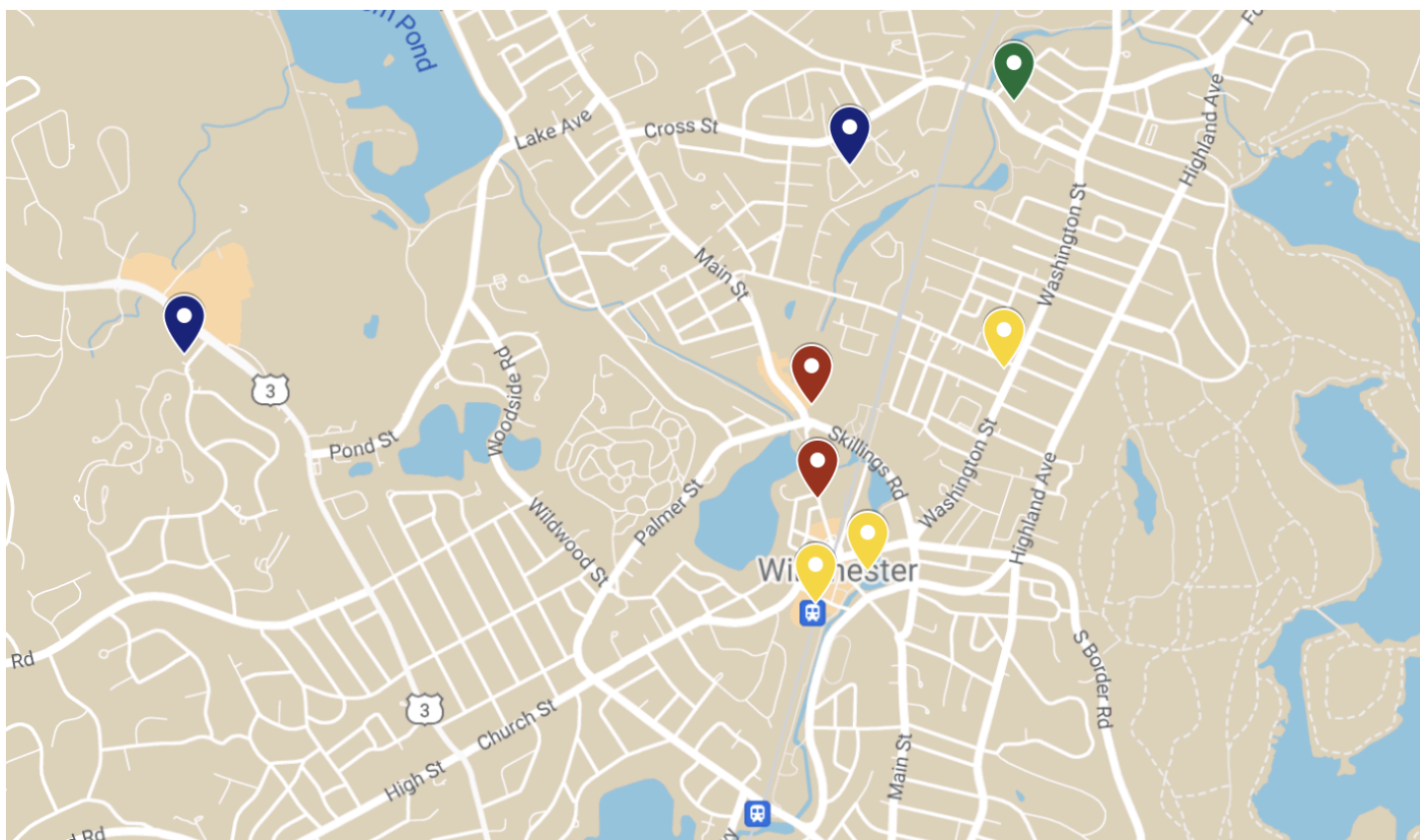




Key: Not Yet Approved; Pending; Under Construction; Completed

Updated on 10/1/2024

416 CAMBRIDGE STREET (Sanctuary West): This building is fully complete and units are being leased for immediate occupancy. It is a mixed-income residential rental building by SEB Housing LLC with 95 one-, two-, and three-bedroom apartments, of which 75% are available at market rate and 25% of each size deed restricted (forever required) to be rented at rates affordable to households at 80% Area Median Income (AMI) or below. The rates are set annually by the state Executive Office of Housing and Livable Communities (EOHLC). All affordable units must be finished and maintained at the same quality as the market rate units. The renovated farmhouse in front of the larger building is a separate two-unit rental.

10 CONVERSE PLACE: The developer has appealed the Winchester Conservation Commission's permit denial in court. Litigation has been ongoing for considerable time and it is believed that the developer is trying to sell the property.

87- 89 CROSS STREET: This development for nine rental units is considered as a Local Initiative (LIP) or “friendly” 40B. Two of the nine units will be affordable at 50% AMI. Development is moving forward, with the old house demolished and site preparation work under way

RIVER STREET (Sanctuary North): This building is fully complete and units are being leased for immediate occupancy. Built by SEB Housing LLC (same as Sanctuary West), this is a mixed-income residential development of 147 total units, 75% of which will be rented at market rate and 25% of units of each size to be
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deed restricted (forever required) to be rented at rates approved by the state EOHLC annually as affordable to households at or below 80% AMI. The interior of all units will be finished and maintained to the same level and affordable rental rates will be set annually by MA EOHLC.

WASHINGTON & SWANTON STREETS: The developer, Melanson Development Group, has qualified this proposed project for state funding assistance from Mass. Housing Partnership. The proposal has 60 units in total, with 16 total affordable units, 2 units for households with income under 60% of AMI and 14 units at the 80% AMI level. The building's affordable units will be perpetually income restricted, as agreed in the land disposition agreement (LDA) between Melanson and the town. Melanson is continuing its due diligence investigations according to the agreement with the town.

WATERFIELD PARCEL: Developer Civico and Causeway, with all needed local permits in hand, is applying for the second time in 2025 for state funding assistance. This transit-oriented, mixed income development will have 56 units, 40 affordable to households at 60% AMI or below (8 of those for extremely low-income households) and 16 at market rate rent. Units will be studios, one-, two-, and three-bedrooms, and there is indoor parking for tenants as well as the public. The building includes sustainable design elements (all-electric HVAC and hot water, maximum insulation, and on-site solar) and tenants will have an outdoor landscaped courtyard off the community room on the second floor.

654 Main St.: No progress is evident and it is believed the developer may not proceed with construction.

735 Main St.: No progress is evident and it is believed the developer may not proceed with construction.

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