

CITY OF SPRINGFIELD

ONE-FOR-ONE REPLACEMENT PLAN FOR MARBLE STREET APARTMENTS

The City of Springfield plans to acquire and demolish Marble Streets Apartments, a 46-unit public housing complex, using Community Development Block Grant-Disaster Recovery (CDBG-DR) funds. Pursuant to Section 104(d) of the Housing and Community Development Act of 1974, the units will be replaced by other affordable housing projects under development. This plan describes the project and the one-for-one replacement plan.

Description of Proposed Assisted Activity

The City of Springfield has been engaged in a comprehensive neighborhood revitalization plan in the South End neighborhood since 2007. The transformation to date has included renewal of streets, streetscaping, eminent domain takings for park expansion, park redevelopment, removal of blighted structures, clearance of a brownfields site, renovation of 22 historic multi-family residential buildings comprising 316 units of affordable housing, and development of a community center.

The City, in partnership with the Springfield Housing Authority (SHA), and working closely with neighborhood residents, completed a Neighborhood Transformation Plan in January 2015, which calls for demolition of the distressed SHA Marble Street Apartments, without redevelopment in the neighborhood because of the already extremely high concentration of subsidized housing units in the South End. SHA has applied for and received HUD permission to dispose of the property, and has relocated all tenants in conformity with the relocation plan approved by HUD. Tenants were provided with Housing Choice Vouchers which enabled them to relocate to housing of their choice.

The City intends to purchase the vacant Marble Street Apartment complex through a friendly eminent domain taking for the appraised value of \$820,000. The City will demolish the obsolete buildings. The cost of the demolition is estimated to be \$1.25 million, due to extensive asbestos throughout the buildings. The land will be used for a street that will connect Marble Street to Ashmun Street, as well as for required parking for the newly-developed South End Community Center. The road connection is seen by residents and the Springfield Police Department as critical for neighborhood safety, and the community center has been developed to serve the low-income South End neighborhood with a range of recreation and social services.

Location and Number of Units to be Demolished

The project will result in demolition of 46 dwelling units located at 111-118 Marble St., Springfield. A map on page 4 of this plan shows the location of these units.

Time Schedule for Demolition

The City estimates that the demolition will take place in June 2018. The time schedule is dependent on City Council approval of the taking, solicitation of competitive bids for demolition,

and selection of the demolition contractor, so it is possible that it may be delayed beyond this date.

Location and Number of Replacement Dwelling Units

Two affordable housing projects currently in development are identified as replacement dwelling units:

Mason Square Apartments II, 851-891 State St., Springfield, 60 units
 5 Three-Bedroom Apartments (1100 sq. ft.)
 25 Two-bedroom Apartments (900 sq. ft.)
 30 One-Bedroom (600 sq. ft.)

Brookings School Apartments, 391 Hancock St., Springfield, 44 units
 5 Three-Bedroom Apartments (1028-1170 sq. ft.)
 25 Two-bedroom Apartments (713-891 sq. ft.)
 14 One-Bedroom (500-718 sq. ft.)

The map on page 4 of this plan shows the location of these units.

Source of Funding and Time Schedule for Replacement Dwelling Units

	Mason Square Apts II	Brookings School
<i>Expected completion date</i>	<i>12/31/2019</i>	<i>12/31/2020</i>
Federal Low-Income Housing Tax Credit equity	\$10,283,000	\$8,999,100
State Low-Income Housing Tax Credit equity	\$8,560,500	\$1,240,446
Federal Historic Tax Credit equity	\$4,936,330	\$1,634,393
State Historic Tax Credit equity	\$2,005,600	1,403,655
MA Affordable Housing Trust Fund	\$2,500,000	\$1,000,000
MA Housing Stabilization Fund		\$1,000,000
MA Community-Based Housing		\$569,541
MA HOME funds	\$550,000	
Springfield HOME funds	\$100,000	\$100,000
MA Housing Finance Authority loan	\$800,000	
TOTAL FUNDING	\$29,735,430	\$15,947,135

Responsiveness of Replacement Units to the Housing Needs of Lower-Income Households in Springfield

The 46 units at Marble Street Apartments are three-bedroom units. While the replacement plan will provide only 10 three-bedroom units, both the size of the units to be replaced and the demand for two-bedroom units justifies replacement of the remaining units with two-bedroom units. Of the 104 units under development and proposed as replacement units, ten are three-bedrooms, 50 are two-bedrooms, and 44 are one-bedrooms.

The very small size of units at Marble Street Apartments means that they were unable to be used as true three-bedroom units; the maximum occupancy for each unit is four persons. The units are each 790 square feet, with extremely small secondary bedrooms – 85 to 92 square feet. Pursuant to the Massachusetts Sanitary Code, 105 CMR 410 *et seq.*, which requires each bedroom to have a minimum of 50 square feet per occupant, these bedrooms can only house one occupant each. They effectively operated as two-bedroom apartments.

