

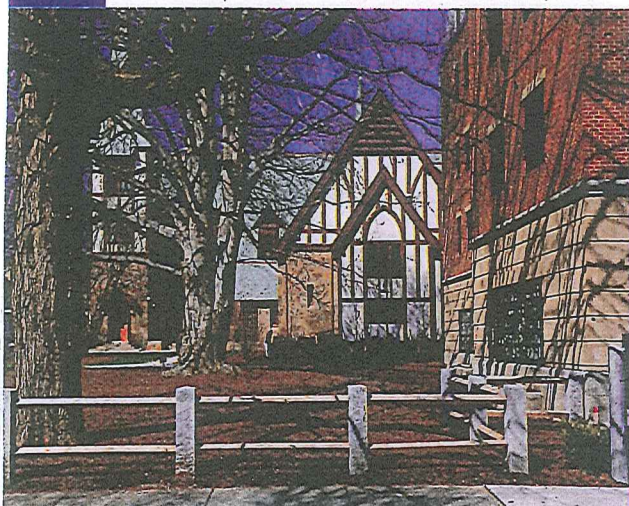
# AFFORDABLE HOUSING FINANCE

hanley wood

## THE NATION'S BEST

AHF SELECTS SIXTH ANNUAL  
READERS' CHOICE FINALISTS

### SPECIAL FOCUS » READERS' CHOICE FINALISTS



#### BROOKLINE, MASS.

Once the site of the historic St. Aidan Church, where John F. Kennedy was baptized and which served as the Kennedy family parish for decades, is now a 59-unit mixed-income development in this affluent community outside of Boston.

Developed by the Planning Office of Urban Affairs (POUA), a nonprofit developer affiliated with the Archdiocese of Boston, The St. Aidan runs the gamut from affordable rental units to

#### FAMILY FINALIST

##### THE ST. AIDAN

**Developer:** The Planning Office for Urban Affairs, Inc.

**Architect:** The Architectural Team

**Major Funders:** Bank of America; Wainwright Bank; Town of Brookline; Massachusetts Department of Housing and Community Development; MassHousing; Federal Home Loan Bank of Boston; Housing Partnership Network

high-end luxury condos.

For POUA, it was important to provide a mix of housing for different incomes. "If we don't create truly mixed-income communities, then this world becomes about people who serve others and cannot afford to live with them," says President Lisa B. Alberghini. "Brookline was becoming a community of people who serve those in town but couldn't live there."

It took 10 years from the idea of the project to completion, with the developer battling a NIMBY lawsuit, going through a lengthy permitting process, and working through the cost increases because of delays. "It required an extraordinary level of patience, perseverance, and tenacity,"

Alberghini says.

The \$36.5 million project is structured as three secondary condominiums—for the church building, the two buildings on Crowninshield Road, and the Pleasant Street building—under one master condominium that governs the common areas.

The Pleasant Street building is comprised of 20 low-income housing tax credit rental units and 16 condos for first-time home buyers. The Crowninshield Road buildings feature 14 town-home units, and the historic church has been converted into nine high-end luxury condos, which provided a significant internal cross subsidy to help support the affordable units. Ten percent of the units are set aside for residents at or below 30 percent of the area median income (AMI), 10 percent for those at or below 50 percent of AMI, 14 percent for those at or below 60 percent of AMI, 27 percent for those at or below 80 percent of AMI, and the remainder at market rate. ■

—Christine Serlin