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## **The Castle Square Tenants Organization and WinnDevelopment begin work on \$40.1 million project to modernize Eva White Apartments**

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Eva White Apartments current condition

Boston, MA The Castle Square Tenants Organization (CSTO) and WinnDevelopment have begun work on an ambitious \$40.1 million effort to modernize Eva White Apartments, a 102-unit low-income housing community for seniors and people with disabilities in the city's South End.

In addition to a substantial renovation of resident apartments and the creation of new amenity areas, residents will benefit from new on-site health services and the property's two seven-story buildings will undergo an extensive Deep Energy Retrofit designed to achieve an estimated annual energy

savings of between 49 and 67%.

“This modernization project demonstrates how CSTO has shattered stereotypes and expectations for more than 30 years now, continuously strengthening community engagement among residents by listening and effectively responding to their needs,” said CSTO executive director Deborah Backus. “We are proud to work together with our friends and neighbors at Eva White to strengthen their quality of life, both physically and culturally.”

Eva White is adjacent to the 500-unit Castle Square apartment complex. The Boston Housing Authority (BHA) designated CSTO and WinnDevelopment as joint venture developers in February 2018, but economic conditions and the pandemic delayed the renovation project. CSTO became the 99% owner of Eva White Apartments in December 2024 after securing the financing for the work.

“With the start of work on this long-awaited effort, the relationship between CSTO and our company has reached a new level as an industry benchmark for creating true partnership between owners and residents,” said WinnDevelopment president & managing partner Larry Curtis. “We are grateful for the public and private partners who have joined us to support this modernization and pioneering Deep Energy Retrofit.”

Eva White’s new operating budget will allow Connected Communities, a non-profit affiliate of WinnCompanies, to oversee enhanced supportive services designed to allow the community’s elderly and disabled residents to better age in place. Boston Senior Home Care (BSHC), a private, non-profit agency, will deliver the services and programs through a community health worker, registered nurse and tenant resource counselor hired by Connected Communities.

“Now more than ever, Boston needs communities like Eva White where seniors and adults with disabilities can thrive, access services, stay connected, and age in place with dignity,” said Boston Housing Authority administrator Kenzie Bok. “This transformation is about more than modernization – it’s about honoring the lives of long-time residents by investing in their health, stability and future, while also leading the way on climate-conscious, energy-efficient affordable housing.”

The BHA holds a 99-year ground lease for the property, protecting its long-term affordability.

To finance the transaction, the Massachusetts Executive Office of Housing & Livable Communities approved federal Low-Income Housing Tax Credits, as well as monies from the Housing Stabilization Fund, Affordable Housing Trust and Non-Federal Investment Trust. Bank of America purchased the tax credits. MassHousing provided a tax-exempt loan while additional financing came in the form of a BHA Seller Note, a loan from the CSTO, MassHousing’s Capital Magnet Fund and Federal Home Loan Bank’s Affordable Housing Program.

“The renovations at Eva White Apartments will transform the complex into a modern, energy-efficient facility that residents can take pride in,” said Ed Augustus, secretary of the Massachusetts Executive Office of Housing and Livable Communities. “These improvements, along with supportive services, will greatly enhance the lives of residents and benefit the broader

community. The Executive Office of Housing and Livable Communities is proud to provide financial support for this project.”

Bank of America, MassHousing and Citizens Bank are serving as construction lenders.

“Bank of America Community Development Banking is pleased to provide a construction loan and tax credit investment to help finance the adaptive reuse of much-needed affordable housing for seniors and people with disabilities in Boston,” said Mary Thompson, senior vice president of community development banking at Bank of America. “Eva White Apartments is a great example of the impact we can make to help the most vulnerable in our communities and demonstrates our continued commitment to support the communities where we work and live, like the South End.”

MassHousing CEO Chrystal Kornegay said, “The Eva White Apartments is an important housing resource for senior citizens and residents with disabilities in the South End. Not only will the residents see significant upgrades of their affordable rental homes, but this collaborative effort with our public and private partners will create new on-site health services for the residents and the property’s two buildings will undergo an extensive Deep Energy Retrofit that will result in annual energy savings.”

The project will upgrade the property’s 34 studio, 57 one-bedroom and 11 two-bedroom apartments with modern kitchens, bathrooms and living room flooring. Six units will be made compliant for ADA accessibility. New health and wellness spaces and a new fitness room will be created for residents. The current common laundry room, community room and management office will also be renovated.

Since the existing concrete block and brick face walls of the 58-year-old apartment buildings are uninsulated, the entire property will receive super-insulated envelope improvements starting this month. The new fully engineered cladding solution is comprised of prefabricated insulated metal panels and triple-glazed windows, which will be installed on all exterior walls. The panels offer a unified water, air, vapor and thermal control system, four inches of continuous polyisocyanurate insulation, and a durable metal exterior finish.

In addition, the existing roof will be completely removed and replaced with new built-up insulation and roofing membrane. The domestic hot water system at one building will be replaced with a highly efficient, centralized heat pump water heater system.

Both buildings will receive completely new ventilation and heating and cooling systems, which will be electrified and feature new variable refrigerant flow (VRF) heat pump technologies. Ventilation air will provide improved indoor air quality through continuous balanced ventilation with energy recovery.

“Eva White’s Deep Energy Retrofit is an important demonstration of what is possible for existing buildings in the Commonwealth’s path to net zero emissions. Removing fossil fuels and

incorporating heat pump technology, enabled through aggressive exterior envelope thermal upgrades, will reduce the property's energy use by more than 60%," said WinnCompanies Vice President of Energy & Sustainability Christina McPike. "While not every building is suitable for a technically complex investment like this, we hope Eva White's transformation inspires an accelerated approach to deeper efficiency savings across the Commonwealth."

WinnDevelopment Senior Project Director Neisha Colón is overseeing the project. It will be carried out as an occupied rehabilitation coordinated by HousingToHome of Boston. Keith Construction of Canton, MA, is general contractor, with Reisen Design Associates of Cambridge, MA, as architect, Petersen Engineering of Portsmouth, NH, as MEP engineer and WSP Building Structures as structural engineer.

Sunrise Erectors, Inc., of Canton, MA, is leading the installation of the façade retrofit with Building Enclosure Associates of Boston serving as consultant. Completion is scheduled for April 2026.

CSTO is co-managing Eva White Apartments in partnership with WinnResidential, the property management arm of WinnCompanies. Founded in 1987 as a grassroots tenant response to the threatened sale of their community, CSTO's mission is to promote the economic, educational and social empowerment of low- and moderate-income individuals by providing access to safe, quality affordable housing and supportive direct service programs. In addition to affordable housing, a state-of-the-art community center and retail space, CSTO also runs robust direct service programming for youth and adults and a social enterprise focused on technology and training.

CSTO and WinnDevelopment first worked together as joint venture partners to purchase and renovate Castle Square Apartments in 1987, transforming a run-down eyesore into a model of quality affordable housing and a catalyst for neighborhood renewal. The \$50 million rehabilitation won numerous industry awards and achieved a LEED Platinum rating from the U.S. Green Building Council. Castle Square later underwent the first Deep Energy retrofit for an apartment building of its size in the United States.

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