

How can I support Junction Village?

- ◆ Learn about the project and the benefits to Concord and its residents
- ◆ Talk to family, friends and neighbors about how important this is for Concord
- ◆ Come to upcoming public meetings to show support
- ◆ Attend Town Meeting in April and vote for Article 30
- ◆ Go to the CHDC web page to get more information:

Website: www.RHSOhousing.org =>
Member Towns => Concord => CHDC



Concord Housing Development Corporation

The Concord Housing Development Corporation is a non-profit whose responsibility is to create and maintain affordable housing for residents of low, moderate and middle income, on behalf of the Town of Concord.

The CHDC was incorporated in 2006, replacing two previous Town committees; the Concord Housing Trust and the Concord Affordable Housing Committee.

All CHDC board members are volunteers and Concord residents who have been appointed by the Select Board.

The CHCD typically meets the 2nd Tuesday of the month in the Regional Housing Services Office (2nd floor, 141 Keyes Rd, Concord) at 7 p.m. The public is welcome to attend..



Junction Village

Affordable Assisted Living for Concord's Seniors



Sponsored by the **Concord Housing Development Corporation**

Concord Housing Development Corporation
PO Box 195
Concord, MA 01742

Email: CHDC.affordable@gmail.com



Welcome Home to Junction Village!

Junction Village is a proposed 100% affordable assisted living residence, which will provide 83 apartments for seniors of low and moderate incomes. In addition, the residence will be surrounded by open space with passive recreation available to all, protected through a permanent open space restriction.

Junction Village is an integral part of Concord's commitment to provide services to seniors so they can afford to continue to live in our town throughout their lives. It will join other benefits, such as tax exceptions and abatements, Housing Authority independent apartments and Council on Aging services.

What is Concord's need for affordable assisted living?

There are more than 3,500 residents over age 65 living in Concord today. By 2030 that number will be more than 6,100. More than 600 of these residents currently qualify for low-income affordable housing, based on their income.

Currently, 37% of those living in subsidized independent senior housing in Concord will eventually need to move to assisted living/nursing care. Today, most of them must leave Concord. Junction Village will offer the opportunity to stay. In addition, adult children looking to have their aging parents move closer to them will now have greater, and more affordable, options.

How Does Concord Benefit?

- Concord seniors will gain 83 affordable living options, at a significant cost savings over traditional assisted living
- Expands diversity of affordable housing opportunities in Concord
- ~7 acres of open space for passive recreation on the Assabet River protected through a Conservation Restriction
- Continued control over future development by sustaining 10% affordable housing through 2030
- Property taxes will be added to the tax rolls
- Provides for new jobs and revenue for local businesses

The Residence

Junction Village will be a single three-story building located on land donated by the Commonwealth to the Concord Housing Development Corporation in 2013, and located across the old rail bed at the end of Winthrop Street.

The residence will have both studio and one-bedroom apartments, reserved for those over age 65 meeting affordable income guidelines and needing help with activities of daily living. Residents will have the use of a country kitchen, a central living room with fireplace, a library, activity room, pub area and beauty parlor. Each apartment will contain a galley kitchen, microwave, sink and refrigerator, and private bath equipped with emergency call systems. Community spaces will be open to the public.

Frequently Asked Questions

Will Concord residents have a preference? Yes, in accordance with federal Fair Housing laws, Concord residents will be given preference on the initial leasing of the units.

Why does Concord need to help fund this? In order to build affordable housing and be granted tax credit funding, the state requires a contribution from towns.

How will this increase traffic in West Concord? Several traffic studies show that increases will be minimal, as only 3-4 residents will have cars, and staff travel occurs on off peak hours.

Is the site safe for a residence? The land has been environmentally tested several times and found to be safe.

Will the building be environmentally sustainable? The builders are committed to as high a LEED rating as they can achieve.

When will the building be completed? The current plan is to break ground in late 2018, and open in late 2019.

What will it cost to live there?

Monthly fees include 3 meals/day, medication reminders, and help with bathing and dressing. Fees vary depending on resident's income and state funding programs.

What are the income levels and eligibility?

# Apts	Income
17	\$23,550 or less (30% AMI)
26	\$47,100 or less (60% AMI)
40	\$117,750 or less (150% AMI)

Junction Village needs your voice. Come support the project at Town Meeting, Article 30.