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
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Homes created in Acton
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 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.

Tavernier joined 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 1997 when she was serving as a town selectman. She became the volunteer chair of the board in 2000.
Acton’s Comprehensive Permit Policy

PROJECT EVALUATION SUMMARY

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<tr>
<th>EVALUATION CRITERIA1</th>
<th>Small-Scale Project</th>
<th>Mixed-Use Project</th>
<th>Large-Scale Project</th>
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<tr>
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<td>Standard Applies</td>
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1. DEVELOPMENT PREFERENCES

Types of Housing
- Includes a mix of unit styles and sizes
- Includes no more than 25% 2-3 BR units

Location
- Site to be or within 1/4 mile of a village center or Kelley’s Corner
- Site to be another Preferred Location

Mixed-Use Development
- Includes compatible nonresidential uses
- Some or all units are upper-story

Density and Scale
- For site in a Village Center or Kelley’s Corner, FAR does not exceed .30
- For site outside of Village Centers and Kelley’s Corner, in other locations or for large-scale projects, FAR does not exceed .25
- Height conforms to zoning
- Development comprised of approximately 12 units or less

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.
Acton’s LIP Process

1. Staff
2. ACHC
3. BOS
4. PEL
5. ZBA
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