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TOWN OF ACTON
P.O. Box 681
Acton, Massachusetts, 01720
Telephone (978) 263-4776
Fax (978) 266-1408

Acton Community Housing Corporation
Nancy E. Tavernier, Chair

To: Board of Appeals

Date: April 24, 2003

From: Nancy Tavernier, Chair
Acton Community Housing Corporation

Cc: Board of Selectmen, Town Manager

Subject: **Franklin Place**
520 Main Street
Application No. 03-08

The Acton Community Housing Corporation supports the Franklin Place Project for 32 units at 520 Main St., which includes 8 affordable housing units for purchase by income eligible first time homebuyers.

Last fall, Mark O'Hagan met with the ACHC to discuss an earlier proposal of 40 units. The new proposal was presented to ACHC for review with a subsequent vote on April 24, 2003 to support in principle the overall concept of the current proposal. Consistent with those discussions, we request:

- One of the eight affordable units be a loft unit.
- No more than one of the units be a walkout (basement) unit.
- One of the eight affordable units should be handicapped adaptable in the event one of the lottery winners requires such adaptability. This unit should not be restricted to handicapped ownership however.
- Five of the units meet the Local Preference guidelines of ACHC.
- These housing units will serve households whose income is at or below 70% of the median household income for the Boston Area. The 2003 Area Median Income is \$80,800. We suggest using the guidelines for 3-person households.
- All eight units must meet the DHCD requirements to allow them to be counted toward the community's required 10% affordable housing units for the purposes of Chapter 40B.
- Deeds for the units must contain use restrictions that ensure the units may only be resold to income-qualified buyers at affordable prices for a lock-in period of time of 99 years.

- The units must be sold on a fair and open basis based on an affirmative fair marketing plan.
- The developer will provide funding for a consultant to administer the marketing and homeowner selection program, including a lottery. The members of ACHC will oversee this process to insure fairness.
- All homeowners of the development will be informed in advance, as part of the marketing program, about the affordable units present in the development. They will also be informed in writing that any condominium fees will be prorated based on a ratio of the selling price of the market rate homes to the affordable homes which will result in lower fees paid by the affordable owners. This information will be included in the purchase and sale documents.

Members of the ACHC will be present at the Public Hearing for this development and may have other comments at that time.