

Local Initiative Program (LIP)

*Examples in the Town of Acton
Massachusetts*

Kristen Guichard, AICP
Town of Acton
Planning Director and Zoning Enforcement Officer

LIP Developments in Acton

445 homes created (non-LAUs)

- Acton Meadows 26 units, rentals/family ownership
- Adeline Way 8 units, family ownership
- Avalon II 86 units, family rental
- Craftsman Village 8 units, family ownership
- Davis Place 8 units, family ownership
- Fort Pond Brook Place 8 units, family ownership
- Grandview 32 units, age restricted ownership units
- Lalli Terrace 4 units, ownership/affordable rental
- Madison Place 8 units, family ownership
- Parker Street 5 units, family ownership
- Post Office Square 12 units, family ownership
- Powder Mill Apartments 230 units, rental
- Sonny Side 4 units, family ownership
- Westside Village 6 units, family ownership

Homes created in Acton



Homes created in Acton



Homes created in Acton



Homes created in Acton



Homes created in Acton



Acton Community Housing Corporation

ACTON

Beacon 6/20/13

Housing advocate honored

Nancy Tavernier was one of three people honored by the Massachusetts Housing Partnership recently, for her many years of service working to increase the supply of affordable housing in Acton.

Tavernier was honored with a Housing Hero Award at an awards luncheon held on June 12 at the partnership's seventh annual Housing Institute training for local officials and volunteers. Tavernier was honored in the volunteer category.

The award was given to Tavernier by Aaron Gornstein, Gov. Deval Patrick's Undersecretary for Housing. Gornstein recognized Tavernier for her more than 20 years of service as a member and chairman of the Acton Community Housing Corporation.

Tavernier is credited with accomplishments including overseeing initial



The Massachusetts Housing Partnership recently recognized Nancy Tavernier (fourth from left) with its annual Housing Hero Award for her volunteer efforts to increase the supply of affordable housing in Acton. Joining her for the awards luncheon held in Devens were, from from left, Bob Van Meter, vice chair of the Acton Community Housing Corp. (ACHC), Selectman Jane Adachi, state Sen. Jamie Eldridge, former selectman Lauren Rosenzweig Morton, Bernice Baran, board member of the ACHC and Acton Housing Authority, Town Planner Roland Bartl and Kelly Cronin, executive director of the Acton Housing Authority. COURTESY PHOTO

discussions with Chapter 40B developers that have resulted in 78 affordable rental homes.

She was recognized for advocating for the successful transformation of the old high school into 15 affordable rental homes. She has supported the use of Community Preservation Act and other local funds to provide funding for affordable housing, had the town join a regional network to monitor its stock of affordable homes and initiated and

worked with other town boards to develop a 40B comprehensive permit policy.

Tavernier received a legislative citation from state Rep. Cory Atkins.

Tavernier was appointed to the corporation board in 1987 when she was serving as a town selectman. She became the volunteer chair of the board in 2000.

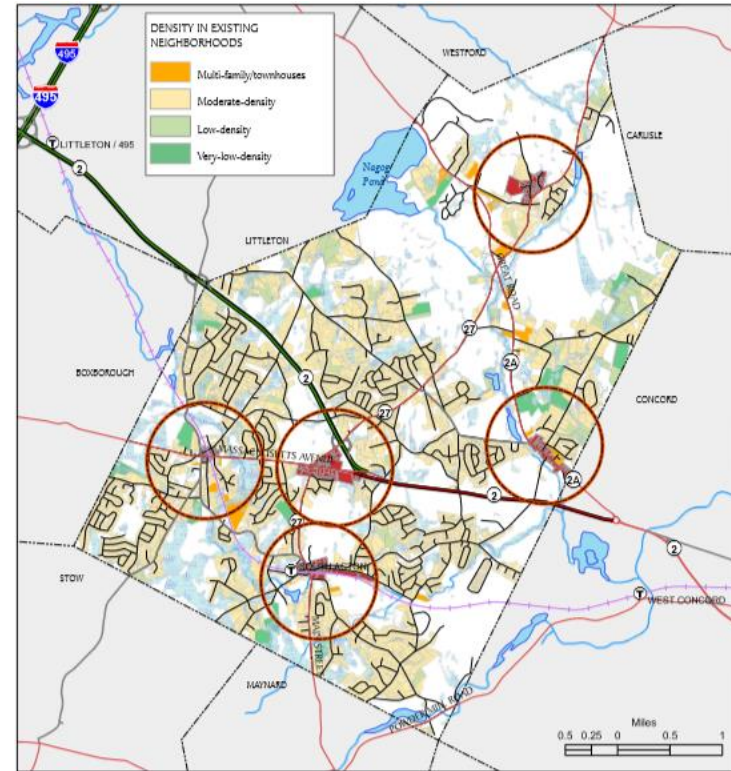
Acton's Comprehensive Permit Policy

Town of Acton Comprehensive Permit Policy

PROJECT EVALUATION SUMMARY

EVALUATION CRITERIA ¹	Small-Scale Project		Mixed-Use Project		Large-Scale Project	
	Standard Applies	Y/N	Standard Applies	Y/N	Standard Applies	Y/N
I. DEVELOPMENT PREFERENCES						
Types of Housing	X		X		X	
<i>Includes a mix of unit styles and sizes</i>					X	
<i>Includes no more than 15% 3-BR units</i>					X	
Location	X		X		X	
<i>Site is in or within 1/2 mile of a village center or Kelley's Corner</i>	X		X		X	
<i>Site is in another Preferred Location</i>	X		X		X	
Mixed-Use Development			X			
<i>Includes compatible nonresidential uses</i>			X			
<i>Some or all units are upper-story</i>			X			
Density and Scale	X		X		X	
<i>For site in a Village Center or Kelley's Corner, FAR does not exceed .80</i>	X		X		X	
<i>For site outside the Village Centers and Kelley's Corner, in other locations or for large-scale projects, FAR does not exceed .25</i>	X		X		X	
<i>Height conforms to zoning</i>	X		X		X	
<i>Development comprised of approximately 12 units or less</i>	X		X			

