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Subject: Acton 2020 Housing Meeting - 9/28/11
Date: Friday, September 23, 2011 11:10:43 PM
Attachments: [Affordable Housing Handout - Final - 9-23-11.pdf](#)
[June 23 summary for affordable housing - 9-28-11.pdf](#)

Good evening:

Ms. Kelley Cronin, Executive Director, Acton Housing Authority (AHA),
State Senator James Eldridge (Middlesex and Worcester District),
Ms. Jennifer Raitt, Chief Housing Planner, Metropolitan Area Planning Council (MAPC),
Mr. James Stockard, Lecturer in Housing Studies, Harvard University Graduate School of Design,
and
Ms. Nancy Tavernier, Chairman, Acton Community Housing Corporation (ACHC).

I hope you all are doing well. Thank you for agreeing to participate in the Acton 2020 Affordable Housing Strategies meeting this **Wednesday, September 28, 2011 at 7:00 PM** in Room 204 of **Acton Town Hall**. The Acton 2020 Committee, the Acton Planning Department, and our consultants – The Collaborative and Community Circle are looking forward to an interesting, informative, and productive night on the 28th.

The purpose of the meeting is to provide the Acton 2020 Committee with education and information on successful strategies for preserving and creating affordable housing (including cautions and pitfalls) so that it can eventually recommend prioritized strategies that are best suited for Acton. We'll also be sharing with you the Draft Implementation Plan, to receive your feedback on the proposed strategies recommended so far as part of the Comprehensive Community Plan.

Attached is an affordable housing summary. It was originally developed to educate people about Chapter 40B and affordable housing. We thought it might also be useful to you because it also has some facts about Acton's particular case as well as some follow-up data in the tables at the end.

Below is a list of questions that the Acton 2020 Committee, staff, and the consultants have regarding affordable housing. I'm sure we'll have more. We wanted to forward them to you so you have a general idea of the types of issues we'll be focusing on in the meeting.

1. --Broadly speaking, are there good examples of towns/cities that have been able to achieve both an adequate supply of inexpensive housing (which can include both market-priced homes and deed-restricted "affordable" housing) for low-moderate income residents as well as satisfying the 40B conditions imposed on communities?
2. --Is it beneficial to Acton to spend the time, effort, and money to create a housing production plan? If so, what successful examples have you seen of creating and implementing housing production plans?
3. --Please explain Acton's condo buydown program.
4. --Have you seen other successful examples of condo buydown programs or other methods that allow communities to convert existing housing units (that presumably are already

relatively inexpensive) to deed-restricted units? Can this be done on a large scale?

5. --What is the state legislature working on now that is relevant to the affordable housing discussion?
6. --Where has inclusionary zoning worked in Massachusetts?
7. --Given our plans to go with a strategy of concentrating growth around the village and key town centers, what would be the best housing strategies for building on that idea while managing 40B and including a diverse housing stock? *(Attached for your reference is a short summary of our June 23, 2011 public workshop that describes this village and town center strategy.)*

If you have any questions or need directions, please contact me. Have a good weekend. I look forward to seeing you this Wednesday.

Best Regards,

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