

ACTON COMMUNITY HOUSING CORPORATION

ACTON'S AFFORDABLE HOUSING MILESTONES

- 1990 Annual Town Meeting adopts Master Plan vision statements, including “Promote a wide range of economic diversity in housing including low and moderate income housing.”
- Fall Special Town Meeting adopts the Affordable Housing Overlay District.
Sub-district A includes most sizeable vacant or underdeveloped parcels around Town: 25% density bonus for +/-10% affordable units. Preserves single-family neighborhood character, but allows some duplexes.
Sub-district B comprises less acreage. Includes, most vacant and underdeveloped parcels near designated commercial growth centers – villages and Kelley’s Corner, and other parcels near established commercial areas. Allows up to 5 multi-family units per acre for +/-30% affordable units.
- 1993 (2)* Acorn Park PUD – 74 single-family units plus one commercial building. Planning Board negotiated two off-site affordable units using existing housing stock. Completed.
- 1994 New View PCRC - 24 units in single-, duplex-, and triplex buildings with one on-site affordable unit plus \$100,000 contribution to Town affordable housing fund, all under sub-district A zoning regulations. Completed.
- 1995 (6)* Bellows Farm PCRC, 1995 – 114 single-family units. Planning Board negotiated six off-site affordable units using existing housing stock. Completed.
- 1998 (4)* Westside Village **40B project** (DHCD LIP)- Westside Drive off Sudbury Road. 16 single-family units, four affordable, on 5.25 acres. Completed. Base zoning was General Industrial, now Powder Mill Affordable Housing Overlay Sub-District B applies. Within walking distance are Powder Mill Plaza (Stop&Shop, CVS, banks, restaurants) and other restaurants, and stores in Acton and Maynard.
- 1999 (4)* Harris Street Place Major Affordable Housing project (local sub-district B zoning with variance for 25% affordable units) - Jennifer Path & Samantha Way off Harris Street. 16 single-family units, four affordable, on 3.3 acres. Completed Base zoning is Residence 10/8. Affordable Housing Overlay Sub-District B applies. Adjacent to Great Road commercial area – convenience store, liquor store, clothing store, restaurant, etc.
- 1999 Annual Town Meeting confirms affordable housing goals in 1998 Master Plan Update.
- 2001 (1)* Dunham Lane OSD – 10 single-family homes plus one on-site affordable unit rehabbing existing home. Lottery held March 2005.

- 2002 Acton adopts the Community Preservation Act. A minimum of 10% of the Community Preservation Funds will be used annually for the acquisition, creation, preservation, and support of community housing.
- 2002 (3)* Crossroads Condominium **40B project** (New England Fund)- At 248 Main Street. 12 townhouse units, three affordable. Completed in 2004. Abutting and within walking distance to Kelley's Corner commercial area
- 2002 Robbins Mill PCRC – 90 single-family homes. The Planning Board negotiated a \$400,000 donation to the affordable housing fund. Approved. Construction underway in 2005. Town received funds, retained in housing gift fund under control of Selectmen.
- 2002 Colonial Acres IV PCRC – 23 single-family homes. The Planning Board negotiated a \$300,000 contribution for affordable housing to the Acton Housing Authority. Approved. Construction completed.
- 2003 (3)* Inn at Robbins Brook – Selectmen negotiated 3 rental units at the Assisted Living facility for low Income seniors. Local preference is given to 2 of the 3 units.
- 2003 Affordable Housing Plan prepared with State funds. State approved the project . \$30K from the Executive Order 418 funding of Community Development Plans. By State requirements, the project completed 6/30/04.
- 2004 (3)* Franklin Place Ch. **40B project** (MassHousing Finance Agency) located at 520 Main St. adjacent to Acton Center. Originally proposed at 32 units. ZBA approved a smaller project of 12 units of Cape-style duplexes. Occupancy September 2005.
- 2005 (2)* Fort Pond Brook Place Ch. **40B project** (DHCD LIP) located at 68 River St. 8 units in 4, 2 unit townhouses in farmhouse design, with 2 affordable units. Occupancy January 2006.
- 2004-5 The Woodlands at Laurel Hill Ch. **40B rental project** (MassDevelopment) located at 80-82 Nagog Park.
- (296)* Proposed to be 296 rental units, 1 and 2 bedrooms, located in Acton. Became Avalon Acton in December 2006. An additional 64 2-BR condo units for 55+ housing. (phase cancelled by developer) ZBA approved December 2005. Under construction 2007. Occupancy began October 2007.
- 2006 (3)* Blanchard Place Ch. **40B project** (DHCD LIP)for 139 Prospect St. 12 units of 2 and 3 BR condo units, with 3 affordable units. Approved by ZBA September 2006. Occupancy Spring 2008.
- 2006 (2)* Davis Place **40B project** (DHCD LIP) at 159 Prospect St. 8 units of 3BR condo units with 2 affordable units. ZBA approved September 2006. Completed October, 2007.

