

Beacon Communities

Housing for All

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South Hadley, MA

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BEACON communities

By the Numbers

ONE FOCUS: TO CREATE HOMES THAT TRULY ENHANCE THE LIVES OF OUR RESIDENTS AND THE FABRIC OF OUR NEIGHBORHOODS.

20,000+

HOMES

160+

LOCATIONS

12

STATES & THE DISTRICT



800+
TEAM MEMBERS



45+
YEAR HISTORY



**NORTH SQUARE AT
THE MILL DISTRICT**
Amherst, MA

- 130 Apartments
- Families
- Year Built: 2020



TREEHOUSE AT EASTHAMPTON

Easthampton, MA

- 60 Apartments
- Seniors 55+ / Families adopting children experiencing foster care
- Year Built: 2006
- Site also include 40 ownership homes, including 34 **net-zero** homes





ROLLING GREEN
Amherst, MA

- 204 apartments
- Family / Student



THE HOMES AT OLD COLONY

Boston, MA

- Relocated families and demolished over 800 apartments
- Over 800 new apartments
- Families / Senior



who lives in our
communities:
everyone!

- **Teachers**
- **Nurses**
- **Fire fighters**
- **Social service providers**
- **Seniors**
- **Moms and dads with their children**
- **Grandmothers and grandfathers, aunts, uncles**
- **Everyone!**

property management & resident services

- Beacon's communities are professionally managed and maintained by Beacon Residential Management
- Resident success is central to our mission – our on-site property management team is augmented by a resident services team



success: what do these new communities have in common

- **Political Leadership / Political Leadership / Political Leadership**
- Master Plans – Groundwork with community to agree where multi-family housing **will be** located
- Zoning – predictability is critical
- Infrastructure – install and/or have a plan
- Resources - Real Estate Tax Abatement / Land / ARPA / CPA / Other
- Development Partners – you will attract stronger affordable housing development partners to join your community with leadership and predictability

Town of Amherst Massachusetts



Master Plan



affordable housing sources of funds

- 1st mortgage
- 4% or 9% Low-income Housing Tax Credits
 - Project is permitted and ready to proceed
 - Developer applies to Executive Office of Housing and Livable Communities (ELH)
 - Developer sells the tax credits – stronger development partner = higher sale price
- Soft Loan funds – ELH
- Local Matching Funds – loan from ARPA, CPA, Other ... land, tax abatement, waive building permit and other fees

Executive Office of
Housing and Livable
Communities (EOHLC)





invitation

Beacon welcomes you to visit one of our communities

We're happy to schedule a tour for a group

*Community Center at the Treehouse
Community, Easthampton, MA*

LIVING
WELL by
DESIGN[®]

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