



Town of Framingham
National Community Development Association - Region 1
CD Awards Presentation
Tribune Apartments

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Community Development Coordinator
Nov. 2, 2017



Tribune Apartments — Project's Merits

- **Innovative**
 - Uses the best of fund leveraging to provide assistance to Framingham's most vulnerable residents
 - Beyond bricks and mortars because repairs cover capital costs and supportive services
- **Replicable**
 - Approach applicable in other communities
- **Collaborative**
 - Community Development Office working with Framingham town counsel, other attorneys representing public and private sector partners and MetroWest HOME Consortium

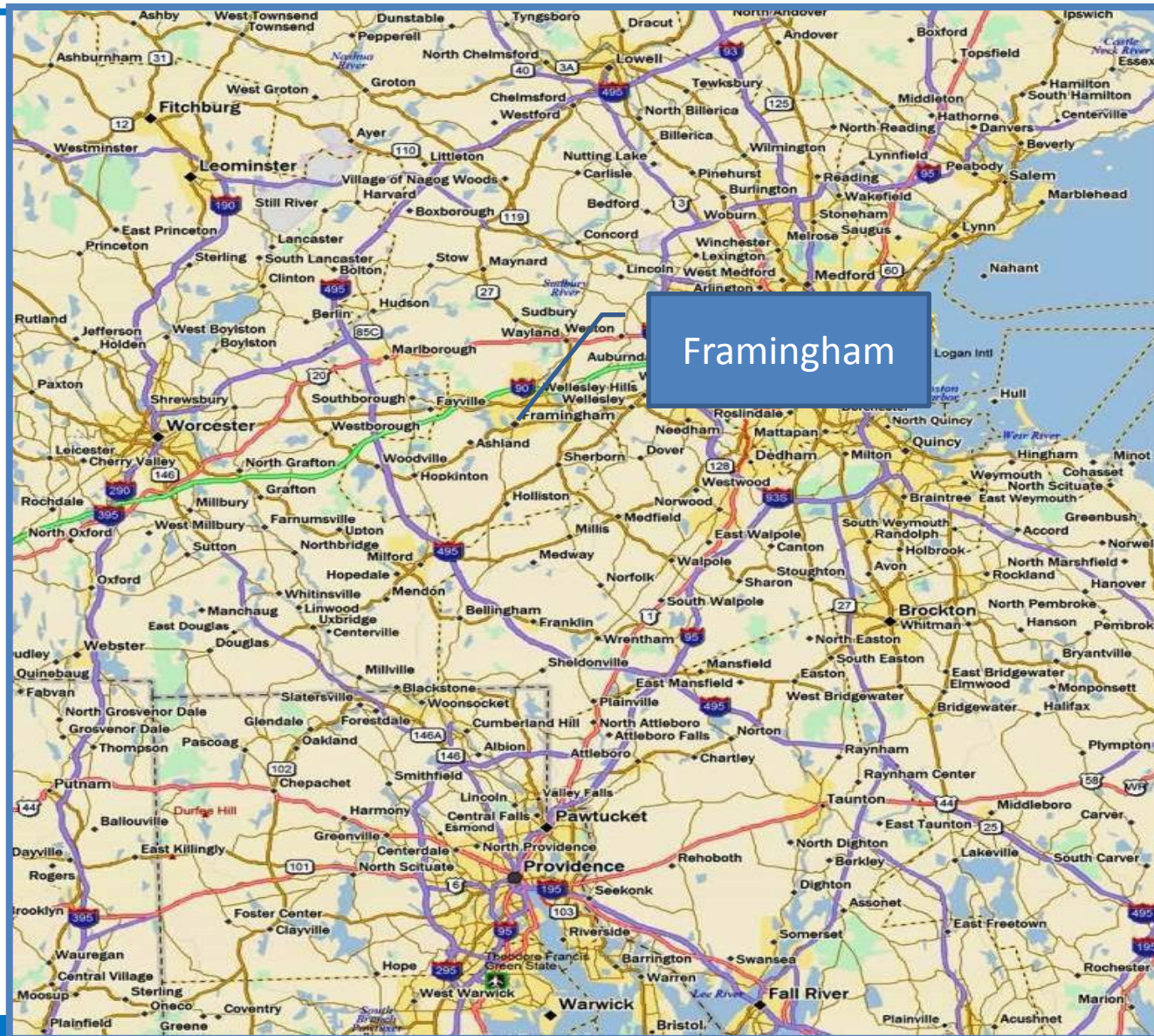
Background

Who	<ul style="list-style-type: none">• Town of Framingham• MetroWest HOME Consortium• Tribune Apartments, owned by the Preservation of Affordable Housing (POAH)• MassHousing, Massachusetts Department of Housing and Community Development (DHCD), Massachusetts Housing Investment Corporation (MHIC), Community Economic Development Assistance Corporation (CEDAC), Federal Home Loan Bank of Boston (FHLB), TDBank
What	Extensive \$16 million renovation project
Where	<ul style="list-style-type: none">• Downtown Framingham• Town's southeast area
When	January 2017 start and ongoing through now

Framingham History

Framingham's location	Middlesex County, Southern Massachusetts Halfway between Boston and Worcester
Town's southeast	Area with highest concentration of low/mod residents, unemployment, poverty, linguistically isolated and minority population
Incorporation	Became a town in 1700
