



DMS

design,llc

ARCHITECTURE &  
INTERIOR DESIGN



**DMS design, llc**  
**Architecture & Interior Design**  
MA – NH – ME – CT\*\* – RI – SC – FL\* – NJ\*\*

5 Essex Green Drive, Suite 11A  
*Peabody, MA 01960*

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Daniel M. Skolski, AIA, NCARB is founder and managing principal at DMS design llc, an award-winning, full-service architecture and interior design practice that specializes in producing thoughtfully designed projects for multiple disciplines in the commercial office and multi-family housing markets.

An accomplished architect and respected leader, Daniel's expertise spans over twenty years with significant experience managing complex large-scale projects and multifarious project teams. Daniel's dedication to design, accuracy, and efficiency ensures consistent quality throughout the design and construction process. He specializes in multi-family housing developments, successfully delivering market rate and affordable mid-rise and high-rise apartments, condominiums, and townhouses as well as assisted living, senior, and skilled nursing facilities. His diverse portfolio includes commercial office projects such as office build-outs, restaurants, and dental offices. Daniel's progressive thinking and commitment to excellence lead DMS to embrace mixed-use and adaptive re-use, keeping DMS Design on trend in the design of urban and suburban architecture.

With a deep understanding of intricate new construction and renovation design, Daniel brings substantial knowledge to each venture. He is skilled at utilizing different delivery methods, including stick built, panelized, and modular construction, as well as disaster reconstruction and restoration renovations to occupied spaces. Daniel's extensive experience includes capital needs assessments, feasibility studies, and code compliance and review. He is well versed in projects utilizing Low-Income Housing Tax Credits and Historic Tax Credits in addition to funding agencies such as HUD, DHCD, MassHousing, and Rhode Island Housing.

A Registered Architect in Connecticut, Florida, Maine, Massachusetts, New Hampshire, New Jersey, Rhode Island, and South Carolina, Daniel is a member of the American Institute of Architects, Boston Society of Architects, and National Council of Architectural Registration Boards. He is also a past member of the City of Beverly's Planning and Construction Committee.

Daniel is a graduate of Wentworth Institute of Technology.

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Sid Silveira is Senior Associate at DMS design and brings over 20 years of architectural design experience to the firm. Before joining DMS, Sid worked as a Project Manager with a concentration on retail, daycare, and healthcare facility design.

With shifting trends in urban/suburban architecture, Sid has directed much of his focus to managing multi-family and mixed-use residence projects. His experience includes:

- Moderate rehabilitation of 256 one and two-bedroom units as well as amenity and office spaces in a 300-unit building in Medford, MA.
- New construction of 130 units of market rate apartments with a two-story amenity space and roof deck. The property has a five-story building with podium parking, a four-story building with podium parking, and eight townhouse units.
- New construction of an 83-unit apartment building with 79 units being two bedrooms and 4 units one bedroom. 30% of the units are Workforce Housing.
- Historic rehabilitation and capital improvements to 41 units in Lowell, MA at Chestnut Square located in 11 different buildings and 46 units in the four-story brick Sirk building, including 6 retail units. Units range in size from studios to 5-bedroom units, and improvements are occurring while the buildings remain occupied.
- New construction of a 55-unit market rate apartment building in Lynn, MA with a fitness room, community area, and dog park with covered parking under the building.
- New construction of a 46-unit market rate apartment building in Lynn, MA (one-bedroom units) with a community area and covered parking under the building.
- New construction of a 27-unit affordable apartment building with approximately 3 studio units, 3 one-bedroom units, 16 two-bedroom units, and 5 three-bedroom units over one level of parking.
- New construction of ten 24-unit apartment buildings and a community building. 50% of the 240 units are Workforce Housing.
- New construction of a 39-unit apartment building with covered parking under the building in Wilmington, MA.
- New construction of a three-story, 10-unit townhouse building in Wilmington, MA.

Sid delivers efficient communications with Clients and Sub-Contractors equally, while effectively managing budgets, timelines, and client expectations.

Mr. Silveira graduated from Roger Williams University and Wentworth Institute of Technology. He is also a member of the National Council of Architectural Registration Boards (NCARB).

