

6/7/10 (7)

Christine Joyce

Subject: FW: McCarthy Village II project comments

-----Original Message-----

From: Kristin Alexander
Sent: Monday, May 24, 2010 3:50 PM
To: Megan Mulcahy
Cc: Manager Department; Planning Department; Kelley Cronin
Subject: McCarthy Village II project comments

Ms. Mulcahy:

As we discussed on the telephone today, the Town of Acton is very interested in providing comments to Massachusetts Housing Partnership (MHP) on the proposed McCarthy Village II (Sachem Way) Chapter 40B project. However, due to new membership on and scheduling of the Acton Board of Selectmen, the Town requests to provide comments to MHP on the McCarthy Village II (Sachem Way) project by June 9, 2010. This will allow time for new Selectmen to become more familiar with the project and all members the opportunity to discuss the proposal in greater detail (if necessary) at the June 7, 2010 Selectmen's meeting.

If you have any questions or concerns, please contact me.

Thank you for your time and consideration.

Best Regards,

Kristin Alexander, AICP
Assistant Town Planner
Acton Planning Department
472 Main Street
Acton, MA 01720
Phone: (978) 264-9636
Fax: (978) 264-9630
e-mail: kalexander@acton-ma.gov

4/7/10

Christine Joyce

From: Lauren Rosenzweig [lsr57@comcast.net]
Sent: Friday, May 21, 2010 9:09 AM
To: Christine Joyce
Cc: Steve Ledoux
Subject: Re: May 24 Agenda

Hi Christine,

On #7 --99 Parker Street--change to Comment Letter to **ZBA**.

Regarding McCarthy Village, if we have time to put it off to the June 7th meeting I would like to do that. I am not sure if people read about it in their mail packets, and the site walk did not happen. I would like to assign Pam Harting-Barrat as the point person on it.

This is a Mass Housing Project, and we would need to send our comments to them. Can you check with Kristen if this will be OK, and get the date of the site walk? We can put it on the agenda under Selectmen's business to remind me to appoint Pam and to tell the Board about it.

Lauren

On May 21, 2010, at 8:54 AM, Christine Joyce wrote:

Please review. I understand from Kristin that she is preparing comments regarding McCarthy housing. She said we did not have the site walk and feels we have more time to comment, but hopes to have something for today's packet. As I don't see it on the agenda, if she gets the stuff in to me, shall I put it under Selectmen's Business?

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Christine Joyce

From: Roland Bartl
Sent: Friday, May 21, 2010 5:56 PM
To: Steve Ledoux
Cc: Kristin Alexander; Manager Department
Subject: McCarthy Village II - AHA 40B project; site eligibility determination

Hi, Steve:

The Planning Department has conducted a general review of the concept plans for the McCarthy Village II (Sachem Way) Chapter 40B project proposed by the Acton Housing Authority (AHA). Below are our comments for consideration for the Town's/Selectmen's comments to the Massachusetts Housing Partnership.

