

MassHousing's Annual Neighborhood Hub Webinar Series

Renew and Repair:

Healthy, Safe, and Affordable Homes in Massachusetts



The Neighborhood Hub



MASSHOUSING



MHP

MASSHOUSING

The Commonwealth of Massachusetts'

The Neighborhood Hub

Francis Jhoan Goyes Flor
Neighborhood Hub Manager
neighborhoodhub@masshousing.com



About MassHousing



The Neighborhood Hub



Arlington Point
Lawrence, MA

MassHousing

The Massachusetts Housing Finance Agency

We are an **independent quasi-public agency** created by the Massachusetts Legislature in 1966.

We provide financing for the **creation + preservation** of affordable housing and affordable **home mortgage loans** to homebuyers.



The Neighborhood Hub



About The Neighborhood Hub



The Neighborhood Hub



MASSHOUSING

The Neighborhood Hub

At MassHousing

FY2020 Budget

\$750,000 for neighborhood stabilization TA

2019

Research and Lobbying from MACDC, MassINC, and the Gateway City Caucus



The Neighborhood Hub

Program inception

2020

COVID-19



The Neighborhood Hub

Program launched!

FY2021 & FY 2022 Budget

\$750,000 for neighborhood stabilization TA

The Neighborhood Hub

At MassHousing

Goals:

Support the **revitalization** of neighborhoods with a high rate of **vacant, abandoned, or underused** housing structures.

Provide **equitable technical assistance** for interventions tailored to the needs of local communities.

Encourage **partnerships** between municipalities and their local/regional community organizations.

The Neighborhood Hub

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Program Details:

Length	2 Years
Participants	Municipalities & Local Partners
Grant Amount	Up to \$100,000
Preferences	COVID-19 Impacted Communities 2008 Recession Impacted Communities

MassINC



The Hub
Advisory



The Neighborhood Hub

At MassHousing

Project Themes:

Organizational Improvements

Internal organizational support for municipalities and/or their community partners to address neighborhood stabilization challenges.

Reuse Plans & Strategies

Creation of **plans for specific neighborhoods** or areas that have a high rate of homes that are vacant, abandoned, or in need of other repairs.

Regulations & Incentives

Development of **regulations and/or incentives to mitigate the disrepair of homes** owned by households or landlords.

Property ID & Prioritization

Identification of **private and/or public properties in need of repair**, as well as their prioritization for redevelopment.

The Neighborhood Hub

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Program Components:

- Bi-weekly to monthly one-on-one **check-ins with each city team**
- Bi-monthly **check-ins with all teams**
- **Newsletters** with upcoming opportunities and teams' progress
- **Annual webinar** to showcase neighborhood stabilization efforts in the Commonwealth



The Neighborhood Hub



MASSHOUSING



Housing in the Gateway Cities

Presented by the Neighborhood Hub

The Neighborhood Hub is a multi-agency partnership that includes:

- MassHousing
- MassDevelopment
- Massachusetts Housing Partnership (MHP)
- Massachusetts Association of Community Development Corporations (MACDC)
- Massachusetts Institute for a New Commonwealth (MassInc)
- Department of Housing and Community Development (DHCD)
- In collaboration with the Attorney General's Office



Thank You!!
Gracias!!

Francis Jhoan Goyes Flor
Neighborhood Hub Manager
neighborhoodhub@masshousing.com



The Neighborhood Hub





Neighborhood Stabilization – A Collaborative Effort to Renew and Repair

DHCD

- Liabilities to Assets (LTA) – North Central MA, NewVue Communities CDC
- Gateway Housing Program – 9 Gateway Cities
- Neighborhood HUB Advisory Committee
- Neighborhood Stabilization Program (NSP) – coordination with MassHousing
- CDBG – non-entitlement communities, funding can support rehabilitation
- Technical Assistance coordination

MassHousing

- Neighborhood HUB program
- Neighborhood Stabilization Program (NSP) – program implementation

Attorney General's Office

- Abandoned Properties Initiative – Neighborhood HUB Advisory Committee

CITY OF CHELSEA NEIGHBORHOOD HOUSING PARTNERSHIPS



Alex Train, AICP, Director

*Dept. of Housing & Community
Development*

atrain@chelseama.gov

INTRODUCTION

- Urban, Gateway City – Environmental Justice Community
- Diverse population of over 40,000 residents
- Demographic + socioeconomic characteristics
- Economic + workforce composition
- Housing + land use
- Transportation
- Environment + resilience
- Community development
- Public health



