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Project of the Month: Groom Construction, Harborlight Homes, and SV Design complete 23-unit affordable housing community

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Rockport, MA Groom Construction, Co., Inc., a premiere general contracting firm, Harborlight Homes, an innovative and award-winning nonprofit affordable housing provider and developer, and SV Design, an award winning architectural and interior design firm, completed the construction of Granite Street Crossing – 23 affordable homes (17 senior homes and six family townhomes).

Developed by Harborlight Homes, this new affordable housing community located at 5 Granite St., held a ribbon cutting ceremony on September 14th, which included funding partners, neighbors, town and state officials.

“It is incredible to see this come to fruition; these types of projects take years to get to this point, and the community support for it has been outstanding,” said Andrew DeFranza, executive director of Harborlight Homes. “That it is intergenerational, affordable, and so well located is really special, and our partners of Groom and SV Design did an outstanding job.”

This project began in 2015 when discussions were held with town officials and neighbors. The property was acquired in 2016 and a 40B Comprehensive Permit was issued in 2017. The site for the project was formerly the location of a bamboo greenhouse. A neighbor even donated a strip of land for the project. Ground was broken in 2022 and construction was finished this past August.

“SV Design is so proud to partner with Harborlight Homes on this project,” said Jennifer Hocherman, associate principal at SV Design. “Being part of a team with such a clear mission to provide this necessary housing is inspiring. We wish all the new residents of the property a warm welcome to their new homes.”

This unique, intergenerational community is designed to nestle into a densely populated neighborhood, within walking distance of the commuter rail and downtown. Up to 40 people are expected to live at Granite Street Crossing, which is comprised of three buildings: a senior building offering studios and service-enriched living, and six family townhomes, both two and three bedrooms, in two additional buildings. The homes are all deeply affordable and includes 20% of the dwellings set aside for those experiencing homelessness. Nearly 500 applications were received, and occupancy was determined via a housing lottery conducted by Harborlight.

In addition to supportive services (for seniors as well as families), offerings at Granite Street Crossing also includes an on-site property manager, on-site resident services coordinator, and a room dedicated for an overnight staff person (a nurse or certified nursing assistant). The senior building includes common areas such as a library, a community room, a lounge, and a room dedicated as a hair salon.

“Local communities that combine quality living with on-site skilled services are a focus for our company and something we strive to develop more of in the future,” said David Groom, principal at Groom Construction. “We are proud to partner once again with Harborlight and the SV Design team

on such an impactful project for our community.”

The project team included:

Harborlight Homes - Developer

Groom Construction, Co., Inc. - Construction Manager

SV Design - Architect

Lynco Fire Protection, Inc. - Fire Protection

Iannazzi Electrical Services - Electrical

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