUNTON GARDENS	TAUNTON	HUD		128	32	9/30/2009	128			0	128	128
TAUNTON GREEN	TAUNTON	MHFA		75	75	2/12/2011	75			0	75	75
TAUNTON GROUP HOME	TAUNTON	HUD		6	6	11/30/2021	6			0	6	0
WASHINGTON HOUSE	TAUNTON	MHFA		14	14	10/18/2014	14			0	14	0
TOWNSEND ELD RESIDENCES	TOWNSEND	HUD	40B	50	50	9/5/2009	50			0	50	0
MILLHAUS AT UPTON	UPTON	MHFA		89	89	3/31/2012	89			0	89	89
HILLSIDE VILLAGE II	VINEYARD HA	HUD		10	10	12/31/2021	10			0	10	0
HILLSIDE VILLAGE III	VINEYARD HA	HUD		5	5	10/31/2011	5	0	0	0	5	0
MARGARET C LOVE HOUSE	VINEYARD HA	HUD		5	5	12/29/2008	5			0	5	0
COLONIAL POINT	WAKEFIELD	HUD		176	44	6/30/2013	44			0	44	0
ROCKLEDGE APARTMENTS	WAKEFIELD	MHFA		60	15	3/1/2019	60			0	60	60
WAKEFIELD	WAKEFIELD	PRIVATE		25	25	1/18/2012	25			0	25	0
WAKEFIELD SENIOR HOUSING	WAKEFIELD	HUD		23	22	1/8/2012	22	0	0	0	22	0
SILVER MEADOW	WALES	HUD		20	20	2/28/2021	20			0	20	0
FRANCIS CABOT LOWELL MIL	WALTHAM	HUD	121A	150	149	9/9/2023	149			0	149	0
FRANCIS CABOT LOWELL MIL	WALTHAM	HUD	121A, 40B	108	108	9/9/2023	108			0	108	0
ST MARY'S APARTMENTS	WALTHAM	HUD		70	69	3/31/2021	69			0	69	0
WALTHAM RESIDENCE	WALTHAM	HUD		4	4	6/8/2009	4	0	0	0	4	0
HIGHLAND VILLAGE	WARE	MHFA		111	44	3/1/2017	110	110	99	11	99	0
BRANDY HILL	WAREHAM	MHFA		132	97	2/29/2016	132			0	132	0
WOODS AT WAREHAM	WAREHAM	MHFA		100	78	8/31/2009	100			0	100	0
WARREN	WARREN	PRIVATE		6	6	7/30/2020	6			0	6	0
ARSENAL APARTMENTS	WATERTOWN	MHFA		156	156	9/23/2012	156			0	156	156
BEAVERBROOK STEP	WATERTOWN	HUD		14	14	8/24/2015	14			0	14	-0
NORTH VILLAGE AT WEBSTER	WEBSTER	MHFA		134	34	3/1/2013	134	134	134	0	134	0

**Massachusetts Projects with Subsidized Mortgages or HUD Project-Based Rental Assistance**

Property Name	City	Agency	Local Use Restriction	Total Units	Section 8 PBA Units	Section 8 Expir. Date	Original Subsidy Units	Subsidy Units Lost	New Affordable Units	Net Units Lost	Current Units Assisted	Units At Risk - 2012
RICHARD'S APARTMENTS	WEBSTER	PRIVATE		54	41	9/30/2010	54			0	54	0
WEBSTER MEADOWS/SLATER	WEBSTER	HUD		70	70	4/16/2010	70			0	70	0
GLEN GROVE	WELLESLEY	MHFA	40B	125	125	9/26/2009	125			0	125	125
JUBILEE HOUSE	WELLESLEY	HUD		5	4	6/14/2010	0	0	0	0	0	0
MARSHALL ROAD	WELLESLEY	HUD		4	4	9/3/2012	0	0	0	0	0	0
ELM COURT CONDOMINIUMS	WEST SPRING	HUD		3	3	6/29/2017	3			0	3	0
PARK AVENUE	WEST SPRING	HUD		5	5	2/7/2012	5	0	0	0	5	0
WESTBOROUGH COUNTRY VI	WESTBOROUGH	MHFA	40B	87	87	2/17/2017	87			0	87	0
EIGHTEENTH ASSOC PROPER	WESTFIELD	HUD		3	3	8/31/2019	3			0	3	0
FRANKLIN STREET RESIDENC	WESTFIELD	HUD		4	4	3/28/2010	4	0	0	0	4	0
GENERAL SHEPARD	WESTFIELD	MHFA		106	106	9/29/2013	106			0	106	0
MOUNTAIN VIEW APARTMENT	WESTFIELD	HUD		46	46	11/5/2008	46			0	46	0
POWDERMILL VILLAGE	WESTFIELD	HUD		250			250			0	250	0
SWISS VILLAGE CONDO	WESTFIELD	HUD		3	3	10/31/2015	3			0	3	0
BROOK SCHOOL APTS	WESTON	PRIVATE		51	42	3/31/2025	42			0	42	0
HIGHLAND GLEN	WESTWOOD	PRIVATE	x121A; 40B	180	179	10/27/2015	179			0	179	0
WESTWOOD GLEN	WESTWOOD	HUD	121A/ZON 40B	156			78	78	32	46	32	32
ALLERTON HOUSE AT CENTR	WEYMOUTH	MHFA		70			14	0	0	0	14	0
FOREST STREET	WEYMOUTH	HUD		4	4	10/13/2009	4	0	0	0	4	0
QUEEN ANNE'S GATE I	WEYMOUTH	HUD		150	58	10/31/2008	75			0	75	75
QUEEN ANNES GATE II	WEYMOUTH	HUD		108			54	54	0	54	0	Lost
TAMMY BROOK APARTMENTS	WEYMOUTH	HUD		90	24	6/1/2008	90			0	90	90
UNION TOWERS I	WEYMOUTH	HUD	x-121A; 40B	199	154	7/31/2009	199			0	199	199
WEYMOUTH COMMONS	WEYMOUTH	HUD		198			108	108		108	0	Lost
COTTON MILL APARTMENTS	WHITINSVILLE	MHFA		55	55	6/15/2017	55			0	55	0
WHITINSVILLE ELDERLY	WHITINSVILLE	RHS	40B	24	8	7/24/2009	24			0	24	24
WHITMAN	WHITMAN	PRIVATE		80	80	7/12/2018	80			0	80	0
FALCON HOUSING	WILBRAHAM	HUD		45	44	3/31/2010	44	0	0	0	44	0
TINKHAM ROAD	WILBRAHAM	HUD		4	4	11/30/2016	4			0	4	0
WILBRAHAM COMMONS	WILBRAHAM	MHFA	40B	136	136	4/14/2013	136			0	136	0
WILLIAMSTOWN ELDERLY	WILLIAMSTOWN	HUD	121A	60	60	10/21/2009	60			0	60	0
WILMINGTON COMM RESIDEN	WILMINGTON	HUD		4	4	8/31/2016	4			0	4	0
NOONAN GLEN	WINCHESTER	MHFA		18	18	5/3/2012	18			0	18	18
FORT HEATH APARTMENTS	WINTHROP	MHFA		56	56	10/22/2011	56	56	56	0	56	56



## Massachusetts Projects with Subsidized Mortgages or HUD Project-Based Rental Assistance

Property Name	City	Agency	Local Use Restriction	Total Units	Section 8 PBA Units	Section 8 Expir. Date	Original Subsidy Units	Subsidy Units Lost	New Affordable Units	Net Units Lost	Current Units Assisted	Units At Risk - 2012
CENTRAL MIDDLESEX ASSOC	WOBURN	HUD		5	5	9/12/2010	5	0	0	0	5	0
WARREN HOUSE	WOBURN	HUD		11	11	5/28/2017	11			0	11	0
ASCENSION HEIGHTS	WORCESTER	HUD		35	35	2/27/2013	35	0	0	0	35	0
BET SHALOM	WORCESTER	MHFA	121A, 40B	71	70	11/2/2008	70			0	70	0
BET SHALOM II	WORCESTER	HUD		71	24	2/28/2009	70			0	70	0
CANTERBURY TOWER	WORCESTER	MHFA	121A	156	156	9/30/2016	156			0	156	0
CHANNING STREET APTS	WORCESTER	MHFA		45	11	11/28/2014	45			0	45	45
COES POND VILLAGE	WORCESTER	MHFA	121A	250	250	10/1/2015	250			0	250	0
COLONY RET HOMES III	WORCESTER	HUD	121A	101	100	1/14/2010	100			0	100	0
COLONY RET HOMES IV	WORCESTER	HUD	121A, 40B	70	70	9/22/2012	70			0	70	0
COLONY RETIREMENT HOMES	WORCESTER	HUD	121A	61	60	9/30/2009	60			0	60	0
COLONY RETIREMENT HOMES	WORCESTER	HUD	121A	78	18	9/30/2009	78			0	78	0
CONWAY GARDENS	WORCESTER	PRIVATE	x-121A?	40	40	11/16/2008	40			0	40	40
EMANUEL SENIOR HOUSING	WORCESTER	HUD	40B	75	75	8/27/2011	75			0	75	0
FRUIT SEVER MERRICK APTS	WORCESTER	HUD	121A	132	26	5/31/2009	132			0	132	132
GREEN HILL TOWERS	WORCESTER	MHFA		184	184	6/23/2013	184			0	184	0
ILLYRIAN GARDENS	WORCESTER	HUD	40B	72	72		72			0	72	0
LINCOLN VILLAGE	WORCESTER	MHFA		1213	300	3/1/2017	1213			0	1213	1213
MARBLE STREET APARTMENT	WORCESTER	MHFA		162	162	9/9/2021	162			0	162	0
MATHESON APARTMENTS	WORCESTER	HUD	121A	70	65	5/31/2009	70			0	70	70
MENTAL HEALTH HOUSING	WORCESTER	HUD		20	19	4/20/2012	19			0	19	0
MOUNTAIN VILLAGE	WORCESTER	HUD		200	60	12/31/2009	200			0	200	200
MT CARMEL APARTMENTS	WORCESTER	MHFA		75	74	5/23/2011	74			0	74	0
NEW HORIZONS	WORCESTER	HUD		34	34	11/17/2025	34			0	34	0
OBERLIN HOUSE/HARRINGTON	WORCESTER	HUD		22	20	3/21/2009	20			0	20	0
PIEDMONT BRIGHTSIDE APTS	WORCESTER	HUD	40B	32	32	9/30/2025	32			0	32	0
PLUMLEY VILLAGE EAST	WORCESTER	PRIVATE	121A	430	342	9/30/2024	430			0	430	0
SEABURY HEIGHTS	WORCESTER	MHFA	121A	302	300	2/20/2023	300			0	300	0
TEAMSTER RETIREE HSG	WORCESTER	HUD		24	24	6/30/2012	24			0	24	0
UPLAND GARDENS	WORCESTER	MHFA		274	252	11/15/2021	274	274	274	0	274	0
UPSALA STREET ELDER APTS	WORCESTER	HUD	40B	50	49	3/31/2017	49			0	49	0
WAARC COMMUNITY RESIDEN	WORCESTER	HUD		11	10	7/31/2012	10			0	10	0
WASHINGTON HEIGHTS APTS	WORCESTER	MHFA		404	366	3/31/2012	404			0	404	0
WELLINGTON HOUSE	WORCESTER	HUD		6	6	6/11/2026	6			0	6	0

