

JACK KEMP

# EXCELLENCE IN AFFORDABLE & WORKFORCE HOUSING AWARDS

## 2014 FINALIST

### DEVELOPERS

Oaktree/Greenline LLC  
R.J. Finlay & Co.

### PARTNERS

Keiser Homes  
SEB LLC  
Oaktree Construction/Urban Spaces  
LLC

### DEVELOPMENT COSTS

\$18,508,054

### DEVELOPMENT TIMELINE

Site acquired: October 2008

Construction started: August 2011

Sales/rentals opened: July 2012  
(affordable units); January 2013  
(workforce and market rate units)

Completed: September 2012

### WEBSITE

[www.30haven.com](http://www.30haven.com)



## 30 Haven

Reading Massachusetts

*30 Haven is a mixed-income, urban infill development in the Boston suburb of Reading, Massachusetts, that used innovative modular construction to reduce the cost of development. The project, which is part of the Massachusetts 40R Smart Growth Zoning District in Reading, created its affordable and workforce units with minimal public subsidy.*

A 53-unit transit-oriented infill development, 30 Haven is located in Reading, Massachusetts, a suburb 12 miles northwest of Boston. The community of about 25,000 is experiencing a population boom involving an influx of younger residents as well as older people who want to downsize from their single-family homes. Located on the site of a former popular local food market, 30 Haven is a mixed-income, mixed-use development that has revitalized the neighborhood and surrounding community. The project enjoys easy access to Massachusetts Bay Transportation Authority (MBTA) commuter rail that connects to downtown Boston, as well as two bus routes.

The development is the first mixed-use project built in the town's 40R Smart Growth Zoning District, which allowed for increased density as well as a reduction in parking requirements. The four-story building includes ground-floor retail space.

The 40R district mandates that at least 21 percent of the units (11 units for 30 Haven) be affordable to residents earning up to 80 percent of the area

median income (AMI). In addition, the 53-unit development also currently reserves 18 units affordable to households earning 80 to 120 percent of AMI, and 24 units are market rate. The finishes in all the units are indistinguishable, including hardwood and tile floors, wood kitchen cabinets, granite countertops, and Energy Star appliances. Amenities include assigned parking, a fitness room with roof deck access, a guest room for visitors, and a community living room.

The \$18.5 million development was awarded a \$200,000 grant from the Reading Affordable Housing Trust; the remaining development costs were financed primarily by the private sector. It is impressive and unusual to have a mixed-income, transit-oriented development such as this developed without significant financial subsidy from the public sector.

The project used the developer's patented GreenStaxx building technology. Pre-designed and pre-engineered units, Greenstaxx boxes are built under factory conditions and optimize the use of green materials. Produced as a "library" of 19 units that form a series of stacks, they can be virtually assembled on a grid to accommodate a site of any size and shape. The modular product provides a high-quality, cost-effective, green structure that is faster to build because it is easier to site, price, and coordinate work on. As a result, construction was completed in just 13 months. The project's modular construction substantially reduced waste and construction time and resulted in a sustainable, green, mixed-use retail and residential anchor. The development is built to Leadership in Energy and Environmental Design (LEED) standards and surpasses code requirements for energy efficiency by up to 30 percent. The innovative modular construction can be readily replicated for future projects.

## HOUSING TYPES AND AFFORDABILITY

53 total units, one and two bedrooms, built using modular construction

- 11 affordable units serving households earning up to 80 percent of AMI: \$1,257–\$1,412/month
- 18 workforce units serving households earning 80 to 120 percent of AMI: \$1,800–\$2,300/month
- 24 market-rate units: \$2,000–\$2,300/month