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As Associate at DMS design, Kelly McBride utilizes his almost four decades of extensive professional experience in architectural and construction management for large-scale, complex projects. His diverse portfolio spans 41 states – including Alaska and Hawaii – and includes multifamily housing, mixed-use, retail, medical, hospitality, and academic projects. Kelly is a natural leader, effectively managing project teams and inspiring junior staff with his commitment to excellence and strong work ethic. In addition, Kelly is highly skilled at site selection, land use, and sustainable practices.

His project experience includes:

- Senior Project Manager & Construction Administrator for multiple 1,000,000 S.F. Walmart Distribution Facilities throughout the United States, including Nebraska, California, Arizona, New York, Ohio, and Washington.
- Associate & Senior Project Manager for 65 multinational Costco Wholesale Locations across the United States, Canada, and the United Kingdom.
- Senior Construction Administrator for the Louis Armstrong International Airport renovation, making improvements to the Interior Terminals, including Concourse B signage and Southwest Gate Operational improvements.
- Senior Project Manager & Construction Administrator on The Bay Street Station in Jacksonville, Florida, composed of a 15-story Hotel with 350 guest rooms, a 12-story, Office Tower (250,000 S.F.), and a 9-story Retail/Parking facility (350,000 S.F.).
- New Construction of mixed-use facility V on Vinnings in Atlanta, Georgia, composed of various 15-20-story Office Towers and 5-Level Parking Structures.
- New Construction of Toyoko Inn Hotel in Atlanta, Georgia, a 40-story facility consisting of 840 guest rooms.
- Senior Project Manager on the 1918 Eight Office Tower, composed of a 650,000 S.F., 36-story building and facilities.
- Oversaw the construction of various McDonald's and Black Angus restaurant locations throughout the United States.
- Senior Construction Administrator & Project Manager for various Educational facility construction and renovation projects from Academic Buildings to Athletic Facilities throughout Arkansas, Kansas, and Louisiana.
- Senior Construction Administrator & Project Manager for various historical renovations for the City of Biloxi, Mississippi, including Lighthouse and Whitehouse Fountain renovations.

Kelly earned both a Master of Architecture and a Bachelor of Architecture from the University of Idaho.

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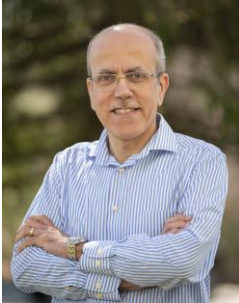
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Emad Soliman, PMP, LEED Green Associate, Project Manager  
As Project Manager, Emad has over 20 years of experience in all phases of design and construction including procurement, bid management, pre-construction, construction administration, project closeout and occupancy.

His design and construction experience in the U.S. and Middle East involved iconic, large-scale projects in a variety of sectors including mixed use, commercial, multifamily residential, healthcare, corporate interiors, aviation, hospitality, high rise construction, and capital projects.

Emad's career experience includes:

- Project Manager, 49 Sixth Street, Cambridge, MA. An affordable, adaptive reuse project with Boston non-profit, Preservation of Affordable Housing (POAH.) Formerly an abandoned convent, school and annex buildings, the property is being converted into 46 affordable rental apartments with housing options for a range of resident incomes. As part of the renovation, the structures' historic facades and interiors will be restored.
- Project Manager, 75 First Street, Cambridge, MA. New construction of a 6-story, 87-unit residential apartment building consisting of ground floor amenities and retail space and 5 stories of apartments. Certifiable to LEED Silver or Enterprise Green Communities per City of Cambridge requirements.
- 9-11 South Main Street, Topsfield, MA. Ground up new construction of 40 units, 62+ residential multifamily building.
- Qatari Diar Real Estate Investment Company. Emad managed the multi-disciplinary project delivery team for the development and management of approximately 70 buildings distributed over 13 contract packages on Lusail city. Project types are single & multifamily residential, commercial, retails, cultural and hospitality.
- Lusail Marina Yacht Club and Restaurant. ACI Excellence Award 2018. Emad led the completion of the design and build submerged project.
- Design and build of sports arena including 30,000 fan stadium and service buildings. Emad led the site-based project team and monitored the progress of the project. He supported the contractor team on site safety, work inspections, and delivery.
- Hamad International Airport in Qatar. Project technical manager for a joint venture of 4 companies; Emad led the project engineering team with the general contractor for the design and build of \$660 million airline support and cargo terminal package. The cargo terminal is one of the largest in the world with a built-up area of 580,000 sf. Included in the warehouse is a live animal center, cold storage room, perishable storage, cargo agent and security buildings.
- High Rise Residential & Commercial Projects: Emad has led on-site team for a number if high rise design & construction projects in UAE, such as concord tower, maze tower, and national telecom headquarters towers.

