

Town of Grafton
Projects with Affordable Housing Units
 Status Report: June 17, 2016

Project Name	Developer	# Units Approved	Monitoring Agent	Town Contact	Notes
Craftsman Village Grafton, LLC (formerly known as 123 Ferry Street) Ferry Street South Grafton	Weston Development Group, Inc.	24 Units 6 affordable units; 2 or 3 bedrooms 18 market rate units; 2 or 3 bedrooms	Not Determined	Board of Selectmen	Project under new ownership and management. Construction has not begun as of June 2016.
Fisherville Terrace Off Main Street South Grafton	Fisherville Terrace LLC	72 Single Family Houses 18 affordable units; 3 bedrooms, 2 baths 54 market rate units; 3 bedrooms, 2 baths	Not Determined	Board of Selectmen	Comprehensive Permit renewed through the end of 2016.
Flint Pond Estates Off Creeper Hill Road, North Grafton	Springwood Development www.flintpondestates.com	72 Townhouse Units 18 affordable units; 3 bedrooms 54 market rate units - mixed	DHCD / LIP Director Boston, MA	Board of Selectmen	Ongoing lottery for new homes and resale of existing units. Contact the developer directly.
High Point Estates Off Adams Road, Grafton	Adams Road Trust www.highpointestates.info	75 Single Family Houses 19 affordable houses 56 market rate houses	Community Housing, Inc. Lowell, MA	Board of Selectmen	Ongoing lottery for new homes. Contact the developer directly. Resale of affordable units handled privately.
Hilltop Farms Off Milford Road South Grafton	Hilltop Farms, LLC Project complete; individual UDR restricted units by current owners and coordinated by CHAPA	260 Townhouse Condominium Units 68 affordable units <ul style="list-style-type: none"> • 36 units – 3 bedrooms • 32 units – 2 bedrooms 192 market rate units	CHAPA Boston, MA	Original Deed Riders: Grafton Housing Authority Resale / new UDR: Board of Selectmen	Project is complete and all units are sold. Deed rider requires owners of affordable units to sell with to another affordable buyer. Property owners responsible for own resale often with assistance from CHAPA (Citizen's Housing and Planning Association). See CHAPA website for more information: www.chapa.org

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Peters Estates Peters Way off 69 Pleasant Street Grafton	Etre Builders, Inc. Project complete; sale individual UDR restricted units by current owners and coordinated by DHCD	10 Single Family Houses 1 Duplex Townhouse 2 affordable units; 2 BR 9 market rate houses; 4 BR	Director, LIP Program DHCD	Planning Board	Units negotiated as part of a Special Permit approval (SP2006-3) Both units sold in late 2009; one sold to a local preference buyer.
Providence Road Commons 195 Providence Road, Grafton	Providence Road Commons, LLC Richard (Rick) Lukasevicz (508) 839-7756	36 Condominium Units 9 affordable units; 3 BR 27 market rate units; 3 BR	No agreement executed to date	No agreement executed to date	Comprehensive Permit issued. Project under construction. Developer having difficult time finding affordable buyers.

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The following is a list of properties owned and managed by the Grafton Housing Authority. For more information please contact:

Grafton Housing Authority
 Barbara Marsden, Executive Director
 P.O. Box 91, 10 Maxwell Drive
 North Grafton, MA 01536
 (508) 839-6089graftonha@verizon.net

Name	Address / Location	Number of Affordable Units
Forest Lane Apartments	Off Worcester Street. North Grafton	108
Maxwell Court	Corner of Snow Road and Worcester Street North Grafton	40
McHale Drive	Off Providence Road, Grafton	6
Veteran's Circle	Off Messier Street, South Grafton	16

Private Developments with Affordable Units

Name / Contact Information	Address / Location	Number of Affordable Units
Green Acres Grafton Housing Associates 13 Zgonis Drive South Grafton, MA 01560 (508) 839-5605	Zgonis Drive Off Main Street, South Grafton	108