



# City of New Bedford

## Office of Housing and Community Development

Scott W. Lang, Mayor

Patrick J. Sullivan, Director

### PROJECT PROFILE:

## Wamsutta Apartments Revitalization Project

### PROJECT SUMMARY:

Built in 1850, the Wamsutta buildings are the last remaining example of mill housing in New Bedford. The properties reflected the socioeconomic problems plaguing the area, including high crime. The City committed \$800,000 of HOME funds to rehabilitate the apartments. The properties, listed on the National Register of Historic Places, have now been completely renovated with a focus on retaining important historic architectural features. The rehabilitation of these 126 units was the City's first step toward the revitalization of the Acushnet Heights area.

### ACTIONS:

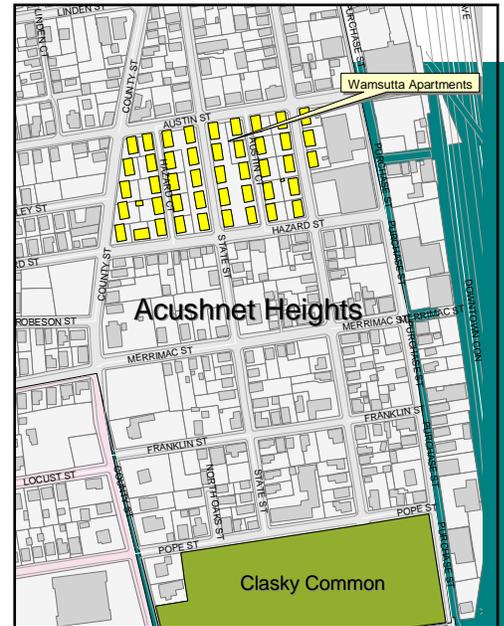
- Acquisition of 142 units owned by three different entities
- Listing of property on the National Register of Historic Places
- Rehabilitation of 126 units plus an additional 20 units in the Phase IV State Street Apartment renovation
- Leverage of \$15 million in private investment

### FUNDING:

Low Income Tax Credit Equity	\$4,632,232
New Bedford HOME funds	\$850,000
State HOME funds	\$1,103,000
Mass Housing Partnership	\$2,256,880
Historic Tax Credits	\$384,754
Other	\$347,108
<b>Total Project Cost</b>	<b>\$8,724,824</b>

### PARTNERS:

City of New Bedford, Hall Keen Associates, MassHousing Partnership, MassHousing Investment Corp., Massachusetts Department of Housing and Community Development, Dyer Brown Architects, Bufftree Builders, Banner Construction Co., Inc.



Streetscape of Wamsutta Apartments before rehabilitation.



Wamsutta Apartments after rehabilitation.