CONTEXT + SCALE



DEVELOPMENT OBJECTIVES

- Spur high quality, financially sound, and feasible affordable housing projects.
- Apply sustainable design and low impact development principles, with a focus on public health, comfort, and livability
- Encourage deep affordability, family unit types near transit, schools, and parks.
- Foster the use of design principles and techniques complementary to the historic nature of the built environment.
- Employ creative financing tools and design techniques to leverage local resources and maximize utility of capital.
- Activate underutilized property, enliven public realm, and integrate physical infrastructure and placemaking.
- Advance racial equity, wealth building, and affirmative fair housing goals - use of equity and tenure models.
- Collaborative approach, including co-management of projects + resident decision making.



PRESERVATION + REHAB

- Acquisition + Rehabilitation
 - **3D Program (AHTFB, Chelsea Restoration Corp.)**
 - Foreclosed / tax title properties
 - Existing 1-4 unit properties
 - Homeownership + wealth building focused on BIPOC + marginalized residents
 - **Route 1 Housing Enhancements Program**
 - EJ focus, prioritizing improvements for healthy living
 - **181 Chestnut St.: 38 units (TND)**
 - NOAH / market rate acquisition with anti-displacement focus
 - Novel financing tools - flexible acquisition capital
 - Adjacent to schools, downtown, and public transit
- Preservation
 - **466 Broadway: 18 units (Traggorth Companies)**
 - Situated in central business district
 - Historic tax credits, LIHTC, and others
 - **Chelsea Homes I: 86 units of scattered sites**
 - Situated in EJ neighborhoods, proximate to transit, parks, schools
 - Financed through 4% LIHTC, DHCD, Historic Tax Credits, Tax Exempt Bond, local funding
 - Coordinated infrastructure improvements for public health – lead service line replacement, energy efficiency, air quality, heat mitigation

