



TOWN OF CONCORD
COMMUNITY PRESERVATION COMMITTEE
 141 KEYES ROAD, CONCORD, MA 01742
 TEL. (978) 318-3290 FAX (978) 318-3291

Application for CPA Funding
Due no later than 4:00pm on Friday, September 21, 2018

Applicant: Town of Concord

Co-Applicant (if applicable): NA

Project Name: Junction Village Assisted Living Housing

Project Location/Address: 6X Winthrop Street

Purpose: (Select all that apply)

- Open Space Community Housing Historic Preservation Recreation

Project Budget:

Amount of CPA Funds Requested: \$ 300,000 (\$1,000,000 (over three years))

Amount from Other Funding Sources: \$17,071,533

Total Project Budget: \$18,071,533

(If multi-year project, note current phase only)

Please check which of the following is included with this Application:

- | | |
|---|--|
| <input checked="" type="checkbox"/> One Paragraph Project Summary * | <input checked="" type="checkbox"/> Timeline* |
| <input checked="" type="checkbox"/> Map (if applicable) | <input type="checkbox"/> Architectural plans, site plans, photographs
(if appropriate) |
| <input checked="" type="checkbox"/> Narrative * | <input type="checkbox"/> Copy of Audit or most recent Financial
Information (<u>Non Profit Organizations Only</u>)* |
| <input checked="" type="checkbox"/> Selection Criteria and Needs Assessment | <input type="checkbox"/> Letters of Support (if any) |
| <input checked="" type="checkbox"/> Detailed Project Budget * | |
| <input type="checkbox"/> Feasibility Assessment | |
| <input type="checkbox"/> Statement of Sustainability (if applicable) | |

*Required Documentation

The Contact Person for this Project is: Marcia Rasmussen, Director, DPLM

All Correspondence should be mailed to: Concord DPLM; 141 Keyes Road, Concord, MA 01742

The Contact Person can be reached by phone at: 978-318-3290

or by email at: mrasmusen@concordma.gov

Signature of Applicant: Marcia Rasmussen

Signature of Property Owner (if different): [Signature]

For Historic Preservation Projects Only – please check the box below left and acknowledge:

- I/We have read the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties and understand that planning for and execution of this project must meet these standards.

Project Summary

The Town of Concord requests CPA funding in the amount of \$300,000 for this year (to be combined with \$700,000 from the past two years for a total of \$1,000,000). These funds contribute toward the “Town’s share” of \$2,400,000 for the construction of an 83-unit fully affordable assisted living facility (now estimated at \$18,071,533) on land owned by the Concord Housing Development Corporation (CHDC) at 6X Winthrop Street. The project site is located within walking distance of the West Concord Village District and Fitchburg commuter railroad line, as well as directly adjacent to the Bruce Freeman Rail Trail.

Narrative

In 2013, twelve acres at the end of Winthrop Street were transferred from the State Department of Corrections to the CHDC for use as affordable housing and open space. Following months of public outreach and a deliberative process to choose the best project for the site, the CHDC chose the Grantham Group LLC of Boston to develop affordable assisted living at “Junction Village”. As noted by the CHDC, assisted living meets both the Town’s needs to provide housing for a vulnerable group and residents’ concerns that new affordable housing have a minimal impact on traffic and school enrollment. Additionally, the CHDC conducted a workshop to explore open space uses for the riverfront area and land near the future Bruce Freeman Rail Trail (BFRT), which may be the subject of a future Community Preservation application.

The Grantham Group has moved forward with its design of an 83-unit affordable assisted living facility and received approval of a comprehensive permit in 2016. The proposed facility includes 17 units affordable to people at or below 30% of area median income (AMI) and 26 units that will be affordable to people at or below 60% AMI. These are deeply affordable units that will be available to people who may be living on social security and have few other resources. Few, if any people at these income levels, can afford the \$4500-6500/month required for competitive market-based assisted living. In Concord, more than 39% of the elderly population has incomes below 60% of the median. The remaining 40 units will be “Concord affordable”, which means they will be rented to people at or below 150% AMI. All of the assisted living units can be included on the State’s Subsidized Housing Inventory (SHI); however, in keeping with CPA guidelines, CPA funding will be applied only to those units renting at 100% AMI or less, namely the 60% AMI units. These additional 83 units are critical to the Town in maintaining compliance with the state’s required 10% housing units listed on the SHI because the Town’s base number of housing units will change in 2020 when the decennial census is conducted.