Emad has a BSc in Architecture from the School of Fine Arts, Alexandria University in Egypt and is LEED and PMP certified.

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Erin West is a Project Manager at DMS design with considerable experience in architectural design, interior design, site planning, and structural modifications. Her work, which includes historic renovation, adaptive reuse, and new construction on a range of project types and sizes, is enhanced by her experience working with historical guidelines and building code variances as well as her familiarity with LEED and Stretch Energy requirements.

Erin's portfolio includes:

- New construction of a 236-unit affordable housing complex in three separate buildings in Rockland, MA. Amenities include a clubhouse with dining, cooking, firepit space; lounge area; work from home pods, meeting rooms, a theater, makers space, yoga studio, work and gym space; attended and presented at multiple zoning meetings during the 40B approval process.
- New construction of a 53-unit mixed-use development in Boston's Brighton neighborhood. Project features 15,000 SF of ground floor retail space and 53 residential units; attended and presented at numerous zoning meeting and abutters meetings to receive zoning relief; compiled information package for LEED certification.
- New construction of an 18-unit mixed use development with first floor commercial space in Hamilton, MA. This project received a Mass grant for sustainability and will be passive-house certified.
- Design development to adapt an underutilized commercial site into a multifamily housing development with 79 condo units with two floors of underground parking. Amenities include a lounge, lobby space and a dog run. Project included improvements to pedestrian and bicycle pathways in conformance with the Boston Transportation Department's Streetscapes Guidelines for easy access to public transportation and the commuter line.
- Adaptive reuse of commercial space into an outdoor complex with shopping, dining, and entertainment options in Manchester, NH.
- Renovation of a Performance Arts Center in Mansfield, MA.

Erin designs using innovative and sustainable concepts to create spaces with a purpose. Under her guidance, projects are efficiently delivered from initial design development through construction.

A graduate of the University of Colorado Architecture and Planning School with a Bachelor of Environmental Design, Erin also studied at the Otis College of Art and Design in California with a focus on Architecture, Landscapes, and Interiors.

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Geraldine Graham is Director of Interiors at DMS design. With over two decades of interior design experience, Geraldine brings a unique perspective on space planning and institutional design to clients. Before joining DMS, Ms. Graham worked as Global Design Lead for an international commercial real estate firm specializing in corporate interiors.

Geraldine's focus encompasses financial institutions, office spaces, corporate tenant fit-outs and a wide range of local real estate projects. Her project experience includes:

- Build-out of 375,000 SF of office space for an Everett-based financial institution
- Build-out of an Executive Floor at One Boston Place, 20,000 SF, all high-end finishes
- Corporate tenant fit-outs
- Building Analysis for space requirements and budgetary purposes
- Developing strategies for lease renewals
- Maintenance of a local real estate portfolio

Geraldine combines insight of budgetary analytics and facilities management with an understanding of corporate functionality to create a collaborative, trend-minded design approach.

Ms. Graham is a graduate of the Wentworth Institute of Technology.

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# The DMS (Dream) Team!

DMS is a team of high achieving diversified professionals working synergistically towards the common goal of #housingforall through customized architectural design services.

