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## NEWS

# Baker-Polito Administration Celebrates \$46 Million Investment in Affordable Housing Development

Direct state investment, state and federal tax credits will support the development of 572 new housing units

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Executive Office of Housing and Economic Development

Housing and Community Development

Office of Governor Charlie Baker and Lt. Governor Karyn Polito

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**BOSTON** — Today, Housing and Economic Development Secretary Mike Kennealy and Housing and Community Development Undersecretary Jennifer Maddox joined local leaders for a virtual celebration of the Commonwealth's most recent affordable housing awards. Awards supporting 12 projects in 8 communities will bring 572 new housing units to Massachusetts, including 507 affordable units, with 108 reserved for extremely low-income households. These awards will provide a combination of state and federal housing tax credits,

state and federal rental vouchers, and direct funds to support new housing development.

"Affordable housing has been a priority for our administration since day one, and the impact of the pandemic has made the need for additional investment even more clear," **said Governor Charlie Baker**. "We are proud to have invested more than \$1.4 billion since 2015 in our affordable housing ecosystem, and are thankful to the Legislature for passing our Housing Choice legislation to promote the production and preservation of additional units across the Commonwealth."

This award round includes 12 projects that are shovel-ready, have matching funds, are located on current or former state property, and are all new production developments. The Department of Housing and Community Development (DHCD) is providing \$46.1 million in direct subsidies, and awarding 73 project-based Massachusetts Rental Voucher Program vouchers and 67 project-based federal Housing Choice vouchers, in order to ensure new housing units remain affordable for the long-term. Additionally, DHCD is allocating \$4.8 million in state housing tax credits and \$10.9 million in federal housing tax credits, which will create approximately \$125 million in equity.

"Today's awards support projects that will provide hundreds of families with housing they can afford, in communities from Great Barrington to Boston," **said Lt. Governor Karyn Polito**. "We remain committed to increasing our affordable housing stock in every part of the Commonwealth, in order to meet the diverse needs of residents and strengthen neighborhoods far into the future."

### **In October, the administration announced the largest ever annual affordable housing awards**

[\(/news/baker-polito-administration-awards-1057-million-to-support-new-affordable-housing-development\)](#), which will create and preserve 2,400 housing units, with more than 90 percent of units affordable to households making less than 60 percent of Area Median Income (AMI).

"We are grateful to have an excellent ecosystem of affordable housing developers, advocates, and community stakeholders who are deeply invested in making this Commonwealth a more equitable place to learn, work, and raise a family," **said Housing and Economic Development Secretary Kennealy**. "Massachusetts offers a high quality of living, and we want to ensure that all households can access the resources and services they need to thrive."

"This public health crisis has exposed how vulnerable our working and low-income families are, and ensuring stable housing is vital. As we continue to expand our Eviction Diversion Initiative, keeping a healthy pipeline of new affordable developments is a critical investment in our future," **said Housing and Community Development Undersecretary Maddox**. "We are proud to see affordable housing development continue to move forward throughout the last year, and our dedicated team at DHCD has ensured that projects are on track to bring new housing units online."

"Affordable housing was a top priority before the pandemic, and remains so as we look to the future of housing in a post-pandemic Massachusetts," **said Senator John Keenan, Senate Chair of the Joint Committee on Housing**. "I am pleased to see that all 12 projects that applied for this award will be recipients of tax credits, state bond funds, federal HOME funds, and other resources. As Housing chair, I look forward to working with the administration to ensure that programs from DHCD continue to receive ample funding so we

can support those who need housing supports."

"Thank you to the Baker-Polito Administration for continuing to make affordable housing a priority," **said Chelsea City Manager Tom Ambrosino**. "We are thrilled to see 1005 Broadway, a collaboration with Traggorth and The Neighborhood Developers, move forward with the support of DHCD and local funding to build 38 new affordable units for our families."