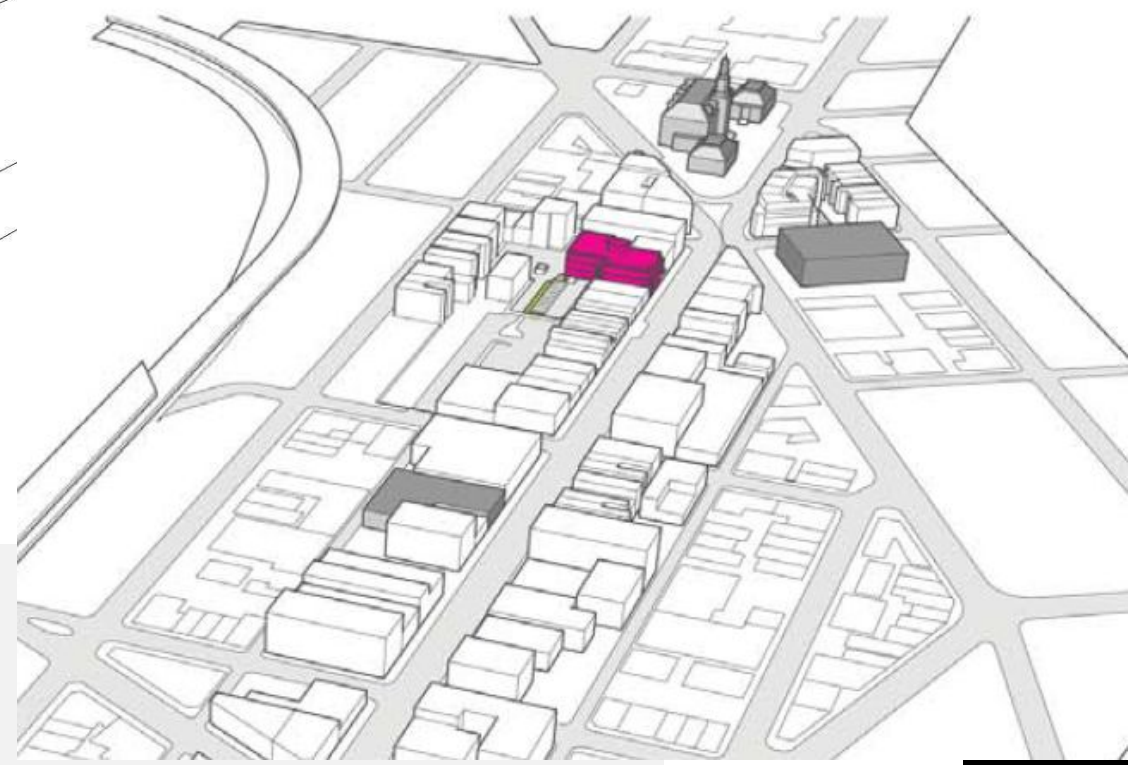
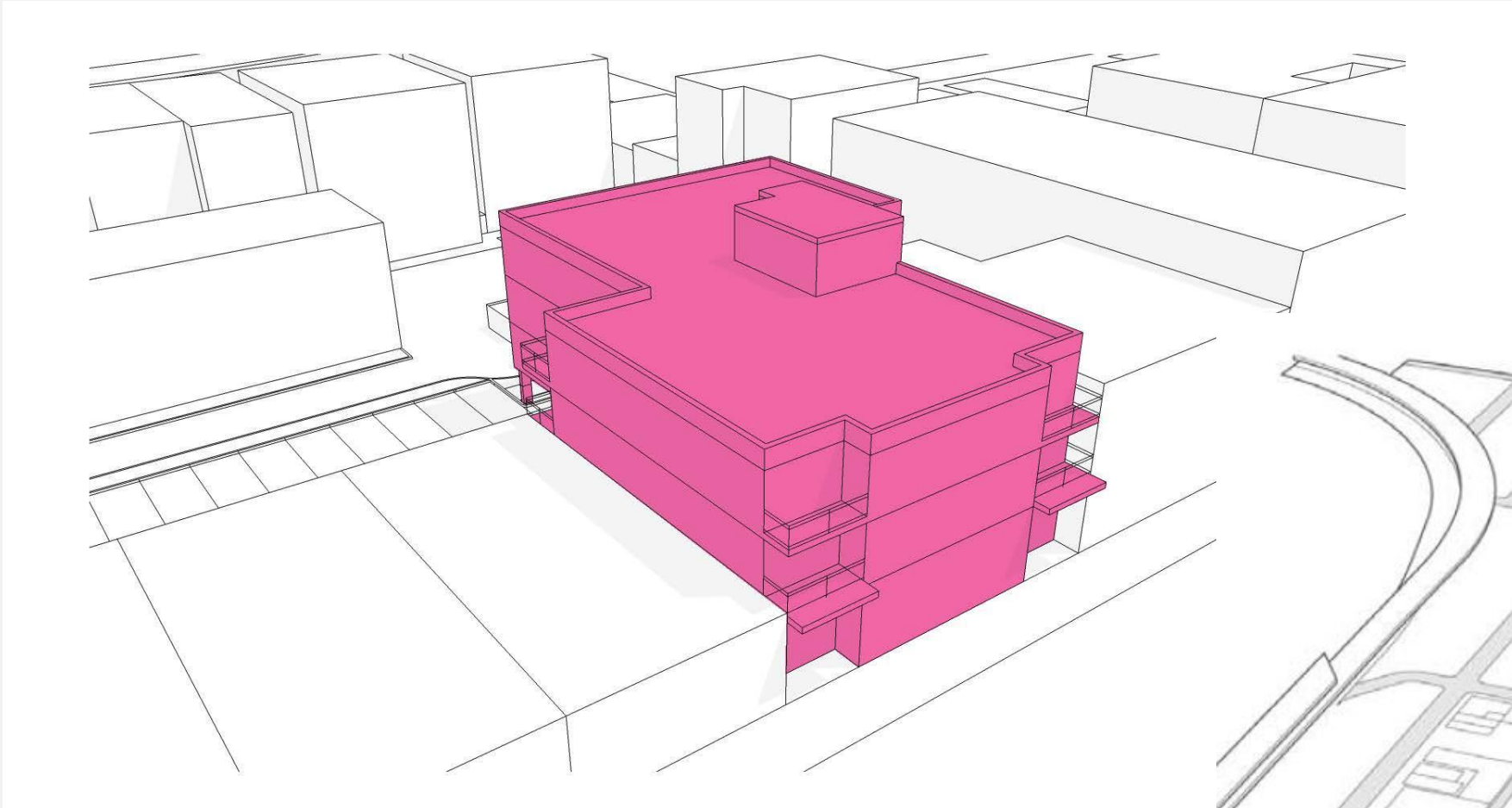


