

Baker-Polito Administration Announces \$139 Million in Funding and Tax Credits to Produce and Preserve 1,346 Units of Affordable Rental Housing

Twenty-eight projects in 21 communities will add 1,526 total housing units, including transit-oriented and Passive House developments

LAWRENCE — Today, Governor Charlie Baker, Lt. Governor Karyn Polito, Housing and Economic Development Secretary Mike Kennealy and Housing and Community Development Undersecretary Jennifer Maddox joined local legislators and officials to announce affordable housing awards for 28 projects in 21 communities across the Commonwealth. These awards will advance the development of 1,526 new rental units, including 1,346 rental units affordable for low- and extremely low-income households.

Through the Department of Housing and Community Development (DHCD), the Baker-Polito Administration awarded \$93.3 million in direct subsidy funding and allocated \$45.8 million in federal and state housing tax credits that will generate approximately \$310 million in equity in support of these projects. The projects are located in every region of Massachusetts, and include new construction, historic rehabilitation, and the preservation of occupied projects in need of rehabilitation. Additionally, some projects are transit-oriented, and eight of the construction projects will be built to Passive House design standards.

“As Massachusetts continues to recover from the COVID-19 pandemic, it is important that we continue to prioritize new affordable housing development to help our most vulnerable families,” **said Governor Baker**. “Stable housing is the foundation of healthy, prosperous communities, which is why our administration has proposed an immediate infusion of nearly \$1 billion in federal recovery funds to rapidly increase capacity for production in every part of the state.”

“We are proud to support an excellent project here in Lawrence, another step in an amazing transformation of the Arlington Mills National Historic District into a thriving residential neighborhood, zoned for up to 1,000 housing units,” **said Lt. Governor Polito**. “Since 2015, we’ve invested in revitalization efforts like this across the state, creating new housing, jobs, and new opportunities for cities and towns and have directed more than \$1.4

billion to our affordable housing ecosystem. Cities like Lawrence are using state and federal funds to pursue a new vision that puts housing at the center of communities.”

“Here in Massachusetts, we have seen the negative impacts of our housing crisis affect nearly every region. Through our new Housing Choice reforms, new programs, and increased capital investments, the Baker-Polito Administration is helping move great projects forward, more quickly,” **said Housing and Economic Development Secretary Kennealy**. “Solving our housing crisis helps all of our households, enabling our working families to put down roots in communities, stabilize vulnerable families, and provide opportunities for cities and town to grow. We are excited to deploy federal recovery funding to supercharge the pipeline of affordable housing in Massachusetts.”

“Today’s awards will bring new, affordable housing that meets the diverse needs of our Commonwealth, including new senior housing in Randolph, new permanent supportive housing for unaccompanied adults in Quincy, preservation of currently affordable housing in Holyoke, and new family housing in West Roxbury,” **said Housing and Community Development Undersecretary Maddox**. “These projects will provide thousands of households with access to safe, quality, affordable housing in every region. Affordable housing development and preservation is an integral part of our strategy to address our housing crisis, and we are fortunate to have a rich ecosystem of stakeholders and developers committed to the future of Massachusetts and our families.”

Today’s announcement was made in Lawrence at the site of a project that will transform a former mill into new housing for residents. The historic adaptive re-use project, sponsored by Trinity Financial, Inc., will create 87 new units of housing at 608 Broadway, with 66 units restricted for households earning less than 60% of the Area Median Income, including 17 units further reserved for households with extremely low-incomes or making the transition from homelessness. DHCD will support the project with federal and state low-income tax credits (LIHTC) and subsidy funds, and the City of Lawrence will provide funding as well. MassHousing is supporting the project with a \$22.75 million permanent mortgage, a tax-exempt short-term equity bridge loan, and \$2.1 million in workforce housing financing.