"1005 Broadway will turn a brownfield lot that has been vacant for decades into a vibrant home for Chelsea's families at a critical time. The project will also open up access for all Chelsea residents to the Mill Creek, and be the first Passive House building in the City of Chelsea," **said Dave Traggorth, Principal, Traggorth Companies**. "We couldn't be more thrilled to be at this milestone today and look forward to starting construction later this spring."

"The Town of Great Barrington congratulates the CDC of South Berkshire for this important achievement. This award of funds comes at a critical time for Great Barrington. With very few housing units on the market, and a zero percent rental vacancy rate, home prices and rents are out of reach of most households," **said Great Barrington Assistant Town Manager Christopher Rembold**. "So we are thrilled that this funding will develop new 49 apartments that will be affordable to our families and essential workers. And we are proud that this site, near health and community services, near recreational opportunities, and near employment and transit, is being developed through our 40R Smart Growth District regulations."

"We are grateful to the Baker-Polito Administration for their support of the 1599 Columbus Avenue project," **said Emilio Dorcely, Urban Edge's Chief Executive Officer**. "This development will bring 65 affordable rental homes to the City of Boston as part of the larger redevelopment of Jackson Square, a neighborhood with a long history of supporting all of its residents. We appreciate the confidence in this important project, and we look forward to advancing it with the Commonwealth's support."

The Baker-Polito Administration has shown a deep commitment to increasing the production of housing across income levels. Since 2015, the administration has invested more than \$1.4 billion in affordable housing, resulting in the production and preservation of more than 20,000 housing units, including 18,000 affordable units. **In 2018, Governor Baker signed the largest housing bond bill**

[\(/news/governor-baker-signs-18-billion-affordable-housing-bill-to-increase-housing-production\)](#) 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**

[\(/news/governor-baker-signs-economic-development-legislation-0\)](#) 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. The administration has also advanced the development of more than 17,000 mixed-income housing units through the successful **MassWorks Infrastructure Program** [\(/service-details/massworks-infrastructure-grants\)](#), reformed the **Housing Development Incentive Program** [\(/service-details/housing-development-incentive-program-hdip\)](#), and worked with communities to implement smart-growth development and planning efforts.

## Affordable Rental Housing Awards

**The Residences at Kelly's Corner** is a new construction project for seniors to be built in **Acton**. The sponsor is the non-profit Common Ground Development Corporation. DHCD will support the project with federal low-income housing tax credits and subsidy funds. The town of Acton also will support the project with local funds. When completed, the project will offer 31 units affordable to seniors earning less than 60 percent of AMI, including 10 units reserved for seniors earning less than 30 percent of AMI. As required by DHCD policy, the sponsor also will provide support services to new senior residents of the project.

**37 Union Street** is a historic adaptive re-use project in **Attleboro**. The sponsor is the for-profit E3 Development LLC. DHCD will support this transit-oriented, mixed-income project with federal and state low-income housing tax credits and subsidy funds. The city of Attleboro will support the project with local funds. When completed, 37 Union Street will offer 59 total rental units. 42 units will be restricted for households earning less than 60 percent of AMI, with 8 units further restricted for households earning less than 30 percent of AMI.

**1599 Columbus Avenue** is a 65-unit new construction project located in **Boston**. The sponsor is the non-profit Urban Edge. 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 local funds. When completed, all 65 units will be reserved for families earning less than 60 percent of AMI, with 8 units further reserved for families earning less than 30 percent of AMI, including families making the transition from homelessness. Urban Edge intends to build the project to Passive House standards.

**2147 Washington** is a new construction mixed-income project to be built near Nubian Square in **Boston**. The sponsor is a partnership between New Atlantic Development and the Dream Collaborative. 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 local funds. When completed, 2147 Washington will offer 62 total rental units. 45 rental units will be reserved for families earning less than 60 percent of AMI, with 16 units further reserved for families earning less than 30 percent of AMI, including families transitioning from homelessness. In addition to rental units, the project will feature 12 condominium for-sale units and a new café for the Haley House. The sponsor intends to build 2147 Washington to Passive House standards.

