



Diane Nichols Tradd
Assistant City Manager/DPD Director

Craig Thomas
Deputy Director

MEMORANDUM

TO: Eileen M. Donoghue, City Manager *EMD*

FROM: Diane N. Tradd, Assistant City Manager/DPD Director

DATE: August 11, 2020

SUBJECT: COUNCIL MOTION OF 7/14/20 BY COUNCILOR NUON
REQUEST CITY MANAGER WORK WITH DEPARTMENT OF PLANNING
AND DEVELOPMENT TO COMPILE A LIST OF HUD PROJECTS WITH
AFFORDABLE HOUSING RESTRICTIONS THAT EXPIRE IN NEAR FUTURE

The Department of Housing and Community Development (DHCD) maintains a subsidized housing inventory (SHI) list for all cities and towns throughout Massachusetts for compliance with Chapter 40B. The Comprehensive Permit Act, a Massachusetts law which allows developers of affordable housing to override certain aspects of municipal zoning bylaws and other requirements. It is administered by DHCD to address the shortage of affordable housing statewide by reducing barriers created by local municipal building permit approval processes, local zoning, and other restrictions. Its goal is to encourage the production of affordable housing in all communities throughout the Commonwealth. For the purposes of this statute, affordable housing is defined as a unit which could be purchased or rented by a household making up to 80% of the area median income.

Such housing is subject to an affordable housing restriction to preserve affordability for the long term as detailed in the attached list. Additionally, there are properties on the subsidized housing inventory (SHI) list whose tenants are supported by a Department of Housing and Urban Development Housing Assistance Payment (HAP) contract. These HAP contracts carry with them a term of up to twenty years which is routinely renewed by the landlord at the end of the term. Although the landlord has no obligation to extend the HAP contract at the end of the term these HAP contracts provide a rent equivalent to Fair Market Rent (FMR) for the unit occupied reducing the incentive for the landlord to convert the units to market rate.

The Department of Planning and Development (DPD) housing staff identified the affordable housing units on the subsidized housing inventory (SHI) list that were expiring. The process then involved correspondence with the Department of Housing and Urban Development (HUD) staff about these properties and the associated restrictions. MassHousing staff was then contacted regarding properties financed through MassHousing and lastly the property managers for these properties were then contacted about their plans for these expiring use units. The property managers contacted confirmed the units identified as expiring will be extended without interruption to the tenants.

DNT/ns
Attachment
cc: Philip Ferreira, Housing and Energy Program Manager

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CH40B SUBSIDIZED HOUSING INVENTORY

DHCD ID #	Project Name	Address	Type	Total SHI Units	Affordability Expires	Built w/ Comp. Permit?	Subsidizing Agency
1633	Bishop Markan Village	South, Summer & Gorham Sts	Rental	399	Perp	No	HUD
1634	Dewey Achambault Towers	657 Merrimack St.	Rental	189	Perp	No	HUD
1635	Father Norton Manor	117-133 High St.	Rental	112	Perp	No	HUD
1636	Faulkner Street	758-772 Lawrence St., Faulkner St	Rental	28	Perp	No	HUD
1637	Francis Gatehouse	735 Broadway St.	Rental	90	Perp	No	HUD
1638	George Flannagan Project	Aves A,B,C, Morse & Doane Sts.	Rental	166	Perp	No	HUD
1639	Harold Hartrell Court	25-35 Temple St.	Rental	26	Perp	No	HUD
1640	North Common Village	588 Market St./other streets	Rental	524	Perp	No	HUD
1641	Scattered Sites	Central/Bridge/other streets.	Rental	45	Perp	No	HUD
1642	Scattered Sites	Scattered sites	Rental	60	Perp	No	HUD
1644	Archie Kenrick Manor	50 Slackpole St.	Rental	42	Perp	No	DHCD
1645	n/a	Concord /Hale /Pleasant /Lakeview	Rental	63	Perp	No	DHCD
1646	n/a	106 Liberty St.	Rental	4	Perp	No	DHCD
1647	Colonial Avenue	62 Colonial Ave.	Rental	8	Perp	No	DHCD

11/21/2019

This data is derived from information provided to the Department of Housing and Community Development (DHCD) by individual communities and is subject to change as new information is obtained and use restrictions expire.

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Lowell

DHCD ID #	Project Name	Address	Type	Total SHI Units	Affordability Expires	Built w/ Comp. Permit?	Subsidizing Agency
1648	Father Morrissette	111 Hildreth St.	Rental	57	Perp	No	DHCD
1649	Garland House	263 E. Merrimack St.	Rental	8	Perp	No	DHCD
1650	Westford House	285 Nesmith St.	Rental	8	Perp	No	DHCD
1651	n/a	Scattered sites	Rental	23	Perp	No	DHCD
1652	n/a	51 Lane/106 Liberty/189 Walker	Rental	32	Perp	No	DHCD
1653	Trainor Manor	40-58 Dublin Street	Rental	10	Perp	No	DHCD
1654	Cabot Street 104-120	104, 114, 120, 128 Cabot St; 395 Moody St	Rental	30	2018	No	MHP
1655	423-433 Broadway	423-433 Broadway	Rental	9	2027	No	MHP
1656	64 Tyler Park	64 Tyler Park	Rental	11	2017	No	MHP
1657	Alternative House	440 High Street	Rental	8	Perp	No	DHCD
							FHLBB
1659	Chestnut Square	140-142, 148-150, 154-156, 160 Andover St; 43-51, 55-57, 65 Willow St 75, 81-83, 87-89, 93 Chestnut St	Rental	41	perp	No	DHCD
							DHCD
							MHP