### Massachusetts Projects with Subsidized Mortgages or HUD Project-Based Rental Assistance

Property Name	City	Agency	Local Use Restriction	Total Units	Section 8 PBA Units	Section 8 Expir. Date	Original Subsidy Units	Subsidy Units Lost	New Affordable Units	Net Units Lost	Current Units Assisted	Units At Risk - 2012
WELLINGTON HOUSE	WORCESTER	HUD	121A, 40B	180	180	12/27/2021	180			0	180	0
WHITTIER TERRACE	WORCESTER	MHFA	121A, 40B	163	163	10/4/2021	163			0	163	0
WORCESTER IND LIVING COM	WORCESTER	HUD		15	14	6/10/2010	14			0	14	0
MAPLES I	WORTHINGTON	HUD	40B	12	12	4/3/2013	12			0	12	0
MAPLES II	WORTHINGTON	HUD	40B	10	10	7/31/2012	10			0	10	0
LIBERTY PINES	WRENTHAM	MHFA		58	58	9/14/2013	58			0	58	0
BRUSH HILL	YARMOUTH	HUD		6	6	7/26/2012	6				6	0
WEIR LANDING	YARMOUTH	HUD		4	4	3/10/2010	4	0	0	0	4	0



S066  
H3573  
fav

Testimony before the Joint Committee on Housing in Support of S. 666 and H. 3573,  
An Act Preserving Publicly Assisted Affordable Housing  
Sponsored by Representative Kevin Honan and Senator Susan Tucker

Submitted May 5, 2009 by

EPISCOPAL CITY MISSION

Dear Chairman Honan and Chairwoman Tucker,

Thank you for allowing me the opportunity to testify. My name is Dr. Ruy O. Costa and I am the Executive Director of Episcopal City Mission. I am here to offer my support for Senate Bill 666 and House Bill 3573, *An Act Relative to Preserving Publicly Assisted Affordable Housing*. Episcopal City Mission strongly supports preserving affordable housing. The Tucker/Honan legislation is a critical step in addressing expiring use affordable housing.

Episcopal City Mission has addressed the needs of the homeless since its incorporation in the early 1840s. As a General Partner in the Morville House in the Fenway, ECM provides affordable housing to low income elderly and disabled tenants since the 1970s. Thousands of units of affordable housing have been built in the Greater Boston with ECM's assistance.

Over the next two years, 28,000 units of affordable housing are at-risk of becoming market-rate housing no longer affordable to low income families. The risk of having properties' affordability restrictions expire threatens the progress our communities have made in providing stable housing for low income families, elders and people with disabilities. The Department of Housing and Community Development's market study estimates that the Commonwealth already has a shortage of 55,000 homes available to extremely low income residents. If we lose additional affordable housing, this will make it even more difficult to reduce homelessness and poverty caused by the current lack of housing affordability.

The Tucker/Honan preservation bill would provide the Department of Housing and Community Development with a critical opportunity to preserve affordability in an equitable way. If enacted, this legislation would give DHCD or its partners the ability to exercise a right of first refusal to purchase properties to preserve these homes for low income households. In addition, the notification provisions and tenant protections are extremely important to prevent displacement. We believe the framework is carefully crafted and will serve as a tremendous tool for the good of our neighborhoods and families.

2009  
2/20/09

EPISCOPAL CITY MISSION

We also understand that the issue of expiring use has been debated in the State House for well over a decade. This proposal signifies a compromise that balances the interests of both property owners and tenants. While we prefer that tenants and the units they occupy receive maximum protection, we believe in this compromise and respectfully encourage you to pass this legislation this year before we lose additional affordable homes.

Thank you for your consideration of this important legislation and for your leadership in expanding and preserving affordable housing.

Sincerely,

Dr. Ruy O. Costa  
Executive Director  
Episcopal City Mission  
138 Tremont Street  
Boston, MA 02111  
(617) 482-4826

[rcosta@diomass.org](mailto:rcosta@diomass.org)

[www.episcopalcitymission.org](http://www.episcopalcitymission.org)



Soeeg  
fav



**UU MASS. ACTION NETWORK**  
... UNITARIAN UNIVERSALIST  
VOICES FOR JUSTICE

May 5, 2009

Chairman Tucker and Members of the Committee,

Thanks you for this opportunity to speak today. My name is Nancy Banks and I am the Executive Director of the Unitarian Universalist Massachusetts Action Network and represent Unitarian Universalists throughout the Commonwealth of Massachusetts. I am also a resident of Acton.

Our faith as Unitarian Universalists calls us to speak for the homeless. In 1988, recognizing the inherent worth and dignity of every human being, we as Unitarian Universalists passed a resolution holding that access to affordable, habitable housing is a fundamental right in a just society. It is a right that was earlier recognized in the passage of the Universalist Declaration of Human Rights in 1948 by the United Nations General Assembly. Article 25 states that "Everyone has the right to a standard of living adequate for the health and well-being of himself and of his family including food, clothing, housing and medical care..." In passing our resolution, Unitarian Universalist were further called to work to establish, strengthen, and fund programs to assist low-income individuals, families, and the homeless on local, state, provincial, and national levels. In Massachusetts, UU Mass Action has worked to expand Homeless Prevention programs and increase the number of affordable housing units.

The right to affordable housing, which has been a challenge in Massachusetts in good economic times, is at a crisis stage. Unitarian Universalist churches throughout the state including Fitchburg, Barnstable, Worcester, Wayland, Sherborn, (to name just a few) join with other faith groups to provide shelter and services to homeless families and individuals. While we applaud and support these churches for reaching out to those in need and doing this critical work, interim shelter is not a solution. Long-term use of interim shelters imposes significant stress on the family and potentially causes long-term and costly damage to the integrity of the family unit.

Why housing in the face of so many needs? Simply because housing is the building block to meeting the range of family and individual needs. A member of my own congregation who works with the homeless in Boston brought to my attention, the Housing First model. This model recognizes that the first step towards stability is to meet the housing and treatment needs of the chronically homeless. Housing should not be a reward for good behavior, but rather the foundation for all other services. Housing security is not only a basic right, but provides the basis to begin treating and addressing family and individual needs. Today we are not only ignoring the foundation for

rehabilitation of the chronically homeless but also creating a new population who may themselves become chronically homeless due to the extreme stress of being homeless.

We urge the committee to support S666 as a step towards preserving the precious units of affordable housing in the Commonwealth. We cannot afford to give up a single unit and further disrupt lives.

Thank you

Handwritten notes and signatures, including a name that appears to be "John..."

Handwritten notes and signatures, including a name that appears to be "John..."

Handwritten notes and signatures, including a name that appears to be "John..."

Handwritten notes and signatures, including a name that appears to be "John..."

76 WILLOW STREET, ACTON, MA 01720  
[UUMASSACTIONNETWORK@VERIZON.NET](mailto:UUMASSACTIONNETWORK@VERIZON.NET), 617.835.5426



## Massachusetts Coalition for the Homeless

*A statewide membership organization dedicated to ending homelessness*

15 Bubler Street  
Lynn, MA 01901  
Phone: 781.595.7570  
Fax: 781.595.7574

H 3573  
S 666  
fan

May 4, 2009

Senator Susan Tucker, Chair  
Representative Kevin Honan, Chair  
Joint Committee on Housing  
State House  
Boston MA 02133

Dear Chairwoman Tucker, Chairman Honan, and Members of the Joint Committee on Housing:

I am writing on behalf of the Massachusetts Coalition for the Homeless to express our support for Senate Bill 666/House Bill 3573, **An Act Preserving Publicly Assisted Affordable Housing**. The Coalition is a statewide membership, advocacy, and direct service organization created in 1981, dedicated to eradicating homelessness for families and individuals here in Massachusetts. In order to move closer to our goal, preservation of existing, affordable housing resources is critical.

With an estimated 24,000 units of affordable housing currently at risk of being converted to market rate, and 40,000 units at risk by the end of this year, we cannot afford to sit by idly as precious resources evaporate through expiring use. That is why we are grateful for your leadership in preventing expiring use and, to you, Chairwoman Tucker and Chairman Honan, for filing Senate Bill 666 and House Bill 3573.

As you know, Senate Bill 666 and House Bill 3573 would:

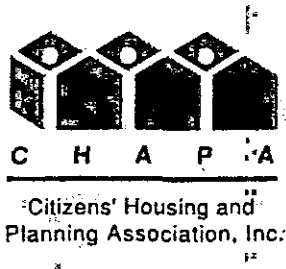
- Require owners to give advanced notice (12 and 24 months) to tenants and the state before affordability restrictions are terminated;
- Give the state (or its designee) the right of first refusal when an owner voluntarily chooses to sell their property, and thus provide an opportunity to preserve affordability of the building forever; and
- Provide limited tenant protections for a period of three years for low and moderate-income residents who not eligible for other protections.

Preserving publicly assisted affordable housing must be a key strategy in our efforts to prevent and end homelessness. In the past year, we have witnessed a meteoric rise in the number of households experiencing homelessness. The most recent numbers from the Department of Transitional Assistance (DTA) showed that 2,763 families were sheltered through the Emergency Assistance (EA) program. In addition, an estimated 3,200 individuals are receiving shelter through DTA. While the number of families and individuals in shelter represent only a tiny fraction of the total population of people experiencing or at imminent risk of homelessness, the shelter census numbers highlight the need to protect and preserve existing affordable housing resources. As the Commonwealth struggles to rapidly re-house and stabilize households currently experiencing homelessness, we know that existing resources are insufficient to meet current demand; by adding tens of thousands of households to the ranks of those who housing insecure, we will never reach our shared goal of ending homelessness.

