

## **HOME Success Story**

### **Massachusetts**

#### ***Jewel Crossing Apartments HOME Rental Development***

##### **Contact Information**

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##### **Organizational Description**

The Massachusetts Department of Housing and Community Development (DHCD) has administered the state's HOME allocation since the program began; we also are the allocator of the low income housing tax credit. DHCD's mission is to strengthen cities, towns and neighborhoods to enhance the quality of life of Massachusetts residents. We provide leadership, professional assistance and financial resources to promote safe, decent affordable housing opportunities, economic vitality of communities and sound municipal management. In recent years, we have focused our HOME funding on rental production and preservation projects.

Great Bridge Properties served as the development sponsor for Jewel Crossing Apartments in North Attleborough, MA. Great Bridge's mission is to address the need for affordable rental housing available to lower and moderate income residents in towns and cities across New Hampshire and Massachusetts. Great Bridge was established in 2000 and serves as property developer and controlling general partner of its developments, with a long-term ownership role ensuring a level of commitment that provides comfort and stability for residents. Since its inception, Great Bridge has developed and owns over 500 units of affordable rental housing. Additionally, it has developed over 300 units in its role as full service development consultants to non-profit housing providers. HOME funds are a vital component of nearly all of these developments.

##### **Success Story Highlights**

Location: North Attleborough, MA  
Use of HOME Funds: Rental Housing  
Total dollar amount of HOME funds used: \$ 550,000 (state HOME)  
Total project cost: \$ 14,053,315

Other federal sources of funding and amounts used:

- \$950,000 Low Income Housing Tax Credit allocation (which generated \$9.69M in net equity)
- 8 Section 8 project-based vouchers

Number of units built or preserved: 66 units built

Number of affordable units built or preserved: 66 affordable units built

Other impacts: 185 individuals reside at Jewel Crossing which redeveloped and re-purposed a vacant property in the heart of downtown North Attleborough. Additionally, 10% of the units were rented to households meeting a homeless preference.

U.S. Representative: Joseph P. Kennedy III

### **Success Story Narrative**

Jewel Crossing Apartments was developed as a 100% affordable, two building, 66 unit apartment complex providing families and individuals with a well-located apartment community to call home. The development provides 17 one bedroom, 40 two bedroom, and 9 three bedroom units which currently house 185 residents. Construction was completed in the spring of 2018. Prior to construction, the Jewel Cross Company site was a collection of vacant, underutilized, obsolete wood manufacturing buildings located directly in the center of Town. The redevelopment of the site preserved the most visible and historic component of the buildings which was commended by the Town residents and officials alike. In addition to the new construction of 66 apartments, the resulting residential community provided on-site management, a family playground, and fitness and community rooms. A key component of the development is the commitment to provide preference for 10% of the units to house homeless families.

Shanequa, and her 5 year old son moved into Jewel Crossing from a Boston homeless shelter. She has indicated that living at the shelter lead to depression and feeling her life had hit rock bottom. Relocating to North Attleborough from Boston was a big move, but the secure building and friendly neighbors enabled her to finally sleep well at night. Establishing independence after shelter life for her and her son has given her a feeling of “home” for the first time in her life. The project location in the center of Town (a short walk to the local school), laundry room down the hall from her unit, and play area for her son have finally provided Shanequa a sense of control over her day-to-day life.

Yazmarie and her two young sons moved to Jewel Crossing out of a Boston homeless shelter. She has said that the move has provided her family with a new beginning. Simply having her own kitchen to cook for her children is an apartment feature she values so much. Walking her son to school with other parents she has met has made her feel secure and finally part of a community. Taking pride in maintaining her home has instilled a new sense of confidence and bright outlook for the future.

Applicants who previously lived in substandard rental housing also benefit from Jewel Crossing Apartments. Mikhail, his wife, and their son moved to Jewel Crossing from an apartment that was old and not well maintained. Mikhail’s son had medical issues that were due to the condition of their former apartment. Since moving into Jewel Crossing, their son has been healthy. His family feels fortunate to have elevators, a playground, basketball courts, and is excited about the garden boxes coming in the Spring. Mikhail said that he takes nothing for granted and that even though he may not have been born in this country, he has immense love for it and pridefully calls it home.

The HOME Investment Partnerships program played an important role in making Jewel Crossing Apartments financially feasible for development. The \$550,000 of HOME funds, when combined with the Low Income Housing Tax Credit, allowed the units to be built to 100% affordability including some units with preference for homeless.

## High-Resolution Photos







