

HOME Success Story

Massachusetts

Chelmsford Woods Residences HOME Rental Development

Contact Information

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I. Organizational Description

The Massachusetts Department of Housing and Community Development (DHCD) has administered the state's HOME allocation since the program began; we also are the allocator of the low income housing tax credit. DHCD's mission is to strengthen cities, towns and neighborhoods to enhance the quality of life of Massachusetts residents. We provide leadership, professional assistance and financial resources to promote safe, decent affordable housing opportunities, economic vitality of communities and sound municipal management. In recent years, we have focused our HOME funding on rental production and preservation projects.

The co-developers/co-owners of the Chelmsford Woods Residences are Choice Housing Opportunities for Intergenerational and Community Endeavors, Inc. ("CHOICE"), a non-profit organization, and SCG Development Partners, LLC ("SCG"). This development team has significant experience in the acquisition, development and management of affordable communities throughout the eastern seaboard of the United States.

SCG Development Partners, LLC ("SCG") and its affiliate company, Stratford Capital Group, LLC, is a privately held nationally recognized development firm focused on creating quality affordable and workforce rental residences. Also, the principals of Stratford Capital have been involved in the successful development and/or redevelopment of over 50 properties utilizing Tax Credits.

Choice Housing Opportunities for Intergenerational and Community Endeavors (CHOICE, Inc.) serves as the development sponsor for Chelmsford Woods Residences. The CHA and CHOICE came to the realization that both family and elder populations required similar services, so two programs joined together in 2002 to form CHOICE, Inc. a non-profit corporation dedicated to the betterment of all populations serviced by the Chelmsford Housing Authority. Thanks to considerable community support, CHOICE opened three beauty salons in its resident buildings, provided a 2-week theatre summer camp for seniors and children at high risk, facilitates a program to provide over 75 families with Christmas gifts for their children, and ensures assistance with food and clothing to families, children and elders in the Chelmsford Housing Authority Community.

II. Success Story Highlights

Location: 261-267 Littleton Road, Chelmsford, Middlesex County, Massachusetts

Use of HOME Funds: Rental Housing

Total dollar amount of HOME funds used:

HOME \$	Units	HOME \$
Phase I	58	715,000
Phase II	58	715,000
Total	116	1,430,000

Total project cost:

TDC	Units	TDC \$
Phase I	58	15,707,306
Phase II	58	17,663,852
Total	116	33,371,158

Other federal sources of funding and amounts used:

- Federal Low Income Housing Tax Credits (985,220 annually for Phase I and 950,000 annually for Phase II)
- Section 8 Project Based Vouchers (PBV). 16 (sixteen) PBV's.
- 811 PBV's. 2 (two) Section 811 PBV's

Number of units built or preserved: 116 units built

Number of affordable units built or preserved: 116 affordable units built

Other impacts: Households residing at Chelmsford Woods Residences benefit from creative and practical available supportive services. The residents enjoy a strong community in Chelmsford with access to numerous town-administered activities.

U.S. Representative: Niki Tsongas at the time of development and now Lori Trahan

III. Success Story Narrative

Chelmsford Woods Residences (the "Property") is a service-enriched community consisting of a two-phase affordable housing development with a total of 116 affordable units (each phase has 58 units). The unit mix of the 116 apartment units is 30 one-bedroom units, 61 two-bedroom units and 25 three-bedroom units. Chelmsford Woods Residences Phase I ("Phase I") was completed in March 2016 and construction on Chelmsford Woods Residences Phase II ("Phase II") was completed in August 2018.

Through supportive service coordination and partnerships with area service providers, the Property and owners work to ensure the success of its residents and helps them to maintain their tenancy and thrive in the community. One of its residents, a Veteran who had been homeless for 25 years and wrestled with addiction, moved to the property and initially struggled with the responsibilities that come from having a permanent place to call home. However, his commitment to succeed and by working with the supportive services team, he is thriving in his personal life and has been able to use his talents as a DJ to host resident events in the community.

The HOME Investment Partnerships program played a tremendous role in helping to develop Chelmsford Woods Residences. In 2013, HOME funds were allocated from the state in the amount of \$715,000 (Phase I) with another \$715,000 (Phase II) allocated in 2016. In addition to the HOME funds, the Low-Income Housing Tax Credit program enabled the team to construct Chelmsford Woods Residences as 100% affordable. All the apartment units are reserved for households earning 60% of Area Median Income (AMI) or less. Additional federal and state subsidies in the form of project-based rental assistance enabled the development to reserve

twenty-one (21) of the units for extremely low-income households earning 30% AMI or below, with a particular focus on those who are homeless or at risk of homelessness.

The Property is modeled to provide high quality supportive services enabling aging-in-place, as well as family success. A Supportive Service Coordinator performs case management to assist residents to access homemaker and home health services, public benefit programs, wellness services, and counseling support. Additionally, CHOICE, Inc. has utilized its strong network of community-based resources to support a level of social, cultural, health and wellness programming at Chelmsford Woods Residences. Approximately a dozen community partners currently provide direct service at Chelmsford Woods Residences.

The Property also features common space amenities for resident use, including a community room with kitchen, conference room, outdoor patio with grilling area and tot lot. The space makes it easy for residents to socialize and participate in activities. It provides a welcoming environment for impromptu or planned by the management staff.

Units at Chelmsford Woods Residences are suited for all types of households. A portion of the units are fully handicapped accessible, and feature: lower counter height in kitchens, cooktop and separate wall oven, grab bars in bathrooms, lower peep hole in the entry door, and easy-access showers. The remaining apartments are "visit-able" by individuals using wheelchairs and are adaptable should the need arise to convert them.

IV. High-Resolution Photos







