

ACTON COMMUNITY HOUSING CORPORATION

ACTON'S AFFORDABLE HOUSING MILESTONES

- 1990 Annual Town Meeting adopts Master Plan vision statements, including “Promote a wide range of economic diversity in housing including low and moderate income housing.”
- Fall Special Town Meeting adopts the Affordable Housing Overlay District.
Sub-district A includes most sizeable vacant or underdeveloped parcels around Town: 25% density bonus for +/-10% affordable units. Preserves single-family neighborhood character, but allows some duplexes.
Sub-district B comprises less acreage. Includes, most vacant and underdeveloped parcels near designated commercial growth centers – villages and Kelley’s Corner, and other parcels near established commercial areas. Allows up to 5 multi-family units per acre for +/-30% affordable units.
- 1993 (2)* Acorn Park PUD – 74 single-family units plus one commercial building. Planning Board negotiated two off-site affordable units using existing housing stock. Completed.
- 1994 (1)* New View PCRC - 24 units in single-, duplex-, and triplex buildings with one on-site affordable unit plus \$100,000 contribution to Town affordable housing fund, all under sub-district A zoning regulations. Completed.
- 1995 (6)* Bellows Farm PCRC, 1995 – 114 single-family units. Planning Board negotiated six off-site affordable units using existing housing stock. Completed.
- 1998 (4)* Westside Village **40B project** - Westside Drive off Sudbury Road. 16 single-family units, four affordable, on 5.25 acres. Completed. Base zoning was General Industrial, now Powder Mill. Affordable Housing Overlay Sub-District B applies. Within walking distance are Powder Mill Plaza (Stop&Shop, CVS, banks, restaurants) and other restaurants, and stores in Acton and Maynard.
- 1999 (4)* Harris Street Place Major Affordable Housing project (local sub-district B zoning with variance for 25% affordable units) - Jennifer Path & Samantha Way off Harris Street. 16 single-family units, four affordable, on 3.3 acres. Completed Base zoning is Residence 10/8. Affordable Housing Overlay Sub-District B applies. Adjacent to Great Road commercial area – convenience store, liquor store, clothing store, restaurant, etc.
- 1999 Annual Town Meeting confirms affordable housing goals in 1998 Master Plan Update.
- 2001 (1)* Dunham Lane OSD – 10 single-family homes plus one on-site affordable unit rehabbing existing home. Lottery held March 2005.
- 2002 (3)* Crossroads Condominium **40B project** - At 248 Main Street. 12 townhouse units, three affordable, on 2.23 acres. Completed in 2004. Base zoning is Residence 2. Affordable Housing Overlay Sub-District B applies to the northern half of the property. Abutting and within walking distance to Kelley’s Corner commercial district – K-Mart, Roche Brothers supermarket, CVS, T.J.Maxx, restaurants, hardware, liquor store, medical offices, etc.

- 2002 (2)* Robbins Mill PCRC – 90 single-family homes. The Planning Board negotiated a \$400,000 donation to the affordable housing fund. Approved. Construction underway in 2005. Town will receive funds after 10th occupancy permit is issued.
- 2002 Colonial Acres IV PCRC – 23 single-family homes. The Planning Board negotiated a \$300,000 contribution for affordable housing to the Acton Housing Authority. Approved. Construction underway.
- 2003 (3)* Inn at Robbins Brook – Selectmen negotiated 3 rental units at the Assisted Living facility for low income seniors. Local preference is given to 2 of the 3 units.
- 2003 Affordable Housing Plan with State funds. State approved the project . \$30K from the Executive Order 418 funding of Community Development Plans. By State requirements, the project completed 6/30/04.
- 2003-2004 (3)*
Franklin Place Ch. **40B project** located at 520 Main St. just outside Acton Center. Originally proposed at 32 units. Denied by ZBA Nov. 2003. Negotiated a smaller project of 12 units. Approval by ZBA. Occupancy estimated September 2005.
- Upcoming:
- 2004 Towne School building conversion to 18 affordable rental units. Time line estimated. Abutting and within walking distance of Kelley’s Corner commercial district. Delayed due to procurement process question at state level. Expected to proceed in 2005.
- 2004-5 (2)* Fort Pond Brook Place Ch. **40B project** located at 68 River St. 8 units in 4, 2 unit townhouses with 2 affordable units. ZBA approved Dec. 21, 2004. Occupancy estimated for October 2005.
- 2004-5 (96)* The Woodlands at Laurel Hill Ch. **40B rental project** located at 80-82 Nagog Park. Proposed to be 296 rental units, 1 and 2 bedrooms, located in Acton. An additional 84 2-BR condo units that may be converted to 55+ housing. ZBA hearing began 11/4/04, still in hearing phase.
- 2005 (3)* Blanchard Place Ch. **40B project** for 139 Prospect St. Proposed to be 12 units of 2 and 3 BR condo units, with 3 affordable units. Project will be submitted to DHCD by August 2005.

* Number of affordable units in project

7/1/05