Forthcoming developments	Set to become a city on Jan. 1, 2018
Neighbors	Bordered by Sudbury, Marlborough, Southborough, Ashland, Sherborn, Natick and Wayland

Regional Location Map



Choose
FRAMINGHAM

Demographics

	Southeast Framingham	Framingham	Massachusetts	National
Population ⁱ	20,300	69,900	6,657,291	314,107,084
Unemployment	6.25%	2.7% ⁱⁱⁱ	3.3% ⁱⁱⁱ	5.0% ⁱⁱⁱ
Poverty rate	19.6%	11.3%	11.6%	15.6%
Percent minorities	48.6%	32.4%	25%	37.2%
Median household income	\$48,368	\$68,881	\$67,846	\$53,482
Percent foreign-born	37.9%	27%	15.3%	13.1%
Linguistically isolated residents ^{iv}	31.8%	16.3%	8.9%	8.6%
Youths (<18) in poverty	26.4%	15.9%	15.1%	21.9%
Fertility rate (per 1,000)	69	63	46	54
Low birthweight ^v	N/A	10.6%	7.8%	N/A
Foreclosure rate	1.2% ^{vi}	.64% ^{vi}	.37% ^{vii}	1.0% ^{vii}
Population Increase since 2000 ^{viii}	-0.8%	4.5%	4.9%	11.6%

i. All data is from the 2010-2014 American Community Survey (ACS) 5-year estimates except where noted.
 ii. Target Area is defined by Census Tracts 3831.01, 3831.02, 3832, and 3834.
 iii. Bureau of Labor Statistics as of October 2016. National data from March 2016 per EPA guidance.
 iv. ACS defines linguistically isolated households in which all members age 5 years and over speak a non-English language and also speak English less than “very well.”
 v. MassCHIP (Community Health Information Profile), Mass. Department of Public Health, 2010 data.
 vi. Based on Framingham Building Dept. data (12/2/14 through 12/1/15), and % of mortgage holders.
 vii. Based on Corelogic “National Foreclosure Report” Oct. 2015, and ACS 5-year data on mortgage holders.
 viii.

