

**ACTON COMMUNITY HOUSING CORPORATION**  
**Minutes Thursday, March 21, 2016 Room 126, Acton Town Hall**

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on Thursday, March 21, 2016, 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, Jennifer Patenaude, Lara Plaskon and Dan Buckley, and Corrina Roman-Kreuze Associate Members.

Guests: Dan Gaulin, RHSO; Mark Gallagher Sr. & Jr., John Sonner, and 21 abutters and interested citizens regarding Martin St. proposal

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

I. The **Minutes** from the Meeting of 2/22/16 were read and approved.

**II. Financial Report**

Jennifer Patenaude presented the February Monthly Report.

Balances as of 2/29/16 are as follows:

Checking - \$1,870.64

Money Fund - \$200,495.74

CD - \$5,483.73

Total – 207,851.11

Ms. Patenaude and Ms. Tavernier confirmed that they had reviewed the Statements. ACHC voted to accept the Reports.

Ms. Patenaude recommended that the Checking and Money Fund Accounts be transferred to Cambridge Savings Bank to obtain a higher interest rate. ACHC members voted to approve the transfers.

**III. Updates**

**Regional Housing Services** –The RHSO will be helping ACHC with the 40 B's coming through this year. They will attend the ACHC meetings as needed and the BOS meeting on March 21 where three 40 B's are on the agendas, one at ACHC and two on BOS. Ms Plaskon has been adding a portal to the RHSO website which includes information on each affordable unit; ownership documents, regulatory agreements, etc. This will be accessible with a log-in for each member town.

**Resales of Affordable Units** –The resale at 8 High St. has again been delayed. The buyer's lender Wells Fargo has stated it would not honor the deed rider. The buyers have found another lender; the closing is scheduled to occur on April 8.

**The Meadows** –The final unit has received its occupancy permit but has not yet closed.

### **III. Old Business**

**Morrison Farmhouse** – The Selectmen plan to solicit comments from town boards to the proposal to sell the farmhouse to Habitat for Humanity for Humanity. This will occur after Town Meeting.

The **Elm St.** 40B will be filed with MassHousing soon and will essentially be the original design. We will likely be asked to comment by the BOS.

The **Powder Mill Road** and **High St.** proposals will be presented to the BOS tonight. Ms Tavernier will present ACHC's recommendations and answer questions.

### **IV. New Business**

**Martin St.** – Mark Gallagher presented the proposal. This will be a MassHousing 40B. It will consist of seven single family homes which will be 2, 3, and 4 bedrooms and two buildings which will be each 4 bed group homes owned and managed by Minuteman ARC. The historic homes on the property will be moved. One affordable 3 bedroom home will be included. ACHC members responded favorably to the proposal, citing its location near the train station and the willingness for the developer to work with the neighborhood. Members proposed the addition of another affordable home to be included in the count. Neighbors expressed concerns about inadequate drainage which could produce flooding and also wanted to be certain that the historic homes would be preserved. The neighbors stayed on after the ACHC meeting to discuss further concerns.

A new 40B proposal for Prospect St. will be presented this year. Other 40B's are on the docket but have not yet come formally to the Totwn.

The meeting was adjourned at 8:30pm. **The next ACHC meeting will be on April 11.**

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

Agenda, March 21, 2016

Minutes from February 22. 2016

Balance Sheet and General Ledger, February 29, 2016

ACHC Updates, March 21, 2016

40Bs in Pipeline for 2016