

RECEIVED

FEB 24 2014

TOWN CLERK
ACTON

ACTON COMMUNITY HOUSING CORPORATION
Minutes Thursday, February 6, 2014
Room 126, Acton Town Hall

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on Thursday, February 6, 2014, 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, Jennifer Patenaude, Bob Van Meter, Dan Buckley and Lara Plaskon.

Kelley Cronin, Director of Acton Housing Authority (AHA); Bob Whittlesey, Chairman of the Board of the AHA; Ryan Bettez and Ken Sghia-Hughes, Board members of the AHA.

Guests: Janet Adachi, Board of Selectmen

Nancy Tavernier, Chair, called the meeting to order at 7:08PM. Lara Plaskon was appointed Clerk for the meeting.

I. The Minutes from the Meeting of January 16, 2014 were read and approved, with one correction. In the Statement of Documents section, the date of the agenda was corrected from September 16, 2014 to January 16, 2014.

II. Financial Report

Checking:

Starting balance - \$1,891.23
Outgoing - \$27.60 – postage
Balance – 1,863.63

Money Fund:

Starting Balance - \$105,065.37
Deposit - \$150,000 (CPA funds)
Interest Earned - \$10.16
Balance - \$255,075.53

Audit: Town auditor reviewed ACHC's books with Nancy. He is in the process of preparing a draft report.

III. Updates

Home Rule Petition: Passed and signed by governor; on local ballot in April and will take effect in May – will allow associate members.

Post Office Crossing hearing at Zoning Board of Appeals:

- Everything went well; Septic plan is still with Board of Health; ZBA will hear them again

on March 3rd

- Selectman will take up this issue again at their Feb. 24 meeting; They have not yet made their comments
- Nancy would like to write letter to Board of Selectman to try to bring the project back into focus – rest of ACHC members agreed this is a good idea

Mailing List: Lara did mailing to 40 addresses; 15 letters were returned due to bad/out-of-date addresses; 10 people responded that they are still interested in receiving ACHC mailings. List will be purged by end of February.

Community Preservation Committee: CPC has increased ACHC request to \$200,000 because of the loss of \$50,000.

IV. Old Business

Regional Housing Services Office (RHSO), Report and update on Acton issues: Liz Rust will follow through on Blanchard Unit and respond to Avalon concerns. There is a new budget for next year and a new inter-municipal agreement.

V. New Business

Quail Ridge Proposal: Nancy was approached by the Natural Resources director with an idea about getting a donation from Quail Ridge. He had spoken to Quail Ridge – they would consider making a payment in lieu of building one or more of the 4 remaining affordable units that they are supposed to build. Payment could be \$300,000 per unit, but ACHC could only use the funds for affordable housing. ACHC discussed the proposal and decided that uses for other than creating new units it did not align with ACHC's goals. Nancy will let the NR director know.

Resources and how to use them: Kelley Cronin, AHA Director, and three members of AHA's Board joined the ACHC meeting to help brainstorm ideas for projects where ACHC could use its resources.

Nancy prepared discussion points (see list of documents) and most were discussed with the pros and cons of each considered.

While nothing was decided, some key points were raised and priorities identified:

- Kelley pointed out that AHA has a waiting list of 165 for rental housing – this points to the need for rental housing over homeownership.
- AHA's waiting list for elderly housing is the longest; Kelley shared that there's a big need for Assisted Living housing for the elderly.
- A good option would be for ACHC and AHA to partner to purchase land to develop

- rental housing. Target population for the rental housing still needs to be determined.
- There may be appropriate town-owned land for development also that will be explored.

Request for closing cost assistance: Nancy received a request for closing cost assistance from a resident from Needham; Nancy will let the household know that Needham residents are not eligible for assistance from ACHC.

Open Space and Recreation Plan comments from Acton Community Housing Corporation: Nancy would like to write a letter and enter in comments from Acton 2020 plan that specifies that affordable housing should be included in any open space purchase. ACHC endorsed this idea.

The meeting was adjourned at 8:50pm. The next ACHC meetings will be on **February 20 (if needed)** and **March 6**.

STATEMENT OF DOCUMENTS PRESENTED AT THIS MEETING:

Agenda, February 6, 2014

Minutes from January 16, 2014

ACHC Revenue Funds Analysis

ACHC Discussion Points for 2/6/14

Excerpts from the Acton 2020 Implementation Plan