CPC's Selection Criteria and Needs Assessment

This application meets the following Selection Criteria as found in the 2017 Community Preservation Plan:

- a. *The project’s eligibility for CPA funding under the CPA legislation.*

This application meets the Community Housing criteria of the CPA legislation.

- b. *The project’s consistency with Town-wide planning efforts and reports that have received broad-based scrutiny and input.*

The Town has worked diligently over the years to achieve its state mandate of providing 10% of its housing stock available to those with an income of 80% AMI or less, which is the requirement for inclusion on the State’s SHI. This work is strongly supported by the

Town's existing 2015 Housing Production Plan and the 2018 Envision Concord – Bridge to 2030 Plan (**Goal #3 Bring private and public groups representing open space, land conservation, resilience, and housing together to identify solutions for meeting housing needs**). Bringing private and public groups together to solve housing issues is imperative to foster synergy and collaboration. It is critical that Concord continues to have strong local infrastructure for meeting its housing needs and is able to respond to housing opportunities in a timely and effective manner.

- c. *The project's support by relevant Town boards and committees and community groups and its consistency with recent Town Meeting actions.*

The Town has studied various funding options/opportunities and believes that it can contribute up to \$2.4 million to support construction of this project. \$1,000,000 is requested over a three year period from the CPA; the first \$700,000 was approved at prior Annual Town Meetings. The Select Board also submitted a letter to the Massachusetts Department of Housing and Community Development in support of the comprehensive permit application for this 83-unit assisted living project.

- d. *The extent to which the project preserves, protects or enhances existing Town-owned open space, recreation, historic and/or housing assets.*

The number of elderly households in the community and the age of those households will continue to increase over the next two decades. The Junction Village project will help address the needs of those households that may need assisted living and having an income of 80% or less of the AMI. Additionally, the Town will be able to maintain its' goal of having 10% of the housing units listed on the State's SHI after the 2020 census; maintaining 10% of the housing stock on the SHI reduces the potential that a "hostile" 40B project could be submitted.

- e. *The extent to which the project serves multiple or underserved populations.*

The Concord Housing Authority (CHA) has reported that on average they have 115 seniors on a waiting list for housing, at least 35 current residents and many others having a "Concord connection" (family member, worked here, etc.). In addition, residents currently living in CHA units may find that an assisted living facility in Concord is more suited to their needs as they age.

- f. *Whether or not the project fulfills more than one purpose of the legislation: housing, historic preservation, open space or recreation.*

Yes, the project fulfills the Community Housing purpose as defined in the CPA legislation.

- g. *Administrative and financial management capabilities of the applicant.*

These funds will be administered through the Town of Concord's Department of Planning and Land Management (DPLM), with support from the Regional Housing Services Office staff. DPLM has extensive experience in administering CPA funded grants and the Town has completed all of the requirements of their previously funded programs to date.

- h. *The extent to which the applicant has successfully implemented projects of a similar type and scale or otherwise demonstrated the ability and competency to implement such a project.*

As noted above, the DPLM has been involved in many aspects of the Town's prior affordable housing initiatives. The Planning Division staff has overseen numerous grant funded projects and has the expertise and experience to implement this project.

j. Demonstrated financial need.

The majority of funds for this project will be a mix of state and federal tax credits and housing funds (e.g., Low Income Tax Credits, Housing Stabilization Fund, Community Innovation Fund, Community Based Housing, the Affordable Housing Trust, etc.). The project's estimated development cost is \$18,071,000, with approximately \$4,600,000 from federal low income housing tax credits and \$1,000,000 from the State affordable housing trust fund. The developer will seek private funding for the balance. To demonstrate the community's support for the project, the Town has been asked to participate and to assist in financing the overall development cost of this project of \$2,400,000 with \$1,000,000 requested from the Community Preservation Act funds.

k. Whether or not there will be multiple sources of funding for the project, including leveraging of other public and/or private funding.

