



Photo: Alex Beatty

SPECIAL FOCUS AWARD

WHEATLAND STREET AFFORDABLE HOUSING

Somerville, MA



AVERAGE COST OF A SINGLE-family home in Somerville has hit \$420,000, far out of reach of many would-be buyers. At the time this project was built a year ago, only about 8 percent of units in Somerville qualified as affordable by HUD standards.

Designed by Joseph Luna at a density of 32 units per acre, this project transformed an old piano parts factory into eight pleasant, well lit, affordable residential units, including one studio apartment, a one-bedroom, a two-bedroom, and three, three-bedroom units.

"We did get some HUD funding," notes Luna, "but these were income-restricted, owner-occupied units, not Section 8 homes. On the front side, we took the wall all the way down to the foundation and rebuilt, but we kept the concrete block structure intact on much of the rest of the unit. One wall we repointed, another we simply covered with a wood frame and siding."—M.P.

CATEGORY: Focus on affordability **ENTRANT/ARCHITECT:** Luna Design Group, 50 Salem Street, Bldg. A, Lynnfield, MA 01940, 781-245-8530 www.lunadesign.com **BUILDER:** Ng Brothers Construction, Boston, MA **DEVELOPER:** Somerville Community Corp., Somerville, MA **LANDSCAPE ARCHITECT:** Hancock Associates, Danvers, MA