## REGISTERED TO PRACTICE ARCHITECTURE



## LIVE LOCAL HIRE LOCAL WORK NATIONALLY AND INTERNATIONALLY

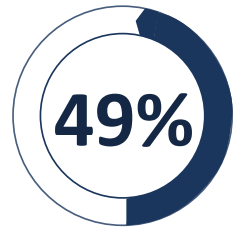


### International Projects



Liberia, Africa  
Sierra Leone, Africa  
Haiti

WOMEN OWNED



English



Portuguese



Hebrew

### LANGUAGES

Hindi



Arabic



Marathi



Gujarati



59%  
WOMEN  
EMPLOYED



41%  
MEN  
EMPLOYED





# DMS GIVES BACK

DMS has had the pleasure of contributing to many charitable organizations since our founding in 2006. Charitable giving through donations and gifted design time for housing and community organizations is an important part of our company culture.





ARCHITECTURE & INTERIOR

# ARCHITECTURE & INTERIOR DESIGN

DMS design, llc is an award-winning, full-service architecture and interior design firm that specializes in producing thoughtfully designed multi-family housing, commercial spaces, office fit-ups, senior living, and fire/flood reconstruction projects. We understand local building code requirements, budget constraints, and construction best practices, and have extensive experience coordinating logistically complicated projects. DMS will formulate customized, sustainable solutions to bring a client’s design goals to reality and approach each project with personalized attention to client needs, design details, and process. DMS excels at meeting deadlines, meeting budgets, and surpassing client expectations through proven expertise in delivering innovative and efficient designs with quality service.



## Testimonial

“Munroe Street Project: 259 residential units plus ground level commercial space in down town Lynn. As we gear up for a ground breaking later this year we are going to post more renderings and introduce our team involved in making this project a reality. First up is our architectural team. DMS Design was the second group of people to know this project was a possibility and their vision for this project quite possibly trumped our own. This is our 3rd consecutive building with DMS. As we grow they are growing with us and we couldn’t be happier to have Dan and his team run point. “

- Greg Procopio

## TRANSIT ORIENTED DEVELOPMENT

259-unit 10-story high-rise luxury residential development and the largest LEED Platinum certified multifamily building in New England.



## COMMERCIAL RE-DESIGN

New lobby/common area & fitness center



## HISTORIC PRESERVATION

Adaptive re-use of an abandonment to create affordable housing



## MULTI-FAMILY

New construction of affordable housing

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ARCHITECTURE & INTERIOR DESIGN

# ARCHITECTURE & INTERIOR DESIGN

DESIGNING TO YOUR NEEDS

DMS design, llc provides custom commercial design work tailored to the unique needs of each client. DMS has proven expertise in modern, technology-enhanced office space that represents each client’s business style and promotes productivity and efficiency. Our commercial experience ranges in scope from restaurants, hair salons, and funeral homes to medical and corporate offices.



## Office Fit-Out, Lynnfield, MA:

DMS provided architectural as well as interior design services for this 3,000 SF office fit-out, including space planning, design, finish selections, and furniture installation coordination. DMS revitalized two small office suites into one contiguous space featuring a mix of perimeter private offices, interior modular office spaces, and open workspace. A glass modular wall system delivers abundant natural light throughout, and technology-rich conference and war rooms accommodate both internal and external team collaboration with state-of-the-art, interactive presentation equipment. In addition, a modern reception area equipped with a coffee bar welcomes clients.

## Law Offices, Boston, MA:

A Boston law firm sought fit-out services for its newly leased space. DMS delivered a modern and efficient design, despite challenging conditions caused by existing structural issues and a limited footprint. By maximizing ample natural light and blending the existing warm maple flooring with a cool color palette and thoughtful finish selections, DMS delivered a corporate and sophisticated yet calming work environment.



## Community Life Center, Salem, MA:

The new Community Life Center is home to the Salem Recreation, Council on Aging, and Veteran’s Services departments. The two-story building features twelve designated office rooms and a variety of space for community programming needs, including an exercise room, library, lounge, café space, and large great room.



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**59-63 WILLOW STREET**

**Hamilton, Massachusetts**



**PROJECT BUDGET**            \$ 5,500,000 (LIHTC-DHCD)

**OWNER / DEVELOPER**     Traggorth Companies, LLC

**CONTRACTOR**                Haycon, Inc.

**PROJECT SYNOPSIS**        New construction of a three-story wood framed mixed-use residential building consisting of 18 units and one commercial office unit. This Project has received Passive House pre-certification from PHIUS. Fifty percent of the units will be affordable.