I would like to sincerely thank you for this opportunity to express our support for An Act Preserving Publicly Assisted Affordable Housing. We look forward to more opportunities to work collaboratively with the Joint Committee on Housing and the full Legislature to find creative short-term and long-term solutions to homelessness in the Commonwealth.

Sincerely,

  
Robyn Frost  
Executive Director



H 3573  
S 666  
FAV

Citizens' Housing and Planning Association (CHAPA) Testimony in Support of S. 666  
and H. 3573, *An Act Preserving Publicly Assisted Affordable Housing.*

May 5, 2009

Submitted By:

Amy Anthony  
President and CEO, Preservation of Affordable Housing, Inc.  
Board Member and Past President, CHAPA

Dear Chairman Honan, Chairwoman Tucker and Members of the Committee:

Thank you for the opportunity to testify here today. For the record, my name is Amy Anthony and I am President and CEO of Preservation of Affordable Housing (POAH), Inc. I also serve on the Board of Directors for Citizens' Housing and Planning Association and am testifying in support of H. 3573 and S. 666.

Since its founding in 2001, POAH has purchased and renovated some of America's most 'at risk' rental housing. Currently, POAH owns more than 6,400 apartments in 49 developments in 9 states and the District of Columbia. On average, the incomes of residents in POAH housing are only 30 to 50% of median.

Preserving expiring use affordable housing is absolutely critical to meeting the housing needs of low income residents. Between now and December 31<sup>st</sup>, 2019, over 41,000 units of Massachusetts affordable housing have affordability restrictions that are at risk of expiring. Much of this housing is likely to remain affordable under the current scheme of incentives to renew affordability restrictions. However, without a legislative response, we will lose many valuable affordable units. The proposed legislation will increase the likelihood that an owner will make a preservation choice, whether through a sale or a renewal of affordability.

Some of the residents in these expiring use properties will receive enhanced Section 8 vouchers if their subsidies are terminated. Other will be displaced. In either case, the Commonwealth will lose much-needed affordable housing. With today's construction



costs and permitting difficulty, we will simply not be able to replace the lost units with new developments.

The Tucker/Honan legislation addresses complex expiring use policy challenges by establishing a regulatory framework to preserve expiring use affordable housing. Last year, the bill passed the Senate unanimously and was reported favorably from Housing Committee and the House Ways and Means Committee. The package was put together in consultation with a broad group of affordable housing advocates, the Patrick Administration, legal service representatives, for profit and non-profit property owners, CHAPA and the Massachusetts Association of Community Development Corporations, working in collaboration with Housing Committee Co-Chairs.

The compromise legislation provides the Department of Housing and Community Development with a right of first refusal to purchase these properties with local, non-profit, and private sector partners like POAH and preserve them as affordable. Property sales that preserve affordability will be exempt from this process. In addition, the bill contains notification requirements and modest tenant protections.

These tools will be an effective part of a comprehensive approach to preserving affordable housing in Massachusetts. The MacArthur Foundation Grant awarded to Massachusetts this year will help fund DHCD, CEDAC and the current expiring use advisory committee to study the at-risk inventory and understand which developments may be converted to market rate in advance of a serious threat. The grant will also catalyze a new acquisition fund.

In order to preserve affordable properties, owners will also have access to federal tools and incentives, and funding from the 2008 housing bond bill. A right of first refusal is the missing component to the policies already in place to effectively utilize these strategies as part of a comprehensive approach to preserve those properties that are most valuable to the Commonwealth.

In conclusion, CHAPA and POAH strongly support H. 3573 and S. 666 and request its favorable recommendation from the Committee and prompt passage. The bill is a practical approach that will create significant opportunities to preserve affordable housing. I am happy to answer any questions about our experience preserving affordable housing and the potential impact of the legislation. We look forward to working with the Legislature to meet our expiring use challenges and thank you for your leadership and support.

**MATURING SUBSIDIZED  
MORTGAGES:  
THE NEXT FRONTIER  
OF THE EXPIRING USE  
CRISIS**

---

**Emily Achtenberg**

Center for Social Policy  
McCormack Graduate School of Policy Studies  
University of Massachusetts Boston  
100 Morrissey Blvd.  
Boston, MA 02125-3393  
617.287.5550 Fax: 617.287.5544  
<http://www.mccormack.umb.edu/csp>

RECEIVED  
ALD  
YOUNG  
APR 28 2009

**MATURING SUBSIDIZED MORTGAGES:  
THE NEXT FRONTIER OF THE EXPIRING USE CRISIS**

Emily Achtenberg  
Housing Policy & Development Consultant  
ejpa@aol.com

Prepared for  
The Center for Social Policy,  
University of Massachusetts Boston  
The Boston Tenant Coalition

April 28, 2009

This analysis was made possible with data provided in part by the Community  
Economic Development Assistance Corporation (CEDAC).

Financial support was provided in part by the Hyams Foundation.

The views expressed herein are not necessarily those of CEDAC, the Hyams Foundation,  
the University of Massachusetts Boston, or the Boston Tenant Coalition.

## EXECUTIVE SUMMARY

Over the next decade, close to 17,000 units in 130 federally- and state-financed developments in Massachusetts could be lost as affordable housing as they reach the end of their 40-year subsidized mortgage terms. The maturing mortgage crisis represents the latest challenge to the privately-owned subsidized housing stock, its lower income residents, and the communities where these developments are located.

Since 1987, some 6,700 net affordable units have been lost as owners have prepaid their subsidized mortgages or opted out of their rental subsidy contracts. While Massachusetts has also had a strong track record in subsidized housing preservation, recent experiences with maturing mortgage properties--including the loss of more than 800 affordable units at 3 Boston developments--suggest that new approaches will be needed in the future.

The study reveals some of the characteristics of this housing that pose special challenges for preservation and tenant protection, as well as the unique benefits that make these developments especially worth preserving.

- While fewer than half the units have project-based rental subsidy, their rents are generally affordable to very low income households--a unique benefit offered by 40-years of budget-based rent regulation. Without additional project-based subsidy, it will be very difficult to preserve the current occupancy profile of the housing in the future.
- Many maturing mortgage properties are located in strong market neighborhoods where they are vulnerable to conversion pressures. Outside the major cities, the loss of an existing subsidized property will often put the municipality out of compliance with Chapter 40B.
- Since Enhanced Vouchers (tenant-based rental subsidy) are not directly authorized when a subsidized mortgage expires, there is a substantial risk of tenant displacement. Even with Enhanced Vouchers, the unique role currently played by many of these properties in preserving racial and economic diversity in their communities will be lost upon tenant turnover.
- While 20% of the units are at immediate risk (through 2010), 50% will not reach mortgage maturity until at least 2015. These properties provide a significant opportunity for cost-effective "preemptive" preservation.

To address these challenges, state legislation is needed to provide, at a minimum, a meaningful Right of First Offer and a Right of First Refusal to DHCD (or its designee) when a subsidized property is offered for sale, including adequate tenant protections (S. 666/ H. 3573). Additionally, adequate state resources should be targeted to facilitate the acquisition and preservation of at-risk properties on a timely basis, and to permit qualified community-based non-profit purchasers to compete on a level playing field with

private buyers. To promote cost-effective preservation, MassHousing should permit high-risk subsidized properties to refinance prior to mortgage maturity, in exchange for extended affordability restrictions. Finally, federal legislation is needed to permit owners to project-base Enhanced Vouchers and to expand the scope of Enhanced Voucher eligibility.

...

...

...

...

...

...

...

...

## **MATURING SUBSIDIZED MORTGAGES: THE NEXT FRONTIER OF THE EXPIRING USE CRISIS**

### **I. Introduction**

Over approximately the next decade, close to 17,000 affordable housing units could be lost in Massachusetts as their federally- and state-subsidized mortgages mature, terminating all associated use and affordability restrictions. Most of this housing, developed 30-40 years ago under various federal and state mortgage subsidy programs, is only partially assisted with project-based Section 8 rental subsidy; but 100% of the units are affordable due to budget-based (and tiered) rent restrictions.

To the extent that the properties have Section 8 assistance, the maturing mortgage crisis overlaps with larger crisis of expiring Section 8 subsidy contracts. However, the unique characteristics of this housing (rent and occupancy structure, community context, and regulatory constraints) pose special risks and challenges for public policy. In particular, the partial nature of project-based Section 8 assistance makes it more difficult to preserve this housing. There is also a substantial risk of tenant displacement since Enhanced Vouchers are not directly authorized when a subsidized mortgage matures. Even with Enhanced Vouchers, the unique role currently played by many of these properties in preserving racial and economic diversity in their respective neighborhoods and communities will be lost upon tenant turnover.

Inadequate tools and funding currently exist to protect existing tenants and preserve these valuable affordable housing resources. The analysis of the maturing mortgage inventory which follows concludes with proposed legislative and policy initiatives to facilitate constructive solutions to this new expiring use challenge.

### **II. Historical Background**

The earliest subsidized mortgage properties were developed in the mid-1960s under the HUD Section 221(d)(3) Below-Market Interest Rate (BMIR) program, utilizing direct government loans. Later, interest subsidies were provided to private lenders under Section 236, with some projects insured by HUD and others financed directly by MassHousing. MassHousing also financed a number of properties under the state's Chapter 13A interest subsidy program.

Occupancy of these units was limited to low and moderate income families with initial incomes at or below 80% or 95% of area median (for 236/13A and BMIR projects, respectively). Rents were budget-based, including a fixed limited-dividend allowance. Many for-profit owners were permitted to prepay their 40-year subsidized mortgages "as of right" after 20 years. Others (including non-profits, certain owners who received HUD "flexible subsidy" rehab loans, and owners of MassHousing developments financed after August 1, 1973 or benefitting from subsequent mortgage increases) were subject to prepayment "lockouts" for the full mortgage term.

In the mid-1980s, the "expiring use restriction" (EUR) crisis began with a wave of mortgage prepayments, including a few in Massachusetts. Subsequently, the federal government imposed a prepayment moratorium and developed new preservation initiatives under Title II (ELIHPA) and Title VI (LIHPRHA). These programs provided fair market value incentives to existing owners and purchasers, in the form of increased Section 8 subsidies and HUD-insured second mortgage loans for acquisition, rehab, and equity takeout.<sup>1</sup> In exchange, affordability restrictions were extended: under Title VI, for the remaining useful life of property (or at least 50 years); but under Title II, only for the remaining term of the subsidized mortgage. Between 1987 and 1995, approximately 4,000 subsidized mortgage units in Massachusetts were permanently preserved under Title VI, while another 7,000 units were temporarily preserved under Title II.

