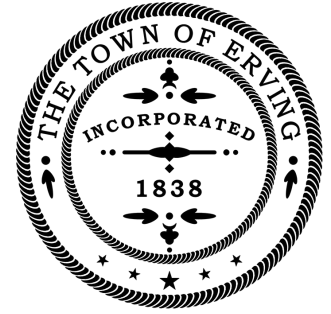




PLANNING FOR ERVING SENIOR HOUSING



Project Information & Frequently Asked Questions



The Senior Housing Committee will be launching a Request for Proposals (RFP) for the creation of Senior Housing on Care Drive. This document serves to answer some basic questions the community may have about this project. If you would like more in depth answers or have questions, feel free to reach out to Mariah Kurtz, Town Planner mariah.kurtz@erving-ma.gov 413-422-1105

OUR PROJECT

We are asking developers to submit proposals (including design concepts, preliminary budgets, and organization information) for housing on the 6.47 acre parcel behind the new Erving Public Library - this lot is partially wooded right now so it looks smaller than it actually is. This project is in the planning stages and it will likely be *several years* before this project is built.

- Request for Proposals launch date: Wednesday July 26, 2023
- Proposal due date: September 27, 2023
- 30-60 rental units
- Age restricted to 62+
- A minimum of 35% of the units must be affordable to households at or below 60% of the Area Median Income (AMI)
- A preference to include some market rate housing
- A long term land lease rather than selling the property

THE HISTORY OF THIS PROJECT

Discussions of creating Senior Housing in Erving have been ongoing for decades. Significant work was done starting in 2015 to move the project forward. A lack of interest by developers and the COVID-19 pandemic stalled the project out, but we are enthusiastically moving forward now.

- One other Request for Proposal was put out in 2016. No responses were received.
- This project was specifically recommended in the 2002 Erving Master Plan



July 2023



WHAT DOES AFFORDABLE MEAN?

Housing is considered affordable for a family when they pay 30% or less than their monthly income on housing costs. Affordable housing can be confusing because of the distinction between subsidized Affordable housing (capital A) and housing which is naturally affordable due to market forces (lowercase a). Erving's project will include subsidized Affordable housing which comes with requirements about how the eligibility, selection, and pricing of the units is done.

Eligibility will be based off of Area Median Income (AMI). The current AMI is \$94,600 per household. Below are examples of percentages of AMI which are often used for eligibility determination.

	1 Person Household	2 Person Household	3 Person Household	4 Person Household
30% AMI	\$19,800	\$22,600	\$25,450	\$28,250
60% AMI	\$39,540	\$45,180	\$50,820	\$56,460

*****These are just examples and are subject to change. You should not try to determine your eligibility for housing based off of this chart*****

HOW MUCH AFFORDABLE HOUSING DOES ERVING HAVE NOW?

Erving has 0% Affordable Housing units on the Subsidized Housing Inventory (SHI). This means that there are no subsidized housing units in Erving although there may be “naturally” affordable housing in the community. In those cases, rent is vulnerable to changing with the market.

HOW DO I KNOW IF I MEET THE REQUIREMENTS TO RENT A UNIT?

Once the project is underway, there will be announcements made calling for applications. At that time the eligibility requirements will be outlined.

