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Matter of Record
Health & Nutrition
Photo Gallery
Projects
Sports
Local
Scoreboard
Community
National
Community
Fall Foliage Photos
Connections
Nuptials
Trophy Room
Academic Advocate
Weather
Business
Stocks
Entertainment
Encore
Opinion
Editorial Page
Advice
Sunday Perspective
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Blogs
- Sun Spots
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City moves forward on senior housing

Thursday, August 16, 2007

LEWISTON - Portland-based Developers Collaborative hopes to use low-income housing credits to build a 20-unit senior housing project in the Birch Street neighborhood.

Councilors agreed to sell two city-owned lots, at 279 and 283 Bates St., to the developers. They'll combine those with a lot at 38 Knox St. to build the housing complex, on the southern side of Birch Street between Knox and Bates streets.

Developers will pay the city \$150,000 for the two lots, about one-third of an acre. The land is assessed at \$19,400, according to city officials.

The project relies on getting low-income housing tax credits through the state, as well as \$200,000 in federal HOME grants the city already has.

Developers will apply for the tax credits in September and should find out if they will get them by March 2008.

Lincoln Jeffers, assistant to the city administrator, said the developer will also ask the city to create an affordable-housing tax increment financing district to help reduce rents. That would take a portion of the property taxes the developers pay for the project and use them to buy down the rents. That TIF district will come before the City Council at the Sept. 4 meeting.

The development will create 18 one-bedroom apartments and two two-bedroom units with rents ranging from \$400 to \$500 per month.

Comments

Posted By:Ray at August 16, 2007 8:58 AM ([Suggest Removal](#))



Does Lewiston really need more "Low Income" apartments? Is the vacancy rate that low in Lewiston? What will happen to other apartments in town as people gravitate to these? Will Lewiston have to buy more apartment buildings and tear them down using tax generated money as they deteriorate because owners cannot afford to maintain them due to high vacancies? The City seems to be getting a windfall selling \$19,400 of land for \$150,000, but I doubt the private investors from Portland are that foolish.

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Posted By:... at August 16, 2007 9:02 PM ([Suggest Removal](#))

It's a senior housing complex! Here we go more bitching about drunks and out of control teens. Watch out bar owners your gonna be gone sooner then you know. BYE FUN.

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Posted By:Dan at August 16, 2007 9:22 PM ([Suggest Removal](#))

Watch out Lewiston someone is putting money in his or her pocket . Maybe your politician ??? OR



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Posted By:Claudette at August 20, 2007 1:22 PM ([Suggest Removal](#))

YES, Lewiston does need "affordable" housing for the elderly. The Bates Street Senior Housing now in progress at the old St. Dom's site already has a waiting list. Many seniors can no longer keep their homes and are looking for a safe place to stay. Those who already rent in town can no longer go upstairs and need housing that is accessible. These elderly housing projects help them to age in place. They provide service coordinators who help them access other services, such as transportation, etc. As for complaining about bars. There are no bars or night clubs in the proposed area!! As for the \$150,000 for land, this is part of a TIF district deal with the city. No one is making money. These projects are built with the elderly in mind. Developers work hard to obtain grants, tax credits and other funding so that they can keep the rent affordable for our elderly population.

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