

Affordable senior housing development opens in Dracut

Story by Melanie Gilbert, The Sun, Lowell, Mass. (June 16, 2026)

DRACUT — Common Ground Development Corporation, the affordable housing development affiliate of Community Teamwork Inc., cut the ribbon on The Avenue at Greenmont, a new 56-unit affordable senior housing community located at 144 Greenmont Ave. on June 11.

The housing development broke ground in February 2025, and consists of a three-story building with 56 one-bedroom, one-bath rental units for people aged 62 and older and non-elderly disabled. In addition to residential units, the building provides community rooms, shared laundry on each floor and tenant storage. The site also includes outdoor seating areas, walkways and a fenced-in pet area.

“The Avenue at Greenmont represents much more than 56 units — it represents opportunity, security, and dignity for seniors and people with disabilities who wish to age and thrive in communities they helped build,” CTI CEO Carl Howell said.

It is the first senior housing built in Dracut in 35 years, and represents more than 10 years of planning, collaboration and investment by local, state, federal and private partners committed to addressing the growing need for affordable housing across the Merrimack Valley, and specifically, Dracut.

State Rep. Colleen Garry, who represents Dracut, said the project creates community and connection for seniors.

It also means that seniors are able to sell their homes which may have become difficult to maintain, which, in turn, opens up the opportunity for new young families to move into Dracut, helping to expand and grow the overall community, she said.[View on Watch](#)

All units will be affordable and available to households earning 60% or less of the area median income. Prospective residents must have a minimum yearly income of \$43,170. The maximum income limits are \$58,000 for a one-person household and \$66,000 for a two-person household.

Funding for the development was provided through a partnership that included the state Executive Office of Housing and Livable Communities, Community Economic Development Assistance Corporation, Massachusetts Housing Partnership, Citizens Bank, Boston Financial, the town of Dracut, and the Charles H. Farnsworth Trust.

The project received nearly \$9 million in state subsidies, \$2.5 million in state tax credits, a \$650,000 MassWorks grant and previously approved Community Preservation Act monies of \$3 million.

“This project is a testament to Common Ground’s development model – working in partnership with municipalities and local government to create affordable housing in our communities,” Common Ground Director Rachelly Bartolotto said.

The Avenue on Greenmont was designed by BWA Architects and constructed to high-performance energy standards, with Consigli Construction as the construction manager.

In addition to new housing, residents will have access to supportive services through partnerships with Peabody Properties, AgeSpan, CTI and the Dracut Council on Aging.

Peabody Properties will manage the property and provide a service plan to address the needs of the elderly population through Peabody Resident Services.

Massachusetts continues to face a significant need for affordable housing, particularly for older adults seeking to remain in communities they call home. Massachusetts will need to build more than 220,000 units by 2035 to meet housing needs.

This latest housing project is part of a broad vision by Lowell-based CTI to provide affordable housing in the 70 different communities they serve.

The community action agency was established in 1965 under the Economic Opportunity Act to serve low-income people in the community. It was established as part of President Lyndon Johnson’s War on Poverty under his “Great Society” program. There are 1,000 Community Action agencies across the country, with 23 of them in Massachusetts.

In 2024, it opened a building with 19 new permanent supportive housing units in Lowell’s Back Central neighborhood to serve the area’s unhoused residents.

CTI is currently developing a 50-bed emergency shelter for homeless women at the corner of Church and Warren streets in Lowell.

It’s one of many housing projects the agency has undertaken to address the housing crisis.

“Across Massachusetts, the shortage of housing continues to place tremendous pressure on seniors living on fixed incomes as well as households that need more accessible spaces,” Howell said. “Developments like The Avenue at Greenmont demonstrate what is possible when local leaders, state partners, lenders, and community organizations come together with a shared commitment to solving one of our region’s most pressing challenges. We are proud that Common Ground Development Corporation is helping lead that effort.”

Applications continue to be accepted at livetheavenuedracut.com.

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