

## Alpine Village

### Affordable Housing Fact Sheet

Alpine Village is a proposed 178-unit residential apartment project to be located at 69-71 Boston Road, Billerica, Massachusetts. The project is proposed as a Local Initiative Petition (LIP) and is expected to receive a site eligibility letter from the Commonwealth of Massachusetts' Department of Housing and Community Development (DHCD). Following site eligibility, the project will apply to the Town of Billerica Zoning Board of Appeals for a Comprehensive Permit under MGL Chapter 40B. Chapter 40B developments are communities with market rate and affordable homes, apartments or condominiums. The market rate units often serve middle-income singles, seniors and families who make between 100% and 150% of the area median income. The affordable apartments are reserved for singles, seniors or families who make less than 80% of median household income for the area depending on household size. Typical occupations include: health care (nurses, medical assistants, therapists, dental assistants); educators (teachers, counselors); retail employees; construction trades (carpenters, plumbers, electricians); office management and administrative staff; financial services (bookkeepers, payroll managers, accounting); human services; and other occupations critical to our state's workforce. Additionally, a significant portion of the residents are retirees.<sup>1</sup>

The Alpine Village project will have 133 (75%) market-rate units and 45 (25%) affordable units. The current 2015 median household income for the Town of Billerica is \$96,400. The affordable units in Alpine Village will be rented to low-moderate income households earning less than 80% of the median household income depending on household size. In 2015, those annual incomes limits are \$46,100 for 1 person, \$56,250 for 2 persons, \$59,250 for 3 persons, \$65,800 for 4 persons and \$71,100 for 5 person households. The rents for the affordable units are based upon the number of bedrooms and are projected to be as follows - net of any utility allowances: Studios (1) at \$1,039/month, One Bedrooms (22) at \$1,176/month, Two Bedrooms (18) at \$1,291/month and Three Bedrooms (4) at \$1,421/month. The project is NOT soliciting project-based Section 8 vouchers and will conduct annual income verification for the residents of the affordable units.

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<sup>1</sup> Fact Sheet of Chapter 40B, The State's Affordable Housing Zoning Law, prepared by the Citizens' Housing and Planning Association, updated October 2011.