

Town of Grafton - Projects with Affordable Housing Units
Status Report: June 12, 2018

Project Name	Developer	# Units Approved	Monitoring Agent	Town Contact	Notes
Craftsman Village Grafton, LLC Ferry Street South Grafton	Weston Development Group, Inc. www.westondevgroup.com Sotir Papalilo (508) 922-1467 Mark O'Hagan (508) 395-1211	24 Condominium Units 6 affordable units; 2 BR 18 market rate units; 2 BR	Dept. Housing & Community Development (DHCD) (617) 573-1301	Grafton Zoning Board of Appeals (508) 839-5335 x1157	Under construction 17 Units available as of May 2018 all units are 2 BR- can finish basement for a 3rd bedroom Lottery process to open Fall 2018 Project formerly known as 123 Ferry Street
Dendee Acres Desrosiers Landing 61 Elmwood Street Grafton	Kady Builders www.dendeeacres.com	8 Single Family Houses 2 affordable units; 3 BR 4 market rate units 2 & 3 BR	DHCD Local Initiative Program (617) 573-1351	Grafton Board of Selectmen (508) 839-5335 x1100	Project is complete and all units are sold. Ongoing lottery for resale of existing units. Contact the monitoring agent for lottery information.
Elmrock Estates Wheeler Road North Grafton	<i>Peter Adams</i>	31 Single Family Houses 8 affordable units - 3BR 23 market rate units 3 BR		Grafton Zoning Board of Appeals 508-839-5335 x1157	Approved - Comprehensive Permit issued - need to have final plans approved and signed by the ZBA
Fisherville Terrace Off Main Street South Grafton	Fisherville Terrace LLC 89 Massachusetts Ave. Arlington, MA 02474 Winslow Architects, Inc. Arlington, MA (781) 648-6600 www.winslowarchitects.com	72 Single Family Houses & duplex 18 affordable units; 3 BR 54 market rate units; 3 BR	Not Determined	Grafton Board of Selectmen (508) 839-5335 x1100	Construction to begin Summer 2018 Construction extension to 12/3/18 Comprehensive Permit approved Dec. 3, 2010
Flint Pond Estates Off Creeper Hill Road, North Grafton	Westwood Associates, Inc. 466 Main Street Worcester, MA (508) 366-5852 Phoenix Company, Inc. Adam Polletta (508) 856-7000 x227	72 Townhouse Units 18 affordable units; 3 BR 54 market rate units - mixed	DHCD Local Initiative Program (617) 573-1351	Grafton Board of Selectmen (508) 839-5335 x1100	Project is complete and all units are sold. Ongoing lottery for new homes and resale of existing units. Contact the developer directly.
High Point Estates Off Adams Road, Grafton	Adams Road Trust 51 Mount Joy Drive Twerksbury, MA 01876 Peter Hingorani (978) 851-3456	75 Single Family Houses 19 affordable houses 56 market rate houses	Community Housing, Inc. Lowell, MA (978) 459-0551	Grafton Board of Selectmen (508) 839-5335 x1100	Ongoing lottery for new homes. Contact the developer directly. Resale of affordable units handled privately.
Hilltop Farms Off Milford Road Alfalfa Drive South Grafton	Hilltop Farms, LLC <i>Information Coming Soon</i>	260 Townhouse Condominium Units 68 affordable ownership units <ul style="list-style-type: none"> • 36 units – 3 BR • 32 units – 2 BR 192 market rate ownership units	CHAPA (617) 742-0820 x112	Grafton Board of Selectmen (508) 839-5335 x1100	Project is complete and all units are sold. Deed rider requires owners of affordable units to sell to other affordable buyers. Property owners responsible for resale often with assistance from CHAPA (Citizen's Housing and Planning Association). See CHAPA website for more information: www.chapa.org <i>Original Deed Riders: Grafton HA</i>

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Peters Estates Peter's Way Grafton	Etre Builders, Inc. Central Mass Realty Cyndy Dubois (508) 786-9184	10 Single Family Houses 1 Duplex Townhouse 2 affordable units; 2 BR 9 market rate houses; 4 BR	DHCD Local Initiative Program (617) 573-1351	Grafton Planning Board (508) 839-5335 x1120	Project complete; sale individual UDR restricted units by current owners and coordinated by DHCD Units negotiated as part of a Special Permit approval (SP 2006-3) Both units sold in late 2009; one sold to a local preference buyer.
Prentice Place Prentice Street	Weston Development Group, Inc. www.westondevgroup.com Sotir Papalilo (508) 922-1467 Mark O'Hagan (508) 395-1211	48 Apartment Units			Still in the hearing phase.
Providence Road Commons 195 Providence Road, Grafton	Providence Road Commons, LLC Richard (Rick) Lukasevicz (508) 839-7756	28 Condominium Units 7 affordable units; 3 BR 21 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. s-e-b.com

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

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

Name	Address / Location	Number of Affordable Units
Forest Lane Apartments	Off Worcester Street, North Grafton	108
Pleasant Court	Maxwell Drive Corner of Snow Rd and Worcester St North Grafton	40
McHale Drive	Off Providence Road, Grafton	6
Veteran's Circle	Off Messier Street, South Grafton	16
Green Acres (00-179) Grafton Housing Associates 13 Zgonis Drive South Grafton, MA 01560 (508) 839-5605	Zgonis Drive Off Main Street, South Grafton	48