

PROJECT APPLICATION FORM – 2012

Applicant: Acton Housing Authority **Submission Date:** November 11, 2011

Applicant's Address, Phone Number and Email

Kelley Cronin, Executive Director
Acton Housing Authority, P.O. BOX 681
Acton, MA 01720 phone) 978-263-5339
kelley@actonhousing.net

Purpose: (Please select all that apply)

- Open Space
- Community Housing
- Historic Preservation
- Recreation

RECEIVED

NOV 14 2011

Town Committee (if applicable): Acton Housing Authority

Town of Acton
Planning Department

Project Name: Development Funds

Project Location/Address: Sachem Way, Acton, MA 01720

Amount Requested: \$ 300,000

Project Summary: In the space below, provide a brief summary of the project.

In the 2012 Community Preservation Plan the CPC listed the following as a goal to address the housing needs in the community:

"Acquire, create, preserve and support community housing and rehabilitate or restore community housing that is acquired or created under the CPA. Give preference to the reuse of existing buildings and to the construction of new buildings on previously developed sites," and "Support the Acton Housing Authority's plan to increase the inventory of affordable rental housing for families by developing more units on existing AHA land and/or purchasing additional condominium units."

The Acton Housing Authority is applying for \$300,000 in development funds to create 12 units of affordable rental family housing for families below 80% of median income, on our previously developed site on Sachem Way. The Housing Authority has approximately 2.5 acres of undeveloped land on Sachem Way. The State affordable housing agencies, (Massachusetts Housing Partnership and the Department of Housing and Community Development) will be the primary funders of this housing. The estimated development cost is \$4,415,000. This is \$300,000 more than our cost estimator had determined in 2009. Our new estimate reflects actual costs incurred by other Housing Authorities who have recently gone out to bid.

Please see attachments

- A- Narrative
- B- Cost Estimates
- C- Scope and Photographs
- D- Site Control- Deed
- E- Site Plans

Site Control:

The Acton Housing Authority owns a large parcel of land on Sachem Way. Currently there are more than two acres of undeveloped, wooded land. See Attachment D

Project Scope:

The funds from the CPC will help pay for the construction costs and leverage the State resources. The funds will pay for the costs associated with construction, architects final drawings, clerk of the works, labor, materials, legal assistance and the development consultant. Please see Attachment B for a description of work, cost and time line and Exhibit C- scope and photographs.

Feasibility:

The AHA has site control of the property and a comprehensive permit for the development of the 12 units. We had an extensive community process and incorporated the concerns of our abutters, neighbors, Town Committees and Housing Authority residents into the design. We have a first mortgage from Metropolitan Housing Partnership (MHP) of \$910,000, a subsidy of \$750,000 from MHP, \$1,575,000 in funds from the Department of Housing and Community Development, \$402,000 in CPC funds, and \$388,000 in anticipated proceeds from the sale of 3 condominium units.

Neighborhood Outreach:

The Acton Housing Authority invited neighbors from Nonset Path, Great Road, Samantha Way and Captain Handley Road to a meeting to discuss our development plans. Our first meeting was held on Wednesday, May 7, 2008 at the Acton Library. Over the course of the past few years we have met with abutters, neighbors, residents, Town Committees and Town Staff many times. We used the concerns and input of the community to develop our design plan. The units were situated on the parcel in a way to minimize impact on our neighbors and maximize the green orientation and usefulness of the site to our residents.

The AHA will continue to have meetings with neighbors, abutters and residents throughout the development process. Once the project goes out to bid and we know the construction schedule we will have a community meeting. We will make sure that the residents and neighbors know the construction schedule and will do our best to mitigate any disturbances during the construction process.

Maps:

See Attachment C and E

Photographs:

See Attachment C

Estimated Date for Commencement of Project: April 2012

Estimated Date for Completion of Project: May 2013

EXHIBIT A-NARRATIVE

Acton Housing Authority – McCarthy Village II Project *Project Narrative*

Project Description

This project will create twelve new units of deeply affordable family housing in Acton, a community that offers superlative schools and many employment opportunities to its residents.

- ❖ Six of the units (50%) will be dedicated to households with incomes below 30% AMI. Three of these units will be dedicated to homeless families coming directly from shelter.
- ❖ All residents will have access to a network of services, with support in accessing these services provided by the project sponsor, the Acton Housing Authority (AHA). A detailed services plan in Exhibit 14 outlines the remarkably rich array of resources the AHA has assembled for its residents.
- ❖ The McCarthy Village II project is the culmination of years of effort to create new affordable rental housing in Acton. As part of the Town's commitment to green design, the project will attain LEED for Homes certification.

This project represents a rare opportunity for very low-income families: access to the schools and networks usually only available to higher-income households, coupled with an array of supports that will increase a family's likelihood of maintaining and thriving in its housing for many years.

Housing for Extremely Low-Income Families

The Acton Housing Authority has assembled an extensive network of services for its residents. Most of the residents of the AHA's family housing have incomes below 30% AMI. The AHA is highly skilled in assisting these households to increase their economic security. Subsidized by project-based vouchers, the housing will be truly affordable to low-income families. In recognition of the fact that many low-income households bring histories that include homelessness, domestic violence, and difficulty finding viable long-term employment, the AHA has developed an extensive network of services for its residents.

Public Support

This project enjoys significant support from a variety of individuals and Town Committees throughout Acton. **The project is fully permitted.** Acton Town Meeting, an open Town Meeting, has offered support for the project by approving Community Preservation Funds at two Town Meetings, for a total of \$402,000. The Board of Selectmen has indicated its strong support for the project as well, as evidenced by a letter in Exhibit 5.

Design That Incorporates Many Community Values

The site plan evolved from a series of six community meetings. At those meetings, the following priorities were generated:

1. Minimize Impact and Foster a Sense of Community
2. Low-Impact Development
3. Minimize Impact on Neighbors
4. Energy Efficient Building Goals
5. Cost –Effective / Meet Tight Budget

The attached site plan manages to address all of these goals simultaneously. The project will attain LEED for Homes certification and is designed to appear as a natural extension of the existing homes. The orientation of the individual duplexes reflects a balancing between respecting neighbors' privacy and maximizing solar orientation. Exhibit 16 includes a memorandum from the architect that details the design concept more fully.

Services

One unique feature of McCarthy Village II is the way in which the Acton Housing Authority can offer services that are tailored to a family's needs. The AHA has received HUD funding to support a Family Self-Sufficiency Coordinator who can offer a wide range of services to residents and assist them to access a wide variety of community mental health resources. All McCarthy Village II residents will be eligible for these services. In addition, the AHA has developed relationships with many local service providers and can help residents to access services related to employment, child care and social services.

