

# Chelmsford Arms Redevelopment

Select Board Presentation  
Chelmsford Housing Authority

# Project Overview

Redevelopment of Chelmsford Arms senior housing

64 units replaced with 96 modern affordable units

Housing for residents age 62+

Partnership with CHOICE Housing and SCG Development



# Existing Conditions

Built in 1973 – aging infrastructure

Failing cast iron waste lines

Buildings no longer meet current standards



# Why Redevelopment

- Preserve long-term affordability
- Improve safety and accessibility
- Address failing infrastructure systems
- Modernize housing for seniors



# Proposed Development

96 one-bedroom affordable senior apartments  
Single 3-story building  
Fully accessible and energy efficient  
Supportive services included

100% affordable housing  
30%, 50%, and 60% AMI  
Project-Based Vouchers  
Support for extremely low-income seniors





# Environmental Design

Passive House goals

Stormwater treatment systems

Reduced impervious surfaces

Solar and energy efficiency



# Amenities

- A spacious lobby and reception area with seating that overlooks the drop-off zone
- On-site management and resident service coordinators to provide support
- A mail and package room with easy access
- A large community room with kitchen that opens to an outdoor patio for events and gatherings
- Multiple vertical circulation hubs, including elevators, to improve accessibility
- Shared laundry rooms on each floor with three washers and dryers
- A planned library, salon, and wellness center to support healthy living
- Generous hallway nooks for social stops, casual reading, or quiet reflection
- Beautiful outdoor seating areas, including a shaded courtyard and walking paths

# Neighborhood Fit

Traditional New England architecture  
Gabled roofs and dormers  
Residential scale and materials  
Landscaping and buffers



# Community Benefits

Adds 32 new affordable units

Preserves critical housing

Supports aging in place

Improves housing quality



# Closing

Investment in Chelmsford's future  
Modern, safe senior housing  
Commitment to collaboration

