

Charles River Heights

Address: 59 East Militia Heights Drive, Needham, MA



Project Summary

Charles River Heights (the “Project” or “Heights”) is a project proposed by the Charles River Center (“CRC”) to redevelop 3.5 acres of land at 59 East Militia Heights Drive in Needham (the “Property”) to serve as an integrated housing and education complex where adults with intellectual disabilities can live side by side with people without intellectual disabilities.

By way of background, CRC was established in 1956 to empower and support people with developmental disabilities by offering high-quality, individualized opportunities that foster independence and community inclusion. Programs that CRC currently offers include day, residential, family, and in-home support services. Day services include community-based day support, employment, and day habilitation. Residential services include 32 group homes in 10 communities. Family and in-home support services include respite services, after work programs, in-home behavioral services, vacation programming for school-aged children, educational training, family, navigation of services, and individual support and adult family care.

In 2023, CRC acquired the Property in hopes of addressing the unmet housing need for individuals with autism and intellectual disabilities. Recently, CRC partnered with the Planning Office for Urban Affairs (“POUA”), a nonprofit housing developer and affiliate of the Archdiocese of Boston, on the Project to create an inclusive and vibrant community that provides an innovative and integrated housing model to address this urgent need for housing.

The Heights will entail 86-units of housing for households earning at or below 30% to 80% of Area Median Income. Approximately half of the units in the Project will be available through a closed referral system for people with autism and intellectual and developmental disabilities and CRC staff. CRC will provide a comprehensive network of support and services alongside educational opportunities within the Project, including remote support for monitoring overnight, clinical support including medical, health and safety, college navigation, employment and career exploration, training and job support, adult companion and peer support and transportation services.

As part of the CRC's educational model, the remainder of the units in the Project will be available to households earning at or below 30% to 80% of Area Median Income but will not be restricted to individuals with autism and intellectual and developmental disabilities. The integration of adults with disabilities and adults without disabilities is a critical component of the CRC model and is mandated by both federal and state law, which require such individuals to have access to the greater community, and receive support in the least restrictive, and most typical setting possible. When complete, the Project will provide a creative model of an inclusive community for other cities and towns across the state and beyond.

Unit Summary

<u>Overall</u>	Affordable CRC (4)	Affordable Sec. 8/MRVP (4)	Affordable 60% AMI, LIHTC (1)	Affordable 80% AMI	CRC Staff	TOTAL
Studio	33	0	0	0		33
1 Bedroom	10	0	25	3	5	43
2 Bedroom	0	7	1	2	0	10
Total	43	7	26	5	5	86