

ACTON COMMUNITY HOUSING CORPORATION
Minutes Monday, October 17, 2016 Room 121, Acton Town Hall

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on Monday, October 17, 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, Bob Van Meter, Jennifer Pantenaude, and Lara Plaskon and associate members Dan Buckley and Corrina Roman-Kreuze.

Guests: None

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

I. The **Minutes** from the Meeting of 9/1/16 and 9/19/16 were read and approved.

II. **Financial Report**

Monthly Report – as of 9/30/16

Nancy reviewed the financial statements. \$2,500 in mortgage assistance was the only financial activity this month.

ACHC voted to approve financial report.

III. **Updates**

Special Town Meeting –

- Article to purchase the River Street property passed. Free cash was used for the purchase, so no ACHC funds were committed.
- Article re: zoning for accessory apartments failed.
- Article allowing expansion of your house if you live on a non-conforming lot failed.

Martin Street Development – comments from BOS included.

Development Guidelines – Nancy revised them to include that developers should check Historical Cultural Resource lists, and to include that developers should be certified if they have previously done a 40B.

Regional Housing Services Office – The monitoring of Acton's affordable homeowners has begun – self-declaration letters have been mailed and have started coming in at a good rate. There will be a second mailing before Thanksgiving. Dan from RHSO is also doing a search of the Registry of Deeds for any activity amongst the affordable homeowners.

Post Office Crossing – Developer contacted Nancy about some amendments. She referred them to the Town.

IV. Old Business

Mass. Ave house – House is still vacant, but taxes are still being paid. ACHC had a discussion about whether there is a way to figure out who is paying the property taxes. We agreed that the only option is to wait until there is a foreclosure on the property.

V. New Business

Cost Certification - Meadows – Cost certification came in and total profit was \$600,000, 6% profit (well under 20% allowed for 40B's).

CPA Application – We agreed to ask for \$75,000 at last meeting; Planning Department is requesting \$50,000 for RHSO expenses for 2 years of services – given this, ACHC agreed to reduce request to \$60,000.

Resale Lalli Terrace – The owners of the moderate income Lalli Terrace unit are selling. The Sudbury Housing Trust contracted to handle the resale, but is acting as an agent of the RHSO. Marketing will begin next week, and there will be an open house on November 6th. Lara will handle the review of applications.

Developer inquiries –

- Nancy has heard from a developer who is interested in the Main Street property across from Children's Museum. He wants to do a rental, but he is still working on it.
- Steve Steinberg is planning to do a 40B on Mass Ave. next to Lalli – 8 units (all duplexes).
- Other property on Mass Ave. that was possibly going to be a 40B is now just going to be a market rate development.

The meeting was adjourned at 8:00pm. **The next ACHC meeting will be on November 14, 2016.**

STATEMENT OF DOCUMENTS PRESENTED AT THIS MEETING:

Agenda, October 17, 2016

Minutes from September 1, 2016 and September 19, 2016

Memo from Acton BOS to MA Housing Finance Agency re: proposed 40B on Martin Street

Letter from Steve Steinberg to MA Housing Finance Agency re: cost certification for the Meadows

ACHC's CPA application for \$60,000

Chart of 40B's in the pipeline for Acton in 2016