

Site Details: 5000 ft² of retail space; 39 residential units

Goals: Affordable housing; downtown revitalization.

Zoning: Density and parking variances; friendly 40B

Date(s): 2001 - 2003

Funding: State HOME, North Shore Consortium HOME, Manchester by the Sea Township bonds, State Housing Innovation Funds, LIHTC, Developer Fee, Rental Revenues, Private First.



Summer Street Retail with apartments above. Source: Affirmative Investments, 2009.

buyers with an income of less than 80% of the area median income, and 17 of which are apartments rented to households making 60% or less of the area median income. The site was developed by the Manchester Housing Authority (MHA), which bought the land from the owner after two private developers proposals fell through. The MHA created and gave the land to a non-profit, the Manchester Affordable Housing Corporation (MAHC), whose role was to oversee the development.

Development Process

After a year of piecing together funding, including a \$600,000 bond from the town, the MHA was able to buy the property. The MAHC gained the support of the town by engaging the public and abutters in every step of the planning process, addressing the community's concerns in the design, and sending out a pamphlet with information on development options to the entire town before Town Meeting. The MHA, MAHC, and the developer saw the development through the comprehensive permitting process under Massachusetts 40B law. Some variances were required for density and parking.



Summer Street Development. Source: Affirmative Investments, 2009.

Background

Manchester-by-the-Sea is one of the region's most luxurious communities. However, the town lacks a range of housing choices and does not meet the state mandated 10% affordable housing requirement. The Summer Street mixed use development provided the town with the opportunity to generate vitality in the downtown while providing new housing choices, some of which are 40B units. The development replaced three dilapidated and structurally unsound buildings in the downtown.

Site Development

The Summer Street development was the first of its kind in the area. In addition to 5000 ft² of retail space, there are 39 residential units, five of which are condos reserved for first time home-



Summer Street Development. Source: Affirmative Investments, 2009.

10 & 12 Summer Street and MetroFuture Goals

Housing Choices

The site now contains six new wood-sided, three-story buildings containing residential and commercial units. The Summer Street development provides a mixed-income, mixed-use development that features owner-occupied townhouses, rental apartments, and retail condos, in a community with few affordable options. Had the property been purchased by a private devel-



Summer Street Housing along commuter rail.
Source: MAPC, 2004.

result of a collaborative and cooperative community support process which allowed for the creation of a wide choice of affordable and market rate housing. This mixing of income levels and inclusion of different sized units allows for a diverse group of residents, including young families, single residents and downsizing retirees.

The Office for Commonwealth Development recognized the Summer Street development with the Smart Growth Leadership Award as well as a HUD HOME Doorknocker Award for innovative design of affordable housing. The Sierra Club named it as one of America's Best New Development projects for being on the cutting edge of smart growth.

Transportation Choices

The property is an ideal location. It is across the street from the Manchester-by-the-Sea commuter rail station, within walking distance of a wide range of services and the historic town center, a mile from the beach and close to the harbor. Manchester is a pedestrian friendly community with two volunteer town committees committed to improving streetscape and making it a more bike and pedestrian friendly town.

Contact Information

For more information about the Summer Street development contact Joanne Graves, Executive Director of the Manchester Housing Authority at jgraves.mha@gis.net.

oper, the site most likely would have been rebuilt as an upscale development. In total, the development added 22 units to the stock of affordable housing in Manchester.

Community Vitality

The development revitalized the downtown with its reuse of already developed land near public transportation, offices, and shops and successfully formed a more livable community. The Summer Street project is the



Summer Street Housing
Source: Affirmative Investments, 2009



Summer Street Apartments, Manchester-by-the-Sea.
Source: Affirmative Investments, 2009.

"At the end of the day, even if you only have one more unit of affordable housing, it's always worth whatever you have to do to create it. It's one more unit the community had before you started." - Joanne Graves, Executive Director of the Manchester Housing Authority (MHA)