

Acton Community Housing Corporation

Nancy Tavernier, Chairman

TOWN OF ACTON

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**Town of Acton
Planning Department**

TO: Acton Zoning Board of Appeals
FROM: Nancy Tavernier, Chair
SUBJECT: McCarthy Village II
DATE: July 15, 2010

The Acton Community Housing Corporation (ACHC) strongly supports the new 40B for the expansion of McCarthy Village owned by the Acton Housing Authority. The role of the ACHC is to act as the Town's initial contact with developers of proposed affordable residential housing projects, which may be site-specific or exploratory.

We have been working with the Acton Housing Authority since the concept phase of the proposed expansion of McCarthy Village which began in 2007. We have supported them every step of the way. We have partnered with the AHA in helping them acquire scattered site condo units in the town, including two brand new units in 40B developments. CPA funds and housing gift funds have been used jointly for this purpose and four units have been added to the Town's 10%. We recognize the critical need for more low income rental housing in Acton as evidenced by the long waiting list retained by the AHA. It is the single most critical housing need at this time. ACHC is often contacted by families in need of housing but since our program is home ownership, they must be turned away. While 12 units may seem like a small number given the significant need, it is huge in the world of affordable housing. Two very difficult Town Meeting votes were won thanks to the perseverance of the Acton Housing Authority director and Board and the support of the major town boards. The townspeople in Acton recognize the need and stood in support of the plan.

The Acton Housing Authority has gone out of its way to reach out to the abutters of this project and to mitigate their concerns. They have done more outreach than any other developer we have worked with. The project is well designed, efficient and attractive. The cooperation of the Health Department was instrumental in eliminating the need to install a large septic system. They helped broker an agreement to use the North Acton Treatment facility which results in preserving more open space on the site and keeping buffer areas intact.

A friendly 40B project such as this that has received two strong Town Meeting votes, preceded by votes of support from the Community Preservation Committee, the Board of Selectmen and the Finance Committee, deserves an expeditious review and approval by the Board of Appeals.

ACHC urges you to support this project.