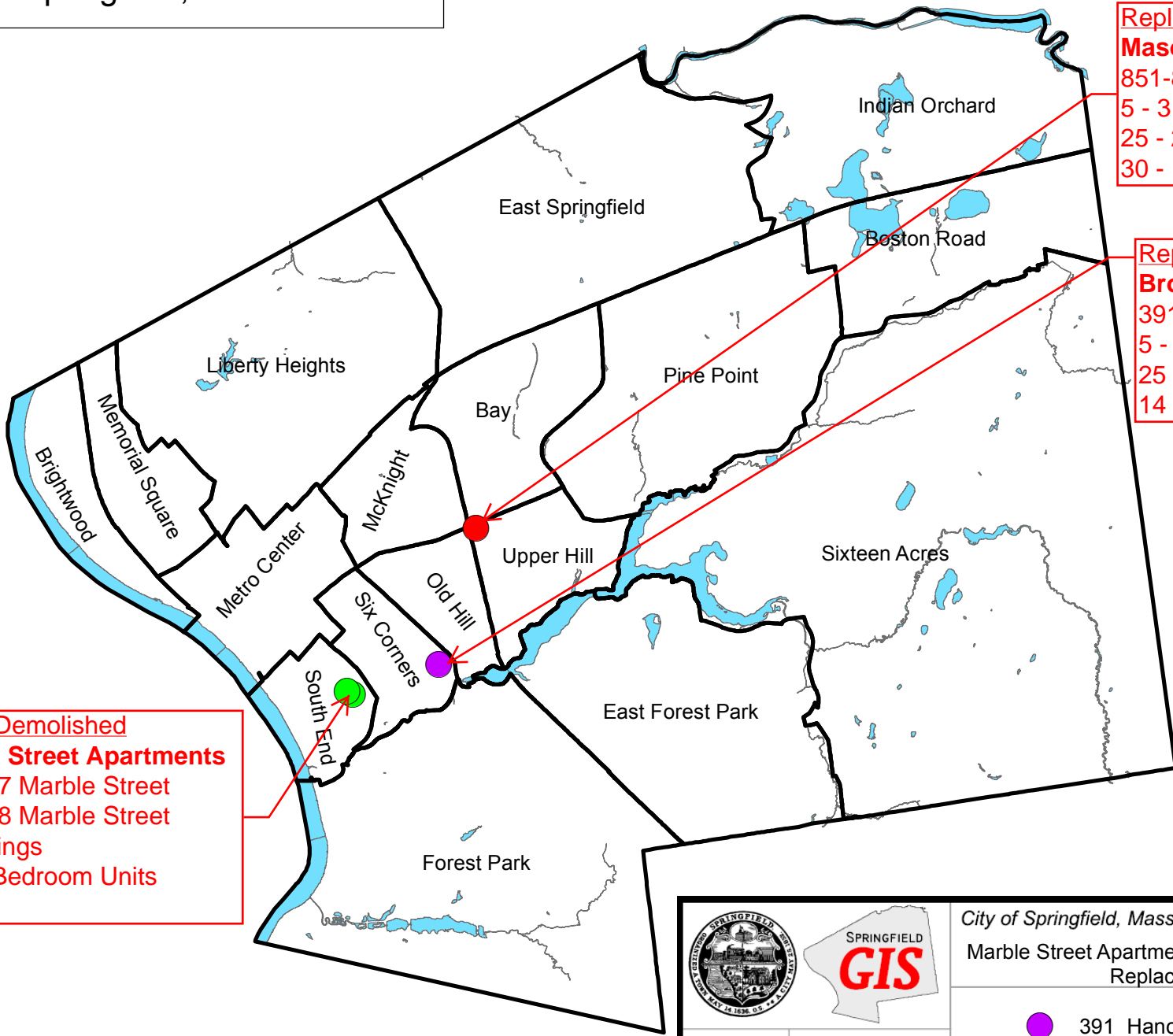
There is further justification for the replacement of some of the three-bedroom units with two-bedroom units based on the demand for units. The Springfield Housing Authority wait list indicates that there is greater demand for its two-bedroom apartments than there is for its three-bedroom apartments. There are 611 families (22% of the list) waiting for a two-bedroom unit, and 384 families (14% of the list) waiting for 3-bedroom units. There are also 1,439 elderly/handicapped families (52% of the list) waiting for one-bedroom units, so the 44 one-bedroom units in these developments will be responsive to what are the most-needed units.







City of Springfield, Massachusetts

To Be Demolished
Marble Street Apartments
 111-117 Marble Street
 112-118 Marble Street
 2 Buildings
 46 - 3 Bedroom Units

Replacement Units
Mason Square Apartments II
 851-891 State Street
 5 - 3 Bedroom Units
 25 - 2 Bedroom Units
 30 - 1 Bedroom Units

Replacement Units
Brookings School Project
 391 Hancock Street
 5 - 3 Bedroom Units
 25 - 2 Bedroom Units
 14 - 1 Bedroom Units



 		City of Springfield, Massachusetts Marble Street Apartments (to be demolished) and Replacement Units	
		DATA SOURCE: Office of Disaster Recovery and Compliance	
			391_Hancock_Street
			851-891_State_Street
			Marble_Street_Apartments