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State Awards \$90 Million to 26 Affordable Housing Projects in Massachusetts

Projects in line for tax credits, subsidies.

By Alison Bauter (Patch Staff) - (<http://patch.com/users/alison-bauter>) August 15, 2016 1:48 pm ET | (<https://my.patch.com/article/26629427/edit>)

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BOSTON, MA — In a bid to tamp down rising housing costs, Gov. Charlie Baker announced more than \$90 million in support for affordable housing projects across the state Monday.

Announcing the awards outside the Young Men's Christian Union Building in Boston, Baker described the funding as a means of making the state more inclusive and supporting residents most vulnerable in the face of towering rents and mortgages.

“By increasing affordable housing production, and stabilizing working families, low-income senior citizens and homeless families or those at risk, these housing awards will strengthen communities across Massachusetts,” he said.

The historic rehabilitation project at 48 Boylston Street is one of 26 projects that will receive the funds, provided in partnership with the St. Francis House and the Archdiocese of Boston's Planning Office for Urban Affairs. It serves formerly homeless families from Boston's Chinatown neighborhood.

According to the governor's office, more than \$31 million of the awards come through the Department of Housing and Community Development in state and federal low-income housing tax credits, expected to generate over \$218 million in equity. Another \$59 million in housing subsidy funds, including federal HOME funds and state capital funds, will be distributed through the governor's office to the 26 projects.

The full list of projects is below, courtesy the governor's office:

Christopher Heights is an assisted living project to be developed in **Belchertown** by the Grantham Group. Located on the former Belchertown State School site, the project will feature 83 total rental units with services for frail seniors, including 43 affordable units, with 17 units reserved for seniors earning less than 30 percent of area median income (AMI).

132 Chestnut Hill Avenue is a senior housing development in **Brighton**, sponsored by Jewish Community Housing for the Elderly. When completed, 132 Chestnut Hill Avenue will be home to 61 seniors, all with incomes below 60 percent of AMI, with 22 reserved for seniors with incomes below 30 percent of AMI.

48 Boylston Street is a historic rehabilitation project located in **Boston's Chinatown neighborhood**. The sponsor is St. Francis House, Inc., in partnership with the Archdiocese of Boston's Planning Office for Urban Affairs. The completed project will offer 46 single rooms and small units intended to serve homeless individuals earning less than 60 percent of AMI, with 26 units reserved for individuals earning less than 30 percent of AMI. The project sponsor will offer extensive services for the new residents.

Quincy Tower Apartments is a housing preservation project located in **Boston's Chinatown neighborhood**, sponsored by Beacon Communities. The project will offer 161 affordable housing units, including 16 units reserved for households earning less than 30 percent of AMI.

Harmon Apartments is a new construction project located in **Dorchester**, sponsored by The Boston Home in partnership with Affirmative Investments. The project will be built near the existing Boston Home facility, and will include 36 units for persons with disabilities. Of the 36 units, 30 will be reserved for households earning less than 60 percent of AMI, with 8 units reserved for households earning less than 30 percent of AMI.

Paris Village is a new construction project located in **East Boston** and sponsored by the East Boston Community Development Corporation. Paris Village will offer 32 units of affordable family housing, with 4 units reserved for households earning less than 30 percent of AMI.

The Residences at Fairmount Station is a new transit-oriented housing project located in **Hyde Park** and sponsored by the Southwest Boston Community Development Corporation. This project will offer 27 units of affordable family housing, with 6 units reserved for households earning less than 30 percent of AMI.

Walker Park Apartments is a new construction project located in **Roxbury** and sponsored by Urban Edge Housing Corporation. This project will offer 49 units of affordable family housing, with 8 units reserved for households earning less than 30 percent of AMI.

Wayne at Schuyler is a housing preservation project located in **Boston** and sponsored by Cruz Development. When completed, this project will offer 74 units of affordable family housing, with 8 units reserved for households earning less than 30 percent of AMI.