Fair Housing & Affirmative Marketing

Acton is a "High Opportunity Community" in the Commonwealth, boasting excellent public schools. The Acton Housing Authority is committed to an affirmative marketing plan that will reach a wide variety of potential residents.

Support of DHCD Public Housing Division

DHCD's Public Housing Division has supported this project in many ways, including:

- Commitment of \$300,000 in modernization funds
- Authorizing the Acton Housing Authority to dispose of poor quality condominium units and utilize those proceeds toward creating this new housing

Readiness

After four years of preparation, the Acton Housing Authority is ready to break ground on this project, as soon as commitments for the MHP and DHCD / AHT funds are secured. If DHCD funds this project in summer/fall 2011, the Acton Housing Authority would expect to begin construction in spring 2012. Given the relatively simple financing structure and the willingness of all lenders to utilize MassDocs, the closing process should be extremely straightforward.

Criteria from Qualified Allocation Plan

Financial Feasibility

The Acton Housing Authority has already obtained commitments of funding from all lenders except for DHCD. The Acton Housing Authority has secured capital funds from:

- Town of Acton:
 - \$402,000 in Community Preservation Act Funds
 - \$20,000 in additional funds to support landscaping
- DHCD – Division of Public Housing:
 - Authorization to sell three condominium units valued at \$388,000, including a commitment of DHCD funds to fund any gap between projected proceeds and actual proceeds
 - Additional commitment of \$300,000 in modernization funds
- DHCD – Division of Private Housing:
 - Commitment of \$1,275,000 in Affordable Housing Trust Funds
- Massachusetts Housing Partnership:
 - Neighborhood Revitalization Initiative Subsidy of \$750,000
 - First Mortgage of \$910,000

In addition, the project has secured twelve project-based Section 8 vouchers to cover operating costs.

Design

The site plan and individual unit layouts were designed to meet community priorities, while achieving energy-efficiency goals. The project is fully permitted, indicating conformance with all applicable laws and regulations. The architectural treatment blends seamlessly with the existing duplexes at McCarthy Village II.

In response to feedback received from DHCD, in this submission, the Sponsor has revised the plans to eliminate decks, improve the side elevations and reduce construction cost. The amenities reflect the needs and experiences of the Acton Housing Authority managing similar property.

Two primary factors influenced the site design: input from abutting neighbors who had particular requests and a need to mitigate the high costs associated with working on such a challenging site. The design balances environmental issues, parking needs, rainwater management, programmatic goals, outdoor amenities and community values with a constrained construction budget.

The project specifications call for conformance with EnergyStar guidelines for building envelope, lighting and appliance selection. In addition, the plans and specifications incorporate the requirements of the stretch code. This project will be designed to LEED for Homes Silver status. The materials are selected for better indoor air quality,

including mechanical ventilation and low-emitting interior finishes. There is one fully accessible unit.

The use of manufactured modules allows for greater material efficiency, better quality control and increased predictability of the construction schedule. It also reduces the risks associated with public procurement for a local housing authority.

Strength of Development Team

The McCarthy Village II development team includes professionals who bring decades of experience working on DHCD-funded affordable housing.

- ❖ The Development Consultant, Rebecca Plaut Mautner, brings over 15 years experience in affordable housing, with special expertise in service-enriched housing. She is also versed in the unique challenges of affordable housing development by a public housing authority.
- ❖ The Architect, Baker/Wohl Architects, brings deep experience in designing cost-effective approaches to creating high-quality affordable housing. Baker/Wohl is also experienced in modular construction by housing authorities. Baker/Wohl Architects is a registered WBE and DBE.
- ❖ The Project Legal Team, a joint venture of Susan Cohen and Nixon Peabody, brings a wealth of experience in local housing authorities and affordable housing development.

Evidence of Market Feasibility

The attached market study by LDS Consulting states: “there is an overwhelming need in the Study Area for the units being proposed by the Acton Housing Authority.”

This project will create housing for extremely low-income households in areas that have a poverty rate of less than 2%. All of the units will have project-based vouchers which ensure their permanent affordability to very low-income households. The Acton Housing Authority has experienced a 1% vacancy rate on comparable housing, some of which is located on the same parcel.

Readiness to Proceed

McCarthy Village II is fully permitted. Given the relatively simple financing structure and the willingness of all lenders to utilize MassDocs, the closing process should be extremely straightforward.

Special Project Characteristics

McCarthy Village II has following special project characteristics:

- ❖ Official Local Support
-

- ❖ Location in a community with less than 10% subsidized housing stock
 - Less than 7% of Acton's housing stock is subsidized.
- ❖ Emphasis on environmentally-friendly design
 - The project will conform to the "stretch code", is designed to allow for later installation of photo-voltaic panels and will meet LEED for Homes Silver standard.
- ❖ Proximity to transit
 - Acton now has two shuttles that run daily to make it possible for low-income residents to navigate around town and to jobs easily.
- ❖ Location in a low poverty / high opportunity area
 - Acton is an extremely low poverty area. It was identified by the Kirwan Institute as an area of "high opportunity", offering access to jobs and education that will create opportunities for extremely low-income and formerly homeless residents.
- ❖ Extended term of affordability
 - The Acton Housing Authority intends to operate this housing as affordable to extremely low-income households in perpetuity.
- ❖ Lowest income population to be served
 - All twelve units will be dedicated to households with incomes below 50% of area median income.
 - Six units will be dedicated to households with incomes below 30% AMI.

Dedication to Fair Housing Principles

McCarthy Village II advances the Commonwealth's fair housing goals significantly. This new housing directly addresses the primary objectives outlined in the Commonwealth's "Fair Housing Mission Statement and Principles".

McCarthy Village II – Budget Narrative

Operating Budget

All of the units will have Project-Based Vouchers. The award letter is included in Exhibit 24. Rents are shown at 110% FMR, based on conversations with SMOC and DHCD.

The operating budget reflects the AHA's track record of operating duplex family housing. Tenants will pay all utilities, as explained below in greater detail.

Tenant-Paid Utilities

Tenants pay utilities in all McCarthy Village II, just as they do in the neighboring development. This arrangement will create the greatest incentive for energy conservation by tenants. In order to reduce the financial burden on residents, the buildings will be highly energy-efficient, meeting "stretch code" standards.

