

**ACTON COMMUNITY HOUSING CORPORATION**  
**Minutes**  
**Thursday, May 2, 2013**  
**Room 126, Acton Town Hall**

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TOWN CLERK, ACTON

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on Thursday, May 2, 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, and Jennifer Patenaude. Observers Dan Buckley and Lara Plaskon were also present.

Guests: Janet Adachi, Board of Selectmen; Pat Clifford, Finance Committee; Marion Maxwell, COA Board

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

I. The Minutes from the Meeting of April 18, 2013, were read and approved.

II. Financial Report Jennifer Patenaude, Treasurer, gave the financial Report as follows:

Checking Account: \$876.03  
Money Market Fund: \$127,974.96  
Interest : \$13.53  
RSHP lottery agent Deduction: \$1,000  
Total: \$126,988.80

\$3,000 has been approved for the Robbins Brook lottery expenses.

III. Updates

**Ellsworth Village:** The Planning Board voted to approve a donation of \$50,000 to the Affordable Housing Fund for the unsold affordable unit. This counters ACHC's proposal for a contribution of approximately \$200,000 using a methodology comparable to earlier donations of other unsold units. ACHC will propose clarification of the Zoning By-Law for specific wording that donations in lieu of providing an affordable unit in age restricted developments must reflect the cost of creating comparable units. However, this current decision remains in place.

**Old High School Commons:** There have been some misunderstandings about school parking restrictions when work is being performed in the tenants' lot. This issue has now been resolved.

IV. New Business

**Regional Housing Services Office Report:** The Town has certified the Annual Report on LIP home ownership and rental units. This has been forwarded to DHCD. Five letters signed by the Town Manager to homeowners who have either unapproved transfers or mortgage refinances, have been sent to

remind them of the required deed restrictions. This should facilitate compliance. Positive comment was made regarding Avalon's cooperation in providing information. Suggestion by Dan Buckley re: sending similar letters to lenders. Concerns were expressed that the lenders might then default on the loans.

**Capital Improvement:** The request for exterior painting of deteriorating trim at a Harris Village unit was considered eligible for CPA funds. An expenditure of 50 % of the cost (\$937.50) was approved by the Committee.

**Resale of Robbins Brook Unit:** DHCD has responded to notice of an owner's intent to sell her property. She has been informed that the resale price is set at \$167,500. The original cost was \$166,600 in 2007. The current price is calculated for a buyer with up to 70% of the area median income whereas the original calculation was for 80% AMI and therefore a higher selling price. DHCD agreed to recalculate the price to \$180,000. The difficulties of resale to a buyer 55 and over were noted by ACHC members especially at that higher price. The seller has been cautioned that she may need to reduce the price. Since ACHC is paying for the lottery expense and previous capital improvements, we would not be subsidizing the price. An extension of the 90 day required selling period is possible.

**Ma Housing Partnership Housing Institute:** Announcement of the June Conference was made.

#### V. Old Business

**Membership:** The request to expand regular membership maximum to seven will be decided at the next Board of Selectmen's meeting.

**West Acton Land:** Discussions about this are proceeding. A group of citizens is interested in purchasing property, forming an LLC, and developing it in a limited way. Some deed restrictions are present. Questions remain about septic capacity, cost, and deed restrictions. ACHC may participate in the planning.

**Other Inquiries:** A developer has expressed interest in doing a large rental property.

The meeting was adjourned at 8:45. **The next ACHC meetings will be on June 20.**

#### STATEMENT OF DOCUMENTS PRESENTED AT THIS MEETING:

Agenda, May 2, 2013

Minutes from April 18, 2013

Request for Capital Funds

Letter from DHCD

Announcement of MHP's Housing Institute

Memo to Board of Selectmen re Membership Maximum with Appointments of Dan Buckley and Lara Plaskon as Regular Members