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ACTON COMMUNITY HOUSING CORPORATION
Minutes Thursday, May 15, 2014 Room 126, Acton Town Hall

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on Thursday, May 15, 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, Bernice Baran, Jennifer Patenaude; Dan Buckley, Bob Van Meter and Lara Plaskon.

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

Nancy Tavernier, Chair, called the meeting to order at 7:01PM. Lara Plaskon was appointed Clerk for the meeting.

I. The Minutes from the Meeting of 3/19/14 were read and approved.

II. Financial Report

Checking:

Starting balance - \$1,863.63

Incoming - \$5,000 – funds transferred from Money Fund for closing cost assistance for Central Street re-sale and Quail Ridge.

Balance – \$6,863.63

Money Fund:

Starting Balance - \$255,095.10

Interest Earned - \$21.67 (March interest) + \$20.71 (April interest)

Outgoing - \$5,000 - funds transferred into checking account for closing cost assistance for Central Street re-sale and Quail Ridge.

Balance - \$250,137.48

ACHC voted to accept the Financial report. Jennifer and Nancy confirmed they had reviewed the monthly statement on line.

III. Updates

Resale Willow Central: Sold - Closed one week ago.

Quail Ridge and Meadows Sales: Third unit at Quail Ridge has sold; Meadows sale of existing house should also happen this month.

Post Office Crossing: ZBA hearing went well – changes were approved April 14th. However, ZBA has not yet produced a formal decision – due end of May. If ZBA does not issue their decision, the developer would receive a permit based on their original application. Original application

did not include improvements that were added during the ZBA hearing process.

Avalon Proposal: Scott Much and Nancy scheduled a department head meeting; Nancy gave department heads 2 weeks to bring up any concerns

IV. Old Business

Regional Housing Services Office (RHSO), Report and update on Acton issues: RFP was issued for a consultant at new Concord office; Town managers will be signing a new inter-municipal agreement that will include a provision to move the office from town to town every 3 years; Homeowners workshop was held this week – 23 participants, 6 from Acton; RHSO is going to set up a website.

V. New Business

Resale Drummer Rd. condo: Unit that was originally bought down by ACHC will be for sale; Condo will be ready for sale by July 1st; Selling price will be about \$115,000; ACHC held a vote to decide whether to hire Sudbury Housing Trust to market unit – vote passed unanimously by the committee.

Resources and how to use them:

Action Plan – see attached document with additional updates

- 1) Buy Private land to do joint rental project to be owned by AHA; Suggestion from Bernice to invite Kelly Cronin and Ryan Bettez from AHA to meeting with Steve on June 5th. Nancy will talk to Kelly and see if she thinks it would make sense to come.
- 3) Acquire town-owned land – Nancy contacted Habitat to see if they are interested in a plot on Cherry Ridge Road – they are, but they have to go through an internal process to make a final decision; ACHC voted to send a letter to the Town Manager with a recommendation to hold 4 Cherry Ridge Road for an affordable housing unit instead of selling it to anyone else who inquires.
- 4) Housing Production Plan – Nancy will be at MHP and will focus on this; Bob volunteered to take on doing some research about how to come up with a housing plan.
- 5) New ideas in the works: Reviewed ideas listed in attached document as well as a couple of other ideas. Committee decided that there are two ideas worth pursuing:
 - New 40B proposal at Mass Ave – Nancy talked with developer (Dan Gainsboro) about ways ACHC could partner with him.
 - Work with Steve Steinberg on housing to be developed on land Steinberg already owns on Great Road.

Membership – ACHC is allowed at least 5 regular and 2 associate members; Dan has chosen to be an associate; all other members will continue to serve for another year as regular members.

The meeting was adjourned at 8:30pm. The next ACHC meetings will be on June 5th.

STATEMENT OF DOCUMENTS PRESENTED AT THIS MEETING:

Agenda, May 15, 2014

Minutes from March 19, 2014

Email to Nancy from Kristen Guichard re: developer, Dan Gainsboro

Map of a section of the Kelley's Corner area

Map showing Town-owned lot on Cherry Ridge Road

Updated ACHC Action Plan

Massachusetts Housing Institute agenda for 6/11-6/12 conference

Boston Globe article – A housing shift Mass. must adopt