

ACTON COMMUNITY HOUSING CORPORATION
Minutes Thursday, March 21, 2013
Room 126 Acton Town Hall

R E C E I V E D
APR 19 2013

TOWN CLERK, ACTON

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on March 21, 2013 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, Bob Van Meter and Corrina Roman-Kreuze. Observer Dan Buckley was also present.

Guests: Pat Clifford from Finance Committee and Janet Adachi from Board of Selectmen. Lara Plaskon who has expressed an interest in the committee also attended.

- I. Minutes from meeting on February 21, 2013 were approved.
- II. Financial Report: No report was presented this evening.
- III. Updates:
 - a. High School – One vacancy filled, second vacancy is in process of being filled. A three bedroom unit is expected to become available.
 - b. Post Office Square: LIP has been submitted to DHCD.
 - c. RHSO (Beth Rust) Beth Rust submitted an update sheet for ACHC. Avalon is being monitored by Beth's office – Avalon has been cooperative with providing information. Nancy T. requested a copy of lease agreement. Of 48 home ownership units; issues identified – seven of which are considered "actionable" which will result in a letter of notification with information of a maximum resale value for property. Issues deal with unapproved mortgages and 2 unapproved transfers. Next step: Beth will go through assessment to make sure the assessments are correct so property taxes are matched up. Beth will put together an instruction packet for deed restricted unit owners that wish to refinance. We appear to be on budget with RHSO also Massachusetts seems to be moving more towards regionalization with respect to affordable housing.
- IV. New Business:
 - a. Associate Member Ruling – Town warrant has article to amend Town Charter. This will then need to go to next annual Town Election for a vote.
 - b. Article regarding audit requirement in Home Rule Petition of ACHC – to change to what Town does which is at least once every three years.
 - c. Bob moved to request Board of Selectmen to increase ACHC committee to seven members to appoint Dan and Lara as full members. Seconded by Bernice; all voted in favor. It was decided to postpone the request until after town meeting and after the next ACHC meeting on April 18.

V. Ellsworth Village – 55+ Community. Request to release deed restriction on final affordable unit. Asset limitations are challenging for this age bracket. According to developer, “there has been no interest in last unit”. Total of 33 units – 3 are affordable. Developer wants to be released of deed restricted unit. Committee discussed options. As ACHC’s charge is to provide affordable housing opportunities, the committee felt very strongly that a unit must be provided. Bernice moved that the developer extend outreach and marketing for 60 days with full resources used (RHSO can assist with this.) If this does not work; A monetary contribution of the difference between the affordable selling price and the market selling price (range ~\$190,900 to \$220,800) should be expected. Bob seconded the motion, all voted in favor of the motion.

VI. At 8:29PM, Bob Van Meter recused himself from meeting.

There was a brief discussion about the possibility of an affordable development opportunity in West Acton that could combine efforts between Open Space Committee and ACHC. This would allow for preservation of open space as well as housing that fits into the existing community.

The meeting was adjourned at 8:47PM

Next Meeting: April 18th 7:00PM

Statement of Documents used for this meeting:

Agenda March 21, 2013

Minutes of February 21, 2013

Articles 36 and 38 of Town Warrant

Update from Beth Rust, RHSO

DHCD regulatory agreement re: Ellsworth Village

Memo 09 March 2010 re: Robbins Brook special permit amendment

VCC application for Lara Plaskin