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## **Peabody Props. and Common Ground Dev. hold groundbreaking of Tavernier Place development**

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Acton, MA Full service real estate and property management firm Peabody Properties and Common Ground Development Corp. (CGDC), a non-profit subsidiary of Community Teamwork, held the groundbreaking for Tavernier Place, a new construction of 31 one-bedroom affordable rentals for seniors ages 62 and up and individuals with disabilities, located at 446 Mass. Ave. The groundbreaking ceremony took place March 25.

Additionally, the ceremony celebrated local resident Nancy Tavernier, who has spent decades advocating for, and making possible more affordable housing opportunities in town.

Among the speakers who addressed the town's support for affordable housing and Nancy Tavernier's dedication, were senator James Eldridge, Middlesex and Worcester; representative Danillo Sena, 37th Middlesex District; a representative from the office of congresswoman Lori

Trahan, Third Congressional District; David Martin, chair of the Acton Select Board; Clark Ziegler, executive director, Mass. Housing Partnership; Carl Howell, chief program officer of CTI; and Janet Adachi, chair of the Acton Community Housing Corp. Steven Joncas, director of real estate development for CGDC, emceed the event.

Funding sources for the project include Mass. Housing Partnership, Department of Housing and Community Development (DHCD), Community Economic Development Assistance Corp. (CEDAC), Eastern Bank, MassHousing, RBC Capital Markets, and Acton Community Housing Corp.

The development team for Tavernier Place includes Common Ground Development Corp. (developer); Mangel Architects, Inc. (architect); Dellbrook|JKS (construction); and Peabody Properties, Inc. (property management).

The groundbreaking ceremony took place next to Old High School Commons, which is the former two-story Acton High School that CGDC transformed into 15 one, two, and three-bedroom apartment homes also managed by Peabody Properties. Tavernier was integral in the approval process of that housing community as well, 10 years earlier.

At the conclusion of the event, Tavernier spoke in gratitude of this recognition, and on the importance of enough affordable housing, especially for seniors.

According to Ziegler, the Tavernier Place project is a “trifecta.” In addition to working with experienced affordable housing organizations, and the town, “we get to honor Nancy, which is a thrill unto itself. I’d like to think we were clairvoyant in recognizing [Nancy] as a housing hero almost a decade ago,” said Ziegler.

Joncas said, “We are thrilled to be selected as the developer for this project. Tavernier Place will offer much needed affordable rental units. Our entire team is grateful for the support Tavernier Place received from the town of Acton and our financial partners and we owe much gratitude to Nancy Tavernier for her leadership.”

Tavernier Place will consist of 31 one-bedroom, one-bath apartments for persons aged 62 and older and non-elderly disabled. Eight units are restricted for households earning 30% or less of the area median income (AMI), and 23 units for households earning 60% or less of the AMI. This three-story building will include an exercise room, community room, outdoor bicycle racks, on-site management, extra storage space, lobby area with three-season screened-in porch and two elevators, as well as a robust service plan to address the needs of the elderly population, provided by Peabody Properties.

Construction is expected to be completed later this year.

“We are honored to have been selected to manage another Acton community,” said Karen Fish-Will, principal and CEO of Peabody Properties, which also manages Old High School Commons. “We look forward to welcoming new residents soon, and providing another affordable option for our seniors.”

