

ACTON COMMUNITY HOUSING CORPORATION

Minutes Thursday, August 22 , 2016 Room 126, Acton Town Hall

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on Thursday, May 16, 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, and Lara Plaskon.

Guests: Janet Adachi, Board of Selectmen; Pat Clifford; Mark Gallagher, Martin St., Terra Fredriechs

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

I. The **Minutes** of the Meeting on 7/18/16 were read and approved.

II. **Financial Report**

The End of Year report was presented and is included with the Attached Documents. Ms. Patenaude had consulted with the Auditor regarding the necessary information regarding the transfer of funds to Cambridge Savings Bank. Ms Patenaude and Ms. Tavernier had reviewed the report. ACHC voted to accept the Report.

III. **Updates**

The Zoning Board of Appeals has approved the **High St. 40B**. The building on the property will be demolished on 9/10.

Regional Housing Services – The office is moving to a Concord Town building in Acton. An additional staff person has been hired. Her first assignment is to determine the number of children residing in 40B units in each member town. She will begin the count with Acton.

Martin St. – Mark Gallagher presented the update. The original proposal included two group homes to be managed by Minuteman ARC. This was acceptable to MassHousing but DHCD and the Governor's Counsel rejected the group homes' inclusion. Therefore a new plan has been presented to MassHousing which projects 32 homes including 4 duplexes, 8 will be affordable. An architect will meet with the neighborhood to get their input and to bring the design into conformity with the neighborhood. These will have 2, 3, and 4 bedrooms and will include two handicapped adaptable homes. ACHC members commented favorably on the new proposal which hopefully will be acted on expeditiously. We will comment formally after MassHousing gives its approval.

III. **Old Business**

River St. – The town is working toward purchasing a property which would include a park and historical preservation. One third of the property could be used for affordable housing. It can be potentially be purchased by the AHA for elderly residents. This purchase would need Special Town Meeting approval.

184 Main St. – This is no longer on our pipeline for development. The developer did not file the cost certification with DHCD which has barred it from future 40B's.

V. New Business

MHP is planning a **Community Forum** to offer information on the relationship between economic development and affordable housing. This is expected to be held in Acton.

ACHC members to accept an addition to our Development Guidelines for 40 B's that the developer has completed the cost certification process in previous 40B developments and also whether the developer has checked to see if the property is on the Cultural Resource List.

The meeting was adjourned at 8: 30. **The next ACHC meeting will be held on September 19.**

STATEMENT OF DOCUMENTS PRESENTED AT THIS MEETING:

Agenda for meeting of 8/22/2016

Minutes from Meeting of 7/18/16

Annual Financial Report

Memo to Planning on Martin St. Proposal – submitted on 7/7/16

40 B's in Pipeline for 2016