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1662	Colburn School Apts	136 Lawrence St	Rental	11	2037	No	EOHHS
							HUD
1663	First Lowell Rehab	1010 Central St/ 619 Gotham St	Rental	9	2019*	No	HUD
1664	Jaycee Housing Elderly	15 Jaycee Pl/ 22 Bowers St	Rental	138	2029	No	MassHousing
							MassHousing
1666	Ledge Brook Village	375 Alken Avenue	Ownership	64	2027	No	DHCD
1667	Lord Manor	321 Pawtucket St	Rental	94	2017	No	MassHousing
1668	Lowell Belvidere Housing	Scattered sites/29 Ash.	Rental	71	2021	No	HUD
1669	Lowell Sun/Fr. John's Medicine	83 (73?) Market St.; 8 Merrimack	Rental	84	2022*	No	HUD
1670	Majestic Apartments	441-449 Merrimack St.	Rental	34	2021	No	DHCD
							HUD
							MassHousing
1671	Market Mill	Market & Dutton St/ 246 Market	Rental	230	2021	No	MassHousing
1672	Mass Mills I	100 Massmill Dr/ 95 Bridge St	Rental	160	2035	Yes	DHCD

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1672	Mass Mills I	100 Massmill Dr/ 95 Bridge St	Rental	160	2035	Yes	DHCD
							DHCD
1673	Mass Mills II	200 Massmill Dr/ 95 Bridge St	Rental	121	2035	Yes	DHCD
							DHCD
							DHCD
1674	Mayflower Apartments	128-A Settler Rd/ 193 Hildreth St	Rental	99	Perp	No	DHCD
							MHP
1675	Mazur Park Apartments	227-273 Fayette St.	Rental	50	2022*	No	HUD
1676	Merrimack Plaza	145 Post Office Sq/ 1 River Place	Rental	449	Perp	No	DHCD
							MassHousing
1677	Merrimack St. Housing	442-446 Merrimack St	Rental	12	2035	No	DHCD
1678	Middlesex Street Apts	48-60 Middlesex St	Rental	24	Perp	No	DHCD
							DHCD
1679	Lowell Residence	111 Fort Hill Ave	Rental	6	2043	No	DHCD
							EOHSS

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DHCD ID #	Project Name	Address	Type	Total SHI Units	Affordability Expires	Built w/ Comp. Permit?	Subsidizing Agency
1679	Lowell Residence	111 Fort Hill Ave	Rental	6	2043	No	HUD
1680	North Canal Apts	741 Merrimack St/33 Race St/170 Ft. Morissette Blvd.	Rental	267	2020	No	DHCD
1681	Pathfinder	94 Rock St	Rental	6	Perp	No	HUD
							EOHHS
1682	Perry Street Renovation	223-225, 229-231, 237-239 Perry St	Rental	18	Perp	No	DHCD
							DHCD
1683	Princeton Village	Princeton Blvd.	Rental	151	2031	No	DHCD
							MassHousing
							xHUD
1686	Rogers Hall	196 Rogers St.	Rental	61	2044	No	HUD
1687	Section 8 Mod Rehab	scattered sites	Rental	12	2019*	No	DHCD
1688	Southwick Block Apartments	70-82 Prescott St.	Rental	28	2029	No	HUD
1689	Swede Village Condos	106 Lundberg Street	Ownership	16	2030-2031	No	DHCD
1690	The Wentworth	9-13 Shattuck St.	Rental	40	2020	No	HUD

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DHCD ID #	Project Name	Address	Type	Total SHI Units	Affordability Expires	Built w/ Comp. Permit?	Subsidizing Agency
1691	Townhouse of Lowell	16 Middle St.	Rental	96	2035*	No	HUD
1692	Triangle Rental Apts	186 Suffolk St/404 Fletcher St/387-399 Market St; 199-207 Broadway	Rental	26	Perp	No	EOHHS
							MHP
							DHCD
							DHCD
1693	Griffin Place Condominium	22-24-37-39 Ware St	Ownership	6	2029	No	DHCD
1694	Westminster Village	1309-1371 Pawtucket Blvd./ 1262-1268 Varnum Ave	Rental	432	Perp	No	HUD
							MassHousing
3946	Liberty Square	63 Fletcher St, 174 Broadway, 34 Marion St, 192 Suffolk St	Rental	33	2034	No	DHCD
							DHCD
							DHCD
							MHP
3955	New Hope Apartments	185, 191 & 203 Salem Street	Rental	11	2054	No	DHCD
							DHCD

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DHCD ID #	Project Name	Address	Type	Total SHI Units	Affordability Expires	Built w/ Comp. Permit?	Subsidizing Agency
3981	Boott Mills housing	East Mill building - Boott Mills complex	Rental	154	2035	No	DHCD
3986	Sirk Building	70-96 Bridge; 190-232 French; 47-55 Brookings Sis	Rental	46	Perp	No	DHCD
4342	DDS Group Homes	Confidential	Rental	61	N/A	No	DDS
4574	DMH Group Homes	Confidential	Rental	38	N/A	No	DMH
7883	George W. Flanagan II	Avenue A	Rental	3	2045	NO	HUD
Lowell Totals				5,154	Census 2010 Year Round Housing Units		41,308
					Percent Subsidized		12.48%

1/12/2019

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