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PRESS RELEASE

Healey-Driscoll Administration Announces \$158 Million for New Affordable Housing Developments Across the State

14 projects in 12 communities will create 1,100+ affordable housing units for seniors and families

FOR IMMEDIATE RELEASE:

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Governor Maura Healey and Lt. Governor Kim Driscoll

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PLYMOUTH — Today, the Healey-Driscoll Administration announced \$158 million in low-income housing tax credit and subsidy awards for 14 affordable housing projects across the state. These awards will support the production and preservation of 1,138 affordable units for seniors and families across the state. These awards were made possible in part by the \$1 billion tax relief bill signed by Governor Maura Healey in 2023, which raised the Low-Income Housing Tax Credit to \$60 million annually, a \$20 million increase that allows the state to support more affordable housing production.

“High housing costs are one of the biggest challenges facing Massachusetts residents. Our administration is refusing to kick the can down the road. We need to increase housing production across the state to lower costs – and these affordable housing awards will help us get there,” said **Governor Maura Healey**. “Because of our tax cuts package, we’re able to give out more funding than ever before, which will directly support the creation of more than 1,000 affordable homes for seniors and families across our state.”

“Every dollar we’re delivering to developers and communities directly translates into new, affordable homes for residents across our state,” said **Lieutenant Governor Kim Driscoll**. “It’s great to be in Plymouth today to see how they are embracing the incredible benefits that new housing brings and delivering a great place to call home for hundreds of seniors. We’re excited to see how these awards will get shovels in ground for Cranberry Commons and housing projects across the state.”

On Thursday, Governor Healey, Lieutenant Governor Driscoll, Secretary Augustus and local officials visited the Redbrook community in Plymouth, where The Grantham Group will be building Cranberry Commons with the support of one of the awards. When completed, Cranberry Commons will offer 62 total units, all of which will be affordable for seniors.

“The Healey-Driscoll Administration’s is working hard not only to expand affordable housing opportunities across the Commonwealth but also to preserve our rich history through the restoration and adaptive reuse of historic buildings for housing,” said **Ed Augustus, Secretary of Housing and Livable Communities**. “The 14 projects being awarded today represent another strong step forward to drive down housing costs and will foster stronger communities for years to come.”

“The Town of Plymouth appreciates the Healey-Driscoll administration's ongoing dedication to affordable housing,” said **Plymouth Town Manager Derek Brindisi**. “This award reinforces the Town’s commitment to expanding affordable housing options for our residents.”

Projects include new senior developments, a deep energy retrofit, and the adaptive reuse of an old mill being converted into housing. A total of 95 percent of units will be affordable to seniors or families earning less than 60 percent of AMI. At least 327 units will be deeply affordable and restricted to individuals or families earning less than 30 percent of AMI. A full awardee list is below:

- **The Brian J. Honan Apartments in Allston-Brighton**, sponsored by Allston-Brighton Community Development Corporation. When completed, the project will offer 50 rehabilitated and affordable units.
- **The Brooke House at Olmsted Village in Boston**, sponsored by 2Life Development. When completed, Brooke House will offer 127 total affordable senior units.
- **Warren Hall in Boston**, sponsored by Schochet Companies and Allston-Brighton Community Development Corporation. When completed, 33 of the 35 units will carry affordable rent

restrictions, eight of which will be restricted for occupancy by households earning less than 30 percent of AMI.

- **Phase 1 of the Campello Redevelopment in Brockton**, sponsored by Brockton Housing Authority. When completed, phase 1 will offer 144 total units, all of which will be affordable to low-income seniors, including seniors earning less than 30 percent AMI.
- **Blanchard 1 and 2 in Cambridge**, sponsored by B'nai B'rith. The project will feature 110 total affordable units for persons at least 55 years old.
- **Asbury Commons in Hamilton**, sponsored by Harborlight Community Partners. The project will feature 45 total affordable units, with 29 units restricted for families earning less than 60 percent of AMI and 16 units restricted for families earning less than 30 percent of AMI.
- **Harbor Vue in Hyannis**, sponsored by WinnDevelopment. When completed, Harbor Vue will offer 120 total units for individuals and families. 70 units will be affordable to households earning less than 60 percent of AMI, with 16 units further restricted for households earning less than 30 percent of AMI.
- **Phase two of Marriner Mill adaptive re-use in Lawrence**, sponsored by Lawrence Community Works and The Community Builders. When completed, this phase of Marriner Mill will offer 76 total affordable units.
- **The New Bedford Scattered Sites project**, sponsored by Cruz Companies. When completed, the project will feature 83 total units. Seventy-three units will be affordable to families and/or senior households. Twenty units will be further restricted to households earning less than 30 percent of AMI.
- **Cranberry Commons senior housing in Plymouth**, sponsored by Town of Plymouth. When completed, Cranberry Commons will offer 62 total units, all of which will be affordable for seniors earning less than 60 percent of AMI. 13 units will be further restricted for seniors earning less than 30 percent of AMI.
- **El Centro senior housing in Salem**, sponsored by North Shore Community Development Coalition. When completed, El Centro will offer 48 total units constructed in two buildings. All 48 units will be affordable to seniors earning less than 60 percent of AMI. Eight units will be further restricted for seniors earning less than 30% of AMI.
- **Merrick Park Apartments adaptive reuse in Springfield**, sponsored by First Resource Development. When completed, Merrick Park Apartments will offer 62 total units, all of which will be affordable to households earning less than 60 percent of AMI. At least eight units will be further restricted for households earning less than 30 percent of AMI.
- **St. Ann's Senior Village in Wayland**, sponsored by Planning Office for Urban Affairs. When completed, the project will offer 60 total units, all of which will be affordable to seniors earning less than 50 percent of AMI, with 15 units further restricted for seniors earning less than 30 percent of AMI.

