



The **Community Builders**, Inc.

Dickson Meadow – Weston, MA



DICKSON MEADOW

To help solve the affordable housing shortage in Weston, MA, Polly and Edward Dickson donated 11 acres now known as Dickson Meadows in 1997 and 1998. The couple then formed the Dickson Meadow Advisory Committee to come up with a development plan for the acreage that would provide affordable housing.

Initially, the project met with some concerns regarding the preservation of the natural landscape and the proposed density of the project. To help address these issues, an Advisory Committee was created, consisting of five town residents and a member of the Board of Selectmen. Jointly, TCB and the Committee addressed the community's concerns and the project was granted a Comprehensive Permit under the Massachusetts Chapter 40B statute. Construction began in 1999 and the Dicksons' dream to build affordable housing in Weston became a reality.

Dickson Meadow is an 18-unit condominium community consisting of fourteen single-family homes and two duplexes centrally located around a two-acre meadow. The homeownership community was organized as a condominium to create high quality marketable single family homes in which the market and affordable units would be, and would remain, indistinguishable from one another. Each contains approximately 2,200 square feet and features 3 bedrooms, 2 ½ bathrooms and a 2-car garage. The houses are New England farmhouse, Cape, and Country house plans with cedar siding, premium windows, and solid-oak stairs and railings. So, clustered on a rolling site in which three acres continue to be verdant meadow, an \$875,000 home may nestle next door to one that sold for \$105,000.

The below-market priced homes have a deed restriction that requires them to be offered at resale to a first-time homebuyer or moderate-income family, the Town of Weston, the Department of Housing and Community Development, or the Weston Affordable Housing Foundation. This was done to ensure that these homes will remain an affordable housing resource for the community in perpetuity.

Regional Hubs

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Dickson Meadow at a Glance

- 14 new single-family homes and two duplexes that provide affordable homeownership opportunities in a picturesque suburban setting.
- **TCB Role:** Master Planner, Sponsor, Developer
- **Financial Participants:** Land donation by Polly and Edward Dickson
- **Total Development Cost:** \$10 million