¹ Reviewers should record their evaluation by indicating "Y" (yes) or "N" (no) for each criterion that applies to the project, based on the category that most closely fits the type of project under review.



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Map 1

Preferred Locations & Density Guide: Affordable Housing Development

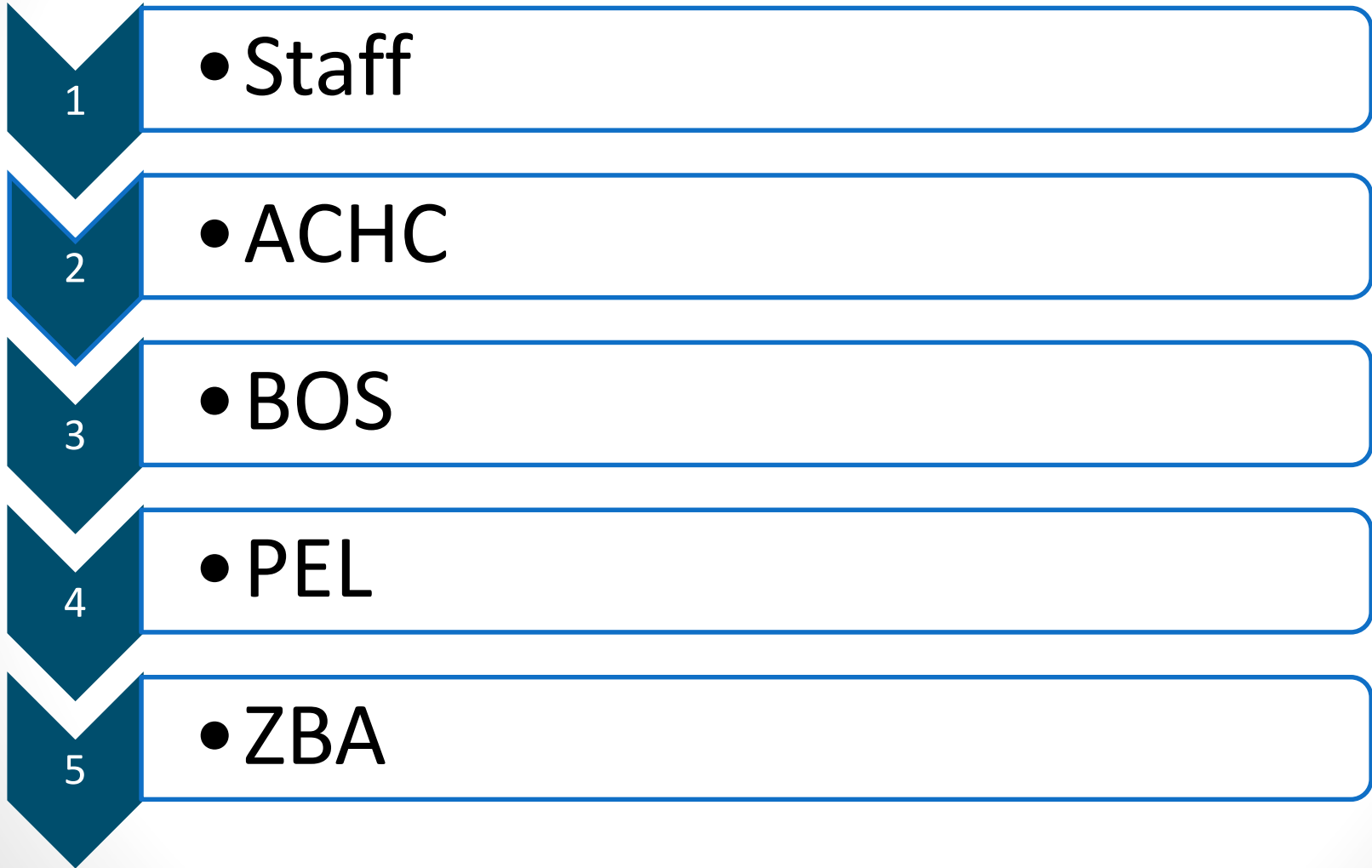


August 14, 2005

MBTA Stations	Open Water
ROADWAYS	Wetlands
Limited Access Highway	Preferred Development Area
Other Multi-Lane Highway	
Other Numbered Highway	
Major Road, Collector	

Data Sources: Town of Acton Health Department, MassGIS, MassRecurer

Acton's LIP Process



New Construction 2021:

Avalon Phase II

86 family rental units

22 affordable deed restricted unit



Coming soon:

Apartments at Powder Mill

230 family rental units

59 affordable deed restricted unit



