

Community Preservation Fund Projects in Chelmsford

Developed by the Chelmsford Housing Authority and its non-profit CHOICE, Inc.



CHOICE Center LLC (One and Two bedroom Homes)

- 37 mixed income rental homes for seniors and intergenerational families
- **TDC:** \$9.8 million
- **Sources:** LIHTC, HIF, AHTF, FHLB, HOME, Deferred Developer Fee, Charles Farnsworth Trust, Local Community Preservation Funds, Mass Development Bonds, CEDAC and Enterprise Bank
- 4,000 sq.. ft. of common space including a café, lounge and activity area
- **Role:** Developer, Sponsor, Management Agent, Lottery Agent, On-Going Management and Compliance
- Tier 2 Energy Star, 39 KW Photovoltaic System, HERS Rating of 40
- Completed May 2011, fully leased August 2011
- Developed under 40B and a Home Rule Petition
- **Final development on the North Village Campus of over 100 units.**

CPC provided \$400,000 of the \$9.8 million project cost



Lynn M. Marcella Residences at James Street (Two Bedroom Homes)

- 5 Project Based Assisted Two Bedroom Units for homeless families in transition from the House of HOPE, Inc.
- **TDC:** \$1.3 million
- **Sources:** MHP NRI Program, CEDAC, Community Preservation Funds.
- **Role:** Developer, Sponsor, Management Agent, Lottery Agent, Section 8 Provider, On-Going Management and Service Provider
- Developed under 40B completion October 2011

CPC provided \$75,000 of the \$1.3 million project cost



Harding Street Residences

- 8 affordable rental homes with 24 hour supportive services for individuals with severe developmental disabilities transitioning from the Fernald School
- **TDC:** \$1.3 million
- **Sources:** MA DDS and DHCD, Community Preservation Fund
- **Role:** Developer, Sponsor, Management Agent, On-Going Management
- Developed through Educational Use through Planning Board
- Completed 2009

CPC provided \$100,000 of the \$1.3 million project cost



North Village

- 51 new affordable senior rental units with supportive services
- **TDC:** \$5.4 million
- **Sources:** HUD 202, AHTE, HIF, FHLB, Community Preservation Funds, Charles Farnsworth Trust
- **Role:** Development Agent for Sponsor, Management Agent, Lottery Agent and On-Going Management
- 3, 500 sq. ft. Community and Program Space including an on-site Adult Day Health
- Developed under 40B completion 2005

CPC provided \$27,700 of the \$5.4 million project cost



Richard O'Neil Housing for Veterans in Chelmsford and Westford

- **13** Project Based Assisted Homes 8 SRO's, 3 One Bedrooms and 2 Two Bedroom Units for homeless veterans and veteran families in transition from the Northeast Veteran's Outreach Center. Rehab of existing building and new construction.
- **TDC:** \$2.6 million
- **Sources:** Chelmsford Community Preservation, Westford Community Preservation, Westford Affordable Housing Trust Fund, DHCD Replacement Plan Proceeds and applying for FHLB, AHTF and HIF
- **Role:** Developer, Sponsor, Management Agent, Lottery Agent, Section 8 Provider, On-Going Management
- Fully permitted through Chelmsford Planning Board and Westford Planning Board. Estimated start Spring 2013

For the Chelmsford Veteran's Project....Chelmsford CPC provided \$400,000 of the \$1.8 million project cost for the Chelmsford Project.

For the Westford Veteran's Project....Westford CPC provided \$500,000 of the \$2.1 million project cost for the Westford Project.