

Acton Community Housing Corporation

Nancy Tavernier, Chairman

TOWN OF ACTON

Acton Town Hall

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August 25, 2009

Toni Coyne Hall
Department of Housing and Community Development
100 Cambridge St., Suite 300
Boston, MA 02114

Dear Ms. Hall:

The Acton Community Housing Corporation has voted to recommend to the Board of Selectmen and DHCD, the proposed 5 unit LIP project at 99 Parker St. in Acton. We have been working with Mark Starr and Dennis Dyer on various iterations of this proposal. The final proposal retains the existing farmhouse on the site and adds four single family homes in an environmentally sensitive manner.

Whenever the ACHC reviews 40B developments, we always look for the redeeming features above and beyond the provision of affordable units. This development has many. One is the retention of the existing home on the site rather than tearing it down. This is consistent with the town's sustainability efforts and stresses the importance of reusing and rehabilitating existing sites for affordable housing. Of the five units, two will be sold as affordable and three, including the existing home, will be sold at a market price. It is the intention of the developer to price these units to be attainable in an effort to attract Acton employees to Town. In addition, the developer is proposing to designate one of the units for a disabled veteran, either one of the affordable units or a market unit. We know this will take some negotiating with DHCD to assure the marketing meets the LIP requirements. We appreciate your willingness to consider this creative approach to affordable housing.

ACHC is appreciative of the small scale nature of the proposal, both the density on site and the size of the houses themselves. Each unit will be 1400 sf of living space with the market units priced to be attainable to moderate income families making this a development of starter homes, something that is badly needed in our community. The farmhouse design is consistent with the historic use of the area and the existing house on site. It is located in an area of multi-family housing including some units owned by the Acton Housing Authority so it fits into the existing neighborhood.

The Town's Conservation Commission was particularly impressed with the site design and layout of the units and gave a unanimous recommendation for the project using the state Wetlands Act standards. They appreciated the design for a comprehensive storm water management system that creatively incorporates rain gardens and pocket wetlands, reduces lawn areas and impervious surfaces and a landscaping plan that includes native, non-invasive plants as well as buffering.

ACHC always appreciates the willingness of developers to work with ACHC and the Town on the design of the project, which is the beauty of the LIP program. The LIP process is the Town's preferred development option. We look forward to an expedited approval process for this proposal.

Thank you for your attention.

Sincerely,

A handwritten signature in black ink that reads "Nancy E. Tavernier". The signature is written in a cursive style with a large, prominent initial "N".

Nancy E. Tavernier, Chair
Acton Community Housing Corporation