

PROJECT APPLICATION FORM – 2014

Applicant: Acton Community Housing Corporation (ACHC)

Submission Date: 11/12/13

Applicant's Address, Phone Number and Email

Acton Community Housing Corporation
Nancy Tavernier, Chair

Purpose: (Please select all that apply)

Open Space

Community Housing

Historic Preservation

Recreation

Acton Town Hall
472 Main St.
Acton MA 01720
978-263-9611
achc@acton-ma.gov

Town Committee (if applicable): Acton Community Housing Corporation (ACHC)

Project Name: Community Housing Program Fund

Project Location/Address: ACHC c/o Acton Town Hall

Amount Requested: \$150,000

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

The Acton Community Housing Corporation (ACHC) is requesting \$150,000 to replenish the existing Community Housing Program Fund for "the acquisition, creation, preservation, and support of community housing in the Town of Acton."

The Fund is used to finance new affordable housing initiatives and other activities eligible for CPA funding under the "support of community housing" definition in the statute. This set-aside fund is retained by the ACHC and earmarked for appropriate affordable housing activities recommended by the ACHC or any other community housing entity approved by the Board of Selectmen. Expenditures from this Fund must be approved by the Board of Selectmen under the ACHC powers established through Home Rule petition (Chapter 143 of the Acts of 1996, § 1).

The value of such a Fund is in the broad definition for its use that allows the ACHC, or other affordable housing groups, to react to opportunities as they are identified and not to restrict it to specific projects or activities. Very often these specific uses are not known in advance of the normal Community Preservation Act (CPA) funding cycle which is six months in advance of the Town Meeting vote. The Fund is used only for allowable CPA affordable housing purposes to provide a diversity of affordable housing opportunities for Acton residents and employees who work for and in the Town, as well as new residents from outside of Acton.

With this request, ACHC proposes to continue its current programs and initiate new ones. Uses of the Fund from 2004 to 2012 include:

- providing funds to the Acton Housing Authority (AHA) for enhanced landscaping for Whittlesey Village;
- closing costs assistance to 14 first time homebuyers of affordable units;
- the purchase or subsidy of 6 units for the Acton Housing Authority's low income rental program including 4 new construction units;
- funding sewer betterments for affordable units in 3 developments;
- a condo buydown and selling price subsidy for 9 units;
- capital improvements for 4 affordable units, and
- funding the Housing Inventory for the Acton 2020 Community Master Plan.

Total spending on these initiatives through 2012 was just over \$1 Million. (See details attached.)

Among the new programs that were created with this Fund were a Capital Improvement Program for existing deed restricted units for specific CPA eligible uses. As the monitoring agent for resales of affordable units, ACHC has used the Fund to cover the cost of an agent to handle the resale to an income eligible buyer, as well as fund any necessary inspections, repairs or improvements.

Under consideration for new programming is the preparation of a Housing Production Plan, strongly recommended by the Department of Housing and Community Development (DHCD). Housing Production Plans provide a proactive strategy for planning and developing affordable housing based on a Housing Needs Assessment. This Plan would address the affordable housing goals developed during the Acton 2020 process.

The ACHC's programs

- 1) are consistent with the Goals established by the Community Preservation Committee to address the housing needs of the community as detailed in the 2014 Community Preservation Plan;
- 2) are consistent with the following Goal and Objective in the Acton 2020 Plan

Goal 5: Support Inclusion and Diversity

We value our diversity in all of its forms. We welcome citizens of all ages, socio-economic, cultural, racial and ethnic backgrounds. We strive to foster respect and appreciation, promote interaction, and actively encourage a wide variety of individuals to live, work, and play in Acton.

Strategy 5.2.1: Affordable Housing Strategy

Develop a comprehensive and proactive affordable housing strategy that supports the provision of a wide range of housing types including for people of limited means, and also

allows Acton to make progress on the Commonwealth's affordable housing goals set forth in Chapter 40B of the General Laws.

- Legislation to increase local control over development
- Prepare Housing Plan
- Incentives for well-located affordable housing
- Purchase deed restrictions in existing housing
- Allow more dividing of existing lots for economical housing
- Housing sites with open space purchases

3) address the five priority housing needs identified in Acton's 2004 Community Development Plan entitled "To Live in Acton."

- #1 Low-Income Rental Units
- #2 Affordable Senior Apartments
- #3 Moderate-Income Homeownership
- #4 More Choices for Seniors
- #5 Below-Market Homeownership

Finally, ACHC has access to privately funded housing gift funds that would be used as leverage for these programs in addition to the requested CPA funds. The current balance of the Community Housing Program Fund as of November 2013 is \$283,000 with \$200,000 being held by the Town and the balance by ACHC. In the spring of 2014, the ACHC will fund the purchase 2 units for the Acton Housing Authority at the Acton Meadows development for a total of \$250,000, leaving a balance of approximately \$30,000.

