

**ACTON COMMUNITY HOUSING CORPORATION**  
**Minutes Thursday, June 11, 2015 Room 126, Acton Town Hall**

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on Thursday, June 11, 2015, at 7:30 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, Jennifer Patenaude, and Lara Plaskon.

Guests: Janet Adachi

Nancy Tavernier, Chair, called the meeting to order at 7:34 PM. Lara Plaskon was appointed Clerk for the meeting.

I. The **Minutes** from the Meeting of 4/16/15 were read and approved.

**II. Financial Report**

**Checking:**

Starting balance – \$1,194.16

Withdrawals - \$75.00 – fee for Nancy to attend Housing Institute

Balance – \$1,119.16

**Money Fund:**

Starting Balance – \$235,756.73

Interest Earned April - \$19.38

Interest Earned May - \$30.50

Transfer from the Town of Acton - \$225,000

Balance - \$460,806.61

\$225,000 from the Town is earmarked for the Meadows duplex along with another \$25,000 to make \$250,000 total for duplex.

ACHC voted to accept the financial report. Jennifer and Nancy confirmed that they reviewed the monthly statements for both April and May.

**III. Committee Business**

**Membership** – Jennifer’s term was up this year, but she agreed to stay on.

**Election of Officers** – All members agreed to keep their current positions – Nancy, Chair; Bob, Vice-Chair; Jennifer, Treasurer; Lara & Bernice, Co-Clerks. ACHC voted to approve these appointments.

**Meeting Schedule** – ACHC discussed changing meetings to the 4<sup>th</sup> Monday of the month at 7:30PM. Summer meetings will remain on Thursdays, but may change after that.

**CPA standing committee rep** – ACHC voted to appoint Corrina to CPA Study Committee.

#### **IV. Updates**

**Elm St. development, report on meetings** – Phone conversation happened with DHCD to go over challenges of the affordable housing count at Elm Street and other issues. DHCD couldn't say how they would rule on it. Developers decided to proceed with their plan.

Another meeting took place with the developer, owner, 2 consultants, Liz and Dan from the RHSO, Steve Ledoux, Janet Adachi, Roland Bartl, and a representative from Minuteman ARC. The affordable housing count, what to do with the farmhouse, and all other issues were discussed. The concern about how DHCD will respond to this unconventional development continues.

A meeting of the Town of Acton department heads occurred June 9<sup>th</sup> to discuss the development. If the Town recommends the project as proposed, it will really help with DHCD's approval. Department heads gave feedback about what would help the development be more appealing.

There is a new idea to have Habitat renovate the existing house – this would be an affordable unit.

The next step is a public information meeting on July 13<sup>th</sup>. All abutters within 300 feet of development site will be invited.

**Habitat** – Nancy went to open house at Habitat's new office on Great Road. Nancy met owners of the Habitat house that is part of the Meadows and reported that they are thrilled with their new home.

**Housing Production Plan forum and next steps** – 30 people went to the recent public forum – it was a very productive meeting. MAPC is putting the feedback from the forum into a draft that will come next week. ACHC can give feedback and then the draft will be published for public feedback. The HPP will be presented to the Selectman and Planning Board at Selectman's July 20<sup>th</sup> meeting.

**Regional Housing Services** – The website [www.RHSOhousing.org](http://www.RHSOhousing.org) is now live. It contains Acton's affordable housing inventory as well as a lot of resources for the public including information about how to find and apply for affordable housing, resident services such as fuel assistance, refinancing, capital improvement, etc.

#### **IV. Old Business**

**Morrison Farmhouse** – Dean Charter thinks it would take \$69,000 to renovate to make it livable. This is considerably higher than ACHC had been assuming.

**Resale Somerset Hills, paid ad?** – Somerset Hills Condo restricted unit is currently for sale, but there is no interest so far. ACHC agreed to offer to pay for an ad in Action Unlimited.

#### **IV. New Business**

##### **Developer Interest**

**Mass Ave.** – Value of this property just increased due to the number of houses that can fit there.

**Martin St.** – Wendy Cohen still looking at this property.

##### **Housing Gift Funds**

**RFP** – ACHC still plans to release an RFP once HPP is complete.

**Sewer Betterments** – Should ACHC pay sewer betterment for either or both of these developments for the affordable units? ACHC agreed that this would be a good use of funds, but so far, this is just an idea – nothing is definite yet.

**Habitat** – If Habitat rehabs the house in Elm Street development, should ACHC contribute funds to that? ACHC agreed that this would be a good use of funds, but this is also just an idea – nothing is definite yet.

The meeting was adjourned at 8:30pm. **The next ACHC meeting will be on July 9<sup>th</sup>.**

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

Agenda, June 11, 2015

Minutes from April 16, 2015

Description of the CPA Study Committee

Letter of Invitation from the ACHC to the abutters of the Elm Street Development notifying them of July 13<sup>th</sup> public information meeting.

Advertisement for Somerset Hills Condominium that is for sale.