

THE LEDGES

Affordable independent housing for seniors in the MetroWest area

The Ledges, a 64-unit affordable housing development created by The Planning Office for Urban Affairs and EA Fish Development, provides adults aged 62+ with affordable, safe, stable, and independent housing in a natural, wooded environment. This development is the culmination of a 10+-year public-private partnership between the Town of Ashland, EA Fish Development, and POUA to develop affordable, senior housing on a Town-owned parcel. The Ledges will provide housing to a diverse population, with 15 of the units available for residents who earn less than 30% Area Median Income (AMI), 25 units for those who earn less than 50% AMI, and 24 units for those who earn less than 60% AMI. In addition, at least 15 of the units will provide homes for local Ashland residents.

The Ledges features an energy-efficient, high-performance design, with extensive community space for a broad array of resident programs. In particular, the development includes a fitness center; a lounge area with shuffleboard, a fireplace, and a crafting area; laundry facilities; on-site parking; on-site management; resident services and activities; and nearby parks and walking trails. The development also sits close to local schools, hospitals, shops, restaurants, and major highways.



Developer:

Planning Office for Urban Affairs
EA Fish Development

Architect: The Architectural Team

Contractor: Dellbrook Construction

Property Management: Peabody Properties

Attorney:
Nixon Peabody

Engineer: Horsley Witten Group



Financing:

Citizens Bank
Raymond James Tax Credit Funds
Commonwealth of Massachusetts Dept. of
Housing & Community Development
Massachusetts Housing Partnership

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