

ACTON COMMUNITY HOUSING CORPORATION
Minutes Wednesday, October 19, 2015 Room 126, Acton Town Hall

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on Wednesday, October 19, 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, and Lara Plaskon.

Guests: Eric and Glen Kaufmann from Meridian Homes, Inc., Holly St. Joseph, Chair, Design Review Board ; several members of the neighborhood surrounding 111 -113 School St. and Elm St. neighbors.

Nancy Tavernier, Chair, called the meeting to order at 7:30 PM. Bernice Baran was appointed Clerk for the meeting.

I. **Minutes** from the Meeting of September 16 were read and approved.

II. **Financial Report**

There was no monthly financial report because the Treasurer was absent. The Year to Date Report on funds being held by the Town indicates a total of \$174,922 in CPA funds and \$692,330 in housing gift funds.

III. **Updates**

Regional Housing Services Office – Annual monitoring letters have been sent to Acton affordable homeowners. Acton’s hours will be reduced by 50 for 2016 based on this year’s usage. We will rely on the RHSO more for help with 40B’s.

Meadows – The completion of the remaining affordable units is still behind schedule.

ACTON 2020 – Ms. Tavernier reported that Bob Whittlesey and Kelly Cronin from the AHA and she attended the recent meeting. Options for the Kelley’s Corner site were discussed, including affordable housing.

IV. **Old Business**

Updates on Proposed Developments

Elm St – The developers have been preparing the application to MassHousing.

Mass Ave/Prospect St. – This will not be a 40B.

Martin St. – preliminary plans in the works

Main St. - possible small rental if additional lot can be acquired

670 Mass Ave – There is still no information about the mortgage for this property. Town Counsel will review again

Morrison Farm House – The Town has approached Habitat about buying and rehabbing this property. A house lot would have to be created, possibly a one-unit 40B. Town Counsel is working on options.

Housing Production Plan – Plan still under review by DHCD. There is a real possibility that Acton could hit the annual goal of 42 units, given some 40B's in the conceptual stage. This would give us one year or more protection from 40B's.

V. New Business

111 – 113 School St. – Eric and Glen Kaufman presented plans for a MassHousing 40 B proposal. The plan is four duplexes, including two units which will be affordable. Residents of the area expressed their opposition to the plan, citing that it includes the demolition of the house and barn presently on the lot. These are included on Acton's cultural resource list of historic structures and the property is in the South Acton Historic District.

CPC proposals for 2016 – Ms. Tavernier will prepare ACHC's proposal for fiscal 2016. It will include a request for \$75,000 for Community Housing Funds and one year's funding for RHSO. An adjustment in the Program Fund request was later made to reduce it to \$50,000. In addition, ACHC will send a letter of support for the Congregational Church's proposal to create two affordable rental units from existing homes they own in Acton Center.

New Developer Interest – There is a potential for a medium sized rental not yet under site control. Also a large non-profit from Boston is looking for sites to build a rental development in the area.

Meeting schedule for 2016 – It was decided to stay with Monday nights and hope that it would not conflict with Selectmen meetings. Nancy will submit a schedule to Municipal Properties.

The meeting was adjourned at 9:30 pm. **The next ACHC meeting will be on November 16.**

STATEMENT OF DOCUMENTS PRESENTED AT THIS MEETING:

Agenda, October 19, 2015
Minutes from September 16, 2015
Year to Date Budget Reports
Memo re 570 Mass Ave.
Letter re Elm St. proposal
Plan for Development at 111-113 School St.