

Carlisle Housing Authority  
66 Westford Street  
Carlisle, Massachusetts 01741

FOR IMMEDIATE RELEASE

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July 15, 2010

**Carlisle, MA –**

Benfield Farms off South Street and West Streets, is proposed to be 26-units of senior rental housing development with a barn-like appearance, designed to blend in with Carlisle's picturesque rural housing types. Last night, after a lengthy review, Benfield Farms received its Comprehensive Permit from the Carlisle Zoning Board of Appeals. Alan Lehotsky, Chair of the Carlisle Housing Authority (CHA), said, 'I am very pleased to announce that the Housing Authority worked very closely with the ZBA and Town Boards for the past 18 months to reach this most welcome moment.' I am glad we selected the NOAH team to work collaboratively with all parties in Town so that we can build much needed affordable senior housing, for which there is already a lengthy waiting list.' John D. Williams, Chair of the Board of Selectmen and Chair of the Town of Carlisle Affordable Housing Trust also expressed his pleasure with this announcement.

NOAH is the Greater Boston, non-profit developer selected by CHA in late 2008, to develop this complicated 45- acre, multi-use site. Led by the CHA, NOAH met with each Town Committee and its elected or appointed leaders, as well as residents and abutters, to design the project. There will be new landscaping off South Street to screen the property and there will be access to the rear Conservation land and potentially Recreation field in years ahead. The Comprehensive Permit allows NOAH to submit a lengthy financing application to the State in the September. Competition for affordable housing funds is fierce, so it may take another round before funds are allocated. The CHA will issue a ground lease to NOAH, so the Town retains control of the beautiful land.

The proposed green and low-impact development senior rental housing project, is the first Town-sponsored housing in 30 years! It will be built on the Housing Authority's 4.39 acre lot, which is part of 45+ plus acres of town-owned property, which also includes conservation and recreation land, located on South Street. The property was purchased for \$2 million dollars of Community Preservation Act funds in 2004.

Currently, there are 89 seniors on the Benfield Farms "Interest list," individuals who have requested an application and the opportunity to participate in the lottery, once they are available. The proposed Benfield Farms development will have 17 one-bedroom and 9 two-bedroom units. Proposed as two connected buildings, a "farmhouse and barn", it will have one elevator. It has been proposed that 22 of the 26 units will be affordable.

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The NOAH Benfield team includes the following firms: Meridian Engineering, DiMella Shaffer Architects, Landmark Construction, and the law firm of Smolak and Vaughan.

Benfield Farms senior affordable housing development includes:

- Twenty-six units of senior rental housing, inc 17 one-bedrooms and 9 two-bedrooms
- Age restricted housing for seniors 62+
- Preference for Carlisle residents (within DHCD affordable housing guidelines).
- Meeting spaces and beautiful views for residents.
- Coordination of the provision of senior supportive services such as the Council on Aging and Minuteman Senior Services.
- Professional design, construction and resident management.
- The use of up to \$425,000 of appropriated Town of Carlisle CPA funds (FY 2009) for infrastructure, e.g. road, well and septic system.
- The proposed development will be contiguous to 40+ acres of town-owned land with Conservation and Conservation with Recreation Use Restrictions.
- Green building (Energy Star) and low-impact development.
- Currently there are 89 seniors on the “Benfield Farms Interest List” who have requested to be able to apply (when appropriate).

Once the project is funded, it will take another six months to start construction, which will then take 14-18 months to complete. Future releases will be posted on the Town’s web site.