**150 RIVER STREET**

**Mattapan, Massachusetts**



PROJECT BUDGET           \$ 11,000,000 (LIHTC-DHCD)

OWNER / DEVELOPER      Planning Office of Urban Affairs and The  
Caribbean Integration Community  
Development Corporation, Inc.

CONTRACTOR             Not Selected

PROJECT SYNOPSIS        New construction of 30-units of mixed income,  
age-restricted housing on a 43,120 square  
foot empty parcel; studio and one-bedroom  
housing with community amenity spaces, and  
passive open space. The project is projected  
to be LEED Silver certifiable.



PROJECT BUDGET           \$ 30,000,000

OWNER / DEVELOPER    US Parcel F, LLC (JV of Urban Spaces + POAH)

CONTRACTOR            Not Selected

PROJECT SYNOPSIS      Adaptive reuse project that will convert a vacant school, convent, annex building, and rectory into 46 affordable rental apartments. This project is 100% affordable and utilizing both State and Federal Historic Tax Credits as well as LIHTC. This is the first renovation project to use the Affordable Housing Overlay District for zoning compliance. This project will comply with Enterprise Green Communities requirements.



PROJECT BUDGET           \$ 57,000,000

OWNER / DEVELOPER       JSIP Rockland QOZB, LLC

CONTRACTOR               Callahan Construction

PROJECT SYNOPSIS        This 40b project involves ground-up construction of 236 mixed-income apartments in two five-story buildings containing a mix of studio, one, two, and three-bedroom units plus one free-standing 2,800 SF clubhouse. One apartment building will have 110 residential units and the other building will have 126 residential units. Amenities include a gym, yoga studio, theatre, makerspace, and work area, two private lounge areas, three work pods, and a coffee/print area. The clubhouse contains a game room, kitchen, multiple lounges, and outdoor seating including a firepit.

## RESIDENCES AT FAIRMOUNT STATION

Hyde Park, Massachusetts



PROJECT BUDGET	\$ 8,000,000 (LIHTC-DHCD) Completed in 2018
OWNER / DEVELOPER	Residences at Fairmount Station, LLC Joint Venture of Traggorth Companies, LLC and Southwest Boston CDC
CONTRACTOR	Delphi Construction
PROJECT SYNOPSIS	New construction of a 27-unit affordable apartment building with 3 studio units, 3 one-bedroom units, 16 two-bedroom units, and 5 three-bedroom units over one level of parking. DMS is the Architect of Record.



**CHESTNUT SQUARE &  
SIRK BUILDINGS**

**Lowell, Massachusetts**



PROJECT BUDGET	\$ 3,500,000 (MassHousing, Historic Tax Credits, LIHTC DHCD Coordination)
OWNER / DEVELOPER	The Caleb Foundation
CONTRACTOR	Keith Construction, Inc.
PROJECT SYNOPSIS	Historic rehabilitation and capital improvements to 42 units at Chestnut Square located in 11 different buildings and 46 units in the four-story brick Sirk building, including 6 retail units, utilizing Federal and State Historic Tax Credits. Units range in size from studios to 5-bedroom units. Improvements will occur while the buildings are occupied. Project includes LIHTC and Project-based Section 8.



**MULTIPLE AWARD  
WINNER:**

**Elm Award from the New Bedford  
Preservation Society**

**Sarah Delano Preservation Award by WHALE  
(Waterfront Historic Area League) for  
outstanding contribution to the rehabilitation,  
restoration and interpretation of the historic  
character and environment of New Bedford**

**Paul E. Tsongas Award for Historical  
Rehabilitation by Preservation Massachusetts**

PROJECT BUDGET

\$ 2,000,000 (DHCD, MassHousing, Historic Tax  
Credits) - Completed 2014

OWNER / DEVELOPER

Community Action for Better Housing, Inc.

CONTRACTOR

NEI General Contracting

PROJECT SYNOPSIS

Preservation Massachusetts award winner for historic  
rehabilitation and adaptive reuse of an 1880 mixed use  
building into a 12-unit affordable, transitional housing  
facility utilizing historic tax credits. Sponsored by  
MassHousing and the Affordable Housing Trust Program.



