

Acton Housing Production Plan
Public Comments,
Page number order

	Date received	Commenter	Page (4.15 vrsn)	Section	Status	Comment	Disposition
1	29-Apr	ACHC	0	General	Closed	Letter of endorsement	Support noted
2	4-May	Hodge	0	General	Closed	I encourage the Board of Selectmen to support the Housing Production Plan. Indicates support for Goal 3 coupled with Goal 5 and Goal 6. In addition, Strategy 6, Strategy 7 and Strategy 13.	Support noted
3	4-May	Morse	0	Process	Closed	Comments regarding limitations with public input, make-up of oversight committee	Noted
4	21-Apr	SANA/Nichol, Morse, Lunger, Simes, Ranvig, Fuller, Thatcher, Beebee, Snyder-Grant, Friedrichs, Honn, Forbes	0	Process	Closed	Schedule: Public Comment extension	Extended to 5/4, total of 18 days and additional 2 public meetings. Publicized on town website and Town social media accounts. All comments received were also posted.
5	30-Apr	Manalan	4	Introduction	Closed	Please provide a definition of what 10% refers to.	Inserted a footnote definition on p. 4
6	30-Apr	Manalan	4	Introduction	Closed	4th paragraph- Please explain what determines whether SHI eligibility is retained and what is being done to retain it.	Footnote added: Units are retained on the SHI when Building Permits are issued within 12 months of the Comprehensive Permit, and Occupancy Permits 18 months after that. These milestones are up to the developers.
7	30-Apr	Manalan	5	Introduction	Closed	"Funded by the Acton Community Housing Corporation" should also state "using CPA Funds", also cover page	CPA mentioned on p. 5; Added on the cover page
8	30-Apr	Manalan	6	Executive Summary	Closed	"This is the highest percentage of renters among the comparison communities." Is either irrelevant or in the wrong place. Are you addressing the 25% of single family homes or the 33.3% of Acton housing units that are not single-family homes?	Changed the wording to clarify
9	4-May	Adachi	7	Executive Summary	Closed	the purpose of the HPP is not simply to meet the minimal, one-size-fits-all standards of 40B but to provide a plan for affordable housing that comports with Acton's culture, history, values, etc.	Added a sentence at the bottom of p. 7
10	4-May	Adachi	7	Executive Summary	Closed	What is aim/end-goal for affordable housing in Acton?	Added "The goal for affordable housing in Acton is to sustain a degree of housing choices that meet the needs of people with different household types, incomes, and stages of life. Those options should also increase access to housing in Acton for those who live and work in the community."
11	4-May	Austin, Waters	7	Executive Summary	Closed	We're in a pandemic. Acton's stats for very low income families will rise dramatically as min-wage jobs evaporate. We have a temp moratorium on evictions but we know that there is a backlog of more than 700 families in cue for eviction after the 120 day pause. There will be unknown impact on birth rates, immigration, economic growth and contraction.	Added a paragraph to acknowledge the pandemic on p. 8 right above the Summary Goals & Strategies section
12	21-Apr	Chin	7	Executive Summary	Closed	Define 'naturally affordable', and in other places	Added footnote definition on page 7
13	4-May	Friedrichs, Nicol	7	Executive Summary	Closed	Acton has worked very hard, and continues to do so, to ensure that there are affordable housing options available in town.	Added on p. 8 - 'Acton will build on its history of diligent efforts to provide affordable housing with the goals and strategies laid out in this plan.'
14	30-Apr	Manalan	7	Executive Summary	Closed	Are you saying that in 2019, 19% of single family homes were affordable to families earning the median income or less?	No, this paragraph is just talking about home values are rising, but it does not yet discuss affordability. Affordability is discussed two paragraphs down from this one.
15	30-Apr	Manalan	7	Executive Summary	Closed	What does the median price have to do with low and middle income affordable? Concord has worse numbers and they're already over the 10%.	Included 'The median sales price in Acton for a single family home is above the median income in Acton .' on p. 7
16	28-Apr	Shoemaker	7	Executive Summary	Closed	Add bullet: Maintain Acton's historic character through care in the evolution of the use of older housing stock and placement of new developments	Added a bullet to the existing bulleted list
17	24-Apr	Benson	8	Executive Summary	Closed	ADD—If the Powder Mill Apartments, a 230 unit rental project on the Maynard-Acton border, is permitted as proposed in 2020, Acton MAY achieve the 10% safe harbor with this project.	Added to footnote on p. 8
18	21-Apr	Nicol, Snyder-Grant	8	Executive Summary	Closed	Replace phrase "young professionals"	Changed to young adults on pgs. 8, 53, 54
19	30-Apr	Manalan	9	Executive Summary	Closed	Add potential Board of Health changes in housing design in alignment with state and building codes due to pandemic	add ""including any needed changes in housing design for healthy and safety in alignment with state and building codes" after pandemic
20	4-May	Friedrichs	11	Needs Assessment	Closed	REQUESTED CHANGE: add at the end of the sentence ", but projections are based on history, and Acton's future may be different if it adopts different land use policies"	Changed language on p. 11 to say that Acton's population "has grown" to clarify that we are talking about the past up through today.
21	21-Apr	Beck, Kastens	12	Needs Assessment	Closed	Town Water Supply planning is based on lower population numbers	Comment refers to the population numbers in HPP as projections, but they are the official census numbers - made this more clear
22	4-May	Kastens	12	Needs Assessment	Closed	AWD 5 year strategic plan is based on the MAPC SQ (status quo) population forecasts.	p. 12 - clarified that Acton's 2015 HPP used MAPC's Stronger Region projections; also included a footnote re: the two different projections created by MAPC and which one the AWD used
23	4-May	Kastens	12	Needs Assessment	Closed	MAPC stands for Metropolitan Area Planning Council.	Spelled out in first bullet on p. 11
24	4-May	Nicol	12	Needs Assessment	Closed	Figure 1 is titled "Population Change in Acton 1930-2016" but the population figure used as the last plot (23,738) is dated 2018	corrected dates on chart on p. 12
25	4-May	Nicol	12	Needs Assessment	Closed	Use Town reports for population	Not as accurate as US Census
26	4-May	Adachi	13	Needs Assessment	Closed	Terms: Is "Hispanic" the technically accepted term? "Latino/a" or "Latinx" is more current. Is 'minority' a term of technically specific meaning for which "non-white" is unacceptable substitute?	HPP uses US Census categories - I added a footnote to address the terms used; I switched minority to non-white in all instances throughout the HPP
27	4-May	Chang	13	Needs Assessment	Closed	There is no analysis on what drives the household composition	If you read through the entire section on household composition (pgs. 13-16), I believe factors that drive household composition are addressed
28	4-May	Chang	13	Needs Assessment	Closed	It's not a big surprise that the 65+ age group is growing faster in Acton than other age groups. What is not said: are these residents who are already here who just happening to be getting older (have yet to die) or are they moving into Acton?	See figure 15 - 80% of Acton 65+ households are homeowners which is an indication that they are likely long term residents - added a sentence about this on bottom of p. 12
29	4-May	Friedrichs, Kastens	14	Needs Assessment	Closed	Acton data is compared to the following municipalities: Andover, Bedford, Concord, Lexington, Sudbury, Wayland, and Westford." What is the rationale for choosing these towns for comparison, rather than using our neighboring towns?	Added the following footnote: these communities have been consistently used by the Town for comparison purposes based on their population, finances, and economic characteristics. The neighboring Towns of Boxborough, Carlisle, Littleton, Stow and Maynard do not share these same characteristics.