Sewer Costs

The line item for sewer reflects the current rates charged by the North Acton Treatment Plant. This cost may drop in future years.

Development Budget -- Sources

The development budget utilizes a mix of local and state funding to create new deeply affordable housing.

Already Committed:

Acton Community Preservation Act Funds:	\$402,000
Massachusetts Housing Partnership Mortgage:	\$910,000
Massachusetts Housing Partnership Subsidy:	\$750,000
DHCD Housing Stabilization Funds:	
(or any other resource DHCD deems appropriate):	\$640,000
Massachusetts Affordable Housing Trust:	\$600,000

Approved, though letter not received yet:

Sale of Three Condominium Units:	\$388,000
DHCD Public Housing Funds:	\$300,000

Sale of Condominium Units

The development budget includes proceeds from the sale of three condominium units that the AHA purchased through the c.705 program. DHCD has approved this strategy and has agreed to provide gap funding if the sale of the condominium units net less than is projected.

Development Budget -- Uses

Acquisition

The Acton Housing Authority is contributing the site to the project zero acquisition cost.

Construction

In an effort to contain costs and minimize the risk associated with a filed sub-bid project, the AHA intends to create these units through modular construction. The site costs reflect the challenging nature of the site. The cost estimate included in the One-Stop was prepared by Peter Timothy of A.M. Fogarty.

Predevelopment Interest

The budget includes minimal predevelopment interest, as \$152,000 of the Town's Community Preservation Act funds are available for predevelopment costs.

Sachem Way

Development Budget

Sources & Uses

Sources	12			
	Total	Per Unit		
First Mortgage from MHP	\$910,000	\$75,833		
MHP Subsidy	\$750,000	\$62,500		
DHCD Sources	\$1,275,000	\$106,250	\$131,250	DHCD subsidy /unit sale of 3 condos (\$75k, \$75k, \$250k)
Sale of Condo Units:	\$388,000	\$32,333		
DHCD Public Housing \$\$	\$300,000	\$25,000		
CPA Funds -- already committed	\$402,000	\$33,500		
CPA Funds -- 2012 award	\$300,000	\$25,000		
Other Funds	\$90,000	\$7,500	\$7,500	local subsidy/unit
Total Sources:	\$4,415,000	\$367,917		

Uses	Total Cost	Per Unit		
<i>Acquisition</i>	\$0	\$0		
<i>Construction Costs</i>	\$3,471,290	\$289,274		
Residential	\$2,872,108	\$239,342		
Additional Allowance	\$433,882	\$36,157	based on 98% of Sudbury project cost	
Contingency 5.0%	\$165,300	\$13,775		
<i>Soft Costs</i>	\$807,852	\$67,321		
Architecture & Engineering	\$216,369	\$18,031		
Owner's Representative	\$42,000	\$3,500		
Clerk of the Works	\$18,000	\$1,500		
Survey / Testing	\$15,500	\$1,292		
Permits & Fees	\$104,189	\$8,682		
Bond Premium 1.00%	\$33,060	\$2,755		
Legal	\$59,500	\$4,958		
Title & Recording	\$15,000	\$1,250	should be less than Sudbury	
Accounting & Cost Certification	\$7,500	\$625		
Marketing & Lease-up	\$16,000	\$1,333		
Additional Landscaping		\$0		
Insurance 1.00%	\$34,713	\$2,893		
Appraisal & Market Study	\$6,000	\$500		
Construction Loan Interest	\$32,225	\$2,685	increased based on bond cap situation	
Construction Loan Fees	\$4,550	\$379		
Permanent Loan Fees	\$61,400	\$5,117		
Inspecting Engineer:	\$17,000	\$1,417		
Predevelopment Interest:	\$1,750	\$146		
Development Consultant	\$92,000	\$7,667		
Soft Cost Contingency 4.20%	\$31,096	\$2,591		
<i>Reserves & Fee</i>	\$135,859	\$11,322		
Capitalized Reserves	\$32,859	\$2,738	943,711	
Developer Overhead & Fee	\$103,000	\$8,583	2.3%	
Total Development Cost:	\$4,415,000	\$367,917	\$367,917	w/o site work
Surplus / Gap:	(\$0)	(\$0)		

Sachem Way

Development Budget

Budget Detail

Mortgage			
NOI:	\$94,530	Rate:	8.00%
Debt Service Coverage:	1.15	Amortization:	30
Available Year 1:	\$82,200	Annual Pmt:	\$80,127
Maximum Loan Amount:	\$933,537		
Loan Amount:	\$910,000		\$0

Acquisition		\$0
Building		\$0
Land		\$0
Carrying Costs		\$0

soft cost check:

Architecture & Engineering		\$216,369
Architecture		\$160,000
Geotechnical - <i>excl from RFS</i>		\$20,150
Landscaping	<i>incl in RFS</i>	
Soil Testing	<i>incl in RFS</i>	
Drainage/Septic	<i>incl in RFS</i>	
40B peer Review		
Additional Services reserve	\$16,219	\$9,6900 spent 4/11
A&E Reimbursables	\$5,000	\$1,100 spent 4/11
LEED for Homes:	\$15,000	

Construction		\$3,449,595
Residential		\$2,872,108
Commercial:		0
Site Improvements		\$0
General Conditions:		\$0
OH & P		\$0
Additional Allowance		\$433,882
Construction Continge		\$143,605

Legal		\$60,828
Organizational	<i>incl in financing</i>	
Zoning & Permitting		\$13,328
Financing		\$45,000
Expenses		\$2,500

Survey/Testing		\$15,500
ALTA/Topo/Survey	\$12,000	\$6,380 spent by 4/11
Wetlands		
21E -- <i>excl from RFS</i>	\$3,500	
Hazardous Materials		
ENF/EIR		

Marketing		\$16,000
Advertising		\$5,000
Staffing		\$11,000
Rent Concessions		
Lottery		
Rent during lease-up:		

Permits & Fees		\$104,189
Building Permit	1.0%	\$16,500 per 8/10/10 call: \$16
Water Hook-up Fees		\$30,240
Sewer Hook-up Fees		\$29,500
Gas Hook-up Fees		\$4,150
NSTAR Hook-up Fees		\$23,799 per 9/13/10 email

Relocation		\$0
Rent		
Moving Expenses		
Other		

Permanent Loan		\$61,400
Loan Fees - MHP Mtg:	1.5%	\$13,650
Loan Fees - MHP Subsidy	1.5%	\$11,250
Legal - OneSource		\$31,500
Legal - MassDocs		\$5,000