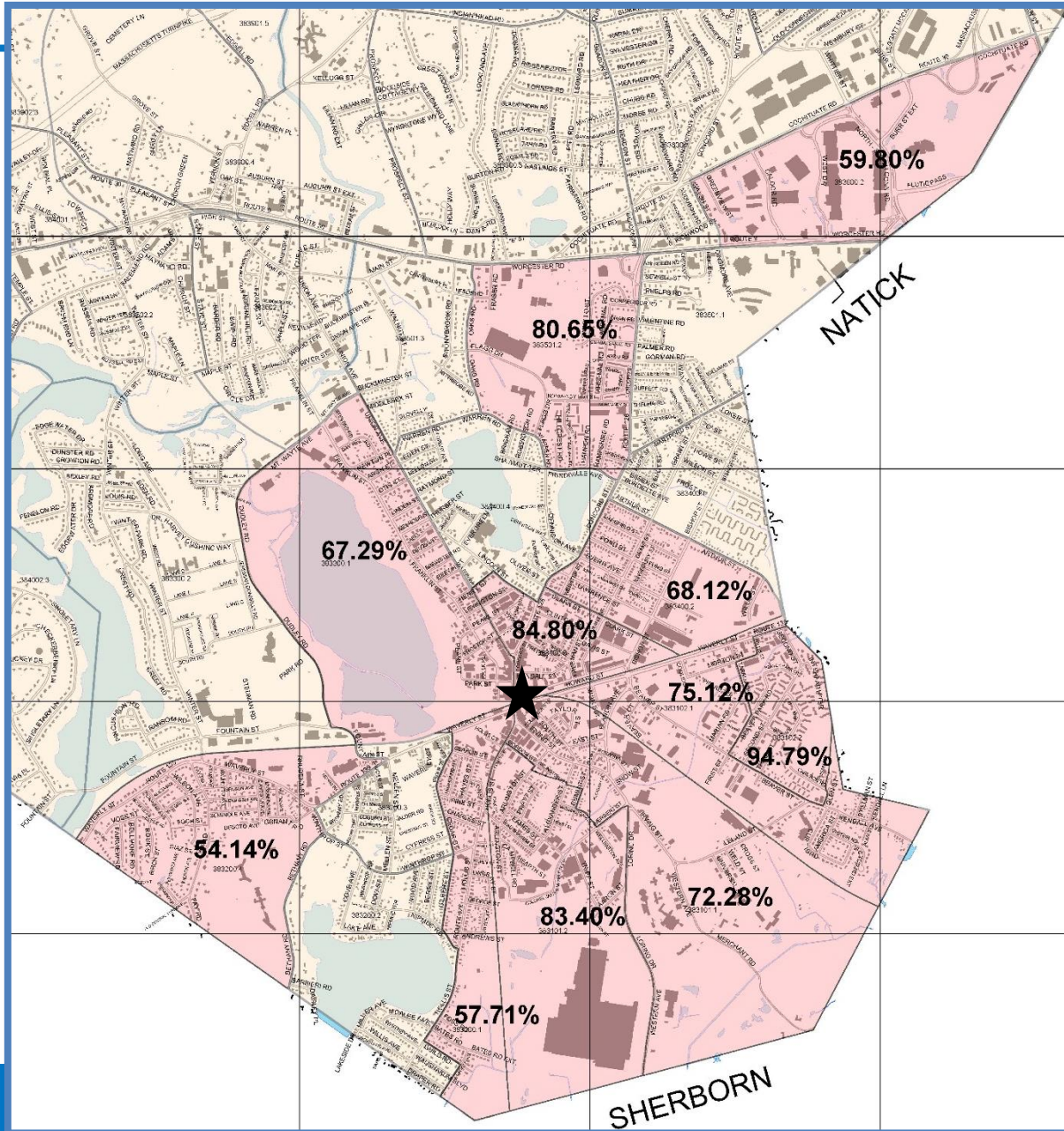
Comparative Data									
Statistical Area	Households								
	1990	2000		2010		2012		Projected 2017	
	Count	Count	'90 -'00	Count	'00 -'10	Count	'10 -'12	Count	'12 - '17
Town of Framingham	25,132	26,153	0.40%	26,173	0.01%	26,485	0.59%	27,562	0.80%
Boston-Cam-Quincy MSA	1,539,052	1,679,659	0.88%	1,760,584	0.47%	1,776,097	0.44%	1,838,412	0.69%
Massachusetts	2,247,110	2,443,580	0.84%	2,547,075	0.42%	2,566,908	0.39%	2,637,121	0.54%
New England	4,942,714	5,387,114	0.86%	5,664,396	0.50%	5,691,195	0.24%	5,797,343	0.37%
United States	91,947,410	105,480,101	1.38%	116,716,292	1.02%	118,208,713	0.64%	122,665,498	0.74%
Statistical Area	Median Household Income								
	1990 Census	2000		2010		2012		Projected 2017	
	Count	Count	'90 -'00	Count	'00 -'10	Count	'10 - '12	Count	'12 - '17
Town of Framingham	\$42,934	\$54,430	2.40%	\$64,531	1.72%	\$66,766	1.72%	\$78,288	3.24%
Boston-Cam-Quincy MSA	\$39,967	\$54,590	3.17%	\$65,314	1.81%	\$67,700	1.81%	\$78,641	3.04%
Massachusetts	\$36,952	\$50,539	3.18%	\$60,248	1.77%	\$62,403	1.77%	\$73,930	3.45%
New England	\$36,241	\$48,436	2.94%	\$57,005	1.64%	\$58,893	1.64%	\$70,569	3.68%
United States	\$30,056	\$42,164	3.44%	\$48,727	1.46%	\$50,157	1.46%	\$56,895	2.55%
Source:	STDB Online, U.S. Census								