ACQUISITION + PRODUCTION

- Infill + Neighborhood Development
 - **Neighborhood Scale Housing Program:** 41 Orange St. (AHTFB)
 - Foreclosed / tax title properties
 - Maximizes open space + healthy design principles
 - Homeownership, centered on wealth building
 - Empower community voice during all project phases
- Transit-Oriented Development
 - **25 6th St.:** 53 units, including 6 home ownership units (TND)
 - Adjacent to Silver Line Gateway, Commuter Rail, Downtown
 - Financed through LIHTC, DHCD, NSC, and others
 - Designed in accordance with passive house standards, energy efficient systems (i.e. heat pumps)
 - **440 Broadway:** 29 units, including 10 home ownership units and retail (City/Traggorth Co./Hispanic American Inst.)
 - Cornerstone of City's downtown agenda
 - Eminent domain acquisition
 - Pre-permitting to reduce risks, costs, and timeline
 - Post-pandemic design, focused on health, livability, and social cohesion
 - Collaboration with Latinx business leaders to design flexible retail space for culinary start-ups and small businesses



CONTEXT + SCALE



PERSPECTIVE



ANTI-DISPLACEMENT + ARPA

- **Eviction Task Force**
 - Multi-agency coalition committed to coordinated service delivery
- Local rental + utility assistance
- Foreclosure prevention program + homeowner stabilization
- Housing legal clinic
- Emergency housing program
- ERAP/RAFT Capacity Enhancement Program

- *What comes next?*
 - ARPA Community Engagement Project
 - Community Advisory Committee comprised of community leaders + compensated residents
 - Focal areas: housing, small business, workforce development, food security, mental health, environment + open space
 - Community driven allocation plan, highlighting priorities, strategies, and projects



**QUESTIONS?
THANK YOU!**



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*Dept. of Housing & Community
Development*