Appraisal/Market S		\$6,000
Appraisal		\$3,500
Market Study		\$2,500

Predevelopment Loan		\$1,750
Average Balance:		\$25,000
Length of Time:		12 months
Rate:		7.0%

Construction Loan		\$4,550
Loan Amount:		\$910,000
Interest Rate:		7.0%
Loan Fees:		\$4,550
Legal:		
Avg Balance:		50%
Term:		12

Inspecting Engineer		\$17,000
Months:		\$1,000
Initial Review:		\$5,000

BAKER / WOHL ARCHITECTS



MEMORANDUM

DATE: 11 November 2011
TO: Acton Community Preservation Committee
FROM: Ahmed Idris, BWA
RE: **Acton Housing Authority, McCarthy Village II – PEL Narrative**

132 Lincoln Street

Boston, MA 02111

T: 617.350.7420

www.baker-wohl.com

Introduction:

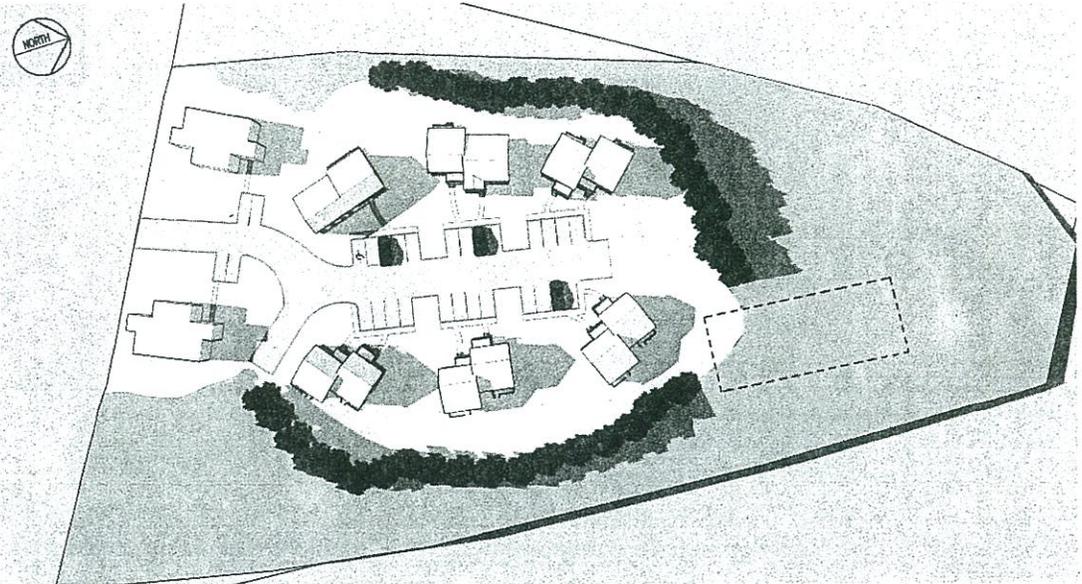
Baker / Wohl Architects (BWA) and its subconsultants have been engaged by the Acton Housing Authority to provide design and construction administration services for the development of McCarthy Village II. The project site is located immediately North of McCarthy Village I. The site is approximately 2.5 acres and is currently an undeveloped wooded area. The site has several challenges. Among them are; a significant east-west slope; a high water table and the site narrows as you move north. The site is bounded by two homes on the west, conservation land on the north and two homes on the east. BWA's approach is to make the best use of the site's unique features.

Site Design Approach:

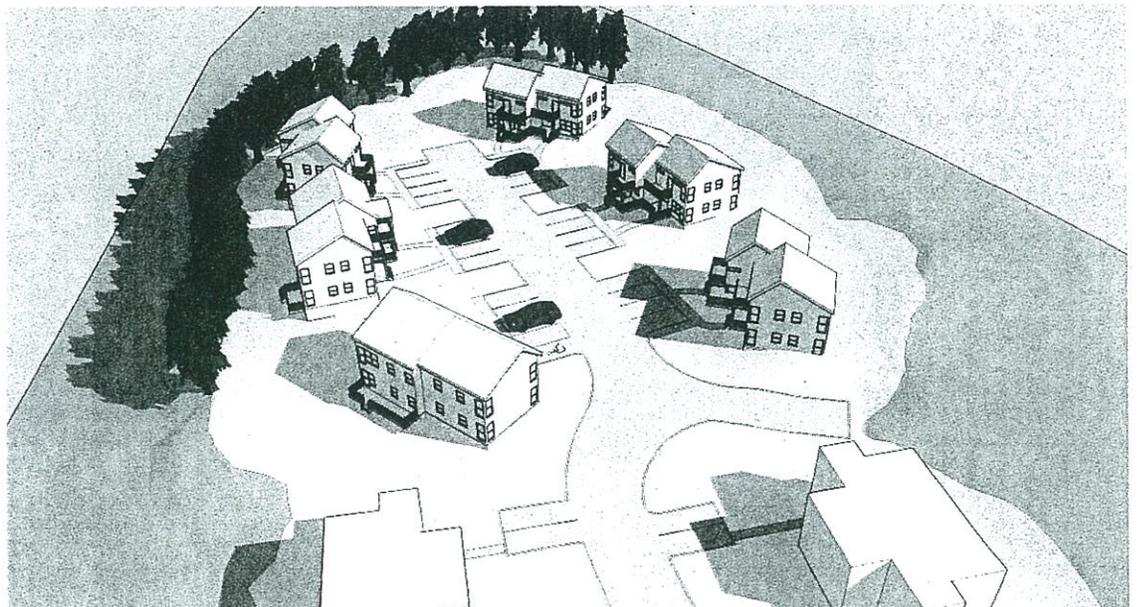
BWA sought input from the various stakeholders including the Acton Housing Authority Board, immediate abutters and the wider community in order to guide our design approach. After a series of discussions, we identified the following project goals:

1. Minimize Impact and Foster a Sense of Community
 - Provide play space for children
 - Create social gathering area
 - Seamless integration with McCarthy Village I
 - Provide connection to conservation land (with safeguards)
2. Low Impact Development
 - Preserve existing trees
 - Compact design
 - Minimize re-grading
 - Minimize paving
 - Limit site disturbance during construction
 - Protect the brook
3. Minimize Impact on Neighbors
 - Keep septic from low end of site
 - Protect abutters' property boundaries
 - Landscape screening at perimeter
 - Keep roof lines low
 - Minimize light trespass
4. Energy Efficient Building Goals
 - Comply with "Stretch" Energy Code
 - Solar orientation
 - Maximize daylighting
5. Cost Effective / Meet Project Budget

