



The **Community Builders, Inc.**

Mill Pond – Littleton, MA



MILL POND

The Community Builders, Inc. worked with the Concord Area office of the Department of Mental Health to create Concord Area Real Estate Development, Inc. (CARD) in 1981. CARD's initial goal was to develop affordable housing in an appropriately integrated setting for both chronically and mentally ill individuals and for elderly residents.



With the support of the Littleton Housing Authority, CARD entered into an option to buy a site overlooking Mill Pond. Locally-based Emerson Hospital served as the sponsor, and the project won financial support through the HUD Section 202 program.

Located in a beautiful waterside setting, Mill Pond Apartments offers 42 traditional one-bedroom apartments for the elderly and an eight-bedroom group residence for mentally ill persons. The first residents moved into the building in November of 1984. On-site services assure the support needed for these residents.

Mill Pond at a Glance

- 42 new units of accessible supportive housing for the elderly and an eight-bedroom group home for mentally ill individuals in a picturesque setting overlooking Mill Pond.
- **TCB Role:** Development Consultant
- **Sponsor:** Concord Area Real Estate Development, Inc. (CARD)
- **Financial Participants:** HUD Section 202, Section 8 Rental Assistance
- **Total Development Cost:** \$2.5 million

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