Canal Bluffs Phase III is the final phase of a new construction project located on a 17-acre site off Route 28 in **Bourne**. This phase of Canal Bluffs will offer 44 units of townhouse-style affordable housing, with 7 units affordable to households earning less than 30 percent of AMI.

Chelmsford Woods II is the second phase of a new construction project located in **Chelmsford**. The sponsors are the Chelmsford Housing Authority and Stratford Capital. Chelmsford Woods II consists of 58 units of affordable family housing for households earning less than 60 percent of AMI, with 6 units affordable to households below 30 percent of AMI.

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Village at Lincoln Park Senior is the second affordable housing project to be built on the site of a former amusement park in **Dartmouth**. Village at Lincoln Park Senior will provide 48 units of affordable senior housing, with 10 units reserved for seniors earning less than 30 percent of AMI.

Goshen Senior Housing is a new construction project located in the town center of **Goshen**, sponsored by Hilltown Community Development Corporation. The project will offer 10 affordable housing units for seniors, with 3 units reserved for seniors earning less than 30 percent of AMI.

Forest Springs is a new construction project located in **Great Barrington** and sponsored by Construct, Inc. This project will offer 11 affordable family rental units in three buildings, with 2 units reserved for households earning less than 30 percent of AMI.

The Kennedy Building is a mixed-income historic rehabilitation project located in **Hanover** and sponsored by the Planning Office for Urban Affairs. This project will offer 37 units of family housing, with 27 units reserved for families earning less than 60 percent of AMI, including 4 units reserved for families earning less than 30 percent of AMI. The remaining 10 units will be workforce housing units.

Tenney Place Phase II is the second phase of a new construction project located in **Haverhill** and sponsored by Dakota Partners, Inc. Tenney Place II will offer 72 mixed-income housing units: 56 units will be affordable to families earning less than 60 percent of AMI, with 8 units reserved for households earning less than 30 percent of AMI.

Ivory Keys Apartments is a historic rehabilitation project located in **Leominster**. The project will provide 41 units of affordable housing for families, with 9 units reserved for households earning less than 30 percent of AMI.

Jeweled Crossing is a new construction and rehabilitation project located in **North Attleboro**. The project will offer 66 affordable units, with 8 units reserved for households earning less than 30 percent of AMI.

New Home Sewing Apartment Complex is the redevelopment of a vacant mill building in **Orange**. The project will offer 63 affordable family units, with 7 units reserved for households earning less than 30 percent of AMI.

Boston Street Crossing is a rehabilitation project located in **Salem** and sponsored by Harborlight Community Partners. The project will offer 26 affordable units for formerly homeless individuals. All units will be reserved for households earning less than 30 percent of AMI.

E. Henry Twiggs Phase II is a scattered-site preservation project located in **Springfield** and sponsored by Home City Housing. The project will offer 61 units of fully rehabilitated affordable housing, with 16 units reserved for households earning less

than 30 percent of AMI.

Maple Commons Apartments is a preservation project located in **Springfield** and sponsored by First Resource Companies. Maple Commons will offer 173 fully rehabilitated affordable housing units, with 18 units reserved for households earning less than 30 percent of AMI.

St. James Commons Apartments is a preservation project located in **Springfield**, and sponsored by Valley Real Estate. St. James Commons will offer 42 affordable units for families, with 9 units reserved for families earning less than 30 percent of AMI.

The Blanchard School is the redevelopment of a former school in **Uxbridge** into 25 units of affordable housing, with 5 units reserved for households earning less than 30 percent of AMI.

Noquochoke Village is a new construction project that will provide affordable family housing in **Westport**. Noquochoke Village will offer 50 total rental units, including 5 market-rate units and 45 affordable units.

Union Hill Rental Housing Initiative II is a preservation project located in **Worcester** and sponsored by Oak Hill Community Development Corporation. The project will offer 24 rehabilitated housing units affordable to households earning less than 60 percent of AMI, with 5 units reserved for households earning less than 30 percent of AMI.

>> *Photo via Gov. Baker Twitter, with leaders from St. Francis House and the Archdiocese of Boston's Planning Office for Urban Affairs*

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