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Just A Start and Project Partners Break Ground on 24 Webster Avenue in Somerville, Massachusetts

The development will create 43 new affordable apartments for Somerville families in Union Square

Somerville, MA – May 12, 2026 — [Just A Start](#), in partnership with public and private partners, celebrated the groundbreaking of [24 Webster Avenue](#), a new development creating 43 new affordable rental homes in Somerville. The project is expected to be completed in the fall of 2027.

Historically a Cambridge-based community development corporation, Just A Start is expanding its footprint to meet the growing demand for affordable housing across the region. The 24 Webster Avenue development marks Just A Start's first new construction project in Somerville, deepening the organization's commitment to creating stable, affordable homes beyond Cambridge.

"At Just A Start, we recognize the urgency of the affordable housing shortage across Greater Boston," said **Carl Nagy-Koechlin, Executive Director at Just A Start**. "Together with our development partners, we're delivering 43 affordable homes that offer Somerville families stability, opportunity, and a strong sense of community."

The six-story 45,000 square-foot building will include 13 studio apartments, 3 one-bedroom apartments, 14 two-bedroom apartments, and 13 three-bedroom apartments. 8 apartments will be supported by project-based Section 8 vouchers for households earning up to 30% of Area Median Income, with the remaining units affordable to households earning up to 60% of AMI.

The development is designed to Passive House standards, one of the highest energy efficiency standards in the world, reducing energy consumption while creating healthier, more comfortable living environments for residents. Resident amenities include underground parking, bicycle storage, a community room, a property management office, and shared indoor and outdoor spaces. Located in Union Square, the site is within walking distance of the MBTA Green Line Extension, schools, neighborhood retail, and open space including Lincoln Park and Prospect Hill Park.

"We're in a housing crisis, and the only way out is to build homes people can actually afford," said **City of Somerville Mayor Jake Wilson**. "For way too long, projects like this weren't feasible. The zoning didn't allow it, and frankly, some people were afraid of what affordable housing would mean. But affordable housing is just people's housing. It's homes for families, seniors, and neighbors who deserve to stay in this community. I'm excited to welcome Just A Start to Somerville and to see 43 new 100% affordable homes coming to Union Square. This is the kind of partnership and follow-through we need if we want Somerville to remain a real community."



[Massachusetts Housing Partnership](#) (MHP) is providing \$6.5M in permanent financing. [TD Bank](#) is additionally providing \$22.8 million in construction financing. [MassHousing](#) is also providing \$17.8 million in financing through the Agency's Conduit Loan Program. MassHousing issued tax-exempt housing revenue bonds, and the proceeds will be used to fund both construction and permanent loans in partnership with TD Bank and the Massachusetts Housing Partnership.

"The vision of Just a Start creates a major step forward in sustainable, affordable housing for Somerville," said **MHP Executive Director Rachel Heller**. "Sooner than we know it, 43 families will be unburdened by the constant stress of struggling to pay rent. MHP is proud to be a partner in this development."

"MassHousing is excited for the future residents of 24 Webster Avenue who will have new, affordable rental homes in Somerville's Union Square neighborhood with all its transit options and amenities", said **MassHousing CEO Chrystal Kornegay**. "We are pleased to partner with Just A Start to develop this important new housing community in Somerville."

Additional sources of financing include \$21.2 million from the allocation of federal and state Low Income Housing Tax Credits by the Massachusetts Executive Office of Housing and Livable Communities (EOHLC) including \$15.5 million from [Stratford Capital Group](#) and \$5.6 million from [Cambridge Savings Bank](#) and [East Cambridge Savings Bank](#). There was also \$3.2 million in direct support from EOHLC, \$2 million from the [Massachusetts Affordable Housing Trust Fund](#), \$1.7 million from the city of Somerville HOME program and [Somerville Affordable Housing Trust](#) financing, \$3.9 million in acquisition financing from Somerville Affordable Housing Trust, a \$113,440 from [Somerville Community Preservation Act](#) program, and \$216,181 in Passive House incentives. The [Community Economic Development Assistance Corporation](#) (CEDAC) provided approximately \$1.1 million in predevelopment financing.

"The affordable, energy-efficient homes Just A Start is creating here at 24 Webster are exactly what Massachusetts needs to thrive," said **Ethan Handelman, Executive Director at Community Economic Development Assistance Corporation (CEDAC)**. "We were glad to provide predevelopment financing in the early stage and bring some permanent financing on behalf of the Executive Office of Housing and Livable Communities to create accessible homes."

The project team includes [Dellbrook | JKS](#) as general contractor, [ICON Architecture](#) as architects, [Maloney Properties](#) as management agent, [New Seasons Development LLC](#) as project consultant, and [Tierney Development Services](#) and [Klein Hornig LLP](#) as development partners.

"We are proud to begin our second collaboration with Just A Start and yet another one of many with ICON Architecture and Tierney Development Services," said **Ed Sople, Co-President of Dellbrook|JKS**. "It's always meaningful to be a part of creating something that ensures families have a safe, affordable place to come home to each day."

ICON Architecture adds, "ICON is delighted to celebrate the commencement of these healthy, affordable homes, which will bring enduring value to Somerville's vibrant Union Square neighborhood."



Pictured left to right: Just A Start Director of Real Estate Noah Sawyer, Just A Start Senior Project Manager Molly Kaviar, Senator Patricia D. Jehlen, City of Somerville Mayor Jake Wilson, Massachusetts Housing Partnership Executive Director Rachel Heller, MassHousing Vice President of Multifamily Programs Mark Teden, Community Economic Development Assistance Corporation Executive Director Ethan Handelman, and Just A Start Executive Director Carl Nagy-Koechlin

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About Just A Start:

Just A Start believes that access to stable housing and sustainable careers are the essential building blocks of equitable communities. For more than 50 years, we have focused on meeting the fundamental needs of individuals and families who have been systematically denied opportunities to realize their full potential. Our programs include affordable housing, education and job training, and comprehensive support services, spanning Cambridge and beyond. We have developed and currently maintain 600 affordable apartments. To keep community members housed, we also offer financial and technical assistance to prevent evictions, and support low- and moderate-income homeowners. Finally, we prepare individuals of all ages and circumstances with the skills and knowledge they need to secure fulfilling careers, leveraging their talents to achieve economic mobility and strengthen the region's workforce.