In 1996, the federal government restored owners' prepayment rights and defunded the preservation programs. Instead, Enhanced Vouchers were provided to protect eligible low and (in some cases) moderate income tenants at the point of prepayment. Unlike regular vouchers, which are limited to the PHA's payment standard, Enhanced Vouchers are provided at the comparable market rent as long as the tenant chooses to remain in the housing. However, since the Enhanced Voucher moves with the tenant, upon turnover (absent other restrictions) the units are permanently lost from the affordable housing stock.

Since 1996, approximately 15,300 federally- and state-assisted units have been lost in Massachusetts, primarily due to subsidized mortgage prepayments.<sup>2</sup> An estimated 8,600 of these units have retained some degree of affordability--although generally not comparable to the original level--because the projects were sold or refinanced under programs requiring new affordability commitments. The balance of approximately 6,700 affordable units have been permanently lost as affordable housing.

At the same time, the creative use of new federal tools in combination with state and local resources has facilitated the preservation of many expiring use developments. The Section 8 Mark Up to Market program has encouraged the renewal of existing project-based rental subsidy contracts, while supporting new debt financing for acquisition and rehabilitation. For Section 236 projects, HUD's "decoupling" program has allowed the remaining interest subsidy stream to be redirected towards this new financing. In conjunction with these federal initiatives, the Commonwealth has provided Low Income Housing Tax Credits (9% and 4%), tax-exempt bond financing, and gap financing for preservation projects. In particular, the Capital Improvements Preservation Fund (CIPF) is targeted exclusively for the preservation of at-risk existing subsidized developments.

### **III. Maturing Subsidized Mortgages: New Challenges**

---

<sup>1</sup>Alternatively, under Title VI many non-profit purchasers received direct capital grants.

<sup>2</sup>CEDAC, "Massachusetts Projects with Subsidized Mortgages or HUD Project-Based Rental Assistance," December 2008; updated by Emily Achtenberg.

While Massachusetts has had a strong track record historically in preserving at-risk subsidized housing, recent experience with maturing mortgage properties suggests that circumstances may be changing. Now that the oldest properties are reaching the end of their subsidized mortgage terms, affordable units (with both mortgage and rental subsidies) are being lost at a rate not seen since repeal of the prepayment moratorium in 1995. For example:

- *High Point Village, Camelot Court, and Brandywyne Village* are three mixed-income former BMIR developments located in strong market neighborhoods of Boston, that were formerly preserved under Title II. The properties provided a total of 1,084 affordable units, including: 66% very low income units (with project-based Section 8); 24% low income units, and 10% moderate income units. Upon mortgage maturity, the Section 8 contract was renewed only at Brandywyne (266 units). The balance of the Section 8 units (451), and all of the affordable low and moderate income units (367), were converted to market. While eligible tenants (excluding many at High Point who had already moved) received Enhanced Vouchers,<sup>3</sup> a total of 818 affordable units were permanently lost.
- *Bradford Apartments* is a 160-unit former BMIR development located in downtown Lawrence that was partially assisted with Section 8 (100 units). Upon mortgage maturity, the Section 8 contract was terminated and rents were increased to market. While eligible tenants (excluding many who had already moved) eventually received Enhanced Vouchers, all 160 units were lost as affordable housing.

Subsequently, the property was offered as part of a portfolio sale through a national broker. The owner refused to accept offers from local CDC buyers. Fortunately, the successful bidder has received a commitment for tax-exempt bond financing and tax credits, although the financing has not yet closed. With the loss of rental subsidies, however, these units will be substantially less affordable than they were prior to mortgage maturity.

- *Brookline Coop* is a 115-unit former BMIR property in Brookline that was developed as an affordable limited-equity cooperative (with no Section 8 assistance). Upon mortgage maturity, the cooperative converted to condominium ownership with 32 units remaining affordable. Eighty-three affordable units were permanently lost.

Within the past year, several maturing mortgage properties have been offered for sale on a competitive basis through national brokers, similar to the process utilized for

---

<sup>3</sup>Enhanced Vouchers were provided at these developments, and at Bradford Apartments, because the owners were eligible to (and did) prepay their subsidized mortgages prior to maturity; see below.



Bradford Apartments. Due to a combination of resource, timing, and regulatory constraints, it has been extremely difficult for local preservation buyers--especially community-based non-profits--to compete successfully in this market-driven system. Even if some units are ultimately preserved, the system encourages underestimation of property expenses and rehab needs and inflation of bid prices which is detrimental to the housing and increases the cost of preservation.

#### **IV. Analysis of the At-Risk Maturing Subsidized Mortgage Inventory**

A closer look at the maturing subsidized mortgage inventory reveals some of the characteristics of this housing that will make preservation (and tenant protection) extremely challenging, as well as the unique benefits that underscore the value of its preservation.

##### *General Characteristics*

The analysis is based on 130 projects, containing 16,800 BMIR, 236, and 13A units,<sup>4</sup> whose mortgages will expire by the end of 2020, placing their existing affordability at risk.<sup>5</sup> Two-thirds of the developments, containing 60% of the units, are financed by MassHousing. The remaining one-third, containing 40% of the units, are or were HUD-insured.

Sixty percent of the units are financed under Section 236, while 25% are 13A units and the remaining 15% are BMIR units. Twenty developments (containing 5,300 mortgage subsidy units) are Title II properties that were previously preserved but are again at risk.

Fifteen projects (containing 1,850 units) appear to be owned directly by non-profits. As demonstrated by the Brookline coop example above, non-profit owners are not immune from market or development pressures. Additionally, many non-profit projects suffer from disinvestment and require substantial recapitalization and renovations. Accordingly, this housing is also considered to be at-risk.

Only 44% (7,344) of the mortgage subsidy units are additionally assisted with project-based rental subsidy. Of these, two-thirds (4,899) are Section 8 and the balance

---

<sup>4</sup>Another 1,660 market units in these developments, including some with project-based rental assistance, do not benefit from mortgage subsidy and are not considered in this analysis.

<sup>5</sup>Subsidized mortgage projects previously preserved (with new restrictions expiring after 2020) are not included. These are mostly Title VI preservation projects, Low Income Tax Credit projects with long-term restrictions (allocations made in 1990 or later), and projects receiving other types of state financing tied to extended affordability. Also not included are projects whose mortgage subsidies were previously lost through prepayment or maturity (regardless of whether some affordable units were retained by other means).

have rent supplement or RAP subsidies<sup>6</sup>, which effectively terminate with the mortgage. Section 8 contracts (which can be renewed, extended, and, in many cases, "marked up to market") cover only 29% of the mortgage subsidy units, and are concentrated in 49 developments. Eighty-one of the 130 developments (62%) have no project-based Section 8 at all. Especially to the extent that non-Section 8 units are occupied by very low and lower income tenants (see below), this discrepancy poses a significant challenge for preservation of the housing and for tenant protection.

*Rents/ Affordability/ Income Mix*

**Budget-Based Rents.** While only a portion of the units are assisted with project-based rental subsidy, rents in the non-assisted units<sup>7</sup> generally appear to be quite affordable. This is a legacy of 40 years of budget-based rent regulation.

In 27 projects for which non-assisted unit rent data was readily available, the median/average rent was 65% of FMR.<sup>8</sup> This rent level is generally affordable to households earning less than 50% of area median income, at 30% of income. Accordingly, the non-assisted units in many maturing mortgage properties appear to constitute a resource for serving very low income and lower income households without rental subsidy--a unique benefit offered by this historically regulated, non-speculative housing stock. Anecdotal evidence suggests that many of these units are occupied by tenants with even lower incomes, paying more than 30% of income for rent.

**Tiered Rents.** The 20 Title II projects have a "tiered" rent structure for unassisted units, based on their historical occupancy profiles, which is designed to preserve mixed affordability levels. In many Title II projects, the occupancy profile--which owners are required to maintain "to the extent practicable"--reflects substantial low/moderate income diversity. At the same time, owners are not precluded from serving additional lower income households and must accommodate tenants whose incomes decline by reallocating them to lower profile (and rent) subtiers.<sup>1</sup> As indicated by the following example of a suburban Title II property within Greater Boston (which was recently offered for sale), unassisted units in these projects may be currently serving a lower income population than the historical profile suggests:

Historical Profile		Current Profile
-----------------------	--	--------------------

<sup>6</sup>These more limited forms of rental subsidy are typically found in developments financed by MassHousing. Most owners of HUD-insured projects were able to convert their rent supplement contracts to project-based Section 8 some years ago.

<sup>7</sup>Throughout this report, "non-assisted" or "unassisted" units refers to units with mortgage subsidy but without project-based rental assistance.

<sup>8</sup>In one development where rents exceed the FMR, all units are rent-assisted.

Very Low: <50% (S8) <sup>9</sup>	27%	27%
Very Low: <50% (non S8)	-	26%
Low 1: 51-60%	16%	8%
Low 2: 61-70%	18%	7%
Low 3: 71-80%	11%	9%
Mod 81-95%	27%	23%
Total	100%	100%

**Vouchers.** Finally, since the below-market rent structure in subsidized mortgage properties (both Title II and non-Title II) is typically well below the FMR/PHA voucher payment standard, very low income households with mobile vouchers are readily accommodated. Anecdotal evidence suggests that many of these developments have substantial occupancy by voucher-holders.

*Location/Community Context*

**Location.** At-risk maturing mortgage properties are dispersed throughout the state, with more than 40% of the units located in cities and towns inside Greater Boston. Many projects appear to be situated in strong market areas, both suburban and urban (e.g. within the City of Boston, in the South End, Hyde Park/Roslindale, and Fenway neighborhoods), where they are a key source of economic and racial diversity and are vulnerable to market conversion pressures.

**40B Compliance.** Outside the major cities, many properties are located in cities and towns that barely meet, or fall below, the 10% affordable housing requirement under Chapter 40B. In these localities, maturing mortgage properties constitute a significant proportion of the 40B affordable housing stock (e.g. 42% in Brewster, 57% in Lincoln, 53% in Medford). The loss of these properties will make it much more difficult for the municipality to achieve or maintain 40B compliance.<sup>10</sup> In contrast to new 40B projects, which are often controversial, these existing developments have long been accepted as part of the neighborhood fabric.

A significant number of properties have Chapter 121A tax contracts which typically include low and moderate income use restrictions. However, since these contracts were executed when the projects were first developed and expire after 40 years, their relevance

<sup>9</sup>In Title II projects, all units occupied by very low income tenants at the time of preservation received project-based Section 8 subsidy.

