

ACTON COMMUNITY HOUSING CORPORATION
Minutes Thursday, June 2, 2011
Room 126 Acton Town Hall

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on June 2nd, 2011 at 7:00 PM in room 126 of the Acton Town Hall. Present and constituting a Quorum for the purpose of conducting business were regular members: Nancy Tavernier, Bernice Baran, Jennifer Patenaude, and Corrina Roman-Kreuze.

Guests: Janet Adachi, Board of Selectmen. Lenore Henry, Susan Lee, Rick Gentleman

Nancy Tavernier, Chair called the meeting to order at 7:10 PM

Minutes from 5/19/11 were approved as amended. All votes "ayes".

Financial Report: Ms. Patenaude, Treasurer, gave the financial report. A business checking account was opened at Middlesex Savings Bank to enable using a debit card and checks for transactions. The current checking account balance is \$4,628.17. The current savings account balance is \$170,478.09. She continues to explore alternative interest rates at different banks to ensure that we have the most favorable arrangement. A CD at Middlesex will be set up for the Towne escrow account when the check is received after the closing.

Updates

Acton Housing Authority: The Housing Authority is hopeful that its application for state funding will be approved in the next round of decisions which will be made in the fall. ACHC has committed \$20,000 to be used for landscaping improvements.

Towne School: The closing on this property will occur on June 3rd. The developer will provide ACHC with \$5,000 to be held for 50 years for the purpose of managing the property should the developer default. If needed ACHC will add \$5,000 to this for expenses which could be incurred if a new manager needs to be identified. ACHC members will be invited to participate in a walkthrough of the property once the developer takes possession.

99 Parker St: The lottery has been held. Three families applied for two affordable units. Of the two who were selected one is a local family. Construction is underway.

Willow St: The owner has filed an appeal to overturn the Zoning Enforcement Officer's ruling that he cannot store his work truck on his property. This will be heard by the ZBA on June 6th. ACHC has clarified that it has no role in this matter but will continue to monitor.

Old Business

Great Road: Roland Bartl will arrange a meeting for the developer with Department Heads for feedback. His plan consists of building 28 free standing homes seven of which will be affordable with a separate septic system for each home. Comments were made that there should be a market for these "starter homes" with some concern about the number of homes being planned on a site of 5 1/2 acres.

Mass Ave House: Bob Van Meter will speak with Dave Bannard, Habitat's attorney, to explore whether there is a way to discharge the liens on the house.

Fort Pond Brook: Two people have requested applications for the resale.

New Business

Lillian Road: A completed application still has not been filed with the town. The comment period to MassHousing has been extended. The Health Department has concerns about whether the design for waste water disposal conforms with state requirements. Susan Lee, an abutter, commented that her property has had water problems this past winter. Ms Tavernier informed her that the documents once filed are public and as such are available for reading. ACHC will not provide comments until a completed application is filed.

Membership: Ms. Baran will renew her membership when her term expires in July. We are hoping Lenore Henry will join the committee after the summer.

MHP Housing Institute: Ms. Baran and Ms. Tavernier will attend on alternate days.

Quail Ridge: There is a plan to convert the golf course into 9 holes and to use the property to build 153 units for people 55 or older and to include 5% or 8 units as affordable. This will be on the agenda for discussion at the next meeting.

Acton 2020 Conclusions: Ms Tavernier encouraged members' participation in the next 2020 meeting on June 23rd at 6:30 at Town Hall. The Committee reviewed the alternative options.

Letter from Nan Zhang: Letter was reviewed requesting information about whether a mortgage company can refuse an application to refinance a mortgage on a property which is not a 40 B but is in a development which has other 40 B units. The advice Ms. Tavernier passed on from DHCD was to deal with banks rather than mortgage companies which often cannot meet criteria for mortgages for first time buyers.

New Income Limits: New income limits for affordable housing from HUD were reviewed. They have basically remained the same for our area.

The meeting was adjourned at 8:40 PM.

Submitted by Bernice Baran, Co -Clerk

The next meeting will be on June 30th, 2011, at 7 PM.

Statement of Documents used for this Meeting:

Meeting Agenda for 6/2/11; Minutes for 5/19/11; Announcement of Fort Pond Brook Condominium Unit for Sale; Three Alternative Drafts for 2020 Policies and Practices; Letter from NanZhang and Reply from Ms. Tavernier; HUD's New Income Guidelines for Affordable Housing for Acton