As noted above, a significant amount of other public and private funding will be provided. The Town has also identified additional resources through the use of \$1,000,000 from its 'free cash' reserves with an additional \$200,000 through efforts of the Concord Housing Foundation and \$200,000 requested from the regional HOME Consortium.

l. The feasibility of the project plan and whether or not the most reasonable approach for implementing the project has been selected.

The preliminary engineering and site studies confirm that the Junction Village site is suitable for construction.

m. The urgency of the project, the flexibility of the schedule and the impact of any delay in initiating the project.

The developer applied for and received a comprehensive permit from the Zoning Board of Appeals in 2016. The developer has applied for the federal and state funds as noted above. This request is the first of three to total \$1,000,000, so there is urgency in defining and committing the funds now.

o. The inclusion of an appropriate permanent deed restriction, preservation restriction, or conservation restriction.

The comprehensive permit decision of the Zoning Board of Appeals will require that the assisted living project remain affordable for the life of the project, and affordable housing restrictions will be required.

s. Land acquisition projects for which CPA funds are sought must also adhere to the requirements of Article 35 of the 2008 Annual Town Meeting (See APP #54 of the Town of Concord, Aug. 2008). This article includes a requirement that affordable housing representatives be present at the start of any discussions with the Town concerning these acquisitions and the probable uses of the land. The CHA has a permanent representative on the CPC.

This is not a land acquisition project.

Budget

2017 Projected/estimated development costs.

Total Development cost:	\$18,071,533
Proposed Sources of funding:	
Sale of Tax Credits:	\$4,600,000
Bank Mortgage:	\$9,471,533
DHCD Subsidy:	\$1,000,000
Grantham Cash Equity:	<u> 0</u>
Shortfall:	\$3,000,000*

*The Town has been asked to fund the shortfall and has identified funding sources for \$2,400,000 through \$1,000,000 from Community Preservation funds over a 3-year period, \$1,000,000 from the Town's 'free cash' account, \$200,000 through efforts of the Concord Housing Foundation and \$200,000 to be requested from the WestMetro HOME Consortium.

Feasibility

The selected developer, the Grantham Group, has successfully constructed five similar facilities around the Commonwealth and are one of a very few developers who have demonstrated the ability to build and operate a fully affordable assisted living facility. The Grantham Group has an excellent history and reputation with state affordable housing funding agencies, increasing the likelihood of receiving these funds.

All 83 units constructed can be included on the State's Subsidized Housing Inventory, keeping Concord above the state-mandated 10% affordable housing units. The income levels for residents will range from 30% Area Median Income to 150% AMI (the Concord 'Affordable'). More than 39% of Concord's elderly population has incomes below 60% of the median. Residents of Grantham facilities are guaranteed a place to live, even if they lose their ability to pay; no resident is 'kicked out'.

Timeline

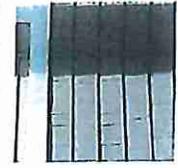
The anticipated timeline for the Junction Village project is:

1. 2017 – First round application for tax credits and housing funds
2. 2018 – Second round application for tax credits and housing funds
3. 2019 Tax credit and housing funds received; seek bids and start construction.

The Grantham Group has constructed five similar facilities around the Commonwealth. The Grantham Group will be ready to begin construction as soon as tax credits are approved. Oversight by the DHCD and other grant agencies will also provide an additional level of budget oversight.



Front Elevation



Vinyl Trim



Vinyl Windows



Natural Stone Wall



Vinyl Clapboard



Fiberglass Cornice



Fiberglass Panels



Asphalt Shingle Roof



Vinyl Shingles

Scale = 1/8" = 1'-0"



