



The Harry and Jeanette Weinberg House

132 Chestnut Hill Ave, Brighton, MA

The Harry and Jeanette Weinberg House opened in April 2019, adding 61 apartments to 2Life's Brighton campus. Weinberg House is the first building in the City of Boston's Initiative to End Chronic Homelessness to have apartments designated for chronically homeless seniors. Residents of the seven designated apartments receive enhanced services through Hearth, Inc. The building also has five apartments for adults aging with lifelong developmental disabilities, in partnership with Advocates and the MA Department of Developmental Services.

The building is LEED Silver certifiable and has numerous universal and green design features, including a solar-ready roof and 100% adaptable apartments. Electricity costs are offset by a campus-wide virtual net metering contract.

The project was funded with a generous donation from the Harry and Jeanette Weinberg Foundation, 9 percent federal and state Low Income Housing Tax Credit equity, deferred payment loans and grants from the Commonwealth of Massachusetts and the City of Boston, and a first mortgage from Mass Housing Partnership. The project also has eight Section 8 and fourteen MRVP project-based vouchers.



SUMMARY

Project Type

New Construction

Year Completed

2019

Number of Apartments

61 (56 one-bedrooms, 5 studios)

Total Development Cost

\$22.8 million

Affordability

100% affordable to households up to 60% Area Median Income

Sustainability Highlights

Meets Enterprise Green Communities, Energy Star, and LEED standards

Aging in Community Highlights

2,800 sf of community-oriented retail; pedestrian bridge connecting to the Brighton campus

TEAM

Architect

Abacus Architects + Planners

General Contractor

Dellbrook | JKS

Supportive Service Partners

Hearth, Inc.
Advocates, Inc.

FUNDING

Massachusetts Department of Housing & Community Development

City of Boston

Community Economic Development Assistance Corporation

Massachusetts Affordable Housing Trust Fund

Massachusetts Housing Partnership

Wells Fargo

The Harry and Jeanette Weinberg Foundation