Comparative County Low/Mod Stats

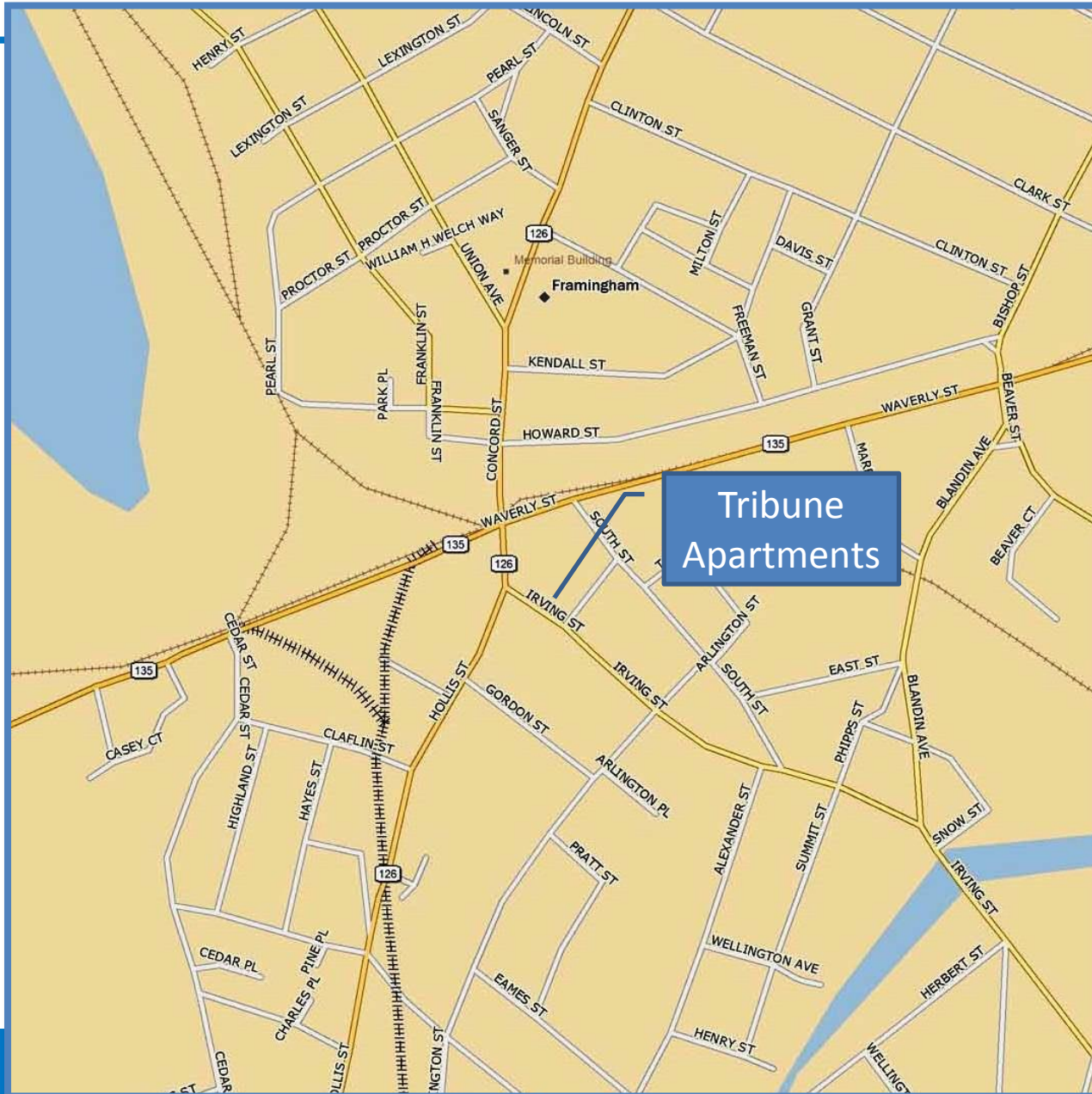
County	Low	Low/Mod	LMMI	Low/Mod Univ	Low/Mod Pct
Barnstable County	47,555	77,850	127,550	213,335	36.49%
Berkshire County	39,740	58,905	87,405	125,580	46.91%
Bristol County	117,640	190,545	292,910	531,740	35.83%
Dukes County	3,650	6,480	10,590	16,145	40.14%
Essex County	185,730	273,170	411,080	721,655	37.85%
Franklin County	20,875	33,135	49,190	70,545	46.97%
Hampden County	157,675	225,005	313,340	445,415	50.52%
Hampshire County	34,115	51,710	79,955	134,580	38.42%
Middlesex County	291,190	445,480	702,410	1,424,210	31.28%
Nantucket County	1,540	3,330	5,665	9,335	35.67%
Norfolk County	111,865	176,200	294,160	643,605	27.38%
Plymouth County	90,980	149,610	251,950	477,300	31.35%
Suffolk County	275,430	363,020	479,460	661,700	54.86%
Worcester County	183,790	280,625	436,115	764,050	36.73%