“I am proud to be a part of the state’s efforts to expand access to affordable housing and ensure that each of our residents can find a place to call home in an increasingly expensive housing market,” **said State Senator Barry**

Finegold. “In addition to putting a roof over the heads of the state’s most vulnerable residents, affordable housing boosts economic growth and is a crucial part of post-pandemic recovery. This is especially important in a city like Lawrence, where the unemployment rate remains double that of the state average. Congratulations to all the grant recipients and thank you for your dedicated work providing stable housing to those who need it most.”

“This funding will provide critical state investments to the City of Lawrence as we continue to make affordable housing in Massachusetts more accessible to those facing financial uncertainty,” **said State Representative Frank A.**

Moran. “The conversion of 608 Broadway will accomplish this goal by creating 87 new units of housing, while also celebrating Lawrence’s rich industrial history by ensuring that our mill buildings are utilized and brought into the modern age. I would like to thank Governor Baker and the Executive Office of Housing and Economic Development for their continued support of initiatives such as this in Lawrence.”

"Having accessible housing options in Lawrence is a necessity for our community members and their well-being," **said Lawrence Mayor Kendrys Vasquez.** “Lawrence is a community; safe and affordable housing is vital for our residents to thrive. This partnership between the city and the state will provide Lawrencians opportunities to deepen their roots in the city that they love. I am proud of the work we are doing to create housing opportunities and grateful to all the people partnering with us."

"Trinity Financial is grateful for the Baker-Polito Administration’s leadership on affordable housing and their commitment to the Gateway City of Lawrence," **said Dan Drazen, Vice President, Development at Trinity Financial.** "This tax credit award will enable us to leverage both public and private funding and undertake a transformative adaptive reuse project. Building upon the momentum of our adjacent Arlington Point project, which was completed in 2019, the 608 Broadway project will breathe new life into a historic asset, provide mixed-income housing and continue the multi-phase revitalization of the Arlington Mills Historic District."

Last month, Governor Baker [announced a plan](#) to devote \$1 billion from the Commonwealth’s direct federal aid to funding homeownership and housing priorities, a significant investment to help increase housing production and reduce barriers to owning a home as part of the ongoing COVID-19 recovery effort. This funding plan calls for \$200 million to fund rental housing production and provide increased housing options to workers and residents of disproportionately impacted municipalities, and \$300 million to finance the

statewide production of senior and veteran housing. These new housing resources build upon over \$1.6 billion in separate federal funding that has already been allocated to entities throughout the Commonwealth for housing purposes since the start of the pandemic.

The Baker-Polito Administration has shown a deep commitment to increasing the production of housing across all income levels. Since 2015, the administration has invested more than \$1.4 billion in the affordable housing ecosystem, resulting in the production and preservation of more than 22,000 housing units, including over 19,000 affordable units. [In 2018, Governor Baker signed the largest housing bond bill](#) in Massachusetts history, committing more than \$1.8 billion to the future of affordable housing production and preservation.

This year, Governor Baker [signed economic development legislation](#) titled *An Act Enabling Partnerships for Growth* that includes substantial new funding for affordable and climate-resilient housing, as well as targeted zoning reforms to advance new housing production. In June, the administration and MassHousing made the [first commitments](#) through the [Commonwealth Builder program](#), an initiative intended to create homeownership opportunities and build generational wealth in communities of color. The administration has also supported the development of more than 17,000 mixed-income housing units through the successful [MassWorks Infrastructure Program](#), reformed the [Housing Development Incentive Program](#), and worked with communities to implement smart-growth development and planning efforts.

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Affordable Rental Housing Awards

Rosewood Way Townhouses is a new construction project for families to be built in **Agawam**. The sponsor is the non-profit Way Finders, Inc. DHCD is supporting the project with federal and state low-income housing tax credits and subsidy funds. When completed, Rosewood Way Townhouses will offer 62 total units. Forty-seven units will be affordable to families earning less than 60% of area median income (AMI), with 20 units reserved for extremely low-income families earning less than 30% of AMI.