30	4-May	Kastens	14	Needs Assessment	Closed	The family types discussed do not include categories for multi-generational families comprising children, parents and grandparents.	Clarified that the census definitely of family includes multi-generational families
31	4-May	Nicol	16	Needs Assessment	Closed	Inconsistent racial data	I made some clarifications; However, not all numbers in Alissa Nichol's comments are correct. She says the census reports that Acton's white population is 67.2%. I double checked. The 2018 ACS reports Acton's total population as 23,561, with 16,393 being white - this is 70% as stated in the HPP.

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32	4-May	Williams	16	Needs Assessment	Closed	Include "Acton's population is growing faster than any neighboring towns."	Data does not support this conclusion; per Census, since 1980, Acton's population has been growing at a significantly slower rate than Boxboro, Littleton, Stow, and Carlisle (4 of 6 of the towns identified by the commenter). In addition, these are not the towns identified as comparable for this plan.
33	4-May	Chang	17	Needs Assessment	Closed	On page 17 in listing Asians, you forgot those from Taiwan.	This was not a comprehensive list of all the countries in Asia - it included some examples, but I added Taiwan
34	21-Apr	Snyder-Grant	17	Needs Assessment	Closed	The African-American population of Massachusetts is about 9%, and Acton's African-American population is listed in the 2018 ACS as "1.7% +/- 0.9%". Call out in the text.	Added a sentence on page 17
35	4-May	Chang	20	Needs Assessment	Closed	On page 20: is there a correlation between the increase in the number of Asians and the advanced degrees. If so, it means we have lost the white working class portion of the town. In part I think this may have its roots in zoning: we have consistently rezoned to eliminate service industries that were peopled by non-college degreed workers. I	This analysis is not in scope
36	4-May	Kastens	21	Needs Assessment	Closed	Since Acton's older population is more likely to have less income, they are more likely to have difficulty with housing costs than the younger population." This claim does not take into account that people over 65 are more likely to have paid off their mortgage and own their home outright. Can you include any statistics on mortgage burden by age?	Added the following on p. 21 - Even when mortgages are paid off, older homeowners (often on fixed incomes) must pay property taxes and well as the cost of ongoing maintenance (which often increases as homes age).
37	21-Apr	Snyder-Grant	21	Needs Assessment	Closed	Summarizing Acton's status as "becoming more racially and ethnically diverse" seems to paper over our lack of Black residents.	Added a phrase to highlight this
38	4-May	Friedrichs	23	Needs Assessment	Closed	REQUESTED CHANGE: please change this to read: "While Acton lags... it already had the most multi-family housing units of the comparison towns"	Bullet above includes language
39	4-May	Nicol	23	Needs Assessment	Closed	"Acton lags behind comparison communities in the development of multi-family housing since 2010." Suggested additional statement. "With 30% of Acton's housing stock multi-families, Acton is the leader among comparable towns in multi-family homes."	HPP already states on p. 24, "Acton has the lowest percentage of single family homes out of all of the comparison communities. Furthermore, Acton has a higher percentage of most other housing types and, therefore, has more housing diversity than any comparison community."
40	4-May	Chang	24	Needs Assessment	Closed	we may have more racial diversity but we do not have economic diversity. But still on page 24, it says we have more diversity than other communities	Text includes 'housing diversity'
41	4-May	Friedrichs	24	Needs Assessment	Closed	"other" category to read "other multi-family housing units"	HPP uses HUD Categories
42	4-May	Friedrichs	24	Needs Assessment	Closed	Please add a positive that's not mentioned about reuse/rehab of these units. Most [all?] are heated with electric heat, and so that can be a big benefit.	Unable to determine number of units on electric
43	4-May	Friedrichs	24	Needs Assessment	Closed	REQUESTED CHANGE: please remove the word "only". (last paragraph)	Removed 'only'
44	4-May	Friedrichs	24	Needs Assessment	Closed	Please either make it clear that the "older units/lead" are a tiny percentage, or take out the entire statement that begins "Older units may..."	Added a footnote about MA Lead Law passed in 1978
45	4-May	Adachi	25	Needs Assessment	Closed	Percentage of pre-1939 housing is low: Why is that?	This analysis does not include that historical data
46	4-May	Nicol	25	Needs Assessment	Closed	Only 14% of current housing units were added since 2000. include in this data, the number of homes which were built prior, but converted to multi-family and/or affordable	No data source
47	4-May	Williams	25	Needs Assessment	Closed	Because Acton has worked hard for many years to increase its stock of affordable housing, our town now has over 1,000 condos. In terms of absolute number and in terms of proportion, this amount is higher than any neighboring towns. However, the draft HPP compares current rates of multi-family construction and concludes that Acton "lags behind" in the development of multi-family housing.	Data refers to construction, with the 'lag' numbers refer to recent years. Acton is noted earlier as having a higher percentage of rental and condo units. Most of the condos were created in the 60s-70s when zoning allowed for the creation of these condos.
48	21-Apr	Chin	26	Needs Assessment	Closed	Question on tenure	Responded to commenter in email
49	4-May	Adachi	27	Needs Assessment	Closed	311 vacant units: Is that number consistent over the years, but involving different units? If same units, are they apartments, houses, rentals/owned, uninhabitable	No source data to analyze
50	4-May	Friedrichs	27	Needs Assessment	Closed	However, Acton is doing better than the state average of 3.9%"	Per 2018 ACS data, the rental vacancy rate for the State of MA is 3.8%, nearly the same as Acton's rental vacancy rate of 3.9%. The homeowner vacancy rate statewide is 1% - Acton's homeowner vacancy of .4% is worse; Neither Acton nor the state have healthy vacancy rates
51	30-Apr	Manalan	27	Needs Assessment	Closed	Vacancy - How about the other nearby communities?	Acton is compared to the State not other municipalities.
52	4-May	Nicol	27	Needs Assessment	Closed	Include 2019 when median home prices are starting to fall	Added footnote on p. 28 - Author began writing this section in 2019 before a full year of 2019 data was available. Warren Group Town Stats show that the 2019 median price for single family homes decreased to \$600K, but prices have increased again, and the median single family home price for Jan-March 2020 is \$638,600.