Framingham Low/Mod Stats				
TRACT	BLOCK GROUP	LOW/MOD	LOW/MOD UNIV	LOW/MOD PCT
383101	1	1395	1930	72.28%
383101	2	980	1175	83.40%
383102	1	1600	2130	75.12%
383102	2	2365	2495	94.79%
383200	1	1235	2140	57.71%
383200	4	720	1330	54.14%
383300	1	905	1345	67.29%
383400	2	940	1380	68.12%
383400	3	530	625	84.80%
383501	2	1480	1835	80.65%
383600	2	305	510	59.80%
383901	6	1060	1915	55.35%
384002	1	1005	1760	57.10%

Low/Mod Map



Neighborhood Location Map



Tribune Apartments

Block Group 1, Census Tract 383101

1,015 Low Income

1,395 Low/Mod Income

1,930 Low/Mod Universe

72% Low/Mod

Built in 1910 comprising of two adjoining four story buildings

- Housed in former *Framingham Tribune* newspaper
- Converted to affordable housing for low-income elderly, handicapped and disabled persons in 1982
- Includes two community rooms, onsite management, and located approximately 100 yards from the commuter rail and MetroWest transportation services

Tribune Apartments



Sources and Uses

SOURCES OF FUNDS	Source	Total
First Mortgage	MassHousing	\$3,854,634
Federal LIHTC Equity	MHIC	\$5,672,262
HOME Funds	Framingham	\$179,023
DHCD Soft Financing	DHCD	\$3,100,000
State Historic Equity	MHIC	\$572,000
FHLB-AHP Direct Subsidy	POAH	\$500,000
FHLB-AHP- MHIC Second Mortgage	MHIC	\$1,343,500
TD Charitable Trust	POAH	\$100,000
Existing Replacement Reserve	Property	\$22,500
Existing Escrows	Property	\$25,500
Operations	Property	\$357,030
Deferred Developer's Fee	POAH	\$989,168
TOTAL SOURCES OF FUNDS		\$16,715,617

Funding of Note

- \$179K in town HOME Funds – a mix of past and then current program income as well as FY15 allocation
- \$3 million from DHCD in Housing Preservation and Stabilization funds for the construction and provision of supportive wrap-around services to tenants through partnership with BayPath Elder Services: connecting tenants with counseling, healthcare and other resources
- \$100K grant from TD Bank Charitable Trust

Housing Preservation and Stabilization Fund Awards

March 11, 2016

When the last needed funding was awarded by DHCD and HOME funds could be committed as final source



Speakers

Attended by

Aaron Gornstein, POAH President

Bob Halpin, Framingham Town Manager

Chrystal Kornegay, Undersecretary Massachusetts

Department of Housing and Community

Lieutenant Governor Karen Polito

Sen. Karen Spilka



Tribune Building Apartments Unit Mix

Tribune Building Apartments Mix by Unit Type	Total	Avg Unit Area	Total Unit Area
Studio Units	6	558	3,348
1-Bedroom Units	42	679	28,518
2-Bedroom Units	5	745	3,725
Totals	53	672	35,591
Notes: * All units subject to Section 8 HAP Renewal Contract			