Amherst Supportive Studio Housing is a new construction project to be built in **Amherst**. The non-profit sponsor is Valley Community Development Corporation. DHCD will support the project with federal and state low-income housing tax credits and subsidy funds. The town of Amherst also will provide

\$700,000 in funds of its own to support the project. When completed, Amherst Supportive Studio Housing will offer 28 total studio units with supportive services. Twenty units will be affordable to individuals earning less than 60% of AMI, with 12 units reserved for extremely low-income individuals earning less than 30% of AMI and, in some cases, making the transition from homelessness. The sponsor intends to build the project to Passive House standards.

Hillcrest Acres is an existing occupied project in **Attleboro**. Schochet Companies recently acquired the project and will rehabilitate it as mixed-income rental housing for families. DHCD will support the project with federal and state low-income housing tax credits and subsidy funds. When construction is completed, the project will offer 100 rehabilitated units. Fifty-two units will be affordable to households earning less than 60% of AMI, with 13 units further restricted for households earning less than 30% of AMI.

Burbank Terrace is a transit-oriented new construction project for families to be built in **Boston's Fenway** neighborhood. The sponsor is the non-profit Fenway Community Development Corporation. DHCD will support the project with federal and state low-income housing tax credits and subsidy funds. The city of Boston also will support the project with \$2.8 million in its own funds. Burbank Terrace is the first project to proceed under Boston's Compact Living Policy Pilot Program. When completed, the project will offer 27 total units, all of which will be affordable to households earning less than 60% of AMI. Seven units will be further restricted for extremely low-income households earning less than 30% of AMI and making the transition homelessness.

Eva White Apartments is an occupied public housing project for seniors located in **Boston's South End**. The sponsor is a partnership between the non-profit Castle Square Tenants Association and WinnDevelopment. The partnership will fully rehabilitate this transit-oriented project with DHCD resources including federal and state low-income housing tax credits and subsidy funds. When completed, Eva White Apartments will feature 102 total units. Ninety-seven units will be restricted for seniors earning less than 60% of AMI, with 26 units further restricted for extremely low-income seniors earning less than 30% of AMI. The sponsor will continue offering extensive on-site supportive services for Eva White residents.

Old Colony Phase Four Bonds is part of the ongoing redevelopment of a massive public housing project located in **South Boston**. The sponsor is

Beacon Communities Development LLC. With support from the federal government, the Boston Housing Authority, and DHCD, the sponsor already has completed or is completing work on over 550 units located on the South Boston site. DHCD will support this new phase with federal and state low-income housing tax credits and subsidy funds. When completed, this phase of the project will offer 75 total units. All 75 units will be affordable to households earning less than 60% of AMI, with ten units further restricted for households earning less than 30% of AMI. The Old Colony site is transit-oriented and also located in close proximity to Boston Harbor, with its beaches and extensive recreational opportunities. The sponsor intends to build this phase of Old Colony to Passive House standards.

Old Colony Phase Four Taxable also is part of the ongoing redevelopment of a massive public housing project located in **South Boston**. The sponsor is Beacon Communities Development LLC. With support from the federal government, the Boston Housing Authority, and DHCD, the sponsor already has completed or is completing work on over 550 units located on the South Boston site. DHCD will support this new phase with federal low-income housing tax credits. When completed, this phase will offer 26 total units. All 26 units will be affordable to households earning less than 60% of AMI, with four units further restricted for households earning less than 30% of AMI. The Old Colony site is transit-oriented and also located in close proximity to Boston Harbor, with its beaches and extensive recreational opportunities. The sponsor intends to build this phase of Old Colony to Passive House standards.

Residences Off Baker is a new construction project for families to be built in **Boston's West Roxbury neighborhood**. The sponsor is the non-profit B'nai B'rith. DHCD will support the project with federal and state low-income housing tax credits and subsidy funds. The city of Boston will provide \$3.8 million of its own funds to support the project. When completed, Residences Off Baker will offer 60 total units. Forty-five units will be affordable to households earning less than 60% of AMI, with 15 units further restricted for households earning less than 30% of AMI, including households transitioning from homelessness.

