

Project Profile: The Saint Aidan



Photo by Greig Cranna

Developer:	Boston Planning Office for Urban Affairs
Location:	Brookline, MA
Description:	The St. Aidan has 50 units of mixed-income housing in one of the nation's most expensive housing markets. Sixty-one percent of the units (which includes condominiums with values to \$1.95M) are affordable to persons earning less than 80% of Area Median Income (AMI); one-third of the units are affordable to households earning less than 60% AMI. The inclusion of six fully accessible apartments, affordable to families earning less than 30% of AMI, extends access in this mixed-income, mixed-tenure development to persons with disabilities, a key goal of both the developer and the community.
Total Development Costs:	\$37 million
Capital Funding:	Low Income Housing Tax Credit, HOME, Brookline Housing Trust, MA Community Based Housing (CBH), Community Development Block Grant, MA Affordable Housing Trust Fund, Federal Home Loan Bank of Boston Affordable Housing Program
Income Profile:	6 units at 30% AMI, 6 units at 30-50% AMI, 8 units at 50-60% AMI, 15 units at 60-80% AMI, 1 unit at 80-110% AMI, 14 units unrestricted (sale prices to \$1.95m)
Rental Assistance:	Six Section 8 Project-based vouchers through the Brookline Housing Authority
Integrated Housing Features:	<p><u>Targeted Units:</u> Six (12%) of the units are targeted specifically to people with disabilities whose incomes are at or below 30% of AMI. Tenants must have a disability and be institutionalized or at risk of institutionalization. The Massachusetts Rehabilitation Commission, a state services agency is, is responsible for verifying applicant eligibility.</p> <p><u>Affordability:</u> The six targeted units have Section 8 Project-based vouchers through the local housing authority. With the project-based assistance, these units can serve extremely low-income people with disabilities including those with no source of income.</p> <p><u>Accessibility:</u> Three of the targeted units are wheelchair accessible.</p> <p><u>Supports:</u> Tenants in the targeted units receive individualized community-based services such as case management, personal care attendant and other supports as needed and desired. This program does not currently have state level system linkages between the targeted units and state-funded long term supports. In addition, the Owner provides limited resident services to all residents through a Resident Services Coordinator provided by the Management Agent.</p>