53	4-May	Friedrichs	28	Needs Assessment	Closed	The data as presented may actually be incorrect. The draft states that 19% of housing units sold for less than \$500K. But the data from the annual reports indicate that it's closer to 30%.	Data is taken from MLS, and shown for trends. While not all sales go through MLS, it is generally accepted as a credible source
54	4-May	Friedrichs	28	Needs Assessment	Closed	REQUESTED CHANGE: use the average that actually applies, show the # of condos in these price ranges, which will show over 30% of sales. REQUESTED CHANGE: Please change the average sales price to be just condos.	Both figures 16 and 17 show single family homes and condos separately. The HPP states that the median condo price is \$250K
55	4-May	Nicol	28	Needs Assessment	Closed	why certain data points were pulled out? See detailed comments	2017 was simply a typo in the second comparison bullet on p. 29. 2010 was compared to 2019 in both examples in this section; Figure 16 acknowledged that the market for condos in Acton is quite different than the market for single family homes. The stock of affordable condos in Acton is acknowledged.
56	4-May	Friedrichs, Nicol	30	Needs Assessment	Closed	Median rent inconsistencies, use Craigslist instead of Trulia	Added an analysis on pp. 31-32 of listings on Apartments.com to the Trulia data
57	4-May	Nicol	31	Needs Assessment	Closed	Include comment regarding pipeline numbers	Refer to Pipeline section
58	4-May	Friedrichs	32	Needs Assessment	Closed	REQUESTED CHANGE: Please mention that the town is against Piper Lane	HPP already stated, "There has been a lot of community opposition to this development." Added the following - the Board of Selectmen have voted not to recommend (p. 34)
59	4-May	McCabe	32	Pipeline	Closed	Disappointed that senior living is limited to 1 bedroom units, due to following concerns: Limits ability to have adult children visit or stay when resident needs help post hospitalization, to have caregiver sleep over and be able to stay in home, to have elderly parents move in with them. People are living much longer and needs are changing.	The HPP does not propose any particular unit sizes, specific project unit sizes could be addressed with the permit issuing agency
60	4-May	Kastens	34	Needs Assessment	Closed	Acton is part of large Boston-Cambridge-Quincy MA-NH Area	Added footnote on p. 36 that provides a more detailed to description of the MSA
61	4-May	Kennedy	34	Needs Assessment	Closed	Are there statistics to specify the number of households involved and the percentage of such rentals including the fees charged by landlords compared to other rentals in Acton? Given the cost burden for those renting from landlords and the apparent frequency of eviction, I think it important to include those facts and emphasize that few such places are affordable or eligible for assistance as I understand it.	No source data to analyze
62	4-May	Nicol	35	Needs Assessment	Closed	clear in the HPP that about 40% of units in our SHI are actually market rate rentals. If we are to do that, we must also be clear that 23- 24% of our units are affordable, much higher than the state mandated 10%.	'Affordable' definition goes beyond price. Includes income of resident, restriction of price/rent, and marketing standards

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63	4-May	Adachi	37	Needs Assessment	Closed	Acton should track and provide updates about the actually affordable rental units in 40B projects in addition to tracking the 100% that technically count in the SHI as affordable under 40B.	Included in the numbers, percentage and chart
64	4-May	Nicol	37	Needs Assessment	Closed	"It is also important to note that there are over 1000 naturally affordable units in Acton which are not deed restricted, and could be added to Acton's inventory were they to be rehabbed and deed restricted."	This is covered in a later part of the plan
65	4-May	Adachi	38	Needs Assessment	Closed	1,950 current Acton residents are eligible for 357 actually affordable units: Why are they living in Acton? Did they move in when their incomes and rent levels were better aligned, and then lose ground due to stagnant wages and/or rising rents? Are they working in Acton or a nearby community? If so, that would provide a compelling argument for Acton's working to cover some of the 1600-unit shortfall of actually affordable housing units. Are there other reasons specific to Acton that Acton would benefit from trying to provide affordable units that might be more readily available in another community?	Good questions, but beyond scope
66	4-May	Kastens	39	Needs Assessment	Closed	Please comment on why the percentage of households that have income <30% of AMI are less likely to be housing cost burdened is lower than the percentage of households that have income between 30-60% of AMI. Something odd is going on here...logic suggests that people with lower income would be more cost burdened.	Some households under 30% AMI are in subsidized housing.
67	4-May	Nicol	39	Needs Assessment	closed	eliminate "all small, two-bedroom condos which are not adequate for more than a 3-person household."	Changed language to "may not be adequate" and included footnote with link to MA sanitary code
68	4-May	Nicol	40	Needs Assessment	Closed	when comparing household income to sales price, please use the statistic for household income of homeowners, which is likely to be higher with a smaller gap between income and sales price	The point of this chart is to show that home prices are outpacing incomes. Renters are the ones who may be looking to buy homes, so it is important that renter incomes be included.
69	4-May	Friedrichs	41	Needs Assessment	Closed	QUESTION: Does this include Strawberry Hill Road? Nagog Woods? Parker Street?	Includes ALL condominiums in Acton
70	4-May	Honn	41	Needs Assessment	Closed	The Town should make an effort with the DCHD to have the naturally affordable units recognized.	State regulations require deed restrictions
71	4-May	Nicol	41	Needs Assessment	Closed	In the HPP, mention is made of the 1,004 condos in town, but apparently many other units are left out, distorting the actual percentage of affordable units in Acton (albeit not all deed-restricted).	Analysis includes all condos in town, as provided by assessors.
72	4-May	Friedrichs	42	Needs Assessment	Closed	REQUESTED CHANGE: remove the word "limited".	Clarified that limited success means that similar programs produce a small handful of units - now p. 44
73	4-May	Adachi	43	Needs Assessment	Closed	What percentage of AHA residents are working in Acton in low-paying jobs? What percentage not working, whether retired or living on disability income?	There is no data source for this, data not captured by AHA
74	4-May	Friedrichs	43	Needs Assessment	closed	REQUESTED CHANGE: please note on each line of AHA waiting list how many are 50% median income and below.	There is no data source for this, data not captured by AHA
75	21-Apr	Friedrichs	43	Needs Assessment	Closed	Add column on the AHA chart on page 43 to show how many people are VERY low income and EXTREMELY low income	Provided for town as a whole on page 35.
76	4-May	Nicol	43	Needs Assessment	Closed	eliminate from the second paragraph, "...which is significantly less than the current HUD 80% AMI for a family of four at \$96,250.8 Although it is unlikely that the majority of people who work in Acton are supporting a family of four on one salary, these statistics are still an important reference point."	Statement enhances the data analysis
77	21-Apr	Friedrichs	44	Constraints	Closed	Replace "barrier" language.	Changed to constraints
78	4-May	Kastens	44	Constraints	Closed	"Insufficient communication with development community" What does this mean.	Removed
79	4-May	Kastens	44	Constraints	Closed	Under "Natural" development constraints, you should state that Acton derives all of its tap water from groundwater wells within the town boundaries.	Added, but changed to 95% of water per comment #80 below
80	4-May	Kastens	45	Constraints	Closed	The Technology District is shown in the table on p.45 as having 302 acres, of which 256 acres are available for development. This large property is not mentioned anywhere else in the document, as far as I can tell	Included
81	4-May	Acton Water Dist	46	Constraints	Closed	AWD serves approximately 95% of Acton, rather than the 98% indicated in the Housing Production Plan. The other 5% is comprised of private wells, service by the Town of Concord, and other Public Water Supplies.	Included
82	4-May	Acton Water Dist	46	Constraints	Closed	Maintain Groundwater Conservation and Protection. AWD's primary mission is to ensure all residents served by the District will be able to access sufficient clean water for as long as the Town exists. Fulfilling this mission is accomplished by conservation, protection, and expansion (when possible) of our groundwater resources. [Add text of paragraph as submitted]	Added full text of AWD's comment on p. 50
83	4-May	Honn, Nicol	46	Constraints	Closed	Shared concern that the town infrastructure could not handle continued population growth that would occur with new extensive new construction, whether it was road capacity, water resources, roadway usage, school enrollment, taxes, municipal services, etc.	Economic feasibility is done for a particular development and project, as site specific information, and unit mix and placement is required.