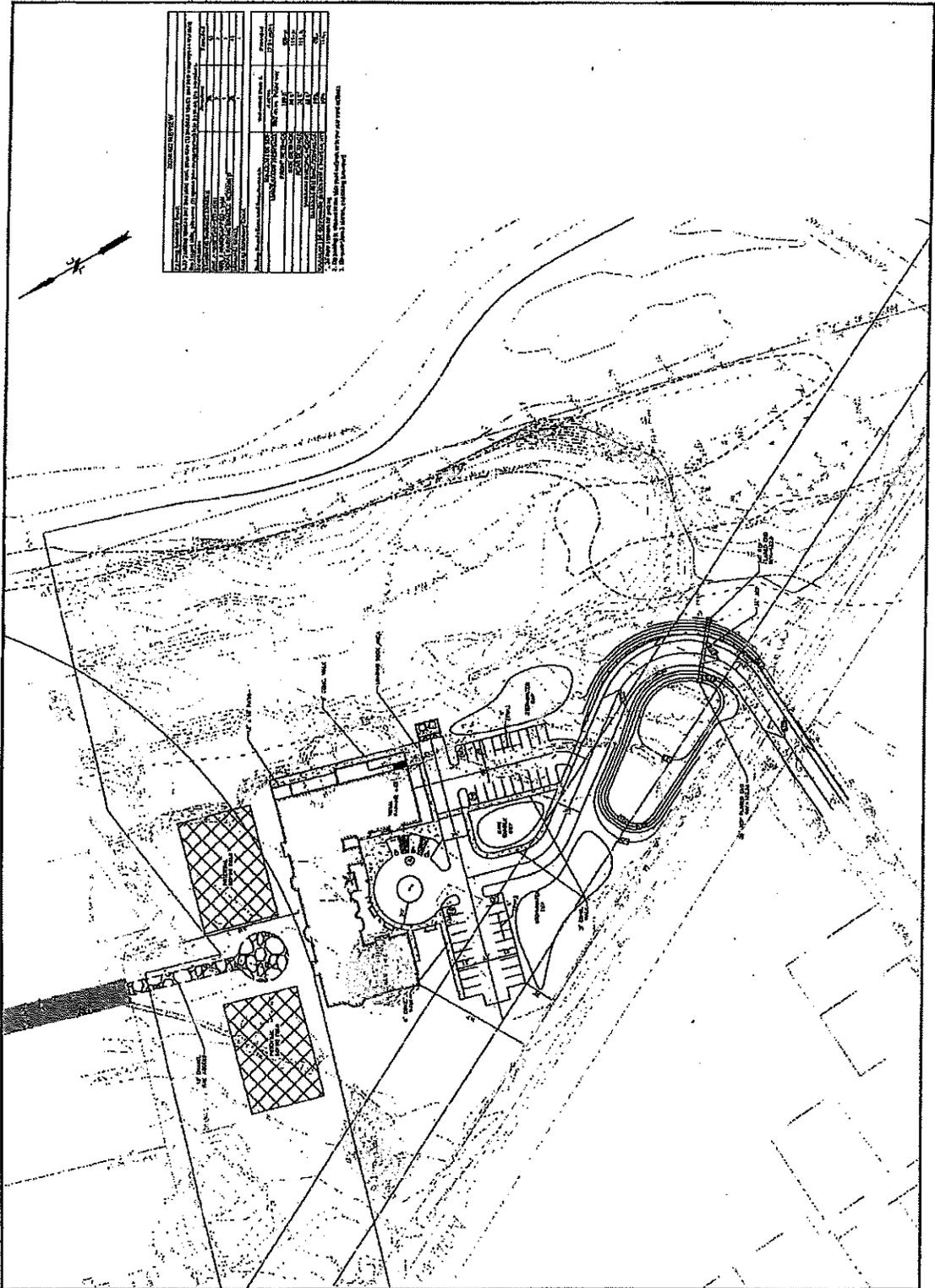
The GRANTHAM Group LLC

Elevations
CHRISTOPHER HEIGHTS
 Concord, Massachusetts

May 2016

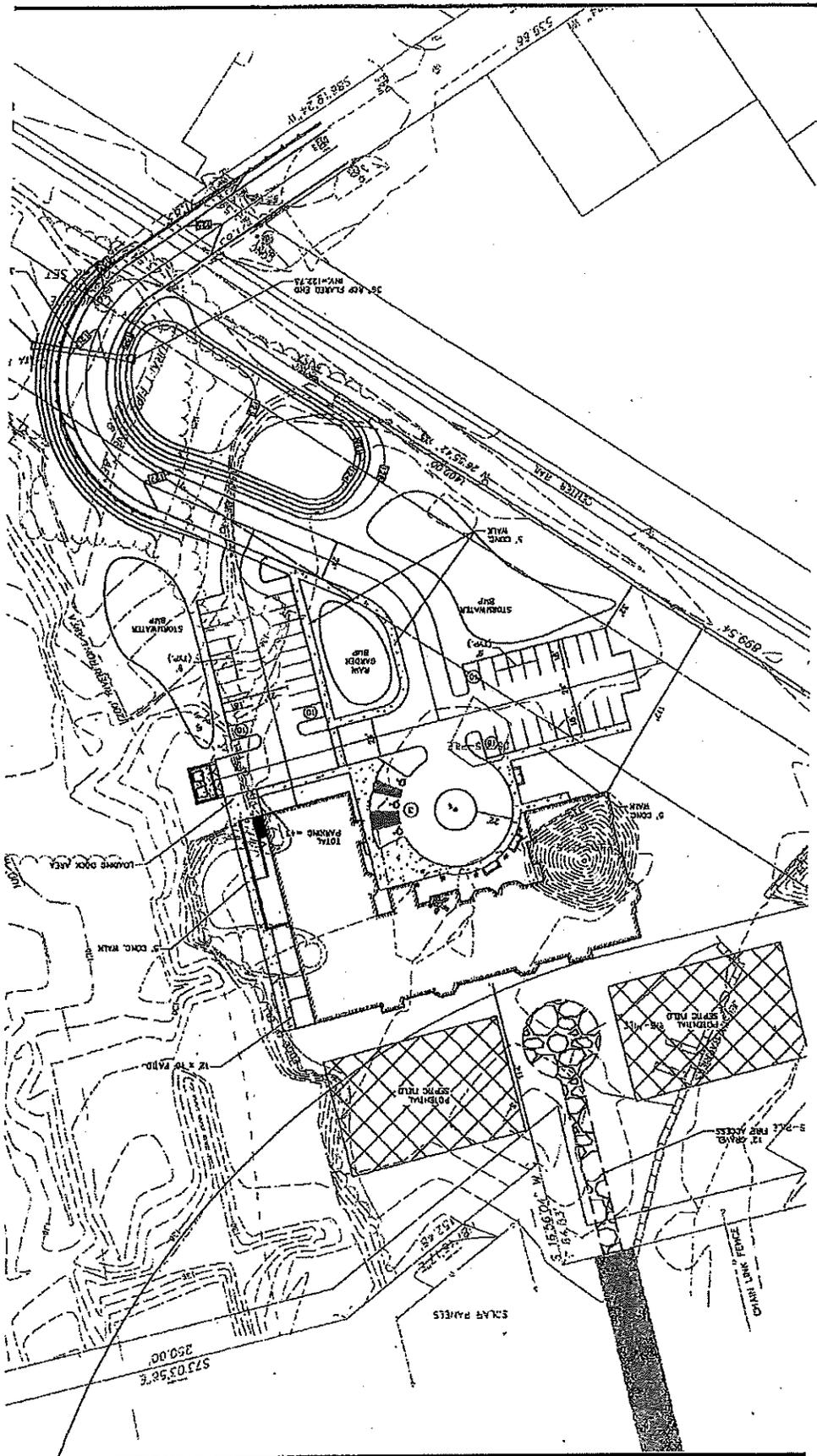


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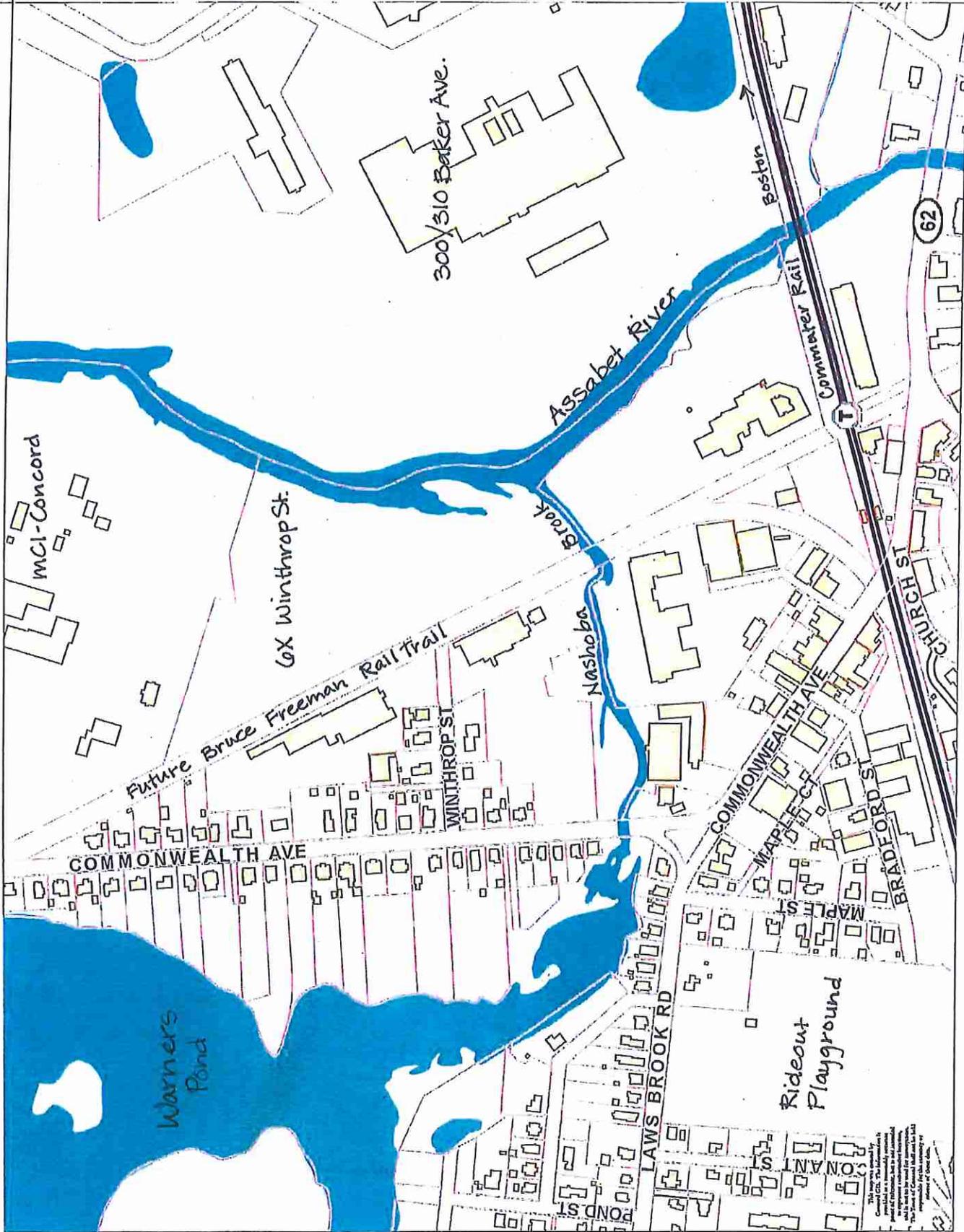
NO.	DATE	REVISIONS

ALL DIMENSIONS SHOWN ON THIS PLAN ARE TO BE TAKEN FROM THE CENTERLINE OF THE DRIVE UNLESS OTHERWISE NOTED. SEE PLAN FOR DIMENSIONS.





- Town Boundary - State Survey
- Address Numbers (Staff)
- Buildings 2016
- Permits FY17
- MA Highways
- Interstate
- US Highway
- Numbered Routes
- MBTA Commuter Rail Station
- MBTA Commuter Rail
- Streams
- Rivers & Ponds
- Shops/Centerlines (Staff)
- Streets/Area (Staff)



Junction Village - 6X Winthrop Street

Printed on 09/30/2016 at 10:26 AM

1080 ft
530



Town Boundary - State Survey
 MA NHESP Certified Vernal Ponds
 Address Numbers (Start)
 Precinct With Aerials
 MBTA Commuter Rail Station
 MBTA Commuter Rail



Junction Village / 6X Winthrop Street

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0 320 640 ft