**PROJECT BUDGET**            \$ 4,500,000 (MassHousing, Historic Tax Credits, LIHTC DHCD Coordination)  
Completed 2015

**OWNER / DEVELOPER**     Lionhead Apartments, LLC

**CONTRACTOR**             Delphi Construction

**PROJECT SYNOPSIS**        Historic renovation and capital improvements to an occupied affordable housing property comprised of 71 units in two six-story masonry buildings. Project includes LIHTC and Project-based Section 8.

## RIVERSIDE TOWERS

Medford, Massachusetts



PROJECT BUDGET	\$ 5,800,000
OWNER / DEVELOPER	The Schochet Companies
CONTRACTOR	NEI General Contracting
PROJECT SYNOPSIS	Occupied moderate rehabilitation of one and two-bedroom apartment units as well as amenity and office spaces within a 300-unit apartment building. Project includes LIHTC and Project-based Section 8.



PROJECT BUDGET	\$ 8,000,000 (LIHTC- Rhode Island Housing)
OWNER / DEVELOPER	EPN Housing Partners, LP/Vitus Group, Inc.
CONTRACTOR	Keith Construction, Inc.
PROJECT SYNOPSIS	Moderate rehabilitation of a low-income housing development on a scattered site on the Evergreen – Pleasant Ridge properties and New City properties consisting of 165 units of housing and one office in 54 separate buildings. Renovations included life safety and energy efficient upgrades and repair or replacement of apartment kitchens and bathroom throughout properties.

## SCHOOL HOUSE COMMONS

Reading, Massachusetts



PROJECT BUDGET           \$ 3,000,000

OWNER / DEVELOPER       Reading Equitable Housing, LLC

CONTRACTOR               Reading Equitable Housing, LLC

PROJECT SYNOPSIS         Adaptive reuse of an existing school building into a 20-unit apartment building. The apartments will be market rate with some units reserved as affordable units.

**SUPPORTIVE HOUSING AT ST. MARY'S  
CENTER FOR WOMEN AND CHILDREN**

**Dorchester, Massachusetts**



**PROJECT BUDGET**                    \$ 2,500,000 (City of Boston DND, DHCD)  
Completed 2016

**OWNER / DEVELOPER**            St. Mary's Center Transition Housing, LLC

**CONTRACTOR**                    NEI General Contracting

**PROJECT SYNOPSIS**              Gut rehabilitation and adaptive reuse of a former  
hospital into a 12-unit affordable, transitional housing  
facility. DHCD is administering the Project-based Section 8  
Voucher Program.



PROJECT BUDGET	\$ 1,600,000
OWNER / DEVELOPER	Harwell Homes
CONTRACTOR	Crosswinds Construction
PROJECT SYNOPSIS	Capital improvements to an occupied 56-unit affordable housing Co-op.





**PROJECT BUDGET**            \$ 37,000,000  
Phase I Construction Complete

**OWNER / DEVELOPER**     Wallace Farm, LLC

**CONTRACTOR**             Harvey Construction

**PROJECT SYNOPSIS**        New construction of ten 24-unit apartment buildings and a community building. 50% of the 240 units are Workforce Housing.



PROJECT BUDGET           \$ 8,000,000 (HUD)

OWNER / DEVELOPER       Hawthorne-Bedford, LLC

CONTRACTOR               Hutter Construction

PROJECT SYNOPSIS         New construction of an 83-unit apartment building.  
79 units are two bedrooms and 4 units are one  
bedroom. 30% of the units are Workforce Housing.



**AWARD WINNER:** **Jack Kemp Excellence in Affordable and Workforce Housing Award from Urban Land Institute**

PROJECT BUDGET \$ 7,500,000 (LIHTC-DHCD)  
Completed in 2016

OWNER / DEVELOPER Traggorth Companies

CONTRACTOR NEI General Contracting

PROJECT SYNOPSIS Architect of Record for design-build modular construction of mixed income housing. New construction of 50 apartments, 21 which are affordable. Urban Land Institute awarded the Jack Kemp Excellence in Affordable and Workforce Housing Award to The Flats at 22, The Flats at 44 and other Chelsea buildings located in the Box District.