- 2006 (4)* Robbins Brook. Townhouse development as part of Robbins Brook assisted and independent living complex in North Acton. Approved by Selectmen 2003 & 2006. 4 units to be sold to income eligible elderly households of age 55+. Occupancy expected by late 2007. One unit occupied in 2007.
- 2005 (2)* Madison Place located in North Acton. **40B project** (DHCD LIP). Proposed to be 8 units in 3 BR duplexes, similar in design to Franklin Place. Approved by ZBA, February 2007. Construction 2008. Occupancy of first unit September 2009.
- 2007 (3)* Willow/Central Residences. **40B project** (DHCD LIP) developed through ACHC on town-owned land in West Acton. A duplex built on Central St. and a bungalow on Willow St. Project approved by ZBA December 2006. RFP to find developer in March 2007. Developer selected, April 2007. Construction began October 2007. Occupancy in Spring 2008.
- 2007 (4)* Somerset Hills located on Wampus Ave. Condo conversion project approved by BOS June 2005. 2, 2-BR and 1, 1-BR units available for sale to first time homebuyers at reduced price. Two units sold to first time homebuyers, 2 units acquired by Acton Housing Authority.
- 2007 (3)* Ellsworth Village. 33 unit age-restricted development (55+) approved by Planning Board under Senior Residency zoning bylaw. 3 units (10%) to be sold to income eligible elderly households. Occupancy expected by Spring 2008. One unit built and occupied in 2008. Second unit occupied November 2009.
- 2007 (1)* Condo buydown unit at Parker Village. Occupied 2007.
- 2008 (15)* Towne School building conversion to 15 affordable rental units. **40B project** (Mass. Housing Partnership Fund) Abutting and within walking distance of Kelley's Corner commercial district. Delayed due to procurement process question at state level. Developer selected May 2006. Lease signed by Selectmen December 2006. Comp Permit granted in 2008. Occupancy expected Spring 2011. (not included in inventory count until fully funded)
- 2008 (3)* Lalli Terrace. **40B project** (DHCD LIP). Small 4 unit development in Kelley's Corner, 1 existing 4BR home and 3 new 2BR townhouses. Non-profit charitable developer providing funding for project with three affordable units and one income restricted unit (120% AMI). Comp Permit granted in 2008. Construction in 2009, and occupancy in 2010.
- 2009 (1)* Faulkner Mill. 20 unit development in South Acton Center allowed under village zoning. 1 affordable 2BR unit provided as a condition of the sewer connection. Occupied in 2009.

2009 (2)* Richardson Crossing and Marsh View. **40B project.** (MassHousing Finance Agency) Two 4-unit developments of single family homes by same developer on separate parcels. Hearing at ZBA November-February 2010. Marsh View denied, 3/2010. Richardson Crossing approved. Both appealed. Approval for Marsh View was negotiated with Town Counsel and ZBA. Two front homes redesigned to have a lower profile.

2010 (2)* 99 Parker St. **40B project.** (DHCD LIP) One existing farmhouse and four single family homes including one handicapped accessible. Creative approach to drainage and site design. Hearing at ZBA summer of 2010.

* Number of affordable units in project

8/10