atrain@chelseama.gov



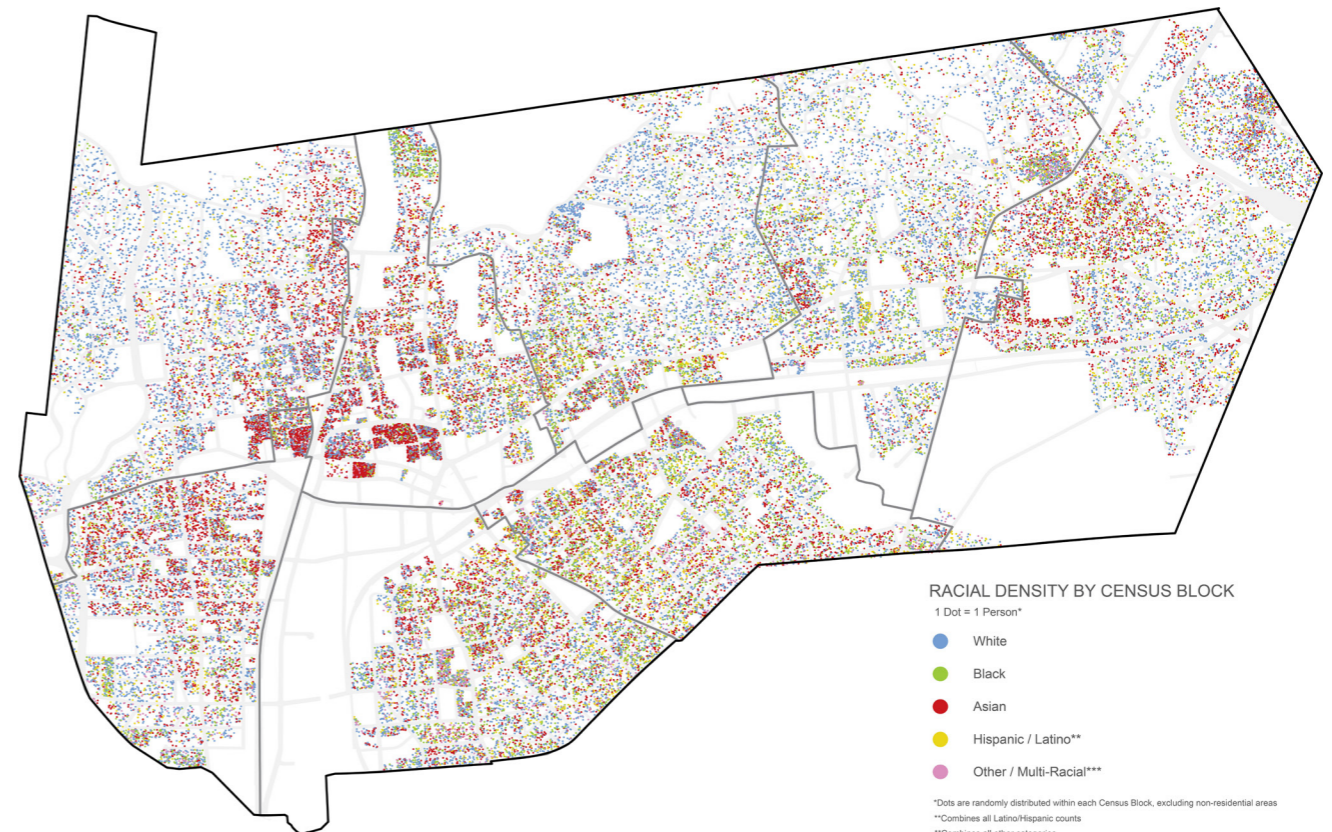
MALDEN

***Neighborhood Hub Project Update
September 23, 2021***

Evan Spetrini, Senior Planner & Policy Manager
Office of Strategic Planning & Community Development
City of Malden

Malden overview

- 66,000 residents
- 11.5% growth since 2010
- Just north of Boston - two orange line stations
- 40% White
- 59% renter households
- 56% low-income households



