

**ACTON COMMUNITY HOUSING CORPORATION**  
**Monday, April 11, 2016 Room 121, Acton Town Hall**  
**Minutes**

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on Monday, April 11, 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, Bob Van Meter, Jennifer Patenaude, Lara Plaskon, and associate member Corrina Roman-Kreuze,.

Guests: Janet Adachi & Franny Osman, Board of Selectman; Kristen Cooper and several other residents from the Martin Street neighborhood; Mark Gallagher, Martin Street developer.

Nancy Tavernier, Chair, called the meeting to order at 7:30 PM. Lara Plaskon was appointed Clerk for the meeting. Corrina was made a voting member when Jennifer leaves early.

I. The **Minutes** from the Meeting of 3/21/16 were read and approved.

II. **Financial Report**

**Monthly Report** – Jennifer did not prepare a financial report for today. All ACHC funds have been moved over to Cambridge Savings Bank. Jennifer set up the online banking – she and Nancy will have admin rights.

Nancy will request that the Town give last year's CPA funds to ACHC to put in our new account.

III. **Updates**

**Regional Housing Services Office –**

- Lara prepared a one page summary of the Acton HPP to be made available to whoever is interested.
- Nancy talked to social services provider in Acton and there is an issue with some rental properties on Great Road – property managers are renting to families who cannot afford the rent long-term, so they are running into eviction problems. Nancy will discuss with RHSO and brainstorm potential responses.

**Resales** – Faulkner Mill fell through because bank said they couldn't provide financing due to the high percentage of non-owner occupied units. Buyer will now go to Middlesex Savings Bank for financing.

**BOS action on High St & Powder Mill 40B's** – both approved by Board of Selectmen and sent on to state agencies.

**Town Meeting** – Accessory apartment zoning provision passed. Kelley’s Corner zoning did not pass.

**Town Website** – Nancy updated the website with current versions of all of ACHC documents and included a link to the RHSO website.

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

##### **Discussion on Proposed Housing Developments –**

**Mark Gallagher presentation** – 2 affordable 3-bedroom homeownership units now part of plan – both will be new homes (not existing).

##### **Inventory**

- 2 4-bed group homes operated by Minuteman ARC
- 2 3-bed new affordable units
- 2 or 3 existing homes moved to new locations
- 3 duplexes
- 17-21 new, detached market single family homes – 1,350-2,350 square feet; 2, 3, & 4 bedrooms; \$500K-\$700K

No update on drainage/flooding issues – still very preliminary; architect is planning to work with neighborhood to address their design concerns; Developer is planning to direct water to rain garden at the back of the property.

Project is currently in a 90-day waiting period – waiting to get eligibility letter from MassHousing.

40B Evaluation is attached with more details.

ACHC voted to support project to move to the next step with the condition that we would have comments again further along in the process.

#### **V. New Business**

**AHA Land Search** – Franny Osman let us know that the Town may have the opportunity to buy 5.7 acres of land in South Acton on Piper Lane off School Street. Open Space Committee has been discussing possibilities for what to do with this land – can Town buy it? Preserve some of it? Develop affordable housing on some? Nancy and Bernice encouraged Franny to reach out to Kelley Cronin at the Acton Housing Authority (AHA) to see if AHA is interested.

**Resale Harris Village** – maximum resale price is \$154,000, so it could be a great unit for the AHA to acquire to use for the rental program. AHA Board is interested. Town has right of first refusal to buy the property. ACHC voted to fund up to \$154,000 for the AHA to purchase the unit, or alternatively, fund \$2,000 for marketing if AHA isn’t interested. ACHC will request BOS permission for the expenditure.

The meeting was adjourned at 8:45pm. **The next ACHC meeting will be on May 16, 2016.**

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

Agenda, April 11, 2016

Minutes from March 21, 2016

Printout of an email exchange between Nancy and Mark Gallagher

ACHC's 40B Evaluation of Martin Street

Acton HPP Summary – "Summary of Housing Needs & Demand"

Photos of Harris Village where the unit up for resale is located.