

## Project Profile: Spencer Green



Photo by Chelsea Neighborhood Developers

**Developer:** Chelsea Neighborhood Developers (CND)

**Location:** Chelsea, MA

**Description:** CND developed Spencer Green in cooperation with the City of Chelsea in 2009 as part of a neighborhood revitalization effort. The project includes 48 affordable Low Income Housing Tax Credit (LIHTC) units with an emphasis on sustainability and accessibility.

**Total Development Costs:** \$15.2M

**Capital Funding:** LIHTC, HOME, Community Based Housing (CBH), MA Affordable Housing Trust Fund

**Income Profile:** 8 units <30% of Area Median Income (AMI), 40 units at 50-60% of AMI

**Rental Assistance:** Section 8 Project-based Assistance

**Integrated Housing Features:** Targeted Units: Four (8%) 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 responsible for verifying applicant eligibility.

Affordability: The four targeted units have Section 8 Project-based vouchers through the state housing authority. With the project-based assistance, these units can serve extremely low-income people with disabilities including those with no source of income.

Accessibility: The four targeted units are each wheelchair accessible.

Supports: 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, all tenants are supported by a Resident Services Coordinator employed by CND's property management company, Winn Residential.