84	21-Apr	Honn/HDC, Nicol	46	Constraints	Closed	See comment, perhaps remove 'barrier' word, perhaps adding example of the Habitat house which required CPA funding for historic windows	Changed to constraint
85	4-May	Kastens	46	Constraints	Closed	you are planning to build housing for more residents than the AWD is planning on providing water for. These two sets of assumptions need to be reconciled.	Make clear that HPP is not planning to build housing towards a specific number, save the 10% requirement
86	4-May	Kastens	46	Constraints	Closed	Wellhead Protection Zone II should be called out as areas in which development is undesirable on the grounds of protecting Acton's water supply	The HPP does not detail Zone specific recommendations
87	4-May	Nicol	46	Constraints	Closed	Eliminate the last sentence from the fourth paragraph. It would be more accurate to say that the town works to "minimize (or mitigate) environmental degradation	changed to minimize environmental damage
88	21-Apr	Snyder-Grant	46	Constraints	Closed	Regarding the States Biomap 2 project, include "Protecting these areas from further encroachment should be as important as protecting the BioMap2 areas.	Added 'limit encroachment' to last sentence in section
89	4-May	Adachi	47	Constraints	Closed	Need to provide concise clarification of what is meant by wastewater management districts	Added footnote to define WW District
90	4-May	Chang	47	Constraints	Closed	Lack of sewers in Town is a definite obstruction to the construction of any housing along Rt. 2A, West Acton	added at the bottom of p. 50
91	21-Apr	Snyder-Grant	47	Constraints	Closed	Add "Greater levels of environmental and public health protection through the delineation of a specific area within which the design, construction, operation, and maintenance of onsite wastewater treatment systems will be more closely regulated"	Added this definition in a footnote
92	21-Apr	Snyder-Grant	47	Constraints	Closed	The description of Acton's Complete Streets Initiative is incomplete, replace with: The Town has a Complete Streets Policy which requires that the Town "approach every transportation project and program as an opportunity to improve streets and the transportation network for all users". To implement this policy, the Town has taken advantage of state funding for Complete Streets which encourages safe and accessible travel options for all modes – walking, biking, transit and vehicles."	Added this language on p. 47
93	4-May	Williams	47	Constraints	Closed	Drinking water production capacity was not assessed	Not in scope
94	4-May	Adachi	48	Constraints	Closed	substitute semi-colon for comma after "Acton" and before "however" in next to last sentence	
95	4-May	Adachi, Williams	48	Constraints	Closed	Need to clarify what the different ride services do.	Added footnote on p. 52 - Town website for more info: https://www.acton-ma.gov/626/Transportation-Services
96	4-May	Beresin	48	Constraints	Closed	The new plan has no support for improving transportation	Included in roads and transportation section.
97	4-May	Friedrichs	48	Constraints	Closed	REQUESTED CHANGE: Please add "rehab/reuse will not experience these constraints". The only constraint on rehab/reuse is money.	Comment is a conclusion without supporting data
98	4-May	Friedrichs	48	Constraints	Closed	REQUESTED CHANGE: please change "meet demand" to "serve community housing needs".	Duplicate
99	21-Apr	Snyder-Grant	48	Constraints	Closed	Change "the Cross-Acton Transit service" to "the fixed-route Cross-Acton Transit service".	Added this language on p. 48

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100	4-May	Friedrichs	49	Constraints	Closed	Typos: the word "ordinance" should be changed to "bylaw" in more than one place. We don't have ordinances in Acton.	changed to bylaws in all instances
101	4-May	Friedrichs	49	Constraints	Closed	"family house" appears to be a typo	changed to multi-family housing
102	4-May	Austin	50	Constraints	Closed	Page 50; "Housing development is most successfully accomplished by professional developers who understand the economics, costs and risks of a project." As a retired PE with 2 degrees in CE, I agree, but housing is a basic right (UN Genl Assy resolution 1945), and you also have to care and help those who can't afford it. It's not ALL about money.	added non-profit developers to that statement on p. 54
103	4-May	Forbes	50	Constraints	Closed	Please make sure that HDC has a chance to submit comments	HDC input received
104	4-May	Friedrichs	50	Constraints	Closed	However, 40B is still viewed negatively ...	Revised 'in town government' to 'in town' on p. 54
105	4-May	HDC	50	Constraints	Closed	Strike paragraph and replace with HDC Provided language	Replace with HDC provided language
106	4-May	Nicol	50	Constraints	Closed	suggested change to first paragraph, eliminate the phrase "...with the goal of preserving the original character of those neighborhoods."	Replace with HDC provided language
107	4-May	Friedrichs, Nicol	51	Constraints	Closed	REQUESTED CHANGE: please change "enabling residential development" to "enabling the creation of new SHI units	changed to enabling residential development and the creation of new SHI units on p. 55
108	30-Apr	Manalan	51	Constraints	Closed	Towns that reached 10% from Local Zoning (not 40B) - Please provide names of towns as examples. How did Concord do it?	This is uncommon, though Lincoln has reached 10% through local zoning. Concord reached 10% due to 40B - a large 40B rental development put Concord over 10%
109	4-May	Nicol	51	Constraints	Closed	Comments on 4th paragraph on page 51, 2nd paragraph under Planning and Political Context	Included a few resident comments from survey on both pro and anti density on p.55
110	21-Apr	Snyder-Grant	51	Constraints	Closed	I just wanted to emphasize this last paragraph here that explains the importance of Board leadership on this issue. There is always going to be neighborhood opposition to any development proposal. The Board needs to articulate what types of housing projects are in the Town's best interest and why, and which are not.. Overcoming our racial and economic isolation is important to Acton recovering from post-war development patterns as a bedroom suburb to reclaim its roots as a Town. That includes having the Town have the full range of racial and economic diversity in order to function as well as it can, culturally and financially.	Added this language
111	21-Apr	Snyder-Grant	51	Constraints	Closed	"Low Density Development is seen to be the best way to achieve this goal" (of open space conservation). I think most people that use the phrase "Low density development" use it as a synonym for high-acreage residential zoning, which is the "sprawl" pattern of a lot of suburban development, and I don't know anyone who thinks that's a good way of promoting open space development. Maybe what's meant here is "Limiting development is seen to be the best way to achieve this goal"?	Removed the phrase "low density development" and replaced it with "restricting development is seen to be the best way..."