William Barton Rogers School is a historic adaptive re-use project for seniors located in **Boston's Hyde Park neighborhood**. The sponsor is Pennrose, LLC. DHCD will support the project with federal and state low-income housing tax credits and subsidy funds. The city of Boston will support the project with approximately \$4 million in its own funds. When completed, Rogers School will offer 74 total units. Fifty units will be affordable for seniors

earning less than 60% of AMI, with 11 units further restricted for seniors earning less than 30% of AMI, including seniors transitioning from homelessness. The William Barton Rogers School project is transit-oriented: it is located in close proximity to two commuter rail stops as well as numerous retail and commercial opportunities. Pennrose will offer extensive on-site services for seniors and the broader community, including the senior LGBTQ community.

Zelma Lacey House is an occupied assisted living project located in **Boston's Charlestown neighborhood**. The sponsor is the non-profit Affordable Housing and Services Collaborative, Inc. Using federal and state low-income housing tax credits from DHCD, the sponsor will rehabilitate the project into independent living units for seniors. When completed, Zelma Lacey House will offer 48 units for seniors. All 48 units will be affordable to seniors earning less than 60% of AMI, with seven units further restricted for seniors earning less than 30% of AMI. The sponsor will provide extensive on-site services to the residents of Zelma Lacey House.

25 Sixth Street is a new construction project for families to be built in **Chelsea**. The Neighborhood Developers is the non-profit sponsor. DHCD will support the project with federal and state low-income housing tax credits and subsidy funds. The city of Chelsea also will provide funds in support of the project. When completed, 25 Sixth Street will offer 56 units of rental housing, with 44 units affordable to households earning less than 60% of AMI. Eight units will be further restricted for households earning less than 30% of AMI. The completed project also will offer six for-sale condominium units. The sponsor intends to build the project to Passive House standards.

Carlson Crossing is an existing family public housing project in **Framingham**. The sponsor is the non-profit Framingham Housing Development Corp. Using low-income housing tax credits from DHCD and Section 8 assistance from the U.S. Dept. of HUD, the sponsor will fully rehabilitate the existing project. When construction is completed, the project will offer 68 total units. All 68 units will be affordable to households earning less than 30% of AMI.

Merrimack Place is a new construction project for seniors to be built in **Haverhill**. The sponsor is the non-profit Bethany Community Services, Inc. (BCS). The new project will be built on a site adjacent to an existing senior project owned and operated by BCS. DHCD will support Merrimack Place with federal and state low-income housing tax credits and subsidy funds. The city of Haverhill also will provide funds in support of the project. When

completed, Merrimack Place will offer 62 total units. All 62 units will be affordable to seniors earning less than 60% of AMI, with eight units further restricted for seniors earning less than 30% of AMI. Extensive on-site services will be available to the new residents of Merrimack Place as well as to residents of the larger senior campus. The sponsor intends to build the project to Passive House standards.

Voces de Esperanza is an occupied project for individuals and families located in **Holyoke**. The sponsor is the non-profit Valley Opportunity Council (VOC). Using federal and state low-income housing tax credits and subsidy funds from DHCD, VOC will fully rehabilitate the project. The city of Holyoke also will provide funds in support of Voces de Esperanza. When work is completed, the project will offer 37 total units. All units will be affordable to individuals or households earning less than 60% of AMI, with ten units further restricted for individuals or households earning less than 30% of AMI, including those making the transition from homelessness.

608 Broadway is a historic adaptive re-use mill project in **Lawrence**. The sponsor is Trinity Financial, Inc. DHCD will support the project with federal and state low-income housing tax credits and subsidy funds. The city of Lawrence also will support the project with funds of its own. 608 Broadway is the second mill conversion in Lawrence undertaken by Trinity Financial. When completed, the project will offer 87 total units. All 87 units will carry affordable rent restrictions. Sixty-six units will be restricted for households earning less than 60% of AMI, with 17 units further restricted for households earning less than 30% of AMI, and, in some cases, making the transition from homelessness.