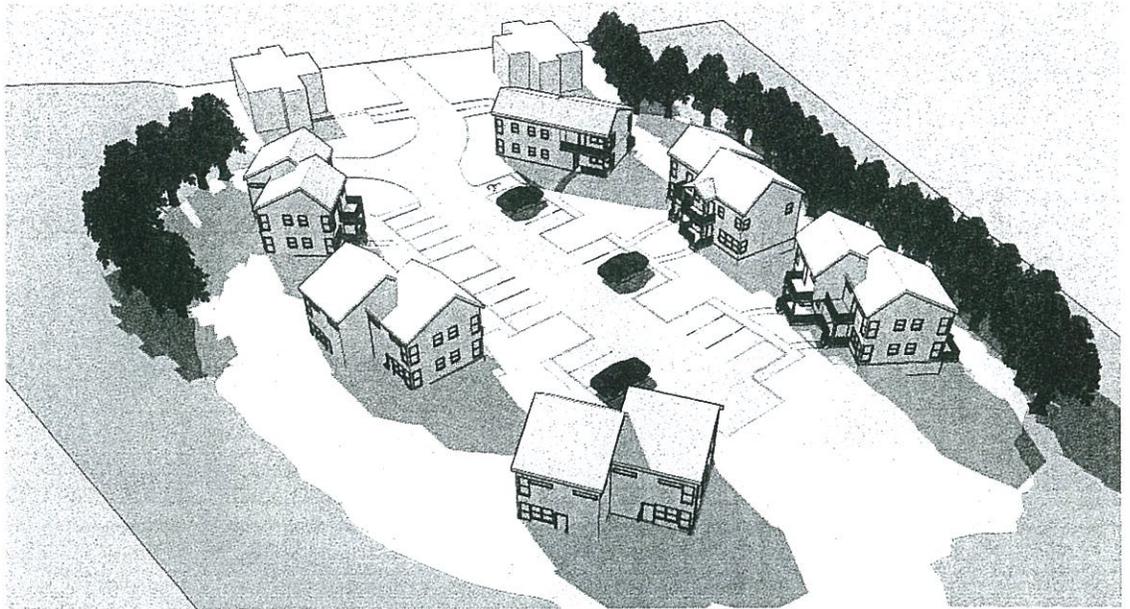
After reviewing over a dozen options, we obtained consensus from the stakeholders on the following site plan, which we believe can achieve all of the project goals.



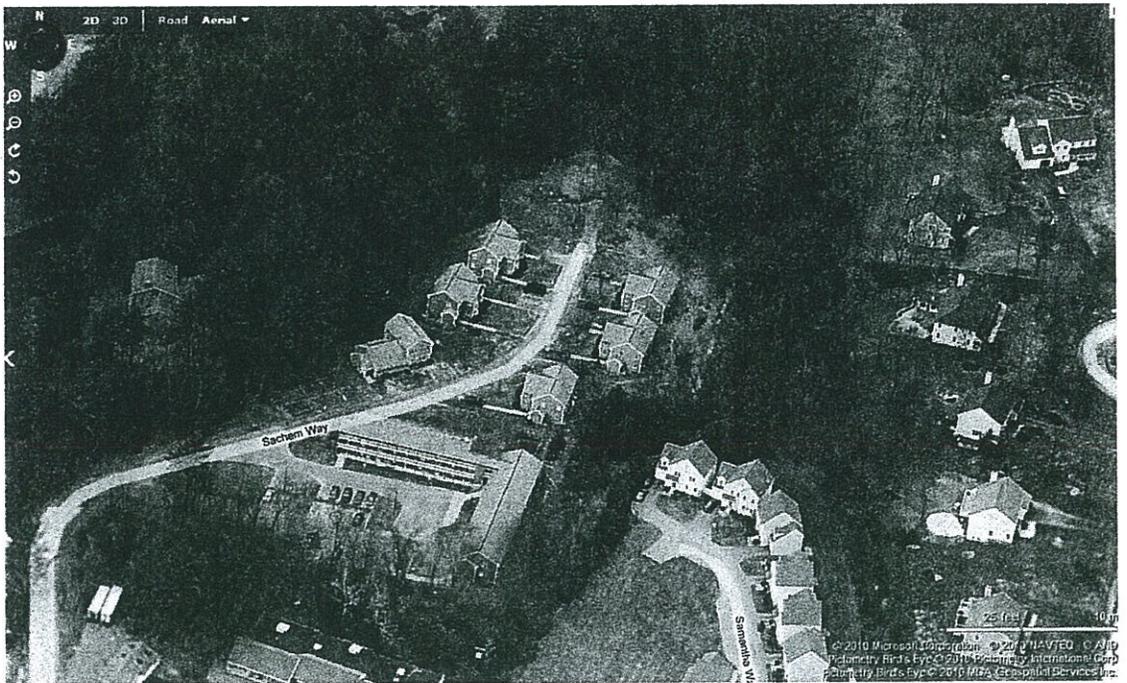
We minimized site disturbance by limiting the new development to the south side of the site. The buildings are tightly grouped around a very efficient layout for parking and vehicular access thus minimizing paving. The buildings are arranged around an imaginary oval to increase the sense of community. The access road 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 (see the following models and photos). We are proposing porches and decks to help foster the sense of community.