112	4-May	Adachi	54	Goal	Closed	Has Town analyzed long-term impact on tax revenues of increasing affordable units/population, and gauged how much above 10% affordable would be financially sustainable for Town while also serving needs and interests of Town?	Economic feasibility is done for a particular development and project, as site specific information, and unit mix and placement is required
113	4-May	Beresin	54	Goal	Closed	I hope that the HPP will not be approved in its current form, and instead will be amended to shift the focus from NEW construction to REHAB/REUSE. It is, as written with 4 of the 8 goals focused on NEW construction	Revisions towards stressing rehab and reuse done
114	4-May	Mamlet	54	Goal	Closed	Incorporate a much stronger statement of the imperative for the town to broaden the diversity of its inhabitants by including a goal of broader racial diversity as one of the town's housing goals.	While admirable goal, broadening racial diversity was not identified as a town imperative
115	4-May	Nicol	54	Goal	Closed	too focused on advantages to developers	Comment Noted
116	29-Apr	Baran	54	Goal 1	Closed	Goal 1 reflects expending housing production to the 10% level. While that's very important I would like to see a comment that since rental housing is counted in its entirety but actually most of those units are priced at market rate. Therefore it's important to create affordable housing above and beyond the 10% level.	This is discussed earlier in the HPP in a section that analyzes the SHI starting on p. 35
117	24-Apr	Benson	54	Goal 1	Closed	ADD—If the Powder Mill Apartments, a 230 unit rental project on the Maynard-Acton border, is permitted as proposed in 2020, Acton will achieve the 10% safe harbor with this project.	Added as a footnote
118	21-Apr	Friedrichs	54	Goal 1	Closed	Add "the 43units/year may include units created from the in-process the pipeline, and/or units created from rehab/reuse. At which time Acton reaches the 10%, it may choose to keep up with the 10%, or create more than 10%"	Added this language on p. 54
119	16-Apr	Friedrichs	54	Goal 1	Closed	Production goal of 43, how many have been created in the past	Responded to commenter in email
120	4-May	Friedrichs	54	Goal 1	Closed	- change, "create" to "create or rehab/reuse", - add at end of 1st sentence, "focusing on very low income housing solutions" - change "homes" to "housing units"	Goal 1 re-written
121	4-May	Green Acton	54	Goal 1	Closed	Change "create a minimum of 43 homes annually that count on the SHI towards the state's 10 percent goal" to "add a minimum of 43 housing units (through rehab or new construction) annually to the SHI that will count toward the state's 10 percent goal"	Combined Goal 1 and Goal 6
122	4-May	Honn	54	Goal 1	Closed	Additional 40B units beyond the 10% threshold should be approved by Town Meeting	State statute 760CMR 56.03 grants the local Zoning Board of Appeals the sole discretion to decide whether to hear Comprehensive Permit applications once a Town has reached it's 10% threshold.
123	4-May	Honn	54	Goal 1	Closed	Any units beyond 10% should use existing buildings only.	Reuse can be prioritized, and new construction may also be considered to meet housing needs
124	4-May	Honn	54	Goal 1	Closed	Number of market rate housing permits could be limited	This is a moratorium that needs justification
125	4-May	Honn, Nicol	54	Goal 1	Closed	Rehabilitation over new construction was overlooked. Change order of goals?	Combine Goal 1 and Goal 6
126	4-May	Lochrie	54	Goal 1	Closed	Encourage the use of existing housing rather than engage in more and more development	Combine Goal 1 and Goal 6
127	4-May	Nicol	54	Goal 1	Closed	Include rehab	Combine Goal 1 and Goal 6
128	4-May	Nicol	54	Goal 1	Closed	Goal 1 - Production. Strive to create ..." by incorporating Goal 6 into this first goal.	
129	4-May	Thatcher	54	Goal 1	Closed	Against the 43 new units per year proposal unless most, if not all, are rehab/reuse units	Combine Goal 1 and Goal 6
130	21-Apr	Thatcher	54	Goal 1	Closed	Less development, preserve open space	Note Strategy 10, collaboration with Open Space
131	4-May	Friedrichs	54	Goal 2	Closed	please add at end of sentence, "with a focus on very low income housing", change "professionals" to "adults", change "homes" to "housing solutions"	Goal 2 re-written
132	4-May	Green Acton	54	Goal 2	Closed	change "lower" to "lowest"	Duplicate
133	4-May	Nicol	54	Goal 2	Closed	Plan should clearly identify strategies to meet the needs of the most vulnerable of low-income households, and specify a number of units which the town aims to provide to households at 30-50% AMI	Language added to goal 2
134	4-May	Nicol	54	Goal 2	Closed	Suggested change ... "While Acton already has a good mix of housing options for a range of household types, strive to increase options for very low income and extremely low-income households, individuals with disabilities, and seniors..."	50% AMI now specifically mentioned in Goal 2
135	4-May	Friedrichs	54	Goal 3	Closed	At end of sentence, please add " with the highest density possible while preserving as many trees as possible while also ensuring adequate greenspace for all residents, including neighbors.	When clustering housing and preserving open space, natural resources will differ depending on the site; trees are one resource to be considered, but there may be higher priority natural resources on the site given the location.
136	4-May	Green Acton	54	Goal 3	Closed	change "homes that are clustered" to "housing units that use the highest density possible" so as to include multi-family housing and other housing strategies that use less space.	change "homes that are clustered" to "homes that are densely clustered"
137	28-Apr	Shoemaker	54	Goal 3	Closed	Add mention of historic elements to Goal	historic elements mentioned elsewhere
138	21-Apr	Biales	54	Goal 4	Closed	Support for Goal 4, Strategies 5, 7, 8, 8, 12, 14, 15	Noted
139	4-May	Chang	54	Goal 4	Closed	Many references in the strategies to "incentivizing", should be removed	Changed to ENCOURAGE
140	21-Apr	Friedrichs	54	Goal 4	Closed	change Goal 4 on page 8 and on page 54 from "Incentivize new construction" to "Incentivize new/rehab construction".	Added this language on p. 54

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141	4-May	Green Acton, Friedrichs	54	Goal 4	Closed	Change "new construction" to "housing solutions", add at the end of the sentence: "with a focus on rehab/reuse over new construction"	Goal #4 rewritten
142	4-May	Friedrichs	54	Goal 5	Closed	add "where it's possible to not overcrowd people or destroy important greenspace"	Implied
143	4-May	Friedrichs	54	Goal 5	Closed	change "environmentally sustainable to "environmentally just and sustainable"	added environmentally just and sustainable
144	4-May	Green Acton	54	Goal 5	Closed	Remove "new," and change "development" to "housing solutions," to include the full range of housing strategies.	suggestion noted
145	4-May	Green Acton	54	Goal 5	Closed	change "existing" to "existing and planned"	suggestion noted
146	4-May	Hickey	54	Goal 5	Closed	Due to already high density in West Acton and specifically West Acton Village I highly recommend and encourage that other areas of town be considered for 40 B housing where building needs to take place, have it happen only in areas where there is currently an abundance of available non-developed land.	Concern noted
147	4-May	Lochrie	54	Goal 5	Closed		Strategy 6 and 7 concerned with redevelopment and other parcels
148	4-May	Nicol	54	Goal 5	Closed	Eliminate "residential" changing to "mixed-use" development. New development in these areas should be mixed-use. Adding commercial development better serves the town	Residential often makes the commercial portion viable, mixed use is an option but not required.
