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## **WinnDevelopment and Arch Communities begin \$47 million The Eastwalk - 56-unit, transit-oriented, mixed-income apartment community**

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Braintree, MA WinnDevelopment, the development arm of WinnCompanies, and development partner Arch Communities have begun construction on The Eastwalk, a \$47 million, 56-unit, transit-oriented, mixed-income apartment community. The Eastwalk will feature a mix of one-, two- and three-bedroom apartments, including 30 units available to households earning up to 60% of Area Median Income (AMI), 16 of which are eligible for low-income project-based assistance; 20 middle income/workforce units for those earning up to 120% of AMI; and six units available for rent at market rates.

“Braintree town officials and planners have been unwavering in their pursuit of a development that would not only provide quality apartment homes for a range of households but also create a community asset for the neighborhood,” said WinnDevelopment executive vice president Adam Stein. “We’re grateful to our joint venture partner, Arch Communities, and the many public and private partners who stood alongside WinnDevelopment over the course of several years to move this project into the construction phase.”

The five-story apartment community will be built on the former longtime location of the Braintree Electric Light Department (BELD) and will create a pedestrian riverwalk along the Monatiquot River, with gathering areas allowing public access and improvements to the existing riverfront seawall.

“We’re thrilled to be providing this much-needed mixed-income housing for the Braintree community at such a challenging time for individuals and families seeking safe and affordable housing,” said

Rich Relich, owner of Arch Communities. “The redevelopment of this long-vacant parcel will further the economic growth of the Weymouth Landing district and will provide future residents with easy access to the district’s amenities, including mass transit. Without the strong support from our partners, the development of mixed-income properties like this wouldn’t be possible.”

“I am happy to see that the federal contribution of nearly \$4.8 million in ARPA funding is being used to improve a neglected area along the Monaquot River, which is being developed in coordination with the Commonwealth’s Affordable Housing Trust Fund,” said congressman Stephen Lynch. “This funding follows the \$3.15 million in federal Community Project Funding that we provided for the reconstruction of Allen St., which paved the way for the Eastwalk development to move forward. Our partnership with mayor Joyce, state senator Keenan, rep. Cusack, WinnDevelopment, and Arch Communities on the Eastwalk apartment complex will create an important opportunity for families in Braintree to have access to affordable housing in a safe and beautiful neighborhood.”

In addition to expanding rental housing opportunities, the project will also play a key role in capitalizing on the town’s significant infrastructure investment in the area, including a completely rebuilt streetscape, new accessible sidewalks, upgraded utilities, street parking and pedestrian friendly enhancements.

Keith Construction, Inc., is serving as general contractor for the project, using designs from The Architectural Team. Weston and Sampson, Inc. is serving as the civil engineer and geotechnical engineer for the project.

Projected to be ready for occupancy in July 2026, the community will be managed by WinnResidential, the property management arm of WinnCompanies.

It will offer 22 one-bedroom, one-bath apartments, 29 two-bedroom, two-bath units, and five three-bedroom, two-bath units.

“The Eastwalk Development will not only enhance our local housing options, but also create a vibrant, sustainable community that will thrive in Braintree,” said mayor Erin Joyce. “This project represents a critical step forward in meeting the diverse needs of our residents, with a mix of affordable, workforce, and market-rate housing. The public riverwalk will significantly enrich our town’s connection to the Monaquot River alongside other ongoing river restoration projects like the Armstrong dam removal, Riverwalk and fish ladder installation projects. I’m looking forward to our continued partnership with Eastwalk developers and to meeting their future residents.”

To move the project forward, the Massachusetts Executive Office of Housing and Livable Communities (EOHLC) provided federal and state Low-Income Housing Tax Credits (LIHTC) and soft funding, including Housing Stabilization Funds. “Mixed-income housing with access to public transportation is critical to solving the housing shortage that has priced so many Massachusetts residents out of the market,” said Executive Office of Housing and Livable Communities secretary

Ed Augustus. “Eastwalk will deliver that while bringing life and beauty back to a long-vacant riverfront property. The Executive Office of Housing and Livable Communities is proud to help make this development a realization.”

Webster Bank is serving as the construction lender and U.S. Bank is the state LIHTC investor. The Community Economic Development Assistance Corporation (CEDAC) delivered Facilities Consolidation Funds (FCF). The Massachusetts Housing Partnership (MHP) provided Transit-Oriented Development (TOD) funds. The South Shore HOME Consortium delivered local HOME funds in support of the project.

MassHousing is serving the permanent lender for the project. The agency also provided funding through its Workforce Housing Program and through the American Rescue Plan, administered via the Affordable Housing Trust. “It is exciting to see the start of construction for this transformative project that is going to redevelop an underutilized parcel on the riverfront in Braintree into a new housing community for households with a range of incomes and create public space and a new riverwalk for the community,” said MassHousing CEO Chrystal Kornegay. “The residents who will occupy these new apartment homes will be an important part of the town’s efforts to bring new life and vibrancy into this neighborhood.”

Boston Financial is the federal LIHTC investor in the project. “Boston Financial is proud to partner with WinnCompanies, a longtime partner over the past five decades, as well as Arch Communities, MassHousing, the Executive Office of Housing and Livable Communities, and the other vital agencies that made The Eastwalk possible,” said Rob Charest, senior managing director at Boston Financial. “We are excited to see the impact this project will have for the community in the Town of Braintree and the Weymouth Landing community, helping to create 56 new homes all built with environmental sustainability in mind. Boston Financial’s vision is to create a future where everyone has a home, one investment at a time, and The Eastwalk is an example of that belief in action.”

The Eastwalk will be designed to be certified under Passive House and Energy Star Multifamily New Construction standards, prioritizing energy efficiency to help curb emissions and utility costs. The project will incorporate solar-ready principles and be evaluated for future solar PV installation. It will open with five electric vehicle charging stations with additional conduit ready to meet future demand.

The Eastwalk enjoyed strong support from the Braintree Town Council, Conservation Commission and Planning Department. The project navigated a lengthy and complex entitlement process that required approvals from the Massachusetts Environmental Policy Act Office (MEPA) and the US Army Corps of Engineers. BELD, which operated from the site from 1891 until 2000, supported the development team’s need to access the property, assemble historic information and resolve technical issues.

Amenities will include a clubhouse community room with kitchen, on-site workspace for residents, a fitness room, an interior bike storage room, and an on-site management/leasing office. There will be an amenity deck overlooking the riverwalk, as well as a patio lounge with grills and a gas firepit.

The development site is within walking distance of a nearby commuter rail station serving Boston and close to the Weymouth Landing business center with shopping, dining and recreational options.

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