

ACTON COMMUNITY HOUSING CORPORATION

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held June 4, 2009 at 7:00 PM in room 126 of the Acton Town Hall. Present and constituting a Quorum for the purpose of conducting business were: Bernice Baran designated voting member, Kevin McManus, Naomi McManus, Brent Reagor designated voting member and Nancy Tavernier.

Guest: Developer Mark Starr and consultant Dennis Dyer for a proposed project located on Parker Street

1). Nancy Tavernier, Chair, called the Regular Meeting to order at 7:00 PM.

2). Financial Report

No update given- Year end report to be given end of July.

3). Parker Street Development

Mark Starr and Dennis Dyer presented their plans for the Parker Street project. The proposed project will be a small development of five single homes including the existing farmhouse which will be rehabbed and sold at market rate. Mr. Starr stated his plan was to build sustainable 1400 square feet single family homes, cottage style, energy efficient, consisting of three bedrooms and including a three bedroom handicapped accessible unit designed in the hopes that a veteran and his/her family would be the owners. Mr. Starr has already presented his plans to the Planning Department and the other Town Departments. His next meeting will be with the Conservation Commission scheduled June 12, 2009. The market rate units will be sold at \$399,000 and the affordable at \$182,000. Mr. Dyer has been in contact with the abutters to update them on the progress of the proposed project.

4). Administrative

A). Membership Decisions

Brett Reagor, Corrina Roman Kreuze and Bernice Baran will become full members with Naomi McManus, Kevin McManus, Pam Shuttle and Jennifer Pateau to be Associate Members

B). Election of Officers

Ms. McManus presented and moved the slate of Officers as follows:

Nancy Tavernier- Chair

Bob Van Meter- Vice Chair

Kevin McManus- Treasurer

Clerk position will be filled by a rotation of Board Members

Kevin McManus seconded the motion and all members voted in favor.

5). Updates

A). 670 Mass Avenue

Ms Tavernier reviewed Dan Hill's (Legal Counsel) letter sent to Larry Scofield, lawyer for the mortgage holder informing him that the property owners had signed the draft Disposition Agreement and he had arranged for them to sign a Deed in Lieu of Foreclosure and accompanying Affidavit. Mr. Hill noted that in the meantime Mr. Schofield's clients had asked for changes in the agreements. It also turns out that the Deed in Lieu of Foreclosure and Affidavit signed by the owners had been lost in the mail and therefore they will have to be re-executed. Mr. Hill asked if there are any further changes now to please let him know as soon as possible. He has also asked Mr. Schofield to contact him at his earliest convenience so they can close this transaction. Currently the 670 Mass Ave. home appears to be left to the elements and looks very run down.

B). Old High School

The Zoning Board of Appeals has approved a reduction to fifteen units and for all the units to be used for low or moderate income housing. It was noted that Cambridge Savings and Northern Bank have expressed an interest in supporting the project and pursuing the tax credits component. They will provide letters of interest for the June 25 filing with DHCD.

C). Lalli Terrace

The developer has purchased the site and plans for construction are underway. The Department of Housing & Community Development (DHCD) has approved and signed the Regulatory Agreement.

D). Willow Central

Ms. Tavernier informed the members of the poor condition of the landscape and that a meeting is scheduled with the developer, the Condo Association and the Acton Housing Authority to resolve the landscaping issues. Mr. McManus suggested that the ACHC might also help financially should it become necessary.

6). New Business

The members reviewed the Marshfield Housing Opportunity Purchase Program Round Two flyer. Ms. Tavernier noted that the Marshfield program seemed to be successful as the prospective homebuyers are issued a grant based on bedroom size and then they pursued finding a unit themselves. The ACHC members deferred re-activating their condo buydown program at the present time and will wait to see the progress of Marshfield's first time homebuyers. Our Ready Buyer List has now expired.

7). Old Business

Madison Place

It was noted that DHCD has approved increasing the affordable units from \$168,700 to \$176,600 with a condo fee of \$125 a month. The change will have to

be approved by the Acton Selectmen. The lottery for the affordable units is scheduled for the end of August.

8). The Regular Meeting adjourned at 9:30 PM with the next Regular Meeting scheduled July 9, 2009. Ms. Tavernier reminded the members of the oversight meeting with the Acton Selectmen scheduled August 10, 2009.

Respectfully submitted,

Naomi McManus
Clerk, ACHC