

Town of Acton
Acton Community Housing Corporation

Request for Proposals (RFP)

**Disposition of Municipal Real Estate
For Affordable Housing Purposes
28 Willow Street, 212, and 214 Central Street, Acton MA**

Executive Summary

The Acton Community Housing Corporation (“ACHC”) is seeking proposals for the disposition of certain real property at 28 Willow Street, 212, and 214 Central Street and the construction of three units of affordable housing and associated improvements on the property. The ACHC is a quasi-public body under the control of the Acton Board of Selectmen that facilitates affordable housing opportunities in the Town of Acton.

The purpose of this RFP is to select a developer who will acquire, develop, restrict, and market the Property in accordance with the RFP and the Comprehensive Permit. The RFP specifies the process for disposition and restricts the subsequent use of the Property for residential and affordable housing purposes. The Town will convey the property Title to the ACHC. Once the developer is selected, the ACHC will convey the Title to the developer through a Land Disposition Agreement.

Depending on the development costs, there is a potential for the RFP Respondent’s costs to exceed its revenue. To help address this issue and to afford a reasonable development profit, there is no minimum bid price for the Property. In addition, subsidies may be available for this project from the ACHC under the Town’s Community Preservation Act Fund or through donations and other governmental programs.

The Project site consists of 15,335 square feet of land located at 212, 214 Central Street and 28 Willow Street in Acton. The site presently comprises two separate lots, with one lot containing a single dilapidated structure. This structure will be razed and the two lots combined into a single lot upon which two new residential structures will be built.

ACHC seeks a developer who will build a duplex farmhouse style building on the Central Street side of the parcel and a single family bungalow style building on the Willow Street side. The duplex will contain a 3-BR unit and a 2-BR unit; the bungalow will be a 3-BR unit. Complete architectural drawings are provided by ACHC. The wastewater disposal system has been designed and approved by the Board of Health.

ACHC has a Determination of Site Eligibility and Preliminary Approval of the Project under DHCD’s Local Initiative Program and a Comprehensive Permit for the project from the Acton Zoning Board of Appeals. All development and use of the Property shall conform to the

requirements of the LIP Approval and the Comprehensive Permit.

The ownership of the dwellings and the parcel will be in the form of condominiums. Each unit will have an Exclusive Use Area under individual control. There will be some shared common area responsibilities. The condominium units will be sold through a lottery with the exception of the 3-BR duplex unit, which is subject to specific resale requirements in the RFP.

ACHC considers this an ideal site for a small multi-family development. The lot is located within close walking distance to the West Acton Village Center. Infill housing is consistent with the Town's Master Plan and the Planning Board's emphasis on concentrating development within and near the village cores. It also meets many Smart Growth criteria.

We welcome your interest in the Willow-Central Development and look forward to the successful completion of the Acton Community Housing Corporation's first independently sponsored housing proposal.