Unit Rental Income

Unit Type		% Units	Rental Units	Contract Rent		Total Annual Revenue
Section 8 HAP Contract Units						
	Studio	11.3%	6	\$1,160.00	per mo.	\$83,520
	1-Bedroom	79.2%	42	\$1,490.00	per mo.	\$750,960
	2-Bedroom	9.4%	5	\$1,660.00	per mo.	\$99,600
	Subtotal	100.0%	53	\$4,310.68	per mo.	\$934,080

Rehabilitation Project Details

Scope	Description
Site Work	<ul style="list-style-type: none">• Reconfigure rear handicap ramp area and new sidewalk to improve accessibility• Add new guardrails and handrails at ramp• Create one van accessible parking spot with aisle for two handicap parking spots• Seal and re-stripe parking lot• Install new benches at seating area
Roof	<ul style="list-style-type: none">• Replacement of roof membrane• Insulate roof to R-40• Replace roof mounted wind powered fans
Common Areas	<ul style="list-style-type: none">• New management office at front of building w new floors• New metal guards and handrails in two interior stairways to bring to code• Renovate common bathrooms for accessibility• Carpet transitions at elevation changes in existing hallways• Reconfigure community room kitchen to meet UFAS requirements

Scope of Work Cont.

Scope	Description
Units	<ul style="list-style-type: none"> • Reconfigure 4 units to make fully ADA accessible • Kitchen: <ul style="list-style-type: none"> Replace cabinets, countertops and sinks at 47 units Replace refrigerators at all units Replace ovens/ranges, as needed New flooring in all kitchens
Bathrooms	<ul style="list-style-type: none"> • Selective tub and tub surround replacement- allowance for replacement of 15 tubs and surrounds (including in 4 ADA units) • Replace vanity, medicine cabinets, and accessories at all bathrooms • Replace bathroom exhaust fans in all units • Replace all toilets with low-flow toilets • Replace bathroom floor at 100% of units • New low-flow shower heads in all units <ul style="list-style-type: none"> • Insulate AC sleeves; caulking around sleeves at exterior • Selective replacement of covers at existing baseboard heating system • Selective replacement of AC thru-wall units • New combination carbon monoxide/smoke detectors in bedroom

Scope of Work

Scope	Description
Doors and Windows	<ul style="list-style-type: none">• Unit entry door replacement• All existing windows to be replaced with historically-acceptable and energy-efficient aluminum windows
HVAC	<ul style="list-style-type: none">• Clean all existing supply, return, and exhaust ducts throughout the building• New programmable thermostats at each unit• Replace non-operational circulating water pump• Install new fire alarm and fire sprinkler systems

Tribune Apartments (Before)