Eagle Mill Phase 1 is a historic adaptive re-use project in **Lee**. The sponsor is Rees-Larkin Development LLC. DHCD will support the project with federal and state low-income housing tax credits and subsidy funds. The town of Lee also will support the project with funds of its own. When completed, Eagle Mill Phase 1 will offer 56 total units. All 56 units will be affordable to households earning less than 60% of AMI, with eight units further restricted for households earning less than 30% of AMI, and, in some cases, making the transition from homelessness.

555 Merrimack Place is a new construction project to be built in **Lowell**. The sponsor is the non-profit Coalition for a Better Acre (CBA). CBA intends to develop the project to provide permanent housing and supportive services for a population in recovery from substance use disorder. DHCD will support the project with federal and state low-income housing tax credits and subsidy

funds. The city of Lowell also will provide funds to support the project. When completed, 555 Merrimack Place will offer 27 total units. All 27 units will be affordable to individuals or households earning less than 60% of AMI, with eight units further restricted for individuals or households earning less than 30% of AMI and, in some cases, transitioning from homelessness. The sponsor intends to build the project to Passive House standards.

Mill 8 Apartments is a historic adaptive re-use mill project in **Ludlow**. The sponsor is WinnDevelopment. DHCD will support the project with federal and state low-income housing tax credits and subsidy funds. The town of Ludlow also will support the project with funds of its own. Mill 8 Apartments is the second mill conversion in Ludlow undertaken by WinnDevelopment. When completed, the project will offer 95 total units. Fifty-five units will be affordable to households earning less than 60% of AMI, with 12 units further restricted for households earning less than 30% of AMI, including some households making the transition from homelessness.

Glen Brook Way Phase 2 is a new construction project for seniors to be built in **Medway**. The sponsor is the non-profit Metrowest Collaborative Development, Inc. DHCD previously funded Glen Brook Way Phase 1, which currently is in construction. DHCD is supporting the second phase of the project with federal and state low-income housing tax credits and subsidy funds. The town of Medway also is providing \$1 million in its own funds to support the project. When completed, Glen Brook Way Phase 2 will offer 44 units and supportive services for seniors. All 44 units will be affordable to seniors earning less than 60% of AMI. At least eight units will be further restricted for extremely low-income (ELI) seniors earning less than 30% of AMI. The sponsor is working to restrict additional units for ELI seniors. The sponsor intends to build the project to Passive House standards.

Ticcoma Green Workforce Housing is a new construction project for families to be built on **Nantucket**. The sponsor is HallKeen Management, Inc. DHCD will support the project with federal and state low-income housing tax credits and subsidy funds. The town of Nantucket will provide substantial funds of its own to support the project. When completed, Ticcoma Green Workforce Housing will offer 64 total units. Twenty-three units will be affordable to households earning less than 60% of AMI, with nine units further restricted for households earning less than 30% of AMI, including households transitioning from homelessness.

Broad Street is a new construction project for unaccompanied adults to be built in **Quincy**. The sponsor is the non-profit Father Bill's & MainSpring, a

highly-experienced operator of shelters and services for homeless individuals. Father Bill's will construct Broad Street on land adjacent to a new shelter and office facility, which is expected to begin construction later in 2021. When completed, Broad Street will offer 30 single-room occupancy units as well as services for homeless individuals currently living in shelter. DHCD will support Broad Street with federal and state low-income housing tax credits as well as subsidy funds. The city of Quincy also is supporting the project with funds of its own.