<sup>10</sup>Under current 40B rules, 100% of the units in a rental development that is at least 25% affordable to households with incomes at or below 80% median are counted towards the 10% requirement. Termination of the affordability restrictions or subsidy contract generally causes the development to be removed from the 40B inventory, with some exceptions.

diminishes as mortgage maturity approaches. A few properties have zoning or existing 40B restrictions which may prove more useful:

#### *At-Risk Dates*

**Mortgage Subsidies.** In general, HUD BMIR and 236 mortgages are maturing now through 2014. MassHousing 236 and 13A projects, built later and with longer mortgage terms, will mature starting in 2012 through 2020.

Twenty-one projects containing 20% (3,500) of the mortgage subsidy units are at immediate risk. This category covers projects with mortgages maturing before the end of 2010, including several large Title II properties in and around Boston (e.g. Georgetown, Cummins Tower, Battles Farm). It also includes several prepayment-eligible (EUR) projects that are not subject to prepayment lockouts and can terminate their subsidized mortgages and restrictions *at any time* (e.g. Cambridge Court, Macarthur Terrace, Harborview Towers).<sup>11</sup>

Another 35 projects containing 30% (4,800) of the mortgage subsidy units have mortgages that will reach maturity through 2015. The remaining 74 projects, containing half (8,500) of the units will reach maturity through 2020. While these properties are not immediately at risk, they may present important opportunities for preservation (see below).

**Rental Subsidies.** Eighteen percent of the rental subsidies are at risk through 2010, 33% through 2015, and 48% through 2020. For Section 8 units, the at-risk dates generally track the mortgage expiration dates (except for EUR projects, where the Section 8 contract is at risk on its own expiration date, e.g. Harborview Towers). In projects subject to prepayment lockouts, if the Section 8 contract expires before the mortgage (e.g. Hope In Action), it is assumed not to be at risk since the owner has little incentive to opt out. This is consistent with the history of Section 8 optouts in Massachusetts to date, which (with some exceptions) have occurred in only conjunction with mortgage prepayments and maturities.

Rent supplement and RAP contracts expire after 40 years or at mortgage maturity/prepayment, whichever occurs first. In some cases (e.g. Madison Park III), these subsidies will expire before the mortgage matures, creating an unanticipated affordability gap for very low income tenants.

**Prepayment Lockouts.** With respect to projects that are not immediately at risk due to prepayment lockouts, a critical public policy issue is whether they should be permitted to refinance prior to maturity, in exchange for extended affordability restrictions. This

---

<sup>11</sup>These EUR projects could have prepaid their mortgages up to 20 years ago but, for any combination of reasons, did not. Some (e.g. Cambridge Court) are clearly located in strong housing markets where there is a substantial incentive to prepay.

could facilitate more cost-effective preservation of the housing, since the value of the property during the lockout period is restricted.

For example, at one extremely valuable Section 236 property in the Greater Boston area which is eight years away from mortgage maturity, current rents for a 3BR townhouse at \$1,300 are approximately 50% of market (\$2,650). The owner is seeking to sell the property now, and does not intend to wait. The appraised value today (taking into account the remaining period of extended use) is half the projected value on the date of market conversion.

To purchase the property, a preservation buyer will need to prepay and refinance the existing mortgage with tax-exempt bond financing at lower interest rates, which will also generate Low Income Housing Tax Credits. By purchasing today, the buyer will be able to "decouple" and utilize the remaining Section 236 interest subsidy stream, a resource that diminishes each year as mortgage maturity approaches. Prepayment will also trigger Enhanced Vouchers for eligible tenants (see below). In the absence of a viable preservation option, there is a substantial risk that the property will be sold to a speculative buyer in anticipation of future market-rate conversion.

#### *Tenant Protections/ Enhanced Vouchers*

Relative to past expiring use situations, tenants in maturing mortgage properties are more vulnerable to displacement because Enhanced Vouchers are not guaranteed. While eligible tenants in any units subject to a Section 8 contract are entitled to Enhanced Vouchers if the owner opts out, the rules for non-Section 8 tenants--who occupy more than 70% of these units--are more complex.

Under current federal law, eligible non-Section 8 tenants can receive Enhanced Vouchers only if the owner is entitled to prepay the mortgage without HUD consent--and does in fact prepay prior to maturity. Projects that received Flexible Subsidy rehab loans may be approved for Enhanced Vouchers at HUD's discretion. HUD would also have to approve the provision of Enhanced Vouchers to Section 236 and Chapter 13A projects that are released by MassHousing from their historical prepayment locks. Certain types of projects, such as those owned by non-profits, require HUD consent to prepay and cannot receive enhanced vouchers.

In approximately 25% of the maturing mortgage subsidy units (located in 26 properties), eligible tenants could receive Enhanced Vouchers if the owner agreed to prepay. In another 62% of the units (located in 82 properties), Enhanced Vouchers could be available with HUD consent (and MassHousing prepayment approval, with respect to MassHousing projects). In the remaining 12% of the units (17 projects), Enhanced Vouchers cannot be provided under current law--either because the owner is a non-profit or the subsidized mortgage has already been prepaid.

#### **V. Policy Implications**

The challenges posed by maturing subsidized mortgages are occurring in the context of a profound economic and financial crisis when affordable housing resources in

Massachusetts (for both preservation and production of affordable housing) are extremely scarce. At the same time, the growing demand for affordable rental housing, fueled by rising unemployment and mortgage foreclosures, underscores the critical need to preserve existing subsidized housing resources. The Commonwealth's recent \$4.5 million award from the MacArthur foundation provides an opportunity to refocus creative attention on preservation. The following proposed legislative, policy, and programmatic measures would greatly enhance opportunities for preservation.

### **1. Right to Purchase**

State legislation is needed to provide, at a minimum, a Right of First Offer and a Right of First Refusal to DHCD or its designee, when a subsidized property is offered for sale. Adequate time frames, public notice provisions, and tenant protections should be included. This is an essential first step to facilitate opportunities for preservation purchases, which cannot be accomplished within the market-oriented national competitive bid system utilized by most sellers. A compromise bill negotiated among owners, advocates, and DHCD passed the Senate last year, has been reintroduced, and should be approved.

### **2. Preservation Financing**

Tax exempt bond financing and associated 4% tax credits, which are currently in plentiful supply, should be made available for preservation transactions on a priority basis. State gap funding specifically targeted for preservation (including CIPF) should be expanded and awarded on a rolling basis, to accommodate the opportunistic nature of preservation transactions. The new Preservation Loan Fund, capitalized in part with MacArthur funding, should be aggressively utilized to facilitate the timely acquisition of at-risk properties pending the availability of permanent financing.

### **3. Non-Profit Purchasers**

Additional measures are needed to allow qualified community-based non-profit purchasers, who are especially disadvantaged in the current financial crisis, to compete on a level playing field with private buyers (both market- and preservation-oriented). These include timely access to adequate predevelopment funds both prior to site control (to develop competitive offers) and after (to secure acquisition and permanent financing). There is also a critical need for a pooled guarantee fund to enable non-profit purchasers to meet investor reserve requirements and secure tax credit equity for preservation transactions in today's challenging market.

### **4. Prepayment Lockouts**

MassHousing should permit the release of prepayment locks on subsidized mortgage properties in exchange for extended, long-term use and affordability restrictions, in order to facilitate cost-effective preservation. This is especially appropriate for properties at high risk of market conversion that are being offered for sale, or for properties requiring substantial rehabilitation. Recapitalizing owners and purchasers benefiting from the release of prepayment locks should be required to renew existing Section 8 contracts and to project-base Enhanced Vouchers, to the extent authorized by federal legislation (see

below). State preservation resources should be targeted to these projects on the same basis as projects which are at more immediate risk.

#### **5. Enhanced Vouchers/ Project-Basing**

Federal legislation (currently pending in Senate SEVRA) should be enacted to permit owners to project-base Enhanced Vouchers, subject to PHA approval, and with retroactive application to tenants in projects who have already received Enhanced Vouchers. Additionally, owners should have the option of exchanging their Enhanced Vouchers for HUD project-based Section 8 authority, as recently proposed by MassHousing. The scope of Enhanced Voucher eligibility should also be extended more generally to maturing subsidized mortgage projects with prepayment lockouts, in exchange for a requirement to project-base the vouchers. These measures are critical both for preservation and tenant protection.