- **Lakeside Apartments in Worcester**, sponsored by Tremont Development Partners, E3 Development, and the Worcester Housing Authority. When completed, the project will offer 116 affordable units for families. All units will be affordable to households earning less than 60 percent AMI, with 87 units further restricted for households earning less than 30 percent of AMI.

The total funding awards represent a combination of \$23.3 million in federal 4 percent LIHTC, \$6 million in federal 9 percent LIHTC, \$35.6 million in state LIHTC, and \$93.5 million in EOHLC subsidies.

Statements of Support

Walter Ohanian, Managing Director, The Grantham Group:

"The Grantham Group is thrilled to receive an award from the Executive Office of Housing and Livable Communities for the Cranberry Commons Apartments at Redbrook. The project will be a 100% affordable senior housing residence comprising 62 one-bedroom units that will be reserved to eligible persons at 30%, 60%, and 80% of Area Median Income. This level of affordability is made possible in large part to the significant work of the Healey-Driscoll Administration to increase sustainably built affordable housing across the Commonwealth. In partnership with the A.D. Makepeace Company and the Town of Plymouth we are grateful to Governor Healey, Lt. Governor Driscoll, and Secretary Augustus for providing the necessary support to make this project a reality!"

Susan Gittelman, Executive Director, B'nai B'rith Housing:

"We want to recognize the Healey Administration's commitment to addressing the Commonwealth's housing crisis and ensuring that low- and moderate-income seniors can continue to thrive in Cambridge with the help of this new housing. With the award of housing resources from the Executive Office of Housing and Livable Communities, coupled with City of Cambridge support, B'nai B'rith Housing will be able to proceed with our Blanchard Road development which will provide 110 units of service-enriched senior housing, making a profound difference in the lives of local seniors who face challenges maintaining themselves in this high cost community."

Jessica Andors, Executive Director, Lawrence CommunityWorks, Inc.:

"The award for the Marriner building is an incredible response to our community's needs and priorities. Hundreds of residents have been involved in shaping this transformative project, which will bring 148 affordable apartments and 50,000 square feet of community-oriented commercial space to one of the highest-need neighborhoods of Lawrence, and turn an enormous vacant mill building into a productive, tax-generating, vibrant symbol and engine of revitalization at the city's northern gateway. LCW is proud to partner with the Commonwealth, the City of Lawrence, and The Community Builders to bring this critical project to life and continue our nearly 40-year tradition of building with, and for, the people of Lawrence."

Caitlin Robillard, Director of Real Estate Development, Allston Brighton CDC:

“The Allston Brighton CDC is grateful to the Healy Administration for providing these important funding resources for the Deep Energy Retrofit work that will quickly be taking place at the Brian J. Honan Apartments in Allston. The preservation and enhancement of this deeply affordable housing located in the shadows of the new market-rate developments taking place in the neighborhood will allow the Allston Brighton CDC to utilize cutting-edge technology to decarbonize and transform this important site into an example of how to effectively respond to the challenges of climate change while improving the quality of life for 50, low-income families who call Allston home.”

Thomas Thibeault, Executive Director, Brockton Housing Authority:

“We are grateful for the Healey Administration’s recognition and commitment to addressing the housing crisis in our state. We are also very grateful for Secretary Augustus’ leadership and interest in this project. For over 50 years the Campello High rises have served the City of Brockton well, providing homes to thousands of elderly and disabled residents. Unfortunately, these units are long past their viable life. Without Governor’s Healey’s comprehensive housing vision, 400 units of already scarce low-income housing would be gone forever. This project will provide the foundation for affordable housing in the City of Brockton for decades to come. The Brockton Housing Authority is proud to be part of the Healey-Driscoll Administration’s plan.”

Amy Schectman, CEO, 2Life Communities:

“The Healey-Driscoll Administration once again is demonstrating the depth of their commitment to older adults in MA. Today’s award for Brooke House will not only bring 127 affordable, service-enriched apartments to seniors in Mattapan, but also provide a home for two well-respected community resources: the Shattuck Child Care Center and a new Harvard Street Neighborhood Health Center satellite clinic.”

Bill Grogan, President, Planning Office for Urban Affairs:

“We are grateful for the Healey Administration’s recognition that now, more than ever, we must come together to combat the dire shortage of affordable housing across the Commonwealth. This administration recognizes the urgency of this moment in creating solutions to quickly address the housing needs of the town of Wayland and of the Commonwealth of Massachusetts, for all members of its society, across all income levels. With today’s award of housing resources from the Executive Office of Housing and Livable Communities, the Planning Office for Urban Affairs will be able to proceed with its Saint Ann’s Senior Village development, which will transform underutilized land at 124 Cochituate Road in Wayland into a 60-unit senior (62+) rental development contained within a single building, along with parking, landscaping and other improvements, providing much-needed affordable housing for seniors in a residential area; the project is designed to achieve Passive House certification.”