Simon C. Fireman Expansion is a new construction project for seniors to be built in **Randolph**. The sponsor is the non-profit Hebrew Senior Life. DHCD will support the project with federal and state low-income housing tax credits and subsidy funds. The town of Randolph will provide its own funds to support the project. Simon C. Fireman Expansion will be built on land adjacent to an existing Hebrew Senior Life senior project in Randolph. When completed, the expansion project will offer 45 total new units. All 45 units will be affordable to seniors earning less than 60% of AMI, with nine units further restricted for seniors earning less than 30% of AMI, including seniors transitioning from homelessness. Hebrew Senior Life will offer extensive on-site services, including health-related services, to residents of the new project and of the larger campus.

Granite Street Crossing is a new construction project to be built in **Rockport**. The sponsor is the non-profit Harborlight Community Partners. DHCD will support this intergenerational project with federal and state low-income housing tax credits and subsidy funds. The town of Rockport also will provide its own funds to support the project. When completed, Granite Street Crossing will offer 23 total new units, with 17 units restricted for seniors. All 23 units will be affordable to seniors or families earning less than 60% of AMI, with eight units further restricted for seniors or families earning less than 30% of AMI, and, in some cases, transitioning from homelessness.

Plaza Apartments is a new construction project for families to be built in **South Hadley**. The sponsor is South Hadley Plaza LLC. DHCD is supporting the project with federal and state low-income housing tax credits and subsidy funds. The town of South Hadley also is supporting the project with funds of its own. When completed, Plaza Apartments will offer 60 total units. All 60 units will be affordable to families earning less than 60% of area median income (AMI), with 18 units further restricted for extremely low-income families earning less than 30% of AMI, including families transitioning from homelessness.

Knox Residences I is the first phase of a two-phase historic re-use and new construction project in **Springfield**. The sponsor, First Resource Development, will use federal and state historic tax credits as well as DHCD resources to adapt manufacturing buildings that have been vacant for over 70 years into residential units. First Resource Development also will construct new residential units as part of the Knox projects. At this time, DHCD will support Knox Residences I with federal and state low-income housing tax credits and subsidy funds. The city of Springfield also will support this phase of Knox Residences with funds of its own. When Knox Residences I is completed, it will offer 55 total units. All 55 units will be affordable to households earning less than 60% of AMI, with eight units further restricted for households earning less than 30% of AMI and, in some cases, transitioning from homelessness.

Littleton Drive Senior is a new construction project for seniors to be built in **Wareham**. The sponsor is Penrose, LLC. DHCD will support the project with federal and state low-income housing tax credits and subsidy funds. The town of Wareham also will provide funds to support the project. When completed, Littleton Drive Senior will offer 44 total units. All 44 units will be affordable to seniors earning less than 60% of AMI, with eight units further restricted for seniors, earning less than 30% of AMI, including seniors transitioning from homelessness. As required by DHCD, Penrose will provide supportive services to the new residents of the project.

Woodland Cove II is a new construction project for families to be built in **Wareham**. The sponsor is Dakota Partners, Inc. DHCD is supporting the project with federal and state low-income housing tax credits and subsidy funds. The town of Wareham also is providing funds of its own to support the project. Dakota Partners will build Woodland Cove II on land adjacent to Woodland Cove I. The first phase of the project also was funded by DHCD and will move shortly into construction. When Woodland Cove II is completed, it will offer 63 total units. Fifty-six units will be affordable to families earning less than 60% of AMI, with nine units further restricted for families earning less than 30% of AMI, including families making the transition from homelessness. Dakota Partners intends to build Woodland Cove II to Passive House standards.

Sanctuary Place is an adaptive re-use project to be developed in **Wrentham**. The sponsor is the non-profit Planning Office for Urban Affairs (POUA) working in partnership with Health Imperatives. POUA and Health Imperatives will redevelop a former convent as housing with supportive services for survivors of trafficking and sexual exploitation. When completed,

Sanctuary Place will offer eight bedrooms, an upgraded kitchen, and community gathering areas for the intended population. DHCD will support Sanctuary Place with subsidy funds.