Before Rehab Pics



Before Rehab Pics



Before Rehab Pics



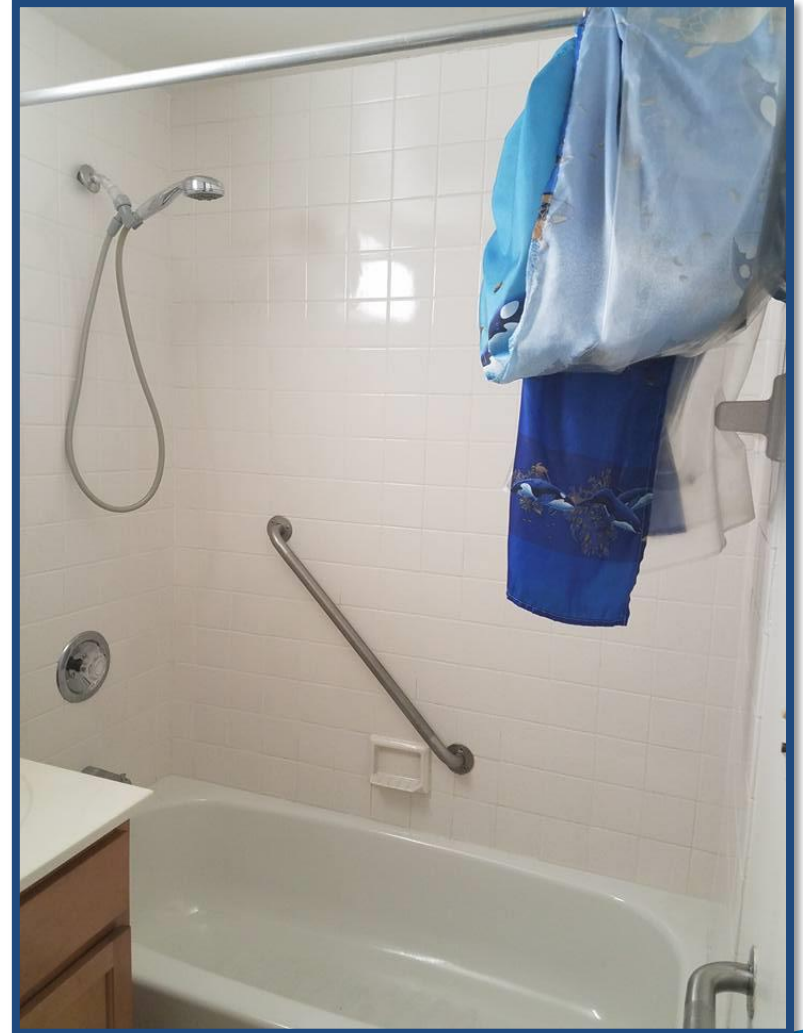
After Pics

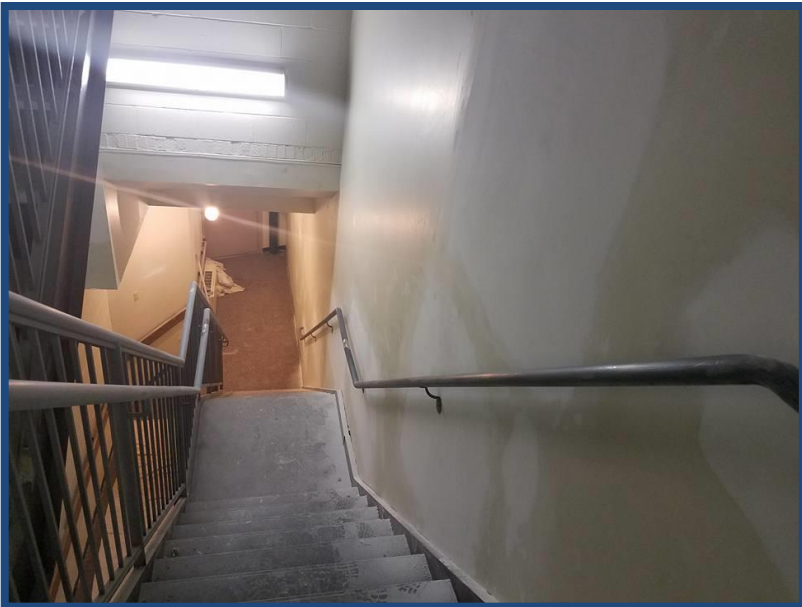
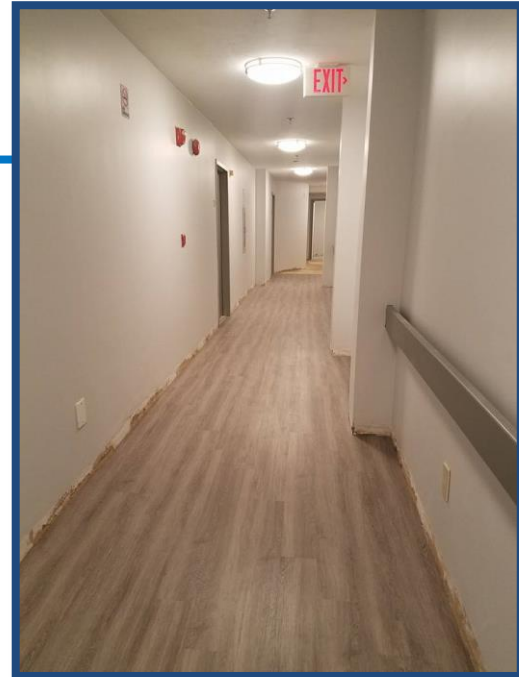


After Pics



After Pics





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Community Development Department

For additional questions or comments, please contact

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Thank you!