149	21-Apr	Friedrichs	54	Goal 6	Closed	Add to Goal 6 on page 8 and on page 54: "The goal of this plan is to ramp up to at least half of all newly deed restricted units to be from rehab/reuse, within the plan's 5 year planning horizon, and to 100% or nearly 100% within the next 10 years"	The HPP does not address financial and administrative costs to support this detail. Strategy 2 and 3, when initiated, should address this level of objective.
150	4-May	Friedrichs	54	Goal 6	Closed	add "so that within the plan horizon, a significant portion of new SHI units come from reuse/rehab"	The HPP does not address this quantitative level of objective.
151	4-May	Fuller	54	Goal 6	Closed	Rehab and reuse of existing housing in Acton to create more affordable housing, especially for the lower income, retired and handicap citizens	Support noted
152	4-May	Green Acton	54	Goal 6	Closed	Facilitate rehabilitation to "prioritize and facilitate reuse and rehabilitation"	Goals 1 & 6 combined
153	4-May	Hryniewich	54	Goal 6	Closed	Supports Goal 6. REHAB AND REUSE, and strategies 2 and 3	Noted
154	4-May	Fuller, Nicol, Thatcher, Honn	54	Goal 7	Closed	Add the creation of a Housing Trust	Removed 'existing'
155	4-May	Osman	54	Goal 7	Closed	in support of the present makeup of the Acton Community Housing Corporation.	Noted
156	4-May	Green Acton	54	Strategy - General	Closed	Please consider changing the strategies to match the changes made to the goals, to (a) reflect a better balance between rehab and new development, and (b) make sure there is an explicit focus on the lowest income households.	Noted
157	4-May	Green Acton	54	Strategy - General	Closed	New Strategy: Create a process to ensure that, in instances of developer claims of "economic infeasibility" for actions or changes prioritized by the Housing Production Plan, such claims are supported by evidence that is available for review and comment by the public.	Required documents for DHCD and are include in ZBA Procedures
158	30-Apr	Manalan	54	Strategy - General	Closed	Most of the strategies do not address the 10% goal and meeting it. Pursue the following strategies only for deed restricted properties to count towards 10%: Strategies 4, 5, 7, 8, 9, 12	HPP is broader than just attaining 10%
159	21-Apr	Morse	54	Strategy - General	Closed	Oppose strategies 5, 9 and 10	Strategy 5 removed, Strategy 9 rewritten by HDC, Opposition noted for Strategy 10
160	4-May	Morse	54	Strategy - General	Closed	Supports	Support noted
161	4-May	Morse	54	Strategy - General	Closed	Opposes Strategies 6, 8, 9, 11, 12	Strategy 11 removed
162	4-May	Waters	54	Strategy - General	Closed	I find strategies 2, 3, 4, 5, 8, 9, 13, 14, 15, 17, 18, and 19 commendable.	support noted
163	4-May	Acton Water Dist	54	Strategy - New	Closed	Mandate Water Use Efficiency. Efficient water use should be factored into the sustainability goals in the Housing Production Plan, thus lowering mitigation fees and reducing the water demand on AWD.	Included in new sustainability strategy - Strategy 13
164	4-May	Hodge	54	Strategy - New	Closed	No direct strategy to implement the Goal 4 of sustainability, strengthening these strategies by adding the following: "Design any new housing, including affordable housing, so it does not depend on fossil fuels, including explosive and poisonous "natural" methane gas."	Included in new sustainability strategy - Strategy 13
165	27-Apr	Beck	55	Strategy 1	Closed	Esterbrook Road lacks fire hydrants and town drinking water	added note "The lack of public water supply and fire hydrants would also need to be addressed."
166	4-May	Beresin	55	Strategy 1	Closed	New construction is likely to continue an elevation of housing costs, obviating the ability for younger individuals (with modest income) to live in Acton	Noted
167	4-May	Chang	55	Strategy 1	Closed	Analysis of the costs that the proposed 43/year homes will have on the tax structure for the rest of the town	Duplicate
168	21-Apr	Charter	55	Strategy 1	Closed	Concord Auto Auction also be considered	Not included due to traffic and isolated location
169	4-May	Friedrichs	55	Strategy 1	Closed	Split this up into two, one for land which would be newly disturbed land and move that to the end of the strategy list.	Suggestion noted, strategies are not ordered based on importance
170	4-May	Friedrichs	55	Strategy 1	Closed	Make this strategy #19, add "while the priority should be reuse/rehab, to plan for units that can not be accommodated practically, by rehab", add: "avoid Zone 1 and 2 water recharge areas"	Strategy 1 re-written
171	21-Apr	Friedrichs, Thatcher, Williams	55	Strategy 1	Closed	Notify abutters	Abutters notified as part of standard permitting process.
172	21-Apr	Snyder-Grant	55	Strategy 1	Closed	Absence of any mention of the WR Grace parcel.	Added eastern portions of WR Grace site and western portion of AirCo site, included the following note: "A former industrial property that was designated as a Superfund site to address groundwater contamination. The western portion of the property is relatively clean and could potentially support housing development."
173	4-May	Nicol	57	Strategy 1	Closed	Strongly opposed to residential development on the parcels colored green, blue and purple.	Public forum identified parcels. Comment noted
174	4-May	Friedrichs	58	Strategy 2	Closed	please change "consider establishing" to "establish"	Feasibility analysis needed first
175	4-May	Friedrichs	58	Strategy 2	Closed	please change "low income" to "very low income"	Not appropriate to restrict at this juncture
176	4-May	Friedrichs	58	Strategy 2	Closed	Supports Strategies 2 and 3, rehabbing existing housing to become deed restricted affordable housing.	Support noted
177	21-Apr	Thatcher	58	Strategy 2	Closed	Supports Goal 6, Strategy 2	Noted
178	21-Apr	Friedrichs	58	Strategy 2, 3	Closed	SPECIFIC CHANGE REQUESTED: I would like to see phrases like "prepare a plan", "advocate for", etc. These are much stronger verbs. Or simply "do more rehab". "reuse more existing buildings".	Added "conduct a study"
179	21-Apr	Friedrichs	58	Strategy 2, 3	Closed	State a certain % of units to be created through reuse of existing buildings.	To be included in feasibility
180	21-Apr	Fuller	58	Strategy 2, 3	Closed	Supports Strategies 2 and 3, rehabbing existing housing to become deed restricted affordable housing	Noted
181	21-Apr	Snyder-Grant	58	Strategy 2, 3	Closed	There seem to be natural synergies between strategies 2 and 3, such that it would be best to have a single new or existing agency or department coordinate both on the front end.	To be included in feasibility
182	4-May	Friedrichs, Nicol	58	Strategy 3	Closed	please change "consider establishing" to "establish" - please add "very low income" before "homebuyers"	Very Low income households often do not have the resources for homeownership that requires maintenance and other financial responsibilities. Feasibility analysis required.