#### **Maturing Subsidized Mortgages at Risk Table**

MATURING SUBSIDIZED MORTGAGES AT RISK

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Project	City	Neighb	Region	Total Units	Mtge Subs Un	Rent Subs Un	S8 Un	Supp, RAP, MRVP Un	Title II Un	EUR Un	S8/ Mtge Subs Un %	Mtge Subs Rent/ FMR	HUD or MH curr	Mortgage Matures
Adams Housing	Adams		West	60	60	35	35	0		60	58%		H	1-Sep-12
HILLCREST VILLAGE	Attleboro		Southeast	100	81	25		25			0%	66%	M	1-Mar-17
CROMWELL COURT	Barnstable		Southeast	124	124	82	82	0	124		66%		M	1-Mar-16
BEDFORD VILLAGE	Bedford		Gr Boston	96	96	19		19			0%		M	1-Mar-18
OAK WOODS	Bellingham		Central	90	90	19		19			0%		M	1-Mar-17
JACLEN TOWER	Beverly		North	100	100	25		25			0%	55%	M	1-Mar-18
NORTHRIDGE HOMES	Beverly		North	98	73	25		25			0%		M	1-Mar-18
144 WORCESTER ST	Boston	S. End	Gr Boston	8	8	1		1			0%		M	1-Mar-19
Amiff Housing*	Boston	Dorchester	Gr Boston	96	96	96		96			100%		H	1-Sep-12
BABCOCK TOWER	Boston	Fenway	Gr Boston	213	160			0			0%		M	1-Mar-19
Burbank Apts.	Boston	Fenway	Gr Boston	173	173	67		67	173		39%		H	1-Apr-11
BURBANK GARDENS	Boston	Fenway	Gr Boston	52	52	10		10			0%		M	1-Apr-18
Charlesview*	Boston	Aliston-Bri	Gr Boston	210	210	200		200			95%		H	1-Feb-11
CHARLYSADE APTS	Boston	BeaconHill	Gr Boston	10	3	3		3			0%	68%	M	1-Mar-18
CONCORD HOUSES	Boston	S. End	Gr Boston	181	181	72		72			0%	47%	M	1-Mar-18
CONWAY COURT	Boston	Hyde Pk/ RGr	Boston	28	28	7		7			0%		M	1-Mar-17
Cummins Towers	Boston	Hyde Pk/ RGr	Boston	239	239	180	180	0	239		75%		H	1-Jul-10
FORBES BLDG	Boston	Jam Plain	Gr Boston	147	147	37		37			0%		M	1-Mar-19
Fort Hill Gardens	Boston	Roxbury	Gr Boston	40	40	40		40			100%		H	1-Aug-11
Georgetowne I	Boston	Hyde Pk/ RGr	Boston	601	601	429	429	0	601		71%		H	1-Mar-10
Georgetowne II	Boston	Hyde Pk/ RGr	Boston	366	366	252	252	0	366		69%		H	1-May-12
HARTWELL TERRACE	Boston	Dorchester	Gr Boston	17	17	4		4			0%	74%	M	1-Mar-16
LANDFALL WEST	Boston	E. Boston	Gr Boston	59	59	29		29			0%	53%	M	1-Mar-17
LAWRENCEVILLE	Boston	Roxbury	Gr Boston	149	149			0			0%		M	1-Mar-17
MADISON PARK III	Boston	Roxbury	Gr Boston	120	120	120		120			0%	105%	M	1-Apr-20
MERCANTILE BLDG	Boston	Downtown	Gr Boston	122	85	41		41			0%		M	1-Mar-18
NEWCASTLE/SARANAC	Boston	S. End	Gr Boston	97	97	30		30			0%		M	1-Mar-18
PAUL REVERE COURT	Boston	N. End	Gr Boston	31	31	9		9			0%		M	1-Mar-19
QUINCY TOWER	Boston	Chinatown	Gr Boston	162	162	98		98			0%	69%	M	1-Mar-19
Rutland Housing	Boston	S. End	Gr Boston	45	45	44	44	0		45	98%		H	1-Mar-12
SAINT BOTOLPH	Boston	S. End	Gr Boston	135	130	92	92	0	130		71%		M	1-Mar-16
Tai Tung Village	Boston	Chinatown	Gr Boston	215	215	209	209	0			97%		H	1-Aug-13
TAURUS APARTMENTS	Boston	Dorchester	Gr Boston	38	38	10		10			0%	71%	M	1-Mar-16
THE CHESTER	Boston	S. End	Gr Boston	17	10	4		4			0%		M	1-Mar-18
Warren Hall Trust	Boston	Aliston-Bri	Gr Boston	33	33	7		7			0%	47%	H	1-Dec-11
Wayne Apts*	Boston	Roxbury	Gr Boston	349	349	349	349	0			100%		H	1-Jan-15
YEE REALTY	Boston	Chinatown	Gr Boston	12	12	3		3			0%	34%	M	1-Mar-14
CANALSIDE	Bourne		Southeast	112	112	28		28			0%	66%	M	1-Mar-18
INDEPENDENCE MANOR I	Braintree		Gr Boston	95	95	24		24			0%		M	1-Mar-18
SKYLINE DRIVE I	Braintree		Gr Boston	84	42	21		21			0%		M	1-Mar-13
SKYLINE DRIVE II	Braintree		Gr Boston	108	108	27		27			0%		M	1-Mar-18
SKYLINE DRIVE III	Braintree		Gr Boston	48	36	12		12			0%		M	1-Mar-18
KING'S LANDING	Brewster		Southeast	108	108	26		26			0%		M	1-Mar-17
Battles Farm Village	Brockton		Gr Boston	320	320	202	202	0	320		63%		H	1-Feb-10
CHATHAM WEST I	Brockton		Gr Boston	300	275	75		75			0%	59%	M	1-Mar-17
CHATHAM WEST II	Brockton		Gr Boston	270	202	68	68	0			0%		M	1-Mar-17
BEACON PARK	Brookline		Gr Boston	80	30	20		20			0%	43%	M	1-Mar-18
BRISTON ARMS	Cambridge		Gr Boston	154	105	73	73	0	105		70%		M	1-Mar-18
CAMBRIDGE COURT (Fran	Cambridge		Gr Boston	123	92	41		41		92	0%	85%	M	1-Mar-17
Harwell Homes	Cambridge		Gr Boston	56	56	17	17	0			30%		H	1-Nov-12
INMAN SQUARE APTS	Cambridge		Gr Boston	116	116	44		44			0%	79%	M	1-Mar-17
LINWOOD COURT	Cambridge		Gr Boston	45	45	22		22			0%		M	1-Mar-18
NORSTIN	Cambridge		Gr Boston	32	32	7		7			0%		M	1-Mar-12
Macarthur Terrace	Chicopee		West	222	222	55	55	0		222	25%		H	1-May-18
SOLEMAR APTS	Dartmouth		Southeast	200	100	50		50			0%		M	1-Mar-19
ISLAND CREEK WEST - II	Duxbury		Southeast	48	48			0			0%		M	1-Feb-13
EVERETT SQ PLAZA	Everett		Gr Boston	131	130	21		21			0%		M	1-Mar-19
GLENDALE COURT	Everett		Gr Boston	29	29	3		3			0%		M	1-Mar-18
BROWNSTONE GDNS	E. Longmeadow		West	100	100	25		25			0%		M	1-Mar-17
FULTON ST APTS	Fall River		Southeast	28	28	7		7			0%	66%	M	1-Mar-16
RIVERVIEW TOWERS	Fall River		Southeast	200	200	2		2			0%		M	1-Mar-18
Meadowbrook	Fitchburg		Southeast	228	228	63	63	0			28%		H	1-Dec-10
Cochituate Home Coop	Framingham		Central	161	161	160	160	0			99%		H	1-Jul-12
EDMANDS HOUSE	Framingham		Central	190	143	112	112	0	143		78%		M	1-Mar-14
GLEN MEADOW	Franklin		Central	288	35			0			0%		M	1-Mar-13
CENTRAL GRAMMAR*	Gloucester		North	80	80	20		20			0%		M	1-Mar-17
CHRISTIAN HILL	Great Barrington		West	40	40	8		8			0%		M	1-Mar-17
ELMWOOD TOWERS	Holyoke		West	152	152	31		31			0%		M	1-Mar-17
HOLYOKE TOWERS	Holyoke		West	122	122			0			0%		M	1-Mar-14



MATURING SUBSIDIZED MORTGAGES AT RISK

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Project	City	Neighb	Region	Total Units	Mtge Subs Un	Rent Subs Un	S8 Un	Supp, RAP, MRVP Un	Title II # Un	EUR Un	S8/ Mtge Subs Un %	Mtge Subs Rent/ FMR	HUD or MH curr	Mortgage Matures
JARVIS HEIGHTS	Holyoke		West	200	200			0			0%		M	1-Apr-19
Whiting Farms I	Holyoke		West	119	119			0			0%		H	1-Nov-10
HOPE-IN-ACTION	Lawrence		North	49	49	40		40			0%	60%	M	1-Mar-17
Parkside Apts West	Lawrence		North	146	146	98	98	0	146		67%		H	1-Mar-10
Litchfield Terrace*	Leominster		Central	216	216	209	209	0		216	97%		H	1-Sep-14
RIVERSIDE VILLAGE	Leominster		Central	312	312	193	193	0	312		62%		M	1-Mar-14
INTERFAITH HSG	Lexington		Gr Boston	6	6	2		2			0%		M	1-Mar-17
PINE GROVE VILLAGE	Lexington		Gr Boston	16	16	6		6			0%		M	1-Mar-14
LINCOLN WOODS	Lincoln		Central	125	72	32		32			0%		M	1-Mar-18
First Lowell Rehab	Lowell		North	47	47	9	9	0		47	19%		H	1-Nov-12
LORD MANOR	Lowell		North	94	94	38		38			0%	67%	M	1-Mar-17
HARBOR LOFT APTS	Lynn		North	358	148	210	210	0			0%		M	1-Oct-12
KING'S LYNN	Lynn		North	441	441	166		166			0%		M	1-Mar-20
Marian Gardens	Lynn		North	94	94	94	94	0			100%		H	1-May-10
ST STEPHEN'S TOWER	Lynn		North	130	130	52		52			0%	52%	M	1-Mar-17
Bryant Terrace	Malden		Gr Boston	108	108						0%		H	1-Jun-09
Heritage*	Malden		Gr Boston	209	209	20	20	0			10%		H	1-Oct-12
ACADEMY KNOLL	Marlborough		Central	109	28	81	81	0			0%		M	1-Mar-18
SUMMER HILL GLEN	Maynard		Central	120	108	30		30			0%		M	1-Mar-18
WILKINS GLEN	Medfield		Southeast	103	103	26		26			0%		M	1-Mar-17
Fuller House	Melrose		North	114	114	65	65	0			57%		H	1-May-14
MIDDLEBURY ARMS	Middleborough		Southeast	64	64	16		16			0%	82%	M	1-Mar-18
ROLLING GRN-MILFORD	Milford		Central	304	15	19		19			0%		M	1-Mar-12
UNQUITY HOUSE	Milton		Gr Boston	139	139	35		35			0%	57%	M	1-Mar-14
Harborview Towers	New Bedford		Southeast	144	144	88	88	0		144	61%		H	1-Aug-14
UNITED FRONT*	New Bedford		Southeast	200	200	80		80			0%	86%	M	1-Mar-18
HAMLET STREET	Newton		Gr Boston	50	30	20		20			0%		M	1-Mar-20
LEEDS VILLAGE APTS	Northampton		West	22	19	5		5			0%		M	1-Mar-18
THE TANNERY	Peabody		North	284	239	84		84			0%		M	1-Mar-18
OAK HILL	Pittsfield		West	61	60			0			0%		M	1-Mar-17
ALGONQUIN HEIGHTS	Plymouth		Southeast	201	201	181	181	0	201		90%		M	1-Mar-19
Mayflower Village	Plymouth		Southeast	100	100			0			0%		H	1-Nov-09
Pontus Meadow (Mayflower)	Plymouth		Southeast	58	58	12	12	0			21%		H	1-Apr-13
Fenno House	Quincy		Gr Boston	154	154	31	31	0			20%		H	1-Sep-14
MARTENSEN VILLAGE	Quincy		Gr Boston	12	12	1		1			0%		M	1-Mar-19
Quincy Point Homes III	Quincy		Gr Boston	201	201	109	109	0			54%		H	1-Jan-14
LEBANON HILL	Southbridge		West	116	116	59		59			0%	51%	M	1-Mar-17
BERGEN CIRCLE	Springfield		West			95		95				98%	M	1-Mar-19
BERGEN CIRCLE	Springfield		West	201	201	75	75	0			37%		M	1-Mar-19
Colonial Estates	Springfield		West	500	500	349	349	0	500		70%		H	1-Mar-12
Concord Apts	Springfield		West	104	104	104	104	0		104	100%		H	1-Feb-15
Hill Homes Coop	Springfield		West	90	90	28	28	0			31%		H	15-Jul-15
HUNTER PLACE	Springfield		West	80	80	48		48			0%		M	1-Mar-19
Presidential Courts	Stoughton		Gr Boston	105	105	21	21	0			20%		H	1-Apr-11
Wentworth Manner	Stoughton		Gr Boston	102	102			0			0%		H	1-May-10
Highland Hills	Taunton		Southeast	116	116			0	116		0%		H	1-Sep-10
Taunton Gardens	Taunton		Southeast	128	128	32	32	0			25%		H	1-Aug-13
UPTON INN	Upton		Central	34	34	7		7			0%		M	1-Mar-18
ROCKLEDGE APTS	Wakefield		Gr Boston	60	60	15		15			0%	44%	M	1-Mar-19
BRANDY HILL	Wareham		Southeast	132	132	97	97	0	132		73%		M	1-Mar-16
WOODS AT WAREHAM (PI	Wareham		Southeast	100	100	78	78	0	100		78%		M	1-Mar-13
COL LOVELL'S GATE	Weymouth		Gr Boston	176	132	45		45			0%		M	1-Mar-18
COLONIAL VILLAGE	Weymouth		Gr Boston	89	89	23		23			0%		M	1-Mar-18
QUEEN ANNES GATE 1	Weymouth		Gr Boston	150	75	56	56	0	75		75%		M	1-Mar-14
Tammy Brook Apts*	Weymouth		Gr Boston	90	90	24	24	0	90		27%		H	1-Jun-09
Union Towers I	Weymouth		Gr Boston	199	199			0			0%		H	1-May-15
Colony Retirement Homes II	Worcester		Central	78	78	18	18	0			23%		H	1-Nov-15
Fruit Sever Merrick	Worcester		Central	132	132	26	26	0		132	20%		H	1-Apr-14
LINCOLN VILLAGE	Worcester		Central	1213	1213	369		369	1213		0%	60%	M	1-Mar-18
Matheson Apts.	Worcester		Central	70	70	65	65	0			93%		H	1-Oct-17
Mountain Village	Worcester		Central	200	200	60	60	0	200		30%		H	1-Jan-10
STRATTON HILL	Worcester		Central	156	156	39		39			0%		M	1-Mar-17
All Units				18,434	16,770	7,722	5,258	2,464	5,286	1,062	29%	65%		
All Mortgage Subs Units					16,770	7,344	4,899	2,445	5,286	1,062	29%			
Percent														
Projects					130	118	49		20	9		27		

