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Peabody Properties, Inc. accepting applications for lottery of affordable residences at The Coolidge at Sudbury

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Peabody Properties, Inc. is accepting applications for the upcoming lottery for the affordable residences at The Coolidge at Sudbury, a 64-unit apartment community located at 189 Boston Post Rd. (Rte. 20), being created by B'nai B'rith Housing for active adults aged 55 and better.

B'nai B'rith Housing, a nonprofit, nonsectarian developer of affordable housing, celebrated the groundbreaking of The Coolidge at Sudbury in November 2013, and the rental community is expected to open late this summer.

Marketing and leasing for The Coolidge at Sudbury is being handled by Peabody Props. To be considered for the lottery drawing, applications for the new apartments must be addressed to Peabody and postmarked by March 17th.

The name, "The Coolidge," pays homage to the Coolidge family who began a substantial greenhouse operation on the six-acre site in the 1800s and ceased operations a number of years ago.

The Coolidge at Sudbury will feature common space and amenities including a community gathering space with kitchen, cozy library, fitness center, outdoor grilling area and front veranda. In addition, the community is pet friendly and smoke-free with on-site management, resident services, two elevators and on-site parking.

Applications are available on line at www.TheCoolidgeAtSudburyApts.com; by phone at 978.443.0002; or by pick-up at three locations: Sudbury Senior Center, 40 Fairbanks Rd. Sudbury; Sudbury Planning & Community Development Office, Flynn Building, 278 Old Sudbury Rd., Sudbury; and The Goodnow Library, 21 Concord Rd., Sudbury.

All units are rent and income restricted, available to residents aged 55 and over who earn less than or equal to 60% of the AMI (area median income). Rent for 56 one-bedroom units is approximately \$975 (includes heat and hot water, resident pays all electric). The remaining 8 one and two bedroom units are designated for very low income residents who earn less than or equal to 30% of AMI as project based Section 8 that will be administered by the South Middlesex Opportunity Council (SMOC).

"The Coolidge is an excellent affordable housing opportunity that offers a high quality, service-enriched model of senior housing that focuses on resident wellness and social engagement. We would appreciate if the community will help us to spread the word to potential residents since applications must be submitted by mid-March to participate in the lottery," said Susan Gittelman, executive director of B'nai B'rith Housing.

The development is financed through housing tax credits, state housing programs, the Town of Sudbury Housing Trust and the West Metro HOME Consortium. Bank of America/Merrill Lynch is the construction lender and investor limited partner.

The architect for the project is The Architectural Team of Chelsea, MA. The general contractor is Keith Construction Inc. of Canton, MA.

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