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Hanover housing project awaits last piece of funding

The Boston Archdiocese's urban affairs planning office is ready to start a 37-unit affordable-housing development in a former Cardinal Cushing Centers dorm. But first they need a final \$260,000 from the town. The project is for middle-income Hanover residents.



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By Lane Lambert
The Patriot Ledger Follow

Posted Feb. 11, 2016 at 12:01 AM
Updated at 10:42 AM

HANOVER – Next year, if all goes according to plan, the Boston Archdiocese’s urban affairs office will break ground for a sorely-needed housing project – 37 rental units for Hanover’s middle-income workers, in a community where there’s a shortage for that group.

But the town must first find the last \$260,000 for a \$8.5 million development that’s also being financed by federal and private bank loans, state and federal tax credits and state housing subsidies.

In the works since 2012, the development would convert a former dorm at the Cardinal Cushing Centers into one, two and three-bedroom apartments, with first option for Hanover residents. The Archdiocese agency and town officials are hoping the final money will come from the Hanover Affordable Housing Trust.

“It’s important,” Town Manager Troy Clarkson said. “It not only fills our requirement (for affordable housing), but it’s our duty. This project is targeting a demographic that’s underserved.”

The Cushing Centers apartments will be located near the Route 53-Route 139 intersection, and will be for workers with incomes of \$22,000 to \$102,000. Typical monthly rents weren’t immediately available from the Archdiocese agency.

Once the full \$8.5 million is in hand, Aiken said construction would begin in 2017. Families, couples and individuals would begin moving into the units in 2018.

“The need is well documented and reported,” Archdiocese project manager David Aiken said, referring to the widespread lack of affordable housing. “We have a challenge for middle income needs.”

Hanover has already contributed \$240,500 to the funding. Along with a variety of tax credits, financing includes loans from Rockland Trust and the Federal Home Loan Bank of Boston.

Town Planner Peter Matchak said the housing trust board may meet later this month to consider



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the Archdiocese office's new request. He called the request "fundraising," rather than a deficit that must be closed.

If the board approves the final \$260,000, it would come from the affordable-housing share of the town's Community Preservation Act money. The trust manages that part of the CPA funding.

Aiken said "town funding is crucial" for the Cushing Centers project, since federal funding for affordable housing has been cut. Clarkson said "we're ready to look at other options" if the trust doesn't provide all of the \$260,000.

"The town is supportive of this project," Clarkson said. "We want to help make it happen."

The Archdiocese urban affairs planning office has already developed three dozen such projects, including Barstow Village for residents 62 and older. That's on town-owned land.

The Cushing Centers apartments are part of the Roman Catholic education and social services organization's plan to bring its disabled students and adults into closer contact with the wider community. The nonprofit is named for the late Cardinal Richard Cushing, who led the Archdiocese from 1944 to 1970.

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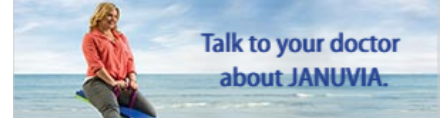
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