

BANKER & TRADESMAN

THE FINANCIAL SERVICES AND REAL ESTATE WEEKLY FOR MASSACHUSETTS

234-Unit Affordable Buildings in Orange Get \$11.6M MassHousing Financing for Renovations

Mar 14, 2019 | [Reprints](#) | [Unlock Link](#) | [Print](#)



MassHousing has provided a total of \$11.6 million in affordable housing financing to the nonprofit [Retirement Housing Foundation](#) (RHF) for the renovation and preservation of two adjacent affordable housing communities in Orange. As part of the transaction, RHF will combine the 120-unit King James Court property, which serves elderly and disabled residents, and the 114-unit Pine Crest apartments, which serves low-income families, into a single new entity called King Pine.

RHF will invest approximately \$7 million in property renovations. The 234 apartments will be primarily for households earning at or below 60 percent of the Area Median Income (AMI) and will remain affordable for at least 40 years. The area median income for Orange is \$74,800 for a family of four.

“This transaction is going to provide long term affordability and stability for seniors and lower-income families in Orange,” MassHousing Executive Director Chrystal Kornegay said in a statement. “Retirement Housing Foundation has a distinguished history of providing a range of quality, affordable homes for people across all walks of life with low or modest incomes and MassHousing was pleased to partner with them to preserve and rehabilitate this important housing resource in Orange.”

MassHousing provided RHF with a \$9.8 million construction and permanent loan, a \$1.1 million tax-exempt bridge loan and a \$750,000 taxable bridge loan. The MassHousing financing also generated \$5.3 million in equity financing, through federal Low-Income Housing Tax Credits.

Other financing sources include \$1.7 million from the [Massachusetts Department of Housing and Community Development](#), a \$5.1 million sponsor note from RHF and a \$1.2 million deferred developer fee.

“We are so grateful for all of the support that MassHousing and DHCD have provided to preserve and improve this critical affordable housing asset. Being able to invest \$7 million in these properties will dramatically improve the quality of life for our residents and ensure the properties can be maintained in good order for the long term,” Dr. Laverne R. Joseph, RHF’s president and CEO, said in a statement.

The Warren Group | 2 Corporation Way, Suite 250 | Peabody, MA 01960 | 617-428-5100 |

www.thewarrengroup.com

Copyright © The Warren Group | All Rights Reserved | [Privacy Policy](#)