

## ACTON COMMUNITY HOUSING CORPORATION

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on November 18, 2010 at 7PM, in room 126 of the Acton Town Hall. Present and constituting a quorum for the purpose of conducting business were Nancy Tavernier, Bernice Baran, Jennifer Patenaude, and Bob Van Meter.

Pat Clifford, Member, Finance Committee

Nancy Tavernier, Chair, called the meeting to order at 7:00 PM. Bernice Baran was the Clerk for this meeting.

1) The **Minutes** of the Regular Meeting of October 21, 2010, were reviewed and approved.

### 2) **Financial Report::**

Jennifer Patenaude, ACHC Treasurer, gave the financial report as follows:

Beginning balance at Middlesex Savings Bank at the end of September - \$176,018.76  
Madison Place Grant - \$3,500  
Miscellaneous Expenses withdrawn - \$37  
Interest - \$54.36

### 3) **Update:**

File Scanning:

Ms. Tavernier has uploaded approximately 75% of the material onto the Town website. Each file must be uploaded separately. The work on this should be completed by the end of November.

Madison Place:

The Closing occurred on November 5. Total Closing cost was \$5,600 of which ACHC contributed \$3,500. The owner wrote a letter of appreciation for this grant.

Mailing List Report:

Twenty three people on the mailing list were sent letters asking whether they wished to remain on our list. Six responded in the affirmative and will remain on our current list.

### 4) **Old Business:**

CPA Request:

Ms. Tavernier reported that ACHC has sent the Committee our request for \$150,000 to be added to the existing Community Housing Fund to finance new housing initiatives. The Committee has ~\$1 million to distribute, and ACHC's is the only housing proposal. Town Counsel will decide which proposals are eligible, and CPC will establish a schedule for presentation of these proposals. By mid-February decisions should be finalized.

Mass Ave Home:

There is no further information on this.

### 5) **New Business:**

Towne School:

Earlier there was a possibility that our assistance would be needed to provide assistance as a 501c3 entity but this is not necessary in the end. The goal is to close by mid-January and to begin construction immediately. Bob VanMeter suggested there should be a ground breaking ceremony for this project. Ms.

Tavernier will discuss this with Steve Joncas.

**Quail Ridge:**

As bankruptcy has been declared, the intention was to auction off the property. This has been delayed due to the bankruptcy and the town has indicated a possible interest. The Selectmen have discussed this at an Executive Session. When the property was initially approved, it included 174 units for housing for people over 55. After discussion about our desire to contribute to possible plans for housing use, a motion was made and passed to write to the Selectmen indicating our interest in participating in any group which discusses the use of this property. Ms. Tavernier will follow through on this.

**Affordable Unit Request For Special Permits, Planning Department:**

Questions were raised about our perception that the Planning Department has not recently been making referrals to ACHC for input on new housing initiatives. It was proposed and approved to request a meeting with the Planning Director and the Chairman of the Planning Board to discuss this.

The AHA request for funding to get to a building permit is not necessary yet because 40B was not voted down. There may be forthcoming requests for funding toward this project.

**Post Election Discussion:**

The results of the Ma election and specifically the 40B referendum were encouraging as both at a state and local level the majority of voters favored the continuation of 40B. Some reforms of this legislation may be proposed, and the ACHC should follow developments along this line.

**The Meeting was adjourned at 8:20 PM.**

**Next scheduled meeting on December 16 , at 6:45 PM (assuming Roland and Ryan attend).**

**Submitted by Bernice Baran**

**Statement of Attachments used in this Meeting:**

**Minutes of 10/21/10**

**Thank you note from Charmaine Williams**

**List of CPC projects**