



6/23 (3)  
TOWN OF ACTON

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**Acton Community Housing Corporation**  
**Nancy E. Tavernier, Chair**

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TO: Acton Board of Selectmen  
From: Nancy Tavernier, ACHC  
SUBJECT: Robbins Brook Assisted Living, Phase II  
DATE: June 20, 2003

Stephen Vazza, developer of Robbins Brook, contacted the Acton Community Housing Corporation regarding the inclusion of Affordable Units in the proposed Robbins Brook Phase II development. Discussions with Mr. Vazza focused on two (2) options.

- 1). The proposed development of 45 townhouses would include two (2) affordable units 1800 sq. ft. units
- Or
- 2). The proposed development would provide three (3) affordable units 1200 sq. ft.

In either case, the affordable units will not be distinguishable from the market rate units and will be scattered throughout the development of Phase II.

On June 20, 2003 the ACHC members voted to recommend to the Selectmen option #2. Ben Johnson of the State's Local Initiative Program (LIP) has stated that the State would approve the smaller units, as the project is not a 40B. It should be noted three (3) units although smaller would contribute a higher affordable percentage than two (2) units. It is important the Affordable Units qualify under and contribute to the Town's 10% affordable goal. Therefore, the ACHC recommends the following:

- 1). The sale of the Affordable Units is governed by a Regulatory Agreement, which restricts the sales of the Affordable Units. Sales of the Affordable Units must be subject to long term deed restrictions requiring owners to sell to other income qualified purchasers and limit the price on resale to ensure they remain affordable.

- 2). The Affordable Units must comply with State Affordable regulations.

- 3). The Master Deed, to state the ownership interest in the units will be based on the actual sales price of the unit. As a result, condominium fees and voting rights will be proportional to ownership interest. The Deed documents will state the percentage of ownership interest for each of the affordable units.

4). Monies should be set aside to hire a consultant to conduct the initial lottery and purchase process of the Affordable Units to income eligible applicants in order to assure compliance with the STATE LIP Program.

5) The ACHC members recommend the Affordable units include the base amenities of the market rate units. I.e. carpets and appliances.