183	4-May	Nicol	59	Strategy 4	Closed	Suggested change to remove "consider" so that it reads "Expand..."	Feasibility analysis needed first
184	21-Apr	Beck, Charter, Friedrichs, Yacouby	59	Strategy 5	Closed	Remove rental Assistance	Strategy removed.

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185	4-May	Osman	59	Strategy 5	Closed	Helping to keep renters here in Town at this difficult but temporary moment in history is a moral imperative and enriches Town life.	Strategy removed per consensus
186	4-May	Beresin	60	Strategy 6	Closed	40R overlay is at strong odds with objectives 1.3, 1.4 and 1.5 and would violate the integrity of the Historic District	1.3 – Preserve rural characteristics and open space –This HPP strategy, considering 40R, supports strategy 1.3 of the Acton 2020 plan as it reduces development pressure on outlying rural areas of town and minimizes traffic impact by locating 40R districts near transit and areas of Town where there is an existing concentration of development and infrastructure. 1.4 – Preserve historic buildings and landscapes - Since more densely settled areas grew historically around train stations, many communities have adopted 40R districts that overlap with Historic Districts. In these instances, design guidelines have been and can be integrated into 40R Design Standards for locations where the districts overlap. 1.5 – Foster an understanding and appreciates for what makes Acton unique, including its history – This is about promoting an active interest in the past on the part of residents and visitors alike, 40R zoning with design guidelines could assist with promoting actons unique history.
187	4-May	Friedrichs	60	Strategy 6	Closed	Eliminate strategy regarding overlay district	Revise strategy to be more about the geographical area versus the zoning technique - Strategy re-written, now Strategy 5
188	21-Apr	Nicol, Snyder-Grant	60	Strategy 6	Closed	Community needs a wider discussion about South Acton, and perhaps a revisiting of the South Acton village plan, before a 40R program makes sense there.	South Acton Village Plan can be updated without eliminating strategy
189	21-Apr	Snyder-Grant	62	Action Plan	Closed	Kelly's Corner and KMART seems to be a great idea that matches an important part of what our comprehensive community planning process calls for. However, this will need the Board to provide clear direction on this topic.	Added BOS to Action Party
190	24-Apr	Benson	62	Strategy 7	Closed	Citizen comments indicate that there would be strong opposition to a zoning change that could lead to large scale housing development on the parcel.	There are diverse opinions on developing the KMART parcel portion of Kelley's Corner and a variety of potential options. Any consideration for rezoning would require the standard public process and hearings to go to town meeting for broad deliberation and approval. - Now Strategy 6
191	4-May	Friedrichs	62	Strategy 7	Closed	Please strike anything about Kelley's Corner.	There are diverse opinions on developing the KMART parcel portion of Kelley's Corner and a variety of potential options. Any consideration for rezoning would require the standard public process and hearings to go to town meeting for broad deliberation and approval. - Now Strategy 6
192	4-May	Kastens	62	Strategy 7	Closed	Water for properties along Great Road is provided by the Concord Water Department and Concord has been adamant in asserting that they do not want to supply a larger quantity of water to this area	The nature of future developments is unknown however the new 40B of Grandview (on Great Road) uses Acton water.
193	4-May	Nicol	62	Strategy 7	Closed	Consider adoption of mixed-use zoning along Great Road where housing could be added above existing commercial properties	Add: 'existing zoning allows housing above - Strategy re-written, now Strategy 6
194	4-May	Osman	62	Strategy 7	Closed	Almost two-thirds of respondents to the specific question on the Housing Survey in fall 2019 had "Guide growth to Kelley's Corner to create a mixed- use town center" as their first, second or third (of seven) option to address housing needs in Acton by adding new homes in areas with existing development.	There are diverse opinions on developing the KMART parcel portion of Kelley's Corner and a variety of potential options. Any consideration for rezoning would require the standard public process and hearings to go to town meeting for broad deliberation and approval. - now Strategy 6
195	4-May	Thatcher	62	Strategy 7	Closed	Do not target our villages with new building/in-fill.	Residents indicated in the survey and public forum that this is an opportunity to explore. Opposition noted.
196	21-Apr	Beck, Charter	63	Strategy 8	Closed	An economic analysis should be done	Include fiscal analysis during feasibility - added a sentence at the end of the strategy description
197	4-May	Chang	63	Strategy 8	Closed	Removing commercial property will have a deleterious impact on the town	Duplicate
198	4-May	Friedrichs	63	Strategy 8	Closed	We need to serve people in need. That's different than serving "market demand".	This strategy references for private developers
199	4-May	Friedrichs	63	Strategy 8	Closed	please remove the words "by-right"	Noted
200	4-May	Nicol	63	Strategy 8	Closed	Proposed change - specify "small" multi-family or "fewer than 20 units" since 20+ multi-family was among the least popular housing option among survey respondents and forum participants	Development size depend on appropriateness of site
201	4-May	Osman	63	Strategy 8	Closed	I see no mention of Transfer of Development Rights	paragraph added - now Strategy 7
202	4-May	Beresin	63	Strategy 9	Closed	concerning strategy is the identification of specific "developable parcels" which include the farmland on Central Street and the open meadows at the intersection of Brook and Main Streets	Rewritten per HDC - now Strategy 8
203	4-May	Charter	63	Strategy 9	Closed	Add Town-owned Properties, for example Civil Defense Building	Strategy re-written - now Strategy 8 includes Town-owned buildings
204	4-May	Friedrichs	63	Strategy 9	Closed	please remove the words "and new in-fill development"	Rewritten per HDC - now Strategy 8
205	4-May	Friedrichs	63	Strategy 9	Closed	- after "allow for", please add "and incentivize more rehab/reuse	Rewritten per HDC - now Strategy 8
206	4-May	Friedrichs	63	Strategy 9	Closed	REQUESTED CHANGE: Please add "rooming houses" to the list of bylaw changes to be considered/pursued.	This section of the ZBL currently allows the renting and boarding for no more than 3 persons as an accessory use. The owner must live on the property. A special permit is required to allow more renters or boarders. This could be relaxed to allow more people by-right, totally eliminate the special permit requirement, or eliminate the requirement that the property owner live on the property. - Strategy re-written - now Strategy 8 includes this
207	4-May	HDC	63	Strategy 9	Closed	Strike as written and replace with strategy from 2015 HPP	Rewritten per HDC - now Strategy 8
208	4-May	Nicol	63	Strategy 9	Closed	not sure the Acton Center Historic District could be considered for rezoning or overlay. It's my understanding that the entire district (every single building) is listed in the National Historic Registry	Rewritten per HDC - now Strategy 8
209	28-Apr	Shoemaker	63	Strategy 9	Closed	Supports Strategy 9	Rewritten per HDC - now Strategy 8
210	4-May	Williams	63	Strategy 9	Closed	Does not support, use 40B	Rewritten per HDC - now Strategy 8
211	4-May	Friedrichs	66	Strategy 10	Closed	Does not support adopting a policy that integrates Open Space and affordable housing	Idea generated at CPC regarding a discussion of connecting Open Space and Housing.