MATURING SUBSIDIZED MORTGAGES AT RISK

Project	16 RentSubs Expires	17	18	19	20	21	22	23	24	25	26	27	28	29
		Mtge Subs At Risk 2010	Mtge Subs At Risk 2015	Mtge Subs At Risk 2020	Rent Subs At Risk 2010	Rent Subs At Risk 2015	Rent Subs At Risk 2020	EV Elig? Yes: If Own Ppays	non-Sub Agency Consent	Ta w/ No Elig	MtgeSubs	40B Town AllSubs Un (%)	40B % Units In Proj	Local Re- stric- tions
Adams Housing	14-Jul-14	60				35		25			7.6%	18.1%	121A, 40B	
HILLCREST VILLAGE	1-Mar-17			81			25		81		7.4%	8.2%		
CROMWELL COURT	31-Oct-16			124			82		42		6.8%	9.1%		
BEDFORD VILLAGE				96			19		96		18.3%	11.2%		
OAK WOODS				90			19		90		9.4%	16.9%		
JACLEN TOWER	1-Mar-18			100			25		100		11.5%	5.4%	x-121A, 40B	
NORTHBRIDGE HOMES				73			25		73		11.5%	5.3%		
144 WORCESTER ST				8			1		8		19.9%	0.0%	121A	
Amiff Housing*	31-Dec-15		96				96				19.9%	0.2%		
BABCOCK TOWER			160						160		19.9%	0.4%		
Burbank Apts.	31-Mar-11		173			67		106			19.9%	0.3%		
BURBANK GARDENS			52				10		52		19.9%	0.1%		
Charlesview*	28-Feb-10		210			200			10		19.9%	0.4%	121A	210
CHARLYSADE APTS				3			3		3		19.9%	0.0%		
CONCORD HOUSES	1-Mar-18			181			72		181		19.9%	0.4%	121A	
CONWAY COURT				28			7		28		19.9%	0.1%	121A	
Cummins Towers	1-Jul-10	239			180			59			19.9%	0.5%		
FORBES BLDG				147			37		147		19.9%	0.3%	121A	
Fort Hill Gardens	30-Apr-09		40			40					19.9%	0.1%		40
Georgetowne I	28-Feb-09	601			429					172	19.9%	1.2%		
Georgetowne II	28-Feb-09		366			252				114	19.9%	0.7%		
HARTWELL TERRACE	1-Jan-13			17			4		17		19.9%	0.0%		
LANDFALL WEST	1-Mar-17			59			29		59		19.9%	0.1%		
LAWRENCEVILLE				149					149		19.9%	0.3%		
MADISON PARK III	1-Oct-15			120		120			120		19.9%	0.2%		
MERCANTILE BLDG				85			41		85		19.9%	0.2%	121A	
NEWCASTLE/SARANAC				97			30		97		19.9%	0.2%	121A	
PAUL REVERE COURT				31			9		31		19.9%	0.1%		
QUINCY TOWER	1-Mar-19			162			98		162		19.9%	0.3%	121A	
Rutland Housing	31-May-12	45				44		1			19.9%	0.1%	121A/LDA	
SAINT BOTOLPH	14-Sep-16			130			92	38			19.9%	0.3%		
Tai Tung Village	30-Sep-10		215			209			6		19.9%	0.4%	121A	
TAURUS APARTMENTS	1-Mar-16			38			10		38		19.9%	0.1%		
THE CHESTER				10			4		10		19.9%	0.0%		
Warren Hall Trust	1-Oct-10		33		7	0				33	19.9%	0.1%		
Wayne Apts*	30-Jun-11		349			349					19.9%	0.7%		
YEE REALTY	1-Aug-12		12			3					19.9%	0.0%		
CANALSIDE	1-Mar-18			112			28		112		8.0%	17.9%		
INDEPENDENCE MANOR I				95			24		95		8.8%	8.3%		
SKYLINE DRIVE I			42				21		42		8.8%	7.4%		
SKYLINE DRIVE II				108			27		108		8.8%	9.5%		
SKYLINE DRIVE III				36			12		36		8.8%	4.2%		
KING'S LANDING				108			26		108		5.9%	42.0%		
Battles Farm Village	1-Feb-10	320			202			118			12.8%	7.2%		
CHATHAM WEST I	1-May-13			275		75			275		12.8%	6.7%		
CHATHAM WEST II	2-Dec-15			202			68		202		12.8%	6.0%		
BEACON PARK	1-Mar-18			30			20		30		7.8%	3.9%	121A	
BRISTON ARMS	31-Jan-10			105			73	32			15.8%	2.2%		
CAMBRIDGE COURT (Frank)	1-Apr-16	92			41		0	92			15.8%	1.8%	zon	
Harwell Homes	30-Sep-09		56			17			39		15.8%	0.8%		56
INMAN SQUARE APTS	1-Mar-17			116			44		116		15.8%	1.7%	121A	
LINWOOD COURT				45			22		45		15.8%	0.6%	121A	
NORSTIN			32				7		32		15.8%	0.5%		
Macarthur Terrace	30-Apr-19	222					55	167			10.4%	8.7%	121A	
SOLEMAR APTS				100			50			100	8.6%	21.4%		
ISLAND CREEK WEST - II			48						48		3.4%	27.9%		
EVERETT SQ PLAZA				130			21		130		8.2%	10.1%		
GLENDALE COURT				29			3		29		8.2%	2.2%		
BROWNSTONE GDNS				100			25		100		7.9%	23.6%		
FULTON ST APTS	1-Mar-16			28			7		28		11.3%	0.6%		
RIVERVIEW TOWERS				200			2	200			11.3%	4.2%	121A	
Meadowbrook	31-Jan-09	228			63				165		10.4%	13.7%		
Cochituate Home Coop	30-Sep-09		161			160				1	10.8%	5.6%		161
EDMANDS HOUSE	31-Mar-09		143				112	31			10.8%	6.6%		
GLEN MEADOW			35					35			10.3%	27.2%		
CENTRAL GRAMMAR*				80			20		80		7.9%	7.8%	121A	
CHRISTIAN HILL				40			8		40		7.9%	16.3%		
ELMWOOD TOWERS				152			31		152		21.3%	4.4%		
HOLYOKE TOWERS			122						122		21.3%	3.5%	zon	