Housing landscape

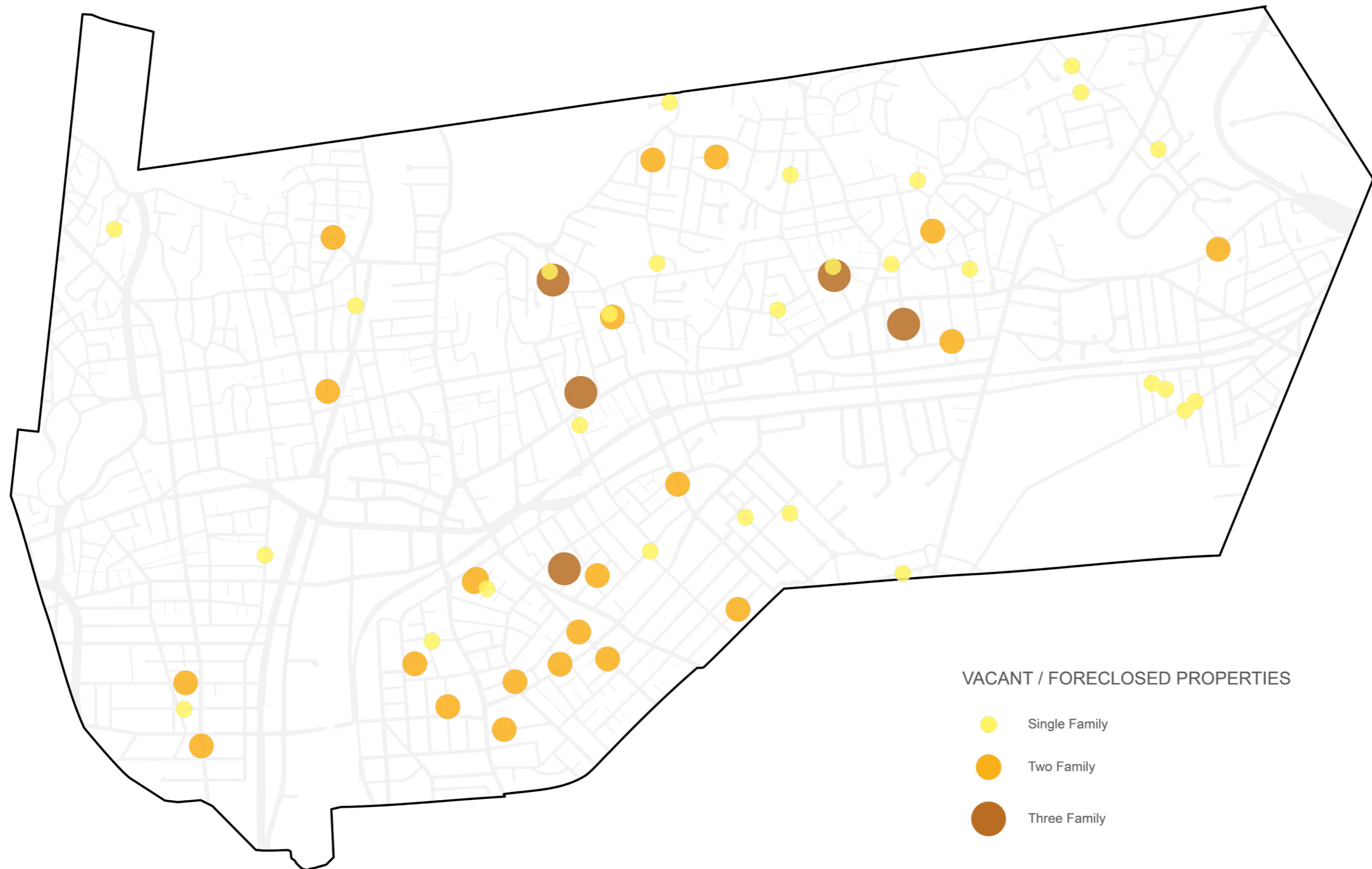
Housing market

- 2,100 units built since 2010 - very few affordable
- Median single family (2017): \$435,000
- Median condo (2017): \$319,500

Affordable housing

- 1 deed-restricted affordable unit / 5 eligible households
- 29 / 600 HOME funded units created in Malden since 2010
- No Malden-based Community Development Corporation
- Malden Affordable Housing Trust established in 2019
- Inclusionary Zoning enacted 2021

Vacant / foreclosed properties



Neighborhood Hub project plan

Convert vacant homes to Affordable Housing

- Task 1: Information gathering
- Task 2: Develop CDC partnerships
- Task 3: Streamline funding applications
- Task 4: Acquisition/rehab

Neighborhood Hub progress update

Progress

- Hired housing inspector to investigate properties
- Held CDC roundtable with Mayor
- Identified interested CDC partners
- Completed site visits of vacant / foreclosed properties
- Contacting property owners
- Developing list of target properties

Shifting strategies

- Considering City acquisition and sale as a package
- Identifying potential funding sources for acquisition (ARPA, NSF, AHTF)

Next Steps

- Continue to refine list of target properties
- Make contact with owners
- Engage with legal and appraisal consultants
- Secure funding
- Make acquisition plan
- Acquire properties
- Define RFP parameters (ownership vs. rental, income eligibility, etc.)



THANK YOU!

Evan Spetrini, Senior Planner & Policy Manager
Office of Strategic Planning & Community Development
City of Malden

email: espetrini@maldenredevelopment.com
phone: 781-324-5720 x 5736



north shore community
development coalition

September 23, 2021



WE INVEST IN NEIGHBORHOODS TO CREATE THRIVING COMMUNITIES.



WE ENVISION A NORTH SHORE WHERE EVERY NEIGHBORHOOD IS ONE OF CHOICE AND OPPORTUNITY.

PARTNERSHIPS

Cities & Towns

Aligning our projects with municipal plans, permitting, infrastructure alignment, etc.



Healthcare organizations



north shore community
development coalition



Other non-housing focused non-profits



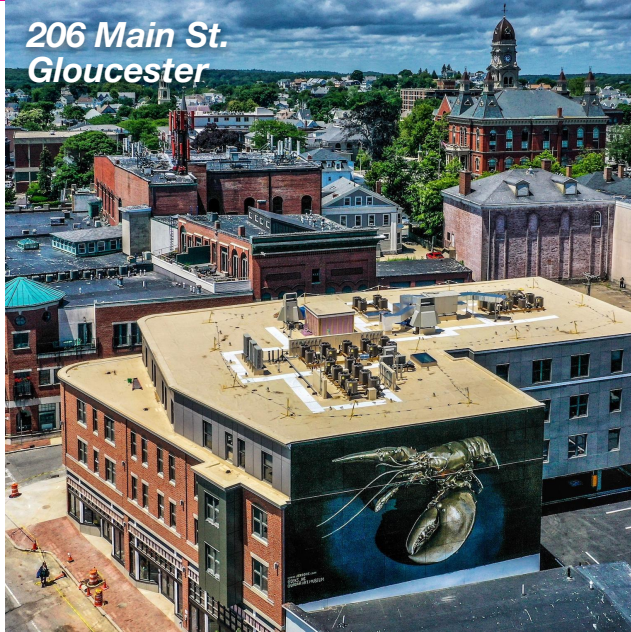
Faith-based organizations



Tabernacle
Congregational Church
United Church of Christ

HARBOR VILLAGE

206 Main St.
Gloucester



Status: Completed, Summer 2021

Partnership: Action, Inc. (Cape Ann's CAP agency)

