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NEI General Contracting completes Maple on Franklin for developer NeighborWorks Housing Solutions

November 03, 2023 - Owners Developers & Managers



Holbrook, MA NEI General Contracting, an award-winning general contracting firm, celebrated the completion of the Maple on Franklin senior housing community at a ribbon cutting on Thursday, October 12th. Developed by NeighborWorks Housing Solutions, the project value is \$18.5 million and provides much-needed affordable senior housing. The newly constructed 67,000 s/f four-story apartment building is located at 120 North Franklin St. and features 72 one-bedroom units for residents 62 and older.

In addition to attending the ribbon cutting, NEI donated funds and NEI employees gathered at Maple on Franklin to assemble welcome baskets with essentials including laundry detergent, paper towels, coat hangers, towels, and other home essentials for the new senior residents.

Located on a four-acre site in the town center within walking distance of a number of town services and a block away from the town's senior center, Maple on Franklin is the newest housing development in town. NEI demolished two aging buildings located on the site before beginning construction of the new wood-frame apartment building and a surface parking lot. Designed by The Narrow Gate, the development has a communal environment supported by shared spaces such as a library, fitness room, lobby, offices, and commercial space to foster a sense of community. The need for affordable senior housing is at a critical point. More than 500 applications were submitted for the 72 available units. Tenant selection and notification is currently being conducted. More housing of this nature is necessary to meet the demand in the local area.

"We are immensely grateful for the outstanding partnership we have with NEI. Their dedication to excellence and unwavering commitment to our mission of providing high-quality housing is truly commendable," said Tim Doherty, director of real estate development at NeighborWorks Housing Solutions. "With this being our second collaborative project, they have once again demonstrated their expertise, professionalism, and genuine concern for the well-being of our residents. Their attention to detail and thoughtful approach have not only resulted in a beautifully constructed senior housing development but also in a nurturing and secure environment that our residents are proud to call home. We look forward to continuing our collaboration with NEI and are confident that together, we will create more thriving communities."

Maple on Franklin will achieve Passive House certification (PHIUS+ 2018). The Passive House Standard is composed of several strict performance requirements for new building construction and presents unique challenges during construction.

The resulting performance produces approximately a 90% reduction in heating and cooling energy usage and up to a 75% reduction in primary energy usage compared to homes built to conventional building codes. Passive House significantly reduces the carbon footprint while making a comfortable, healthy, and affordable environment. Together, the project team worked through the details to ensure compliance with Passive House standards and to prepare for the rigorous inspections scheduled throughout the design and construction process.

Financing was provided by the Massachusetts Housing Partnership (MHP) through its Green & Healthy Housing Programs, which provides lower interest rates and other financial incentives for owners who invest in increased energy efficiency and healthy building design.

The project team for Maple on Franklin includes:

- Owner/Developer: NeighborWorks Housing Solutions;
- General Contractor: NEI General Contracting;
- Architect: The Narrow Gate Architecture;
- Civil Engineer: Hardy + Man Design Group;

- Structural Engineer: L.A. Fuess Partners;
- MEP/FP Engineer: Petersen Engineering;
- Landscape Architect: CBA Landscape Architects;
- PHIUS Rater/ Verifier: New Ecology.

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