View Looking Northeast – massing of existing duplexes shown in foreground



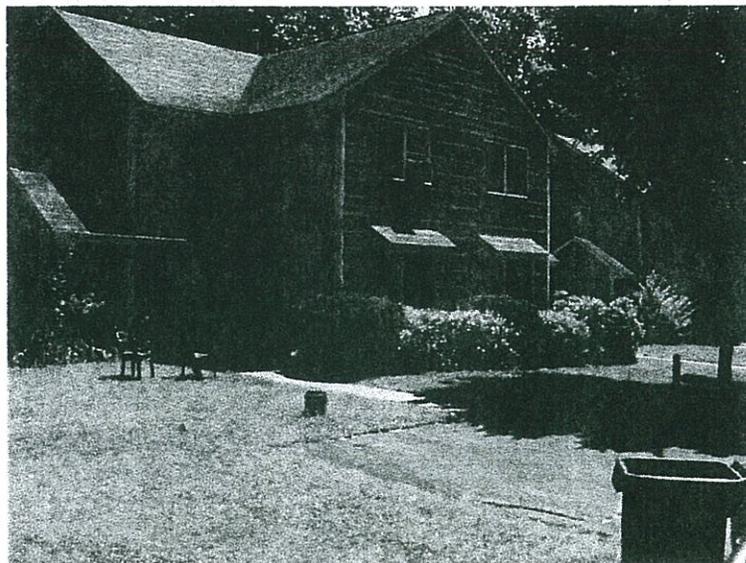
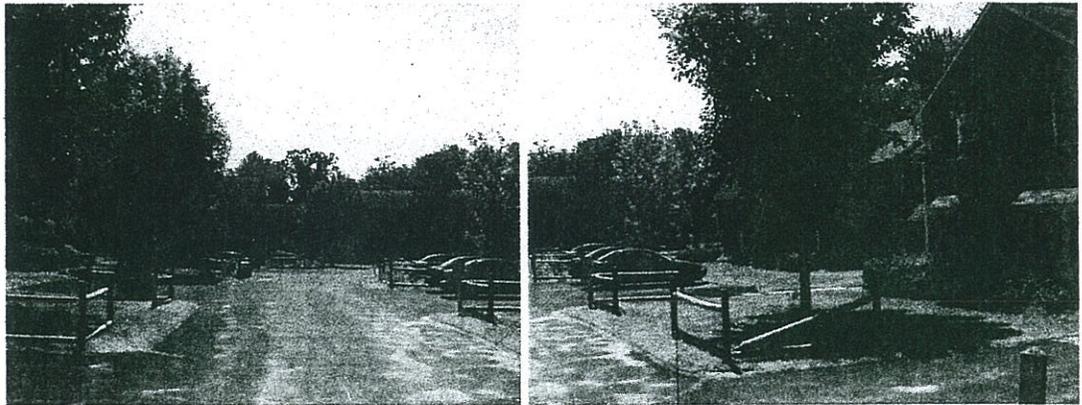
View Looking Southeast – The natural topography screens buildings on the east from immediate abutters. Trees will be planted to screen buildings on the west side.



Existing Site Aerial Looking North



Eye Level View of Proposed Buildings Looking Northeast



Photos of Existing McCarthy Village I

The proposed exterior building materials are: cement siding and vinyl trim (to mimic existing buildings but provide more durability than wood siding and trim); fiberglass windows and doors (for their thermal efficiency); asphalt shingle roofs.



1 BUILDING B NORTHERN ELEVATION

SCALE: 1/8" = 1'-0"

The overall buildings heights will be 34'-0" on average. The roof pitch closely resembles the roof pitch of the existing buildings. The window openings will be designed to maximize penetration of sunlight into the buildings and to provide cross ventilation to minimize use of mechanical ventilation.

*Phase I + Phase II – Open Area

Site Area	6.43 acres
% Occupied by Buildings	9%
% Occupied by Parking and other paved areas	16%
Parking/ Dwelling Unit Ratio	1.5:1
Open Space	75%

*Phase I info is based on Acton GIS and original site layout plan and not an existing conditions survey.

RECEIVED
06/15/84 0 11 4 2 IR 150-6000

MASSACHUSETTS OUTCLAIM DEED SHORT FORM (INDIVIDUAL, 1987) 43

MARY JOHANSEN of Concord, Massachusetts, PATRICIA RYAN of Concord, Massachusetts, KATHERINE J. MCCARTHY, a/k/a KATHRYN J. MCCARTHY and formerly known as KATHERINE J. WOHLMAKER of Acton, Massachusetts and THOMAS LEO MCCARTHY, JR. of McGraw, New York being unmarried, for consideration paid, and in full consideration of Fifty-two Thousand and 00/100 (\$52,000.00) Dollars grant to ACTON HOUSING AUTHORITY, a housing authority established pursuant to Massachusetts General Laws, Chapter 121 of 68 Windsor Avenue, Acton, Massachusetts with quitclaim covenants

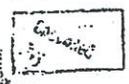
wherein

(Description and encumbrances, if any)

A certain parcel of unimproved land off the Northeasterly side of Great Road and the Northerly side of Harris Street in Acton, Middlesex County, Massachusetts, being shown as Lot B on a plan entitled, "Compiled Plan of Land in Acton Owned by T. Leo McCarthy" dated May 9, 1961, drawn by Harlan E. Tuttle, Surveyor, and recorded with Middlesex South District Deeds at the end of Book 10980, with an appurtenant 20 foot wide right of way to Great Road, which right of way is more particularly shown on a plan entitled, "Land in Acton Owned by T. Leo McCarthy" dated May 17, 1948 and recorded with said Deeds in Book 7307, Page 529. This parcel is a portion of the premises conveyed to T. Leo McCarthy and recorded with said

Deeds in Book 7300 Page 135
" 1379 " 176

PROPERTY ADDRESS: 2 HARRIS STREET Rear, Acton, Massachusetts



Witness ONE hands and seals this 15TH day of JUNE, 1984
Thomas Leo McCarthy, Jr.
Katherine J. McCarthy by Richard S. Ryan under Power of Attorney
Mary Johansen
Patricia Ryan

The Commonwealth of Massachusetts

MIDDLESEX ss. June 15 19 84

Then personally appeared the above named Thomas Leo McCarthy, Jr. and acknowledged the foregoing instrument to be his free act and deed, before me