Project Summary:

- 30 affordable family apartments
- Retail & program space



	BELOW 30% AMI	BELOW 50% AMI	BELOW 60% AMI	TOTAL UNITS
1 BR		3	7	10
2 BR	6	6	5	17
3 BR	2		1	3
Total	8	9	13	30



ST. JAMES & ST. MARY'S SCHOOLS

Status: Permitted, waiting for funding

Partnerships: Salem Archdiocese

Project Summary:

- Mixed-income redevelopment of two historic schools in Salem's downtown (80% affordable; 20% market)
- 29 apartments with artists' preference + artists' gallery & workspace
- 33 apartments for seniors



160 Federal St.
13-15 Hawthorne Blvd.
Salem



north shore community development coalition



	BELOW 30% AMI	BELOW 50% AMI	BELOW 60% AMI	MARKET RATE	TOTAL UNITS
Total	8	8	30	17	63

EL CENTRO



Status: Permitting Fall 2021

Partnership: North Shore Community Health

Project Summary:

- 2 Phases: New Market Tax Credit & LIHTC
- New & expanded community health center
- 47 affordable homes for seniors
- Major new arts infrastructure - 2 galleries, artist in residency, major public art opportunities

	BELOW 30% AMI	BELOW 50% AMI	BELOW 60% AMI	TOTAL UNITS
Total	22	25	0	47

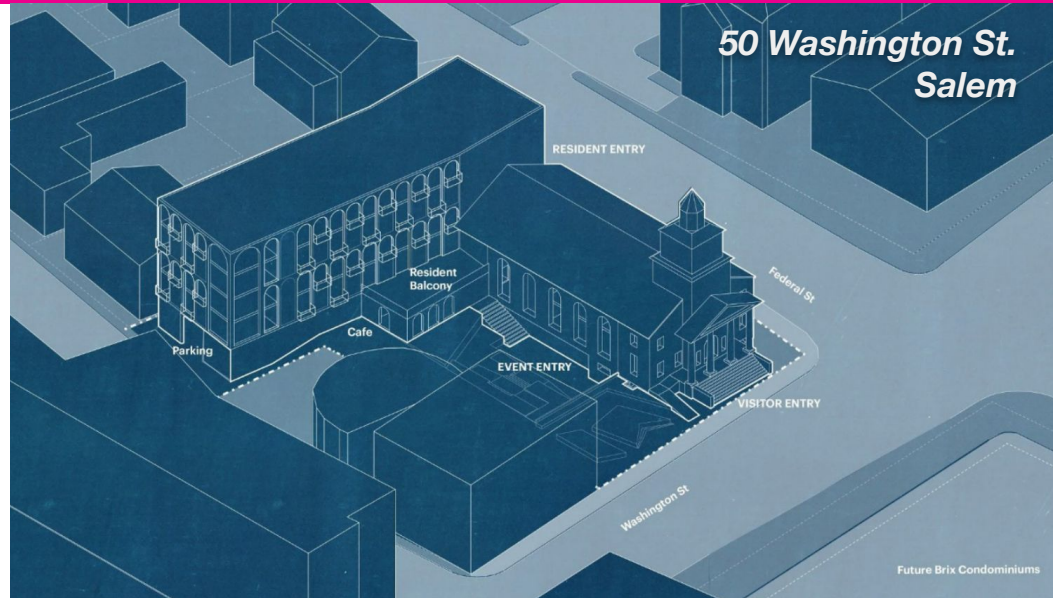
50 WASHINGTON ST., SALEM

Status: Design development;
Permitting 2022

Partnership: Salem-based church

Project Summary:

- Redevelopment of a church campus in downtown Salem
- 50-60 new affordable homes for 30 & 50% AMI individuals
- Expansion of NSCDC's housing stock serving formerly-homeless young adults with support services



Tabernacle
Congregational Church
United Church of Christ



north shore community
development coalition

	BELOW 30% AMI	BELOW 50% AMI	BELOW 60% AMI	TOTAL UNITS
Total	25	35	0	62 *

* 2 units allocated for live in managers

THANK YOU!

north shore
community
development
coalition **10 YEARS
OF IMPACT**