Estimated Date for Commencement of Project: ongoing

Estimated Date for Completion of Project: ongoing

**ACTON COMMUNITY HOUSING CORPORATION
COMMUNITY HOUSING PROGRAM FUND and CPA SPENDING
2004-2013**

❖ Administrative Funds	\$ 19,356
❖ Capital improvement program	\$ 6,823
❖ Condo Buy down expenses	\$ 10,000
▪ Legal, inspections, repairs, fees	
❖ Condo Buy down, selling price subsidy - 9 units*	\$ 172,621
❖ Consultants	\$ 20,000
▪ Develop Comprehensive Permit Policy	
▪ Condo Buydown Program	
▪ Acton 2020 Housing Inventory	
❖ Down payment and Closing Costs help	\$ 40,400
▪ 14 First Time Homebuyers assisted	
❖ First Time Home Buyer courses	\$ 6,180
❖ Lottery agent	\$ 21,000
▪ Ready Buyer List	
▪ Condo Buydown	
▪ Resales	
❖ Purchase existing or new condos for Acton Housing Authority*	\$ 465,000
▪ 6 Units purchased or subsidized for low income rentals	
▪ Lalli Terrace, Willow-Central and Somerset Hills, Acton Meadows	
❖ Regional Housing Services Coordinator (2 year contract)	\$ 42,000
❖ Sewer betterments for affordable units*	\$ 57,000
▪ Fort Pond Brook Place, Dunham Lane, Lalli Terrace	
❖ Support AHA development	\$ 20,000
▪ Whittlesey Village enhanced landscaping	
❖ Willow-Central land acquisition	\$ 163,000
▪ Paid Town for back taxes, clean up costs	
TOTAL SPENDING OR COMMITTED 2004-2013	\$1,043,380

*Includes housing gift funds

As of 11/1/13

**Acton Community Housing Corporation
Community Housing Program Fund
2004-2013**

ACHC Program	Town Meeting date	CPA Purpose	Spending of CPA funds by ACHC	Description of spending reported on Department of Revenue CP-3 form	Location	Project status
Community Housing Program Fund	4/ 5/ 2004	Housing	From Fund: \$21,177 Total Cost: \$21,177	Funds used to hire consultant to develop comprehensive permit policy for Town \$3600; payment of sewer fees to lower selling price of 2 units, \$15,000; sponsor FTHB course \$2577		Project complete
Community Housing Program Fund	4/ 4/ 2005	Housing	From Fund: \$151,822 Private: \$40,000 Total Cost: \$191,822	Funds used to hire consultant to develop and implement Condo Buydown program, \$10,425; Buydown of 1 Condo unit, \$66,522; subsidize selling price of 4 affordable units, \$91,725; Sponsor FTHB course, \$1700; closing cost assistance to 4 homebuyers, \$13,950; payment of sewer betterment to lower selling price of 1 unit, \$7500		Project complete
Community Housing 28 Willow St. and 214 Central St. development	4/ 2/ 2006	Housing	From Fund: \$160,000 Private: \$150,000 State: \$25,000 Total Cost: \$335,000	Community Housing Program Funds to fund the development by the Acton Community Housing Corporation at 28 Willow St. and 214 Central St. of 3 units of community housing on rehabilitated brownfield site. Costs include payment to the town for clean-up and back taxes; architectural and engineering services; RFP, legal, and comprehensive permit costs	28 Willow	Project complete
Community Housing Program Fund	4/ 9/ 2007	Housing	From Fund: \$255,000 Private: \$60,000 Total Cost: \$315,000	Provide funds for the Acton Housing Authority to purchase 3 community housing units for low income rentals, \$315,000		Project complete

**Acton Community Housing Corporation
Community Housing Program Fund
2004-2013**

Community Housing Program Fund	4/7/2008	Housing	From Fund: \$18,950 Total Cost: \$18,950	Administrative costs for ACHC activities, legal expenses, membership, conferences, auditing		Project complete
Community Housing Program Fund	4/6/2010	Housing	From Fund: \$66,100 Total Cost: \$66,100	Provide funds for consultants to prepare a housing needs assessment as part of the Town's Master Plan revision, \$7100; closing cost assistance for 2 homebuyers, \$9000; resale and price subsidy of existing community housing unit, \$30,000; Landscaping for Acton Housing Authority new construction units for low income rentals, \$20,000		Project complete
Community Housing Regional Housing Services	4/4/2011	Housing	From Fund: \$200,000 Private: \$50,000 Total Cost: \$250,000	Provide funds for the purchase of 2 new construction units for the Acton Housing Authority to use for low income rentals. The units are located in a 26 unit 40B development. The price is \$125,000 per unit for a total of \$250,000	265 Great Rd	Project in progress
Community Housing Program Fund	4/3/2012	Housing	From Fund: \$40,000 Total Cost: \$40,000	Funds Acton's participation in a Regional Housing Services Program for two years		Project complete
ACHC	2013	Housing	No funding requested for ACHC Total cost: \$0.00			

TOTAL CPA SPENDING - COMMUNITY HOUSING (ACHC) 2004-2012 \$1,016,193