Steven R. Graham, Notary Public - District of Essex

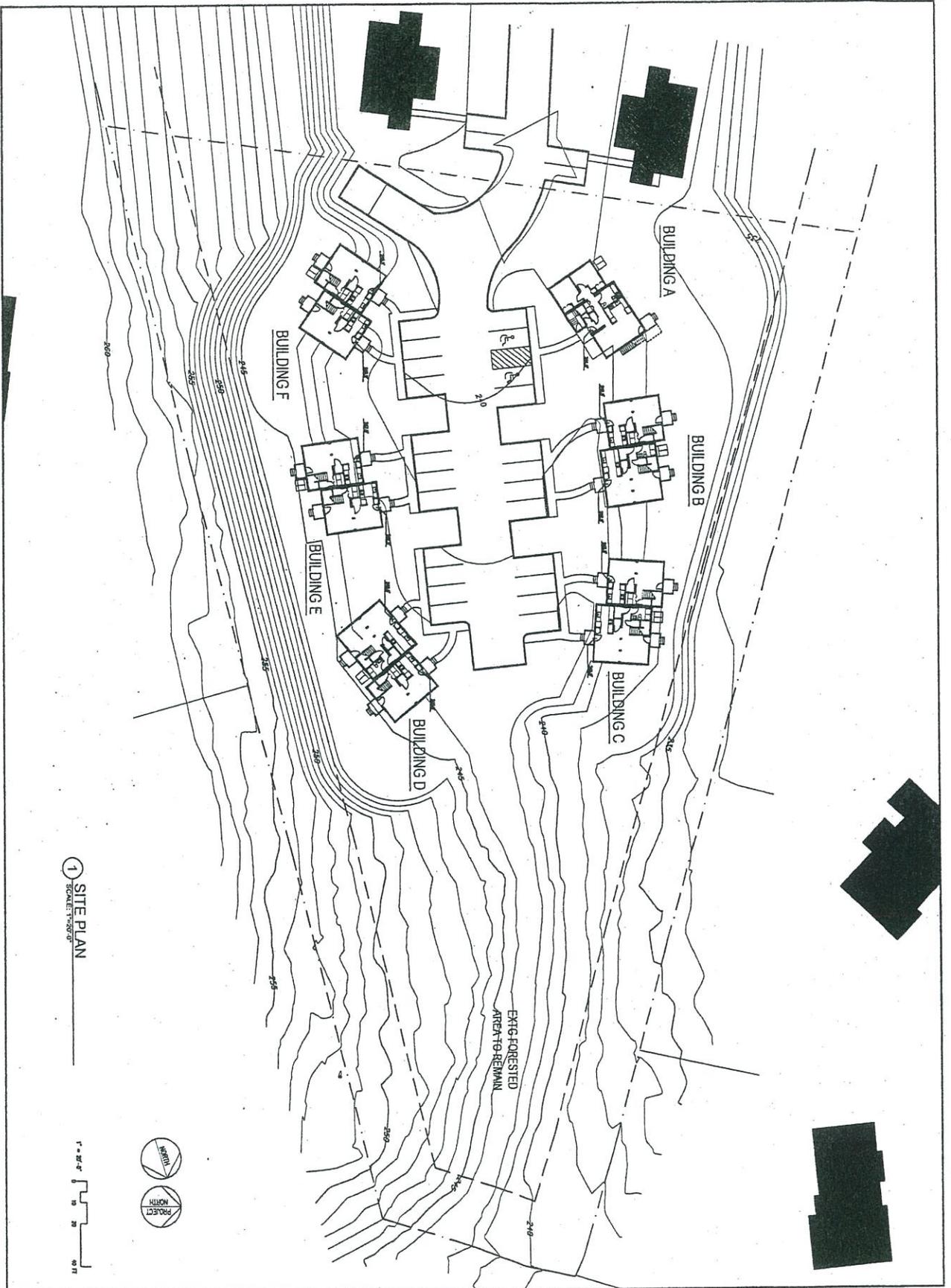
My commission expires March 19 19 87

(*Individual - Joint Tenants - Tenants in Common.)

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantor and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall also be the total price for the conveyance without deduction for any liens or encumbrances created by the grantor or remaining thereon. All such encumbrances and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

BOOK 156845 P. 135
BOOK 156845 P. 137
BOOK 156845 P. 137



1 SITE PLAN
SCALE: 1"=32' 0"

1" = 32' 0"
0 10 20 30 40 50 60 70



ACTON HOUSING AUTHORITY
MCCARTHY VILLAGE II
SACRAMENTO, CALIFORNIA

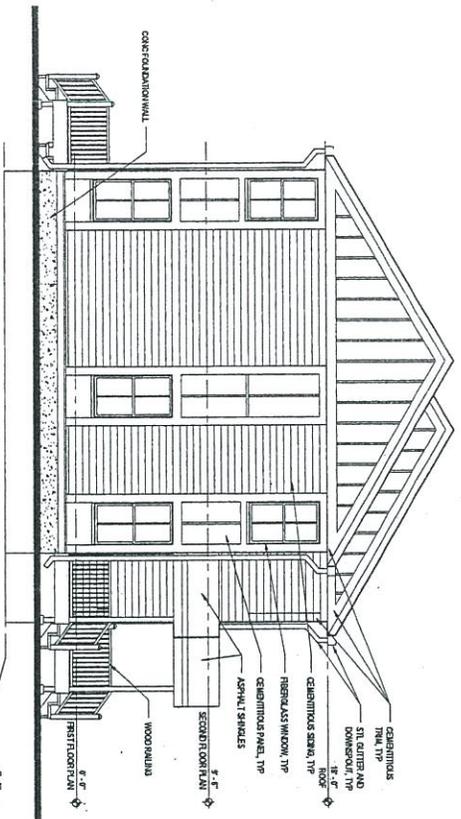
BUILDING PERMIT SET
NOT FOR CONSTRUCTION



132 INDOOR STREET, #4
ROSTON, MA 02111
TEL: 917.290.7400
FAX: 917.290.5383
Project No: 2015
Drawn By: JT
Checked By: AJOB
Issue Date: 13 APRIL 2015

Revision No.	Description	Date

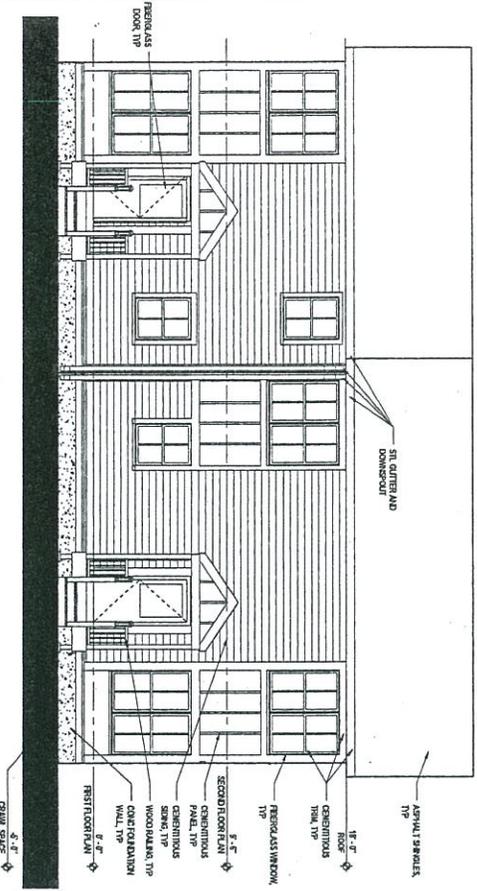
Drawing Number: A1.1
Copyright Baker/Wohl Architects



