



Financing Closes on Simon C. Fireman Expansion in Randolph

Construction Begins This Week on 45 Affordable Senior Homes with Supportive Services in a Passive House-Designed Building

BOSTON (February 28, 2022) -- Harvard Medical School affiliate Hebrew SeniorLife, New England's largest nonprofit provider of senior health care and living communities, today announced that it has closed on the financing to build 45 new units of affordable senior housing at the Simon C. Fireman Community in Randolph. Currently, the Simon C. Fireman Community offers 160 senior apartments with supportive services.

With a low-income housing tax credit investment from the Massachusetts Housing Investment Corporation (MHIC) and support from several other funders, Hebrew SeniorLife's new construction starts this week. The resulting apartments will be 100 percent affordable, with 27 units for households earning up to 60 percent of Area Median Income (AMI), four for households earning up to 50 percent AMI, and 14 for households at or below 30 percent AMI.

The new three-story wing will be fully integrated with Simon C. Fireman's existing residences, sharing the same lobby, and creating two courtyards with walking paths, exercise stations, and benches. Other amenities include a multi-purpose room, a fitness center, office space, an art/game room, a deck overlooking the courtyard, a library, and a lounge. The expansion will be built to high sustainability and energy efficient Passive House standards.

"This project is absolutely the very best way to fulfill our mission to provide older people of all backgrounds and economic levels the opportunity to live their best lives in the best place," said Lou Woolf, President and CEO, Hebrew SeniorLife. "More supportive, affordable housing for seniors is a huge need in Massachusetts, and adding these additional apartments to this already vibrant and diverse community is a wonderful step forward."

"We applaud Hebrew SeniorLife's commitment to expanding access to quality, affordable senior homes," noted Joe Flatley, MHIC President & CEO. "MHIC was proud to provide financing for the Simon C. Fireman Community as well as Hebrew SeniorLife's new development on Leyland Street in Dorchester, which closed in early February. We offer our congratulations for moving forward with both important properties."

Hebrew SeniorLife would like to express appreciation to its partners and funders of this project:

- The Commonwealth of Massachusetts Department of Housing and Community Development
- The Town of Randolph
- Massachusetts Housing Partnership
- Massachusetts Housing Investment Corporation
- Boston Private Bank & Trust/Silicon Valley Bank
- Community Economic Development Assistance Corporation
- MassHousing

Hebrew SeniorLife would also like to recognize Affirmative Investments, ICON Architecture, Bald Hill Builders, Nixon Peabody LLP, Tierney Development Services, and Linnean Solutions.

About the Massachusetts Housing Investment Corporation

Massachusetts Housing Investment Corporation (MHIC) is an innovative financier of affordable housing and community development throughout New England, providing financing that would not otherwise be available to neighborhoods most in need. For over 31 years, MHIC has invested more than \$3.1 billion to help create and sustain healthy, equitable communities where people, businesses, and organizations can thrive. To date, MHIC has financed 636 developments, representing more than 24,500 homes and 6.2 million sq. ft. of commercial space. Visit www.mhic.com and follow us on [LinkedIn](#) and [Twitter](#).

About Hebrew SeniorLife

Hebrew SeniorLife, an affiliate of Harvard Medical School, is a national senior services leader uniquely dedicated to rethinking, researching, and redefining the possibilities of aging. Hebrew SeniorLife cares for more than 3,000 seniors a day across six campuses throughout Greater Boston. Our locations include: Hebrew Rehabilitation Center-Boston and Hebrew Rehabilitation Center-NewBridge in Dedham; NewBridge on the Charles, Dedham; Orchard Cove, Canton; Simon C. Fireman Community, Randolph; Center Communities of Brookline, Brookline; and Jack Satter House, Revere. Founded in 1903, Hebrew SeniorLife also conducts influential research into aging at the Hinda and Arthur Marcus Institute for Aging Research. It also trains more than 1,000 geriatric care providers each year. For more information about Hebrew SeniorLife, visit <https://www.hebrewseniorlife.org> or follow us on our [blog](#), [Facebook](#), [Instagram](#), [Twitter](#), and [LinkedIn](#).

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