

A path for senior housing development: the Benfield Farms experience

Metropolitan Area Planning Council Minuteman Advisory Group
Interlocal Coordination (MAGIC) Site Tour
August 22, 2017

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Benfield Farms - Chronology

2004

Carlisle Town Meeting voted to acquire the 45-acre Benfield property for mixed-use with \$2 million Community Preservation Act funds.

2007

Carlisle Housing Authority makes decision to use its 4.39-acre portion of the property for senior rental housing and to dispose of the property through a long-term ground lease.

2008

Carlisle Housing Authority votes to release an Request for Proposals. NOAH, a Community Development Corporation from East Boston is selected as the developer.

2009 to 2010

NOAH receives Zoning Board of Appeals Comprehensive Permit, Conservation Order of Conditions, Title V Septic Permit and MassDEP Public Water Supply Permit.

Benfield Farms Chronology

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2010 to 2012

NOAH applies for Department of Housing and Community Development (DHCD) One-Stop funding (awarded after third-round application).

2012

NOAH receives DHCD funding, including \$5.9 million in federal and state Low-Income Housing Tax credits equity. NOAH groundbreaking.

2014

NOAH holds ribbon cutting. NOAH holds lottery with 70% of units set aside for local preference. First move-in March 2014.

2015

Benfield Farms is selected for 2016 American Institute of Architects Design for Aging award.

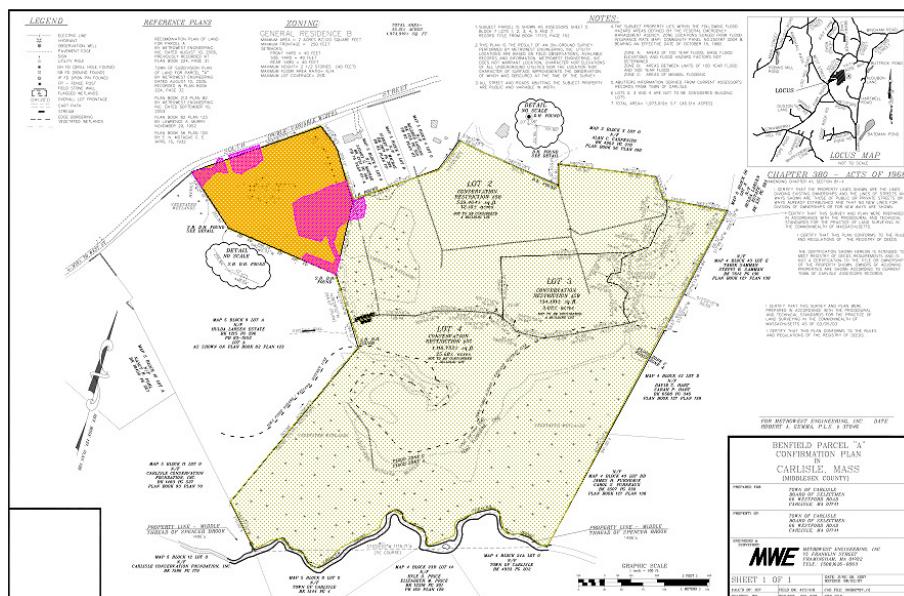
2016

Benfield Farms continues to be fully occupied. Recognized as one of the top 15 projects nationally to receive the American Institute for Architect's (AIA) merit award for Design for Aging.

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Benfield Farms Site Plan



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Benfield Lot 1



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Basis for project support

Demand:

*Senior population increasing
Long waiting lists in neighboring towns*

Community Participation and Input

Existing senior housing supply:

*No elevators
Long waiting lists
Laundry facilities in separate, non-attached building.*

Financing available

Federal and state Low Income Housing Tax Credits and other programs

Meeting Chapter 40B goals

All rental units count as long as 20-25% affordable.

Land Disposition

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Benfield Farms



26 units – 17 one-bedroom, 9 two-bedroom

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Questions?