<b><i>AWARD WINNER:</i></b>	<b>Jack Kemp Excellence in Affordable and Workforce Housing Award from Urban Land Institute</b>
PROJECT BUDGET	\$ 7,000,000 (HDIP-DHCD) Completed 2015
OWNER / DEVELOPER	Traggorth Companies
CONTRACTOR	NEI General Contracting
PROJECT SYNOPSIS	Architect of Record for design-build modular construction of mixed income housing. New construction and renovation for a total of 46 apartments. The Flats at 44 is the first project to utilize the Commonwealth's Housing Development Incentive Program (HDIP,) which encourages the construction of market rate housing.

## Prior Project Team Experience:

**RIVERCOURT RESIDENCES  
IL, AL, ALZ, CHILD and ADULT DAYCARE**

**West Groton, Massachusetts**



PROJECT BUDGET           \$ 8,500,000 (HUD)

OWNER / DEVELOPER      Capstone Properties

CONTRACTOR              Ahlborg Construction Corp.

PROJECT SYNOPSIS        Renovation of a historic mill building which consisted of 15 special care units, 44 assisted living units and 15 independent living units as well as a 5,600 SF child day care and a 3,000 SF adult day care. Other features include a commercial kitchen, country kitchen, wandering garden, dining areas, salon, library, administrative offices and multi- purpose room. All of the units qualify as affordable housing.

**LEISURE TOWER  
ELDERLY HOUSING**

**Lynn, Massachusetts**



PROJECT BUDGET	\$ 3,800,000 (MassHousing, HUD, LIHTC) Completed 2000
CONTRACTOR	Suffolk Construction
PROJECT SYNOPSIS	General renovation and heating conversion of 15-story building with 181 occupied affordable elderly housing units. Leisure Tower is subsidized by HUD and honors the Low-Income Housing Tax Credit Program as well as Project-based Section 8.

**CAMERON HOUSE  
ASSISTED LIVING**

**Lenox, Massachusetts**



PROJECT BUDGET	\$ 4,000,000 (DHCD, LIHTC, Historic Tax Credits) Completed 2001
OWNER / DEVELOPER	Cameron House Associates, L.L.P.
CONTRACTOR	Paljan Construction
PROJECT SYNOPSIS	Historic rehabilitation and adaptive reuse of a 1908 school building into a 44-unit 100% affordable assisted living facility utilizing both low-income tax credits and historic tax credits. All historic renovation work was in conformance with the Secretary of the Interior's Standards and coordinated through the National Park Service.

**SENIOR LIVING AT BELLINGHAM HILL  
ASSISTED LIVING**

**Chelsea, Massachusetts**



PROJECT BUDGET           \$ 3,800,000 (HUD)

OWNER / DEVELOPER      MHPI-X

CONTRACTOR              EMRG Construction

PROJECT SYNOPSIS        Complete renovation of a 30,000 SF hospital into an assisted living facility subsidized by HUD. This project included a new 15,000 SF addition and a dedicated wing for Alzheimer's patients. The project has a total of 60 units of elderly housing under the HUD 202 program.



## CORCORAN HOUSE ASSISTED LIVING

Clinton, Massachusetts



PROJECT BUDGET           \$ 3,000,000 (DHCD, LIHTC, Historic Tax Credits)  
Completed 2000

OWNER / DEVELOPER      Corcoran House Associates, L.L.P.

CONTRACTOR             Paljan Construction

PROJECT SYNOPSIS        Historic rehabilitation and adaptive reuse of a 1910 school building into a 42-unit 100% affordable assisted living facility utilizing both low income tax credits and historic tax credits. This project was the first assisted living facility in the state in which every unit was affordable. All historic renovation work was in conformance with the Secretary of the Interior's Standards and coordinated through the National Park Service.

## JAYCEE PLACE ELDERLY HOUSING

Lowell, Massachusetts



### PROJECT BUDGET

\$ 2,800,000 (MassHousing, HUD, LIHTC)  
Completed 1999

### CONTRACTOR

Suffolk Construction

### PROJECT SYNOPSIS

General renovation and heating conversion of 138 occupied affordable elderly housing units.



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