

THE MOORINGS AT SQUANTUM GARDENS Quincy, MA



Category:	Rental, Tax Credit
Size:	223 Units
Architect:	Shesky Architects, Inc.
Total Development Cost:	\$49.7 Million
Financing:	MassHousing, Affordable Housing Trust, Priority Development Funds, Home Funds, Department of Housing and Community Development, 4% and 9% Low Income Housing Tax Credits
Completion:	Fall 2006



Development was selected to partner with the non-profit/governmental agencies to design, permit, finance and construct the development.

The project was financed through MassHousing in the form of \$23 Million in construction and permanent financing as well as a \$14 Million allocation of 4% and 9% LIHTC from Massachusetts Department of Housing and Community Development. There were also a number of additional public grants that were obtained to support the project's feasibility.

The 223-unit project is an affordable senior independent living community situated in the Marina Bay section of Quincy. There are two four-story buildings that enjoy panoramic views of the Boston skyline and Quincy Bay.

The Moorings at Squantum Gardens site in Quincy, Massachusetts previously housed sailors stationed at the Weymouth Naval Air Station prior to its closing in 1996 due to the Base Realignment and Closure Act (BRAC). After negotiations with the U.S. Department of Housing and Development (HUD) the entire twenty-eight acre site was transferred to Elder Housing Corporation (EHC) in 2001.

After the previous development partner experienced difficulties with the project, EA Fish



EA Fish COMPANIES

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