



Erving Senior Housing

The Town of Erving is pursuing a senior affordable housing development on Town-owned land adjacent to its senior center, elementary school, and future library. The Town contacted FRCOG in June for assistance with understanding ownership options for the housing development as well as potential next steps in the development of the project. The Town is interested in maintaining some control over the property given its location as part of a larger municipal complex, but does not want to be a manager of the housing development.

FRCOG staff reviewed previous work conducted for the project, including a survey on senior housing needs and a zoning summary with development recommendations conducted by LDS Consulting in 2016, and mapping of the developable area and preliminary site constraints by Berkshire Design Group in 2017. These activities were funded through a Community Development Block Grant (CDBG) administered by the Franklin County Regional Housing and Redevelopment Authority (HRA). Staff also assessed different zoning change options that the Town could explore to accommodate the senior housing development in lieu of pursuing a friendly 40B Comprehensive Permit, and procurement and ownership options, including an outright sale of the property, long-term lease, or developing the housing as a public construction project.

Staff met with the Town Administrator and Erving Housing Committee to review these options and discuss next steps in the process and potential resources for accomplishing remaining tasks. The Town has set aside CDBG funds for further pre-development work including site plans and conceptual designs, environmental permitting, and economic feasibility. FRCOG staff provided the Town Administrator with contact information for the Massachusetts Housing Partnership's Community Assistance program. FRCOG staff also communicated with the Town Administrator and the HRA to confirm completion of a Senior Housing Supply and Demand Study by LDS Consulting in 2016, which documents the need for affordable senior housing in town. The Town is now working with MHP staff to complete pre-development work for the project.