- The State agency for Site approval is the Massachusetts Housing Partnership, as opposed to the Massachusetts Housing Finance Agency (MassHousing) who we had been dealing with most recently concerning two other proposed 40B projects.
- The Acton Housing Authority has already 35 units on the site, which had been approved under a Comprehensive Permit many years earlier. The Housing Authority will propose this project as an amendment to this prior 40B permit.
- In April 2009 and April 2010, the voters at Annual Town Meeting awarded the Acton Housing Authority with Community Preservation Act (CPA) funds for the project totaling \$400,000, demonstrating the Town's desire to move the project forward.
- The Acton Comprehensive Permit Policy (the Policy) gives preference to projects with more than (the minimum) 25% of the units as affordable and serving low income households. Typically Chapter 40B and other affordable housing projects tend to only provide 25% of the units within the project as affordable and serve primarily moderate income households. This project helps satisfy a housing need in Acton by making 100% of the units serve low income households.
- The Policy encourages a mix of unit styles and sizes. The project is comprised of two and three bedroom units and includes one wheel chair accessible unit.
- The project site is already owned by the Housing Authority. This avoids land acquisition costs.
- The project is outside the Policy's preferred location. However, it is reasonably near it - within 3/4 mile of North Acton Village, rather than the Policy's preferred 1/2 mile to villages. The project site is near some scattered service and retail establishments along Great Road. Also, it is within +/-3/4 mile of the North Acton Recreation Area via walking trails through Town conservation land and Town Forest.
- The Acton Housing Authority proposes 12 new dwelling units in 6 buildings with a total of approximately 12,000 square feet in net floor area on +/-2.5 acres. This brings the project's density to approximately at FAR 0.11, which is below the FAR 0.25 maximum for non-preferred locations under the Policy.
- Looking at the entire 6.43 acre Housing Authority property and combining the existing buildings/dwelling units with the proposed addition, the density numbers are as follows:
47 units (35 existing, 12 proposed) with a total of +/-41,000 square feet (+/-29,000 sf. existing, +/-12,000 proposed) resulting in an overall FAR of +/-0.15.
- For local zoning comparison: The entire property is located in the R-A zoning district, which allows multi-family use up to 5 units/acre. Upon completion of the proposed project, the total would be 47 units on 6.43 acres, or +/-7.3 units/acre.
- It appears the project is generally consistent with the site plan and open space criteria of the Policy.
- The plans show an area for a septic system. However, it appears there is a good chance that the Housing Authority will be able to tie into the North Acton wastewater treatment facility at Nagog Park, which already services the Housing Authority's existing units on the property.
- Overall, Planning would view this project favorably. While not within the preferred location under the 40B policy, it is reasonably close, and certainly much closer than the two 40B project recently or currently under review by MassHousing: (1) at Lillian Road and (2) at the Stow town line). The project offers a unique benefit - 100% affordability, and addresses a need that most other 40B projects do not - low income

6/3/2010

housing.

I hope this helps with the letter to the Massachusetts Housing Partnership. Please let me know if you need further assistance.

Roland Bartl, AICP
Planning Director
472 Main Street
Acton, MA 01720
(978) 264-9636

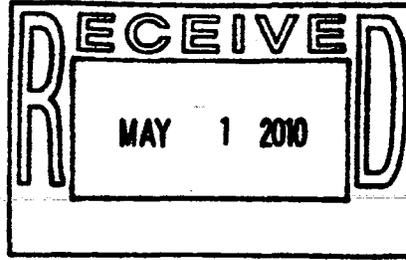


**Massachusetts
Housing
Partnership**

April 30, 2010

BY CERTIFIED MAIL

Lauren Rosenzweig, Chair
Acton Board of Selectmen
Acton Town Hall
472 Main Street
Acton, MA 01720



Re: McCarthy Village II, Acton Massachusetts (the "Property")

Dear Chairperson Rosenzweig:

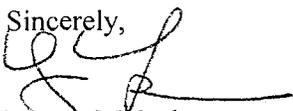
Please be advised that Massachusetts Housing Partnership ("MHP") has received a request for a determination of Project Eligibility from the Acton Housing Authority for the McCarthy Village II Property. As currently proposed to us, the project will consist of twelve (12) units, of which all twelve (12) units would be affordable and supported by a Project Based Section 8 contract.

The Acton Housing Authority has requested this determination of Project Eligibility as it relates to MHP's Neighborhood Rental Initiative Financing Program (NRI), which provides for a 20-year fixed rate permanent first mortgage loan, and an additional zero percent second mortgage subsidy loan (subject to funding availability), and requires the borrower to execute an Affordable Housing Agreement, filed with the Middlesex County Registry of Deeds, which would remain in effect for thirty (30) years. The affordability program proposed by the applicant would meet our minimum affordability requirements. We would appreciate any comments that you may have with regard to this project that would assist us as we consider the applicant's request. Please direct any comments that you have, if possible within the next thirty (30) days, to my attention at the address listed above.

Furthermore, I would like to remind you that at the time an application is made to the Zoning Board of Appeals for a comprehensive permit, technical assistance is available to the ZBA to review the permit application. The Massachusetts Housing Partnership's (MHP) *Ch. 40B Technical Assistance Program* administers grants to municipalities for up to \$10,000 to engage qualified third-party consultants to work with the ZBA in reviewing the Ch. 40B proposal. For more information about MHP's technical assistance grant visit MHP's web site, www.mhp.net or contact Connie Kruger at 617-330-9944 ext. 281, ckruger@mhp.net.

Thank you.

Sincerely,


Megan Mulcahy
Senior Loan Officer

Cc: Steven Ledoux, Acton Town Manager
Kelley Cronin, Acton Housing Authority
Rebecca Mautner, Development Consultant

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