

Local Needs

- a) **All existing subsidized housing in Acton, including address of Assessors Map reference for each subsidized housing unit;**

See attached.

- b) **Amount of low and moderate income housing which exists in town as % of housing units reported in last federal census**

There are 517 low and moderate income housing units in Acton. According to the 200 Census, there were 7,645 housing units in Acton. This means that 6.76% of the housing units are low and moderate income units.

- c) **How the proposed project does or does not protect the health and safety of occupants of proposed housing and residents of Town, promote better site and building design in relation to surroundings and preserve open space**

The proposed project will contribute to the health and safety of the residents by providing housing that is energy-efficient and meets Housing Quality Standards set by HUD. The prospective residents are currently either living in substandard housing, homeless or "doubled up". Much research has documented the health costs of living in substandard, homeless or near-homeless conditions. The proposed housing will be a dramatic increase in health and safety for the residents. At least 50% of the residents will be current residents of Acton, so these benefits will flow directly to Acton residents.

The site plan evolved out of extensive community involvement and incorporates dozens of comments received from neighbors and town staff. The Acton Housing Authority sought input from various stakeholders to guide the design approach. The following goals emerged from these discussions. Several of these goals contribute to protecting the health and well-being of the anticipated occupants as well as the neighbors.

1. **Minimize Impact and Foster a Sense of Community**
 - a. Provide play space for children
 - b. Create social gathering area
 - c. Seamless integration with McCarthy Village I
 - d. Provide connection to conservation land
2. **Low-Impact Development**
 - a. Preserve existing trees
 - b. Compact design
 - c. Minimize re-grading and paving
 - d. Limit site disturbance during construction

3. Minimize Impact on Neighbors
 - a. Protect abutters' property
 - b. Landscape screening at perimeter
 - c. Keep roof lines low
 - d. Minimize light trespass
4. Energy Efficient Building Goals
 - a. Achieve Energy Star Tier II rating
 - b. Maximize solar orientation
 - c. Maximize day lighting
5. Cost Effective / Meet Project Budget

The team reviewed over a dozen options and reached consensus from the stakeholders on the site plan which achieves all of the project goals. The site plan minimizes site disturbance by limiting the new development to the southern side of the site. The buildings are tightly grouped around a very efficient layout for parking and vehicular access, thus minimizing paving. The buildings are arranged around an imaginary oval to increase the sense of community. The access road also creates a seamless connection with McCarthy Village I. The sense of continuity is also realized by using the same duplex building typology. The proposed duplexes will closely match the massing of the existing duplexes on the site. Porches will help foster the sense of community.

The design team anticipates that this project will be LEED-certified under the LEED for Homes program at the silver level. A design approach that is oriented toward this certification will include a variety of measures to benefit residents, such as higher levels of insulation, measures to

The site design was developed to preserve the maximum amount of open space and leave 2.08 of 2.5 acres forested. The site plan connects the new housing to the existing housing by continuing the existing road. The duplex building design relates closely to the design of the existing duplex housing.

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT - CH40B SUBSIDIZED HOUSING INVENTORY

EXHIBIT 22

Acton

DHCD ID #

Project Name

Address

Type

Total SHI Units

Affordability Expires

Built w/ Comp. Permit?

Subsidizing Agency

DHCD

Yes

Perp

23

Rental

Sachem Way

McCarthy Village

DHCD

Yes

Perp

68

Rental

68 Windsor Ave.

Windsor Green

DHCD

No

Perp

12

Rental

27 Concord Rd.

n/a

DHCD

No

Perp

9

Rental

Scattered Sites

n/a

DHCD

No

Perp

18

Rental

scattered sites

n/a

DHCD

Yes

Perp

12

Rental

Sachem Way

McCarthy Village

DHCD

No

Perp

1

Ownership

Stow St

Bellows Farm

DHCD

No

Perp

1

Ownership

Nylander Way

Bellows Farm

DHCD

No

Perp

4

Ownership

Harris Street nr Rt 2A

Harris Village

DHCD

No

Perp

1

Ownership

Minuteman Road

Minuteman Lane

DHCD

No

Perp

1

Ownership

West St

West Road

DHCD

No

Perp

1

Ownership

Willow St

Bellows Farm

DHCD

No

Perp

1

Ownership

Conant Street

Bellows Farm

DHCD

No

Perp

1

Ownership

Central Street

Bellows Farm

4/8/2010

Acton

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This data is derived from information provided to the Department of Housing and Community Development (DHCD) by individual communities and is subject to change as new information is obtained and use restrictions expire.

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CH40B SUBSIDIZED HOUSING INVENTORY

Acton

DHCD ID #	Project Name	Address	Type	Total SHI Units	Affordability Expires	Built w/ Comp. Permit?	Subsidizing Agency
23	Bellows Farm	Mass Ave	Ownership	1	Perp	No	DHCD
24	Westside Village	Westside Drive	Ownership	4	Perp	Yes	DHCD
25	Crossroads Condominiums	244-248 Main Street	Ownership	3	2101	Yes	FHLBB
3685	Inn at Robbins Brook- Assisted Living	10 Devon Drive	Rental	3	Perp	No	DHCD
4184	DMR Group Homes	Confidential	Rental	25	N/A	No	DMR
7159	Franklin Place	520 Main Street	Ownership	3	perp	Yes	MassHousing
7160	Dunham Lane	Dunham Lane	Ownership	1	perp	No	DHCD
7161	Fort Pond Brook Place	68 River Street (fka 111-113 School St)	Ownership	2	perp	Yes	DHCD
7589	DMH Group Homes	Confidential	Rental	10	N/A	No	DMH
7684	Woodlands at Laurel Hill	551-557 Great Road Rear & 80-82 Nagog Park	Mix	296	perp	YES	MassDevelopment
7930	The Residences at Robbins Brook	Hartland Way and Preston Way	Ownership	0	perp	NO	DHCD
8656	Blanchard Place	139 Prospect St	Ownership	0	perp	YES	DHCD
8657	Davis Place	159 Prospect St	Ownership	2	perp	YES	DHCD

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DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT - ACTON CH40B SUBSIDIZED HOUSING INVENTORY

Acton

DHCD ID #	Project Name	Address	Type	Total SHI Units	Affordability Expires	Built w/ Comp. Permit?	Subsidizing Agency
8658	214 Central St & 28 Willow St	214 Central St & 28 Willow St	Ownership	3	perp	YES	DHCD
9002	Somerset Hills Condominiums	Somerset Hills	Ownership	2	Perp	NO	DHCD
9072	River Street	River Street	Ownership	1	Perp	NO	DHCD
9078	Parker Village Condominium	Parker Street/Drummer Road	Ownership	1	Perp	NO	DHCD
9079	Ellsworth Village	Ellsworth Village Road	Ownership	1	Perp	NO	DHCD
9091	Madison Place	737-741 Main Street/Chase Path	Ownership	1	Perp	YES	DHCD
9092	Somerset Hills Condominiums	10-16 Wampus Ave	Mix	2	Perp	NO	DHCD
9192	Lalli Terrace	442 Mass Ave	Mix	3	Perp	YES	DHCD

ActonTotals 517 Census 2000 Year Round Housing Unit: 7,645
 Percent Subsidize: 6.76%

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