



Commonwealth of Massachusetts
Executive Office of Housing and Economic Development
Press Release

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Baker-Polito Administration and Congressman Moulton Break Ground at Gateway North in Lynn

New transit-oriented project will deliver 71 units of mixed-income housing

Lynn – December 13, 2016 – Today, Undersecretary Chrystal Kornegay joined Congressman Seth Moulton, MassHousing Executive Director Tim Sullivan, Senator Thomas M. McGee, Representatives Brendan Crighton and Daniel Cahill, Mayor Judith Flanagan Kennedy, Lynn Housing and Neighborhood Development, the Neighborhood Development Associates, the real estate development firm HUB Holdings, and community leaders to celebrate the groundbreaking of Gateway North, a mixed-income, mixed-used, transit-oriented development in Lynn.

Gateway North will deliver 71 units of rental housing to downtown Lynn, including 53 affordable units, and 10 workforce housing units. Gateway North is the first housing development financed through MassHousing’s Workforce Housing Initiative, a new \$100 million fund that will support the creation of up to 1,000 new workforce housing units for middle-income households. In May 2016, Governor Baker [launched](#) MassHousing’s Workforce Housing Initiative at a ceremony at the Gateway North project site. In January, the Baker-Polito Administration [awarded](#) Lynn a \$250,000 Urban Agenda grant, to advance the development of the second phase of Lynn’s Washington Street Corridor redevelopment.

“The Gateway North project embodies our administration’s commitment to harnessing mixed-income housing development to deliver new community development opportunities,” **said Governor Charlie Baker**. “This project will deepen Lynn’s downtown revival, while opening up new affordable housing opportunities for working families. And, by spurring the construction of new workforce housing, this project will become a showcase for our administration’s new workforce housing fund, which will help make the Commonwealth a more affordable place to live for a broad cross-section of Massachusetts residents.”

“Gateway North demonstrates the kind of deep impact that our collaborative Lynn Economic Advancement and Development Team has been able to achieve,” **said Lieutenant Governor Karyn Polito**. “We are coming together with our partners in the

Legislature, with federal and local officials, and with stakeholders in the private sector, to accelerate community development in Lynn. I congratulate all of our LEAD Team partners for helping make this dynamic project a reality.”

“This project is a big win for the City of Lynn and surrounding communities,” said **Congressman Seth Moulton**. “Ensuring that our Massachusetts families have access to quality, affordable housing should be among our top priorities, and I’m proud that Lynn will be a leader in this effort. I commend Governor Baker and our leadership at the State House for their work to make this project a reality and look forward to the new opportunities that this development will bring for Lynn’s lower Washington neighborhood and the city as a whole.”

Gateway North is being built with substantial support from the Commonwealth. The Department of Housing and Community Development awarded the project \$3.75 million in affordable rental subsidies, and with federal and state low-income housing tax credits that will generate \$12.7 million in equity in the project. MassHousing contributed \$21 million in financing, including a \$1.6 million loan from the MassHousing Workforce Housing Initiative, to support the development of new workforce housing.

The Gateway North project implements the vision established in Lynn’s 2008 Washington Street Gateway Plan, a comprehensive plan that seeks to revitalize the Washington Street corridor through new transit-oriented development, including retail and housing.

“Gateway North helps deliver on our commitment to build more housing that serves the needs of low-, moderate, and middle-income families,” said **Housing and Community Development Undersecretary Chrystal Kornegay**. “New housing production grows the economy and strengthens communities. “Not only does Gateway North bring over 70 new units of housing to Lynn, it also advances the city’s vision for transforming the Washington Street corridor. We are proud to support a project that furthers many of our shared goals in Lynn.”

“We are very pleased that this first housing community financed through MassHousing’s \$100 million Workforce Housing Program is under construction and will provide quality, affordable housing for working households in Lynn,” said **MassHousing Executive Director Tim Sullivan**. “Our partners in this project – LHAND, Hub Holdings, DHCD and the AFL-CIO Housing Investment Trust – are deeply committed to creating housing opportunities for middle-income residents who are being squeezed out of the housing market by increasing rents that are outpacing their incomes.”

“This groundbreaking is the pinnacle of years of collaboration between the Delegation, the City and LHAND to improve the Washington Street Corridor,” said **Senator Thomas M. McGee**. “This mixed-income, mixed use, transit oriented development is a prime example of quality state investment of taxpayers’ dollars.”

“This transformative development is the result of years of collaboration led by LHAND,” said **Representative Brendan Crighton**. “This type of leadership and collaboration is critical to the revitalization of our downtown. It's great to see a shovel in the ground.”

“The significance of this project cannot be overstated,” said **Mayor Judith Flanagan Kennedy**. “Not only are we taking severely underutilized property and converting it into much-needed workforce housing, we will also be attracting new residents to an area of the city that is ripe for redevelopment. We are appreciative of the state's willingness to invest in Lynn.”

“Both the LHAND and NDA staff have worked tirelessly over the last seven years making this vision into a reality,” said **LHAND's Executive Director Charles Gaeta**. “We are pleased to see the hard work finally come to fruition and we are excited for the positive transformation it will bring to this important gateway neighborhood. Gateway North is a shining example of city, state, federal and private collaboration towards achieving much needed development in the City, serving as a catalyst for more to come.”

“It takes a significant collaboration to address our current need for housing, and we have been gratified to be able to work with the AFL-CIO, the City of Lynn, Boston Capital, and the Commonwealth of Massachusetts to turn Gateway North into reality – into homes for families in Lynn,” said **Tom Bauer, Managing Principal of Hub Holdings LLC**. “MassHousing recognized the potential and provided valuable assistance, and we salute the work of our team, including Bilt Rite Construction, The Architectural Team, and Pinck & Co.”

Investments in affordable housing developments and renovations reflect the Baker-Polito Administration's commitment to ensuring that residents across the income spectrum have access to affordable housing throughout Massachusetts. In May, the administration unveiled a 5-year capital budget plan that includes a \$1.1 billion commitment to increasing housing production, an 18 percent funding increase for mixed-income housing production, and affordable housing preservation. In May, the Administration and MassHousing committed \$100 million, to support the construction of 1,000 new workforce housing units. Since 2015, the Baker-Polito Administration has provided funding to create and preserve 2,976 units of affordable housing, including 874 deeply affordable units for at-risk populations.

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