212	4-May	Friedrichs	67	Strategy 11	Closed	ONLY rehab/reuse conversions of existing buildings into multi-family units	Strategy eliminated
213	4-May	Nicol	67	Strategy 11	Closed	Eliminate this strategy, to streamline permitting	Strategy eliminated
214	21-Apr	Snyder-Grant	67	Strategy 11	Closed	Make explicit that this streamlined process would only be for multi-family affordable housing, not all proposals before the ZBA.	Strategy eliminated
215	4-May	Friedrichs	67	Strategy 12	Closed	Eliminate	Opposition noted
216	4-May	Nicol	67	Strategy 12	Closed	eliminate "Consider" so that it reads "Evaluate." Update Affordable Housing Overlay District to reflect changing town goals as outlined in the Acton 2020 and Open Space and Recreation Plans	Replaced 'Consider' to 'Evaluate'.
217	21-Apr	Snyder-Grant	67	Strategy 12	Closed	agree that the Affordable Housing Overlay district map looks strangely specific to certain parcels, and doesn't look strategic	Noted
218	4-May	Waters	67	Strategy 12	Closed	Overlay district proposed for the Wright Conservation Land at the top of Wright Terrace and Mead Terrace. How is this even possible?	Noted, will be addressed as part of strategy
219	30-Apr	Manalan	70	Strategy 13	Closed	Fair Housing was not identified as goal	now included in Goal #6

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220	4-May	Adachi	70	Strategy 14	Closed	Acton's accessory dwelling unit bylaw could be enhanced to allow somewhat larger units more readily accessible to wheelchairs, etc.	HPP already contains the following: Acton's Accessory Apartment provisions per Section 3.8.1.6 already require that ground floor accessory apartments be designed and constructed as adaptable units. Such requirements could be extended and applied to other types of new units, as well.
221	4-May	Friedrichs	70	Strategy 14	Closed	Please add "and rehab contractors" after "developers".	added - now Strategy 12
222	4-May	Friedrichs	70	Strategy 14	Closed	Please add "rehab projects" after "development proposals"	added - now Strategy 12
223	21-Apr	Snyder-Grant	70	Strategy 14	Closed	The additional costs for universal design are minimal if done from the start, so considering this as a 'requirement' is more sensible than trying to build incentives. Also, well-thought-out design requirements like these make sense for more than just affordable housing, but for any planned development.	Changed 'encourage' to 'require'
224	22-Apr	Richardt	71	Strategy 14, 15	Closed	Thank you for including Strategies 14 and 15. While I support the entire HPP, I especially support the inclusion of accessible housing in Acton	Support noted
225	21-May	Friedrichs	72	Strategy 15	Closed	Strategy 15, please add a specific number of group homes to be created.	Unable to specify number as private development
226	30-Apr	Manalan	72	Strategy 15	Closed	Adopt a zoning bylaw that all units constructed under a comprehensive permit must be accessible for persons with disabilities- ramps, elevators, etc. Must be all units whether affordable or not. Pages 21 & 22 Summary - Another reason to consider making accessibility a requirement for development of housing destined for SHL.	See strategy 14. Comp permit does not require local zoning to be followed.
227	4-May	Friedrichs	72	Strategy 15, 16, 18, 19	Closed	Supports	Support noted
228	30-Apr	Manalan	72	Strategy 16	Closed	Set numerical goals and methods of measurement for annual review of HPP and action when needed.	Added a sentence in the first descriptive paragraph of this strategy.
229	21-Apr	Snyder-Grant	72	Strategy 17	Closed	Add more details on HOW Acton has already become a Housing Choice community: which of the "seven (of fourteen) best practices" did Acton choose or not choose	Added more details on p. 74
230	4-May	Friedrichs	73	Strategy 17	Closed	TYPOREQUESTED CHANGE: should the 5% be corrected to be 0.5%?	Housing Choice is 5%, HPP Certification is 0.5%
231	21-Apr	Snyder-Grant	74	Strategy 20	Closed	Add strategy of how to help surface and soften any unspoken generic opposition to any affordable housing including more campaigns	added strategy with language from Kristen in Planning
232	21-Apr	Snyder-Grant	74	Strategy 20	Closed	Another strategy I was looking for was the development of "inclusionary zoning"	Was not discussed, to be considered later perhaps.
233	4-May	Green Acton	75	Goal and Strategy Matrix	Closed	On page 75, strategies 2, 3, and 9 meet all of the goals, and "Xs" should be	Now Strategies 2, 3, & 8 - added X's
234	4-May	Green Acton, Austin, Nicol, Friedrichs	76	Action Plan	Closed	On page 76, please consider bringing the Strategy 2 closer to the present	Moved to FY22
235	21-Apr	Snyder-Grant	76	Action Plan	Closed	Add the Board to the 40R discussion	#6 on the action chart, BOS should be included as supporting entity
236	27-Apr	Beck	79	Continuing Strategies	Closed	Missing is a Goal or Strategy to include a plan element ensuring aesthetics and design compatible with the character of Acton.	Added on p. 83
237	4-May	Morse	79	Continuing Strategies	Closed	Supports reviewing tax properties	Support noted
238	21-Apr	Snyder-Grant	79	Continuing Strategies	Closed	Add ACHC and the AHA to the parties contacted about tax-delinquent parcels	Added in second paragraph under strategy on p. 80
239	4-May	Waters	80	Continuing Strategies	Closed	Nowhere in the plan did I see any mention of aesthetics	Design Review Board input sought in Strategy 9, design in Strategy 10.
240	21-Apr	Snyder-Grant	81	Continuing Strategies	Closed	Is providing information on programs and incentives for energy efficiency and renewable energy ongoing or new strategy?	Adding new strategy
241	16-Apr	Snyder-Grant	83	Appendix	Closed	Compare to 2015 HPP? Notes that Appendix A is missing	Inserted missing Appendix
242	4-May	Beresin	X	General	Closed	No concerted place in the HPP to support opportunities for community gathering and recreation	Recreation not in scope for Housing Production Plan, though Strategy 10 includes Open Space and Housing joint planning
243	4-May	Beresin	X	General	Closed	The HPP should reference and specifically uphold the 6 goals of the Acton 2020 plan written in 2010	Acton 2020 referenced in Municipal Services section. Other than that, not scope of HPP
244	4-May	Beresin	X	General	Closed	HPP does not take into account the goals of preserving and enhancing town-owned assets and services.	General town properties out of scope unless value for housing opportunity
245	4-May	Nicol	X	Public Forum Summary	Closed	Would like changes made to the Public Forum summary: See detail comments	Public Forum separate document, updated
246	4-May	Williams	X	Public Forum Summary	Closed	Public forum comments and online survey responses show that most participants are not in favor of increased development, yet the HPP describes public opinion as "evenly divided."	Public Forum separate document, updated