

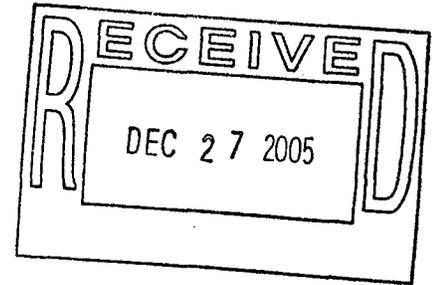


Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Mitt Romney, Governor ♦ Kerry Healey, Lt. Governor ♦ Jane Wallis Gumble, Director

ACTHC

December 21, 2005



Mr. Peter K. Ashton, Chairman
Board of Selectmen
Town of Acton
472 Main Street
Acton, MA 01720

Dear Mr. Ashton:

The Department of Housing and Community Development (DHCD) has reviewed Acton's recently submitted amendments to the town's Affordable Housing Plan pursuant to the provisions of the Planned Production regulation, 760 CMR 31.07. Based on our review of the plan and the amendments, we have determined that Acton's plan is in conformity with the provisions of the Planned Production regulation. Therefore, I approve the Affordable Housing Plan for the Town of Acton. For the purposes of Planned Production, approved plans are considered to be in effect on the date we received all required elements of the plan. For Acton, this date is December 5, 2005.

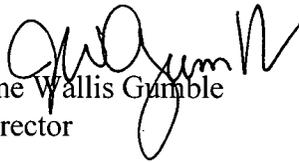
Now that you have an approved affordable housing plan, you may request DHCD certification of compliance with your plan. Compliance with a plan occurs when:

1. The town has produced housing units affordable to low- and moderate-income households during one calendar year that total at least $\frac{3}{4}$ of one percent of the year round housing units;
2. All units produced are eligible to be counted on the Subsidized Housing Inventory (SHI) during the entire certification period. If you have questions about which units are eligible for the SHI, please visit the link below: <http://www.mass.gov/dhcd/ToolKit/EligSumm.doc>; and
3. The housing units have been produced in accordance with the Affordable Housing Plan and the Planned Production Guidelines.

If the units meet these criteria, we will certify that you are in compliance with your plan within 30 days of receiving your request for certification. Please note that units are removed from the Subsidized Housing Inventory and can no longer be counted toward Planned Production certification if the corresponding building permits are not issued within a year of when the units first became eligible for the inventory.

I applaud your efforts to plan for the housing needs of Acton. If you need assistance as you implement your plan, please contact Phillip DeMartino, Office of Policy Development, at (617) 573-1357.

Sincerely,


Jane Wallis Gumble
Director

cc: Senator Pamela P. Resor
Representative Cory Atkins
Representative James B. Eldridge
Don P. Johnson, Town Manager, Acton
Dan Hill, Esq.



Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Mitt Romney, Governor ♦ Kerry Healey, Lt. Governor ♦ Jane Wallis Gumble, Director

April 25, 2006

Mr. Peter K. Ashton, Chairman
Board of Selectmen
Town of Acton
472 Main Street
Acton, MA 01720

Dear Mr. Ashton:

The Department of Housing and Community Development (DHCD) has reviewed the Town of Acton's request for certification of its approved Affordable Housing Plan, which we received on March 14, 2006. Acton has requested a two-year certification period for the Woodlands at Laurel Hill project, for which a comprehensive permit was issued in November 2005 for 360 units.

According to the regulation and our policy, units count towards certification under the following conditions:

1. The threshold number of units is reached during a single calendar year, and the units have been created during the same calendar year for which certification is requested;
2. The units are created pursuant to an approved affordable housing plan: the units must be created after the effective date of the plan established by DHCD and must be consistent with the plan;
3. The municipality may count units created between August and December 2002 towards its first request;
4. The units are eligible to be counted on the Subsidized Housing Inventory (SHI); and
5. The request for certification is received no later than January 10 of the year following the year the units were created.

In our review of Acton's request, we have made the following findings:

1. The total number of eligible units in this project (312) exceeds the number necessary to satisfy the two-year certification threshold of 1.5% of total year-round housing units specified in 760 CMR 31.07(1)(i).
2. The units were created pursuant to and are consistent with the production goals outlined in the town's Affordable Housing Plan.
3. The Woodlands at Laurel Hill is eligible to be included on the SHI. A separate letter notifying the town that the units have been added to the SHI was sent on March 16, 2006.
4. The comprehensive permit became final on December 20, 2005.
5. Acton did not meet the January 10, 2006 deadline for requesting certification.

