

# 33Comm

CHESTNUT HILL, MASSACHUSETTS

## B'nai B'rith Housing New England



■ 33Comm provides a replicable model for developing affordable workforce housing by successfully demonstrating how to conceive it, establish community support, and entitle and construct it on an infill brownfield site in an established high-income neighborhood.

This for-sale development is located in the Chestnut Hill neighborhood of Newton, Massachusetts, a Boston suburb. 33Comm was built in the second-most expensive college community in the nation, where median income families are priced out of the market. Nonprofit B'nai B'rith of New England undertook an exhaustive 18-month public review process to allow all community stakeholders to participate in planning and designing the project. This ensured that the development would be well received, appro-



prate to the neighborhood, and successful. The result is 15 new units of workforce housing that are perpetually preserved by deed restrictions for households at or below 80 percent of the area median income.

33Comm replaced a boarded-up and abandoned house with two beautifully detailed New England-style buildings. A total of 57 units create a well-blended mixed-income community and are just steps away from an MBTA ("T") station and Boston College, Newton's second-largest employer. Recreation and shopping are also easily reachable on foot.

Public partners were instrumental in achieving affordability. 33Comm received \$1.2 million from the city of Newton and \$750,000 from the commonwealth of Massachusetts as gap financing. One-third of these funds were repaid, while two-thirds permanently serve as the critical subsidy the project needed to be financially feasible.

Particular attention was paid to the environmental aspects of the development, starting with the remediation of an existing on-site oil spill. Drought-resistant plants were used in landscaping, and building roofs collect rainwater for recharging into the groundwater. The building envelope is sealed against air infiltration, and all units are equipped with Energy Star appliances. All exterior surfaces were selected for their durability and need less frequent care and painting.

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*Workforce Housing*