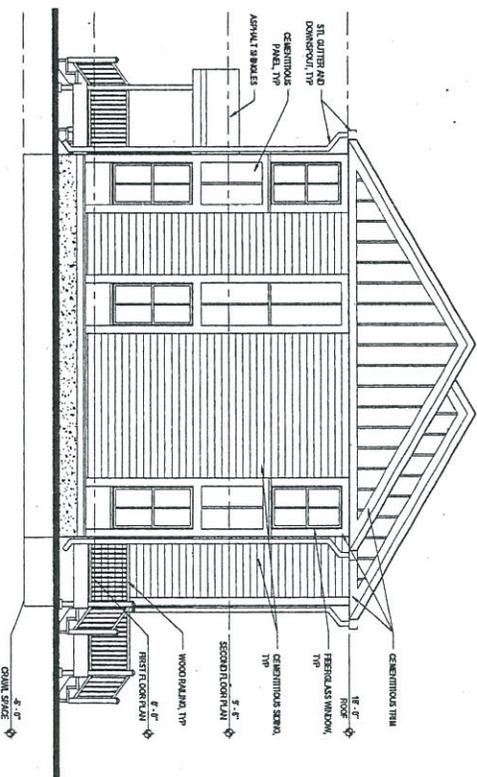
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



ACTON HOUSING AUTHORITY
MCCARTHY VILLAGE II
SACRED WAY, ACTON, MA

COMPREHENSIVE PERMIT REV. 1
NOT FOR CONSTRUCTION

BAKER/WOHL ARCHITECTS
BWA
133 BOND STREET, 4M
BOSTON, MA 02111
TEL: 617 552 3420
FAX: 617 552 3388

Project No: 2915
Drawn By: JT
Checked By: ABB
Issue Date: 13 APRIL 2011
Revisions:

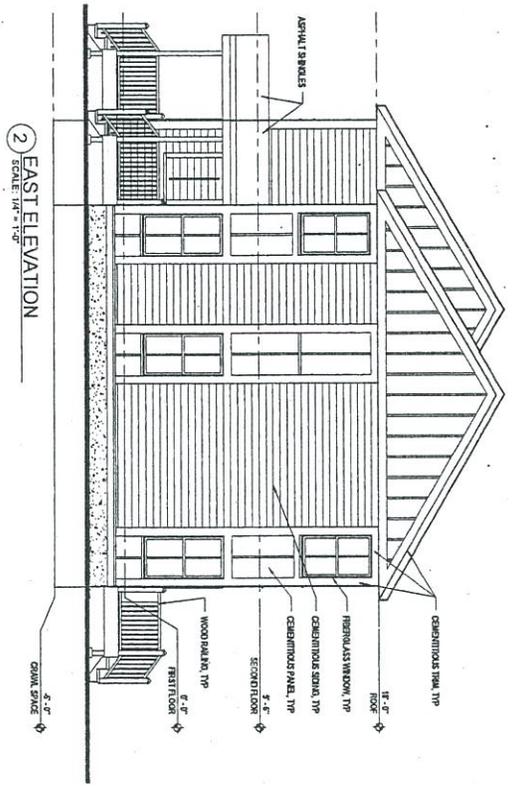
Building Title:
BUILDINGS B-D ELEVATIONS

Drawing Number:
A3.2

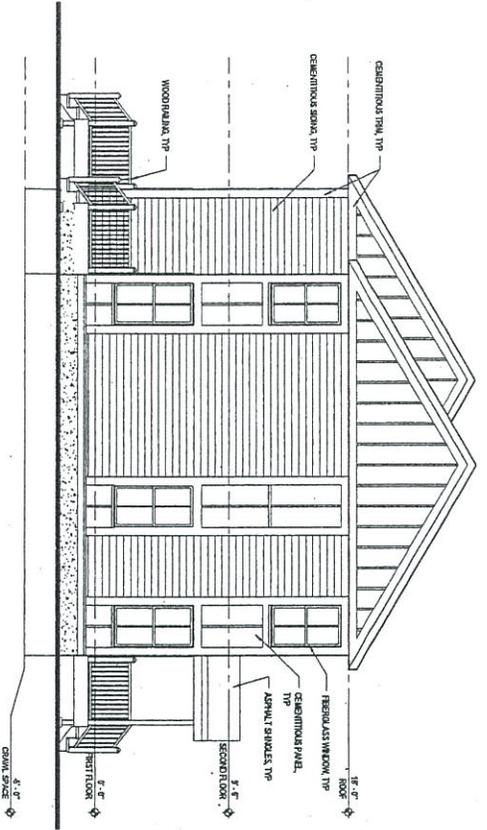
Copyright Baker/Wohl Architects



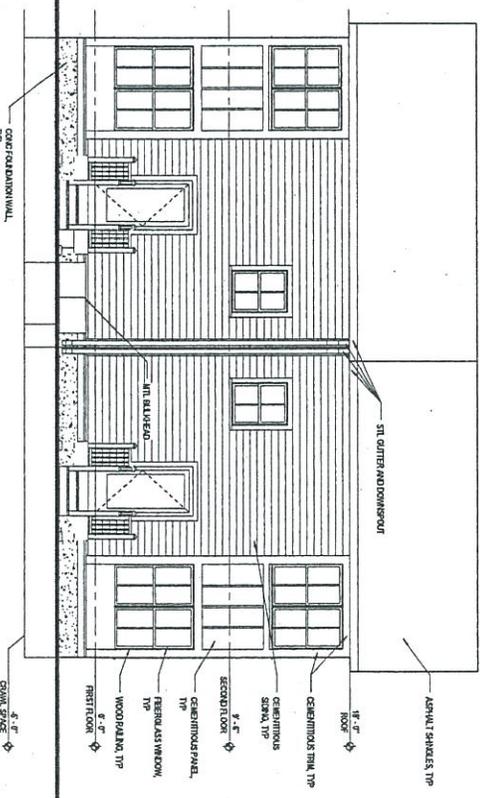
4 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



ACTON HOUSING AUTHORITY
MCCARTHY VILLAGE II
SACONNET WAY, ACTON, MA

COMPREHENSIVE PERMIT REV. 1

NOT FOR CONSTRUCTION

BAER/WHOHL ARCHITECTS



137 LINDEN STREET, #1
BOSTON, MA 02111
TEL: 617.503.7400
FAX: 617.503.5303

Project No: 2915
Drawn By: JT
Checked By: AMB
Issue Date: 13 APRIL 2011
Revisions:

Building Name:
BUILDINGS E-F
ELEVATIONS

Drawing Number:
A3.3

Copyright Baer/Whohl Architects