**9 Leyland** is a 43-unit new construction project for seniors to be built in **Boston**. The sponsor is Dorchester Bay Economic 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 local funds. When completed, all 43 units at 9 Leyland will be reserved for seniors earning less than 60 percent of AMI, with 11 units further restricted for seniors earning less than 30 percent of AMI, including seniors transitioning from homelessness. In accordance with DHCD requirements for senior housing, the sponsor, working with Hebrew Senior Life, will offer support services to the new residents of 9 Leyland. The sponsor intends to build the project to Passive House standards.

**Dudley Crossing 1** is a 47-unit new construction and preservation project located in **Roxbury**. The sponsor is the non-profit Nuestra Comunidad. 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 local funds. When completed, 42 of the 47 total units will be reserved for families earning less than 60 percent of AMI, with 5 units further restricted for families earning less than 30 percent of AMI, including families transitioning from

homelessness.

**Morton Station Village** is a new construction project to be built in **Mattapan**. The sponsor is the non-profit Caribbean Integration Community Development, working with the Planning Office of the Archdiocese of Boston. 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 local funds. When completed, Morton Station Village will offer 31 total residential units, with 24 units reserved for families earning less than 60 percent of AMI, and 7 units further restricted for families earning less than 30 percent of AMI, including families transitioning from homelessness. In addition to 31 rental units, the project will include 9 condominium for-sale units.

**1005 Broadway** is a 38-unit new construction project located in **Chelsea**. The sponsor is Traggorth Companies. DHCD will support the project with federal and state low-income housing tax credits and subsidy funds. The city of Chelsea also will support the project with funds of its own. When completed, all 38 units at 1005 Broadway will be reserved for families earning less than 60 percent of AMI, with 8 units further reserved for families earning less than 30 percent of AMI, including families making the transition from homelessness. The sponsor intends to build the project to Passive House standards.

**910 Main Street** is a 49-unit new construction project in **Great Barrington**. The sponsor is the non-profit Community Development Corporation of South Berkshire, working with the non-profit Way Finders of Springfield. DHCD will support the project with federal and state low-income housing tax credits and subsidy funds. The town of Great Barrington also will support the project with local funds. When completed, 910 Main Street will offer 49 units reserved for families earning less than 60 percent of AMI, with 15 units further reserved for families earning less than 30 percent of AMI, including families making the transition from homelessness.

**The Lighthouses** is a 44-unit new construction project on two sites in **Salem**. The sponsor is the non-profit North Shore Community Development Coalition. DHCD will support the project with federal and state low-income housing tax credits and subsidy funds. The city of Salem also will support the project with local funds. When completed, all 46 units will be reserved for families earning less than 60 percent of AMI, with 8 units further reserved for families earning less than 30 percent of AMI, including families making the transition from homelessness. The sponsor intends to build The Lighthouses to Passive House standards.

**The Union Block** is a historic rehabilitation/adaptive re-use project located in **Taunton's** central business district. The sponsor is the non-profit Neighborhood of Affordable Housing (NOAH). DHCD will support the project with federal and state low-income housing tax credits and subsidy funds. The city of Taunton also will support the project with local funds. When completed, The Union Block will offer 38 total units. 26 units will be reserved for households earning less than 60 percent of AMI, with 4 units further restricted for households earning less than 30 percent of AMI, including households transitioning from homelessness.

**Woodland Cove Phase 1** is a new construction mixed-income project in **Wareham**. The sponsor is Dakota Partners, Inc. DHCD will support the project with federal and state low-income housing tax credits and subsidy funds. The town of Wareham also will support the project with local funds. When completed, Woodland Cove Phase 1 will offer 63 total units. 56 units will be reserved for families earning less than 60 percent of AMI, with

8 units further reserved for families earning less than 30 percent of AMI, including families making the transition from homelessness. The sponsor intends to build Woodland Cove Phase 1 to Passive House standards.

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