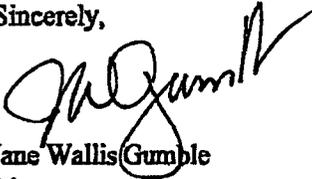
As the permit became final on December 20, 2005, Acton's window of opportunity for requesting certification was from December 21, 2005 to January 10, 2006. The purpose of having a deadline is to comply with the regulation while still allowing a small grace period for those municipalities that create units at the very end of the calendar year, such as Acton.

While we would have preferred that Acton requested certification prior to the January 10, 2006 deadline, we acknowledge that the Town was under the impression that the units would be eligible for inclusion in calendar year 2006. Furthermore, we acknowledge that the Town went through extraordinary efforts to permit this project.

Because of this extraordinary situation, I have decided to grant a waiver to the Town of Acton and grant certification to Acton's Affordable Housing Plan. The certification is effective for a two-year period beginning on December 31, 2005 and ending December 30, 2007. During this period, a decision by the Acton Zoning Board of Appeals to deny a comprehensive permit or grant a permit with conditions shall be consistent with local needs. Please note however that if building permits are not issued within a year of the issuance of the comprehensive permit for this project, these units will be removed from the Subsidized Housing Inventory (SHI) and will no longer be eligible for certification. This action may affect the term of your certification period.

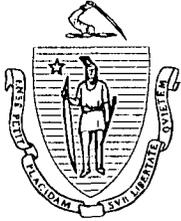
We applaud Acton for making significant gains in its affordable housing stock. Please let us know if we can be of assistance as you continue to implement your plan by contacting Phillip DeMartino, Office of Policy Development, at (617) 573-1357.

Sincerely,



Jane Wallis Gumble
Director

cc: Senator Pamela P. Resor
Representative Cory Atkins
Representative James B. Eldridge
Kristin K. Alexander, Assistant Town Planner
Don P. Johnson, Town Manager, Acton
Dan Hill, Esq.



Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Deval L. Patrick, Governor ♦ Timothy P. Murray, Lt. Governor ♦ Tina Brooks, Undersecretary

ACHC

August 18, 2008

Lauren S. Rosenzweig, Chair
Acton Board of Selectmen
472 Main Street
Acton, MA 01720

Re: Housing Production Plan – Notice of Pending Expiration

Dear Ms. Rosenzweig:

The Town of Acton's Affordable Housing Plan was approved on December 5, 2005 pursuant to 760 CMR 31.07, Planned Production. On February 22, 2008, the Department of Housing and Community Development (DHCD) promulgated 760 CMR 56.00, Comprehensive Permit; Low or Moderate Income Housing, new regulations that affect existing affordable housing plans.

Under 760 CMR 56.03(4), Housing Production Plans (HPP), the term of an Affordable Housing Plan is five (5) years from the date of DHCD approval. This letter is to inform you that your Plan is due to expire on December 4, 2010. In order to renew your Plan for another five-year period, you must submit a revised or amended Plan that addresses all the criteria set out in the new regulations, including a comprehensive needs assessment and implementation strategies to address current and future needs.

Please note that the threshold requirements for certification have been reduced to 0.5% of total housing units for a one-year exemption and 1.0% for a two-year exemption (down from 0.75% and 1.5%, respectively) for a community to be considered "Consistent with Local Needs" by the Housing Appeals Court. In addition, municipal approval of initial Plans, as well as subsequent revisions/amendments and renewals, has been expanded to include the local planning board and the select board or city council.

Enclosed is a copy of the new HPP Guidebook, including the HPP Regulation, Guidelines, Production Goals, and Frequently Asked Questions to assist you in the update and renewal of your Plan. If you need assistance please contact Phillip DeMartino, Technical Assistance Coordinator, at 617-573-1357 or at Phillip.DeMartino@state.ma.us.

Sincerely,

Sandra L. Hawes
Associate Director

cc: Senator Pamela P. Resor
Representative Cory Atkins
Representative James B. Eldridge
Stephen Ledoux, Town Manager, Acton
Ronald Bartl, Town Planner, Acton