

ACTON COMMUNITY HOUSING CORPORATION
Minutes Thursday, July 9, 2015 Room 126, Acton Town Hall

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on Thursday, July 9, 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, Bernice Baran, Bob Van Meter, and Jennifer Patenaude.

Guests: Janet Adachi

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

I. The **Minutes** from the Meeting of 6/11/15 were read and approved.

II. Financial Report

Jennifer Patenaude presented the Monthly and Year End Reports.

Balances as of 6/30/15 are as follows:

Checking - \$977.60

Money Fund - \$210,839.69

CD - \$5,411.71

Ms. Patenaude and Ms. Tavernier confirmed that they had reviewed the Statements. ACHC voted to accept the Reports. The Year End Report will be included in the Town Audit.

ACHC voted to accept the year end financial report.

III. Committee Business

As of September ACHC's meetings will occur on Monday. The time has been changed to 7:30.

IV. Updates

Elm St. Development –Members discussed the Proposal and planned for the Information Session on July 13. All abutters have been invited.

Areas of ACHC agreement

- Site is appropriate for development per Comp Permit policy, Acton2020, HPP, Complete Streets Policy and walkability (1/2 mile to West Acton Village, 1/2 mile to Idlywilde, less than a mile to several schools) all on existing sidewalks
- Group home for 8 residents

No ACHC agreement

- Retain historic house as affordable unit
- Single family homes
 - Size, number, lay out, market vs. affordable
 - Income group

Housing Production Plan - The Draft will be ready on July 10 and will be forwarded to members by Ms. Tavernier. ACHC will provide feedback, and it will be published for public feedback. ACHC will hold a special meeting to discuss the Plan and vote on its recommendation to the Board of Selectmen and the Planning Board. Ms. Tavernier will present our recommendation to the BOS and the Planning Board meeting on July 20.

Regional Housing Services - The website www.RHSOhousing.org is now live. Ms. Tavernier has been referring people who call for information to the website. The RHSO will help ACHC with sorting out the Elm St. proposal.

Meadows - All the houses have been sold. The Housing Authority duplex completion has been delayed and will be ready by early fall. \$250,000 from ACHC is available for purchase of the duplex.

V. Old Business

Resale – Somerset Hills – A buyer has been found for the purchase of the unit.

IV. New Business

Developer Interest

Mass Ave. and Martin St. – Wendy Cohen still looking at these properties.

Closing Cost Assistance – ACHC voted to authorize Ms. Tavernier and Ms. Patenaude to approve granting up to \$2500 toward the closing cost for the purchaser of the Somerset Hills condo.

The meeting was adjourned at 8:50pm. Meetings are scheduled for July 20, August 13, September 28, October 19, and November 16.

STATEMENT OF DOCUMENTS PRESENTED AT THIS MEETING:

Agenda, July 9, 2015

Minutes from June 11, 2015

June and End of Year Financial Reports

Issues for Discussion re: Four Winds Proposal

Agenda for Public Information Meeting for Four Winds Farm