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## **\$21.4 Million in Financing Will Allow Cambridge Non-Profit to Upgrade with Green Technology and Add New Units at Auburn Court Apartments**

***In this high-cost community, affordable rents will be preserved for the long-term and much-needed new units will be built***

BOSTON – December 14, 2016 – MassHousing recently provided \$21.4 million to the non-profit [Homeowners Rehab, Inc.](#) (HRI) that will finance upgrades for existing units as well as the construction of nine new units at the Auburn Court apartment community, located on Brookline Place within the University Park campus at MIT.

Auburn Court has 77 units in eight mid- and low-rise buildings, 39 of which are home to low-income households and seven of which are for moderate-income households. The remaining 31 units are market rate. The nine new units planned will all be affordable to low-income households. When completed, the project will total 86 units with 55 affordable units. The development is close to public transit, educational institutions and other amenities, providing local access to extensive community resources for Auburn Court residents.

“Cambridge is one of the most expensive housing markets in the country,” said **MassHousing Executive Director Timothy C. Sullivan**. “We are pleased to partner with HRI to not only improve the affordable housing that is already there – and preserve it for the long-term – but to create nine much-needed new homes for families. HRI is truly committed to providing affordable housing opportunities for low and moderate-income households, especially in a high-cost community like Cambridge where people are being priced out of the housing market.”

The 48 units set aside for low-income persons are covered by a federal Section 8 Housing Assistance Payment Contract and will remain affordable for at least 50 years as a condition of the loan agreement.

By refinancing with MassHousing, the owner was able to pay off the existing \$3.65 million in debt and secure a fully amortizing 30-year loan at 3.53%.

“This was a great outcome, not only stabilizing and securing the long-term affordability of this development but also creating nine additional apartments for families in Cambridge. It was a collaborative effort with the City, MassHousing, Forest City and MIT,” said **Peter Daly, Executive Director of HRI**.

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Eight of the new units will be constructed in a new building and the ninth will be converted from an existing office space. All will serve low-income residents who struggle to find affordable housing in Cambridge.

**Renovations** planned for the property include:

- New heating systems and baseboards
- New windows
- New kitchens and bathrooms
- Renovating four existing accessible units and adding a new accessible unit

**Green technologies** to be incorporated into the existing buildings and new construction units include:

- A rooftop solar thermal system for domestic hot water
- EnergyStar appliances
- Energy recovery ventilation system
- LED lighting
- Low-flow aerators and showerheads
- Super insulated: R-49 Roof, Walls R-30

The new building is expected to achieve LEED Gold certification. Both HRI and the property manager [WinnCompanies](#) also subscribe to [WegoWise](#), a utility data collection service that tracks water and energy use at multifamily residential buildings.

MassHousing provided a \$14.4 million tax-exempt construction and permanent loan and a \$7 million tax exempt equity bridge loan. Homeowners Rehab provided a \$2.8 million sponsor rehabilitation loan and the transaction also received \$8.7 million in financing as a result of receiving an award of low-income housing tax credits.

“Homeowners Rehab was deeply committed to preserving this important affordable housing resource as evidenced by their willingness to provide nearly \$3 million in their own financing,” said MassHousing’s Sullivan.

Auburn Court was constructed in 1995 with MassHousing financing as part of the award-winning University Park, which was developed by Forest City and owned by MIT. Of the 86 apartments – nine to be completed in early 2018 – 17 are one-bedrooms, 46 are two-bedrooms, and 23 are three-bedrooms.

The contractor is [Northeast Interiors, Inc.](#) and the architect is [Davis Square Architects.](#)

### ***About Homeowners Rehab, Inc.***

Homeowner’s Rehab, Inc. is a 501(c)3 organization founded in 1972. With an initial focus on homeownership, HRI has strived to support mixed-income communities, rich in ethnic and racial diversity. Over the past 20 years, HRI has shifted its focus from homeownership to include rental properties as a means to create new opportunities for households that cannot compete in Cambridge’s housing market. To date, HRI has developed more than 1,500 units of housing, owns more than 1,250 apartments, and more than 55,000 square feet of commercial space in Cambridge.

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The Home Improvement Program (HIP), operated by HRI for more than 40 years, provides loans for renovations at affordable terms and technical assistance to homeowners in Cambridge who cannot otherwise afford to maintain their homes. HRI also believes that affordable housing developers share responsibility for addressing environmental issues such as air pollution, global warming, and landfill shortages. Drawing on years of experience and creative thinking, HRI works to combat these issues during the construction and renovation process so that families can enjoy healthy, energy efficient, and less expensive homes that help preserve our surrounding local environment and our planet.

### ***About MassHousing***

MassHousing (The Massachusetts Housing Finance Agency) is an independent, quasi-public agency created in 1966 and charged with providing financing for affordable housing in Massachusetts. The Agency raises capital by selling bonds and lends the proceeds to low- and moderate-income homebuyers and homeowners, and to developers who build or preserve affordable and/or mixed-income rental housing. MassHousing does not use taxpayer dollars to sustain its operations, although it administers some publicly funded programs on behalf of the Commonwealth. Since its inception, MassHousing has provided more than \$20 billion for affordable housing. For more information, visit the MassHousing website at [www.masshousing.com](http://www.masshousing.com), follow us on Twitter [@MassHousing](https://twitter.com/MassHousing), subscribe to [our blog](#), [watch us](#) on YouTube and [Like us](#) on Facebook.

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