MATURING SUBSIDIZED MORTGAGES AT RISK

1	16	17	18	19	20	21	22	23	24	25	26	27	28	29
Project	RentSubs Expires	Mtge Subs At Risk 2010	Mtge Subs At Risk 2015	Mtge Subs At Risk 2020	Rent Subs At Risk 2010	Rent Subs At Risk 2015	Rent Subs At Risk 2020	EV Elig? If Own Ppays	non-5a Agency Consent	Te w/ No MtgeElig	40B AllSubs Un (%)	40B % Subs In Proj	Local Re-strictions	NP Mtge Subs Un
JARVIS HEIGHTS				200							21.3%	5.8%		
Whiting Farms I		119								119	21.3%	3.5%		
HOPE-IN-ACTION	1-Feb-13			49		23	17			49	14.5%	1.3%		
Parkside Apts West	30-Apr-10	146			98			48			14.5%	3.9%	121A	
Litchfield Terrace*	30-Sep-09	216			209			7			8.4%	15.1%		
RIVERSIDE VILLAGE	31-Oct-09		312				193			119	8.4%	21.9%		
INTERFAITH HSG				6			2			6	11.3%	0.5%		
PINE GROVE VILLAGE				16			6			16	11.3%	1.3%		
LINCOLN WOODS				72			32			72	10.5%	57.3%		72
First Lowell Rehab	30-Sep-12	47				9		38			9.0%	17.3%	121A	
LORD MANOR	1-Mar-17			94			38			94	13.3%	1.8%	121A	
HARBOR LOFT APTS	7-Sep-12		148				210			148	13.0%	7.9%		
KING'S LYNNE				441			166			441	13.0%	9.8%		
Martian Gardens	31-May-10		94			94				130	13.0%	2.9%	121A	94
ST STEPHEN'S TOWER	1-Mar-17			130			52			130	13.0%	2.9%	121A	
Bryant Terrace		108								108	11.4%	4.0%	121A	108
Heritage*	30-Apr-23		209				20	189			11.4%	7.8%		209
ACADEMY KNOLL	6-Jul-16			28			81			28	10.5%	7.0%	121A	
SUMMER HILL GLEN				108			30			108	8.1%	33.8%		
WILKINS GLEN				103			26			103	4.8%	53.4%		
Fuller House	30-Apr-09		114			65				49	7.8%	13.0%	40B?	114
MIDDLEBURY ARMS	1-Mar-18			64			16			64	5.0%	17.9%		
ROLLING GRN-MILFORD			15				19	15			7.0%	40.9%		
UNQUITY HOUSE	1-Mar-14		139			35				139	4.7%	32.6%		
Harborview Towers	31-May-09	144			88			56			12.2%	2.8%	x-121A?	
UNITED FRONT*	1-Mar-18			200			80			200	12.2%	3.9%	121A	
HAMLET STREET				30			20			30	7.6%	2.1%	121A	
LEEDS VILLAGE APTS				19			5			19	11.7%	1.5%		
THE TANNERY				239			84			239	10.4%	14.5%		
OAK HILL				60			0			60	9.4%	3.1%		
ALGONQUIN HEIGHTS	1-Mar-19			201			181	20			4.4%	23.8%		
Mayflower Village		100								100	4.4%	11.8%		
Pontus Meadow (Mayflower)	31-May-09		58			12				46	4.4%	6.9%		
Fenno House	30-Sep-08		154			31				123	10.2%	3.8%		154
MARTENSEN VILLAGE				12			1			12	10.2%	0.3%		
Quincy Point Homes III	31-Aug-13		201			109				92	10.2%	4.9%		201
LEBANON HILL				116			59			116	6.6%	23.4%	121A	
BERGEN CIRCLE	1-Mar-19						95				16.5%	0.0%	121A	
BERGEN CIRCLE	31-Oct-16			201			75			126	16.5%	2.0%	121A	
Colonial Estates	30-Sep-09		500			349		151			16.5%	5.0%		
Concord Apts	28-Feb-13	104				104					16.5%	1.0%		
Hill Homes Coop	30-Sep-09		90			28				62	16.5%	0.9%	x-121A	90
HUNTER PLACE				80			48			80	16.5%	0.8%		
Presidential Courts	30-Sep-09		105			21				84	12.6%	8.0%		
Wentworth Manner		102								102	12.6%	7.7%		
Highland Hills		116						116			8.0%	6.3%		
Taunton Gardens	30-Sep-09		128			32				96	8.0%	7.0%		
UPTON INN				34			7			34	8.5%	19.1%		
ROCKLEDGE APTS	1-Mar-19			60			15			60	7.4%	8.2%		
BRANDY HILL	29-Feb-16			132			97			35	7.0%	21.7%		
WOODS AT WAREHAM (PII)	31-Aug-09		100				78	22			7.0%	16.4%		
COL LOVELL'S GATE				132			45			132	8.1%	9.6%		
COLONIAL VILLAGE				89			23			89	8.1%	4.9%		
QUEEN ANNES GATE 1	31-Oct-08		75				56			19	8.1%	8.2%		
Tammy Brook Apts*	1-Jun-09	90			24			66			8.1%	4.9%		
Union Towers I			199							199	8.1%	10.9%	x-121A; 4	199
Colony Retirement Homes II	30-Sep-09		78			18				60	13.6%	0.8%	121A	78
Fruit Sever Merrick	31-May-09	132			26			106			13.6%	1.4%	121A	
LINCOLN VILLAGE	1-Mar-17			1,213			369	1213			13.6%	12.7%		
Matheson Apts.	31-May-09			70			65			5	13.6%	0.7%	121A	70
Mountain Village	31-Dec-09	200			60			140			13.6%	2.1%		
STRATTON HILL				156			39			156	13.6%	1.6%		
All Units		3,431	4,852	8,487	1,427	2,601	3,694	3,091	7,377	1,403				1,856
All Mortgage Subs Units		20.5%	28.9%	50.6%	18.5%	33.7%	47.8%	26.0%	62.1%	11.8%				
Percent														
Projects		21	35	74	12	30	80	26	82	17			38	15

**SOURCES:**

CEDAC Database of Massachusetts Projects with Subsidized Mortgages or HUD Project-Based Rental Assistance (12/8/08)  
 DHCD Chapter 40B Subsidized Housing Inventory (SHI) ( 9/9/2008)  
 HUD Section 8 Database (12/08)  
 HUD Insured Multifamily Mortgage Database (9/30/08)  
 HUD Terminated Multifamily Mortgage Database (9/30/08)  
 HUD Section 236 Active Projects Database  
 HUD Maturing Subsidized Mortgages Database  
 HUD Low Income Housing Tax Credits Database (1/2008)  
 MA Expiring Use Restriction Projects: At Risk, Prepaid, Preserved - Emily Achtenberg (2/03)  
 MassHousing Benedict Maturity Dates (1/09); FOA Database (10/23/08)

**NOTES**

- (1) HUD and MassHousing projects currently financed under Section 221(d)(3) BMIR, Section 236, and/or Chapter 13A whose subsidized mortgages and affordability restrictions will expire by the end of 2020. Does not include projects previously preserved (with restrictions expiring after 2020), or projects whose mortgage subsidies have been terminated through prepayment or maturity (whether or not some affordable units were retained by other means).
- (5) Includes market rate units without mortgage subsidy (some have rental assistance).
- (9) SUPP = Rent Supplement. RAP = Rental Assistance Payments. MRVP = Massachusetts Rental Voucher Program.
- (10) Preserved under the original federal preservation program (ELIHPA/ Title II). Affordability restrictions expire at the end of the original subsidized mortgage term.
- (11) Immediately at risk: the subsidized mortgage can be prepaid at any time without HUD/ MassHousing consent.
- (20, 21, 22) In projects subject to prepayment lockouts, the Section 8 units are presumed to be at risk when the mortgage matures (or when the subsidy contract expires, if later). In EUR projects, the Section 8 contract is at risk as soon as it expires. Rent supplement and RAP contracts expire after 40 years or at mortgage maturity/ prepayment, whichever is first.
- (23) Eligible to prepay as of right. Includes EUR and previously preserved Title II projects. If the subsidized mortgage is still in place (i.e. has not already been prepaid) and the owner prepays prior to mortgage maturity, eligible tenants in occupancy on the prepayment date will receive Enhanced Vouchers.
- (24) May be eligible to prepay, and receive Enhanced Vouchers, with MassHousing and/or HUD consent. Includes MassHousing-financed 236 and 13A projects with prepayment lockouts and some projects with HUD Flexible Subsidy loans.
- (25) Ineligible to prepay or to receive Enhanced Vouchers. Includes projects with presumed non-profit ownership or with subsidized mortgages known to have been previously prepaid. Note: The Heritage in Maiden is an exception, due to special legislation.
- (26) Per DHCD Chapter 40B Subsidized Housing Inventory (9/9/08).
- (29) Presumed to have non-profit owner/ mortgagor, based on available information.
- \* Preservation transaction pending (not closed).

**SOURCES:**

CEDAC Database of Massachusetts Projects with Subsidized Mortgages or HUD Project-Based Rental Assistance (12/8/08)  
 DHCD Chapter 40B Subsidized Housing Inventory (SHI) (9/9/2008)  
 HUD Section 8 Database (12/08)  
 HUD Insured Multifamily Mortgage Database (9/30/08)  
 HUD Terminated Multifamily Mortgage Database (9/30/08)  
 HUD Section 236 Active Projects Database  
 HUD Maturing Subsidized Mortgages Database  
 HUD Low Income Housing Tax Credits Database (1/2008)  
 MA Expiring Use Restriction Projects: At Risk, Prepaid, Preserved - Emily Achtenberg (2/03)  
 MassHousing Benedict Maturity Dates (1/09); FOA Database (10/23/08)

**NOTES**

- (1) HUD and MassHousing projects currently financed under Section 221(d)(3) BMIR, Section 236, and/or Chapter 13A whose subsidized mortgages and affordability restrictions will expire by the end of 2020. Does not include projects previously preserved (with restrictions expiring after 2020), or projects whose mortgage subsidies have been terminated through prepayment or maturity (whether or not some affordable units were retained by other means).
- (5) Includes market rate units without mortgage subsidy (some have rental assistance).
- (9) SUPP = Rent Supplement. RAP = Rental Assistance Payments. MRVP= Massachusetts Rental Voucher Program.
- (10) Preserved under the original federal preservation program (ELIHPA/ Title II). Affordability restrictions expire at the end of the original subsidized mortgage term.
- (11) Immediately at risk: the subsidized mortgage can be prepaid at any time without HUD/ MassHousing consent.
- (20, 21, 22) In projects subject to prepayment lockouts, the Section 8 units are presumed to be at risk when the mortgage matures (or when the subsidy contract expires, if later). In EUR projects, the Section 8 contract is at risk as soon as it expires. Rent supplement and RAP contracts expire after 40 years or at mortgage maturity/ prepayment, whichever is first.
- (23) Eligible to prepay as of right. Includes EUR and previously preserved Title II projects. If the subsidized mortgage is still in place (i.e. has not already been prepaid) and the owner prepays prior to mortgage maturity, eligible tenants in occupancy on the prepayment date will receive Enhanced Vouchers.
- (24) May be eligible to prepay, and receive Enhanced Vouchers, with MassHousing and/or HUD consent. Includes MassHousing-financed 236 and 13A projects with prepayment lockouts and some projects with HUD Flexible Subsidy loans.
- (25) Ineligible to prepay or to receive Enhanced Vouchers. Includes projects with presumed non-profit ownership or with subsidized mortgages known to have been previously prepaid. Note: The Heritage in Malden is an exception, due to special legislation.
- (26) Per DHCD Chapter 40B Subsidized Housing Inventory (9/9/08).
- (29) Presumed to have non-profit owner/ mortgagor, based on available information.
- \* Preservation transaction pending (not closed).