

**ACTON COMMUNITY HOUSING CORPORATION**  
**Minutes Thursday , November 14, 2016 Room 126, Acton Town Hall**

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on Thursday, November 14, 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, Laura Plaskon and Associate Members, Dan Buckley and Corrina Roman-Kreuze  
Guests: Carolyn Read, Director of North Central Ma Habitat for Humanity; neighbors of 4 Cherry Ridge

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 10/16/2016 were read and approved.

**II. Financial Report**

Ms. Pataude presented the Report as of 10/31/16 as follows:

Checking Account - \$1,570.63

Savings -\$191,282.59

CD - \$5,119.92

Total \$198,373.14

Ms Patenaude and Ms. Tavernier had reviewed the report. ACHC voted to accept the Report.

**III. Updates**

**High St.** –The foundations are now in. Marketing will begin after the first of the year.

**Mass. Ave.** – Steve Steinberg is working on the design for an 8-unit development.

**Martin St. Development** – MassHousing has issued a letter of eligibility. The developer will now file with the ZBA for a comprehensive permit.

**Regional Housing Services** – A second mailing has been sent to affordable homeowners to obtain self declarations, required each year by DHCD. The Open House for the resale of the moderate income unit at Lalli Terrace was held last week . Three potential buyers attended, and one has filed an application.

**IV. Old Business**

**The Meadows** – A crack in one house foundation is being addressed along with other issues under warranty.

## **V. New Business**

**4 Cherry Ridge** – Ms Tavernier reviewed the role of ACHC regarding the facilitation of affordable housing and how Acton 2020 and the Housing Production Plan have reinforced the goals of increasing housing for low and moderate income people. 4 Cherry Ridge is on an almost ½ acre lot in a residential district which was acquired by the town for no payment of taxes in 1980. The current assessed value is \$230,000.

The Health and Engineering Departments perced the lot in 2014 and found a good perc rate that renders the lot buildable. The Board of Selectmen has recently voted that ACHC should develop a process for conveying the property for affordable housing. The next step is to prepare an RFP to generate a competitive process. Once a bid has been accepted the proposal will need approval by town meeting in April to convey the land.

Ms. Read from Habitat for Humanity is interested in the property and presented background information about her organization. They have built two homes in Acton, One on River St., and one on Gabriel Lane. They offer opportunities for first time home buyers, usually with incomes between 30% and 50% of the Area Median Income to purchase homes with a low interest loan. Habitat owns the mortgage for forty years and thereby continues contact with the family. Willingness of the family to participate in the building process is a condition for approval of the application.

Habitat has already built 25 Homes in the area. They conduct an independent site survey and have an architect who completes a suitable design. A local Project Committee is formed to assist in the process. Abutters raised questions about the perc level, drainage, and ledge which will affect the design. Abutters wished to stay in touch with the selected builder as plans develop.

The meeting was adjourned at 8:45. The next ACHC meeting is scheduled for December 19.

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

Agenda for meeting of 11/14/2016  
Minutes of 10/17/16  
Financial Report as of 10/31/16  
Letter to Neighbors – 11/3/16  
Announcement of Affordable Housing Lottery, Boxborough  
ACHC Statement re Affordable Housing in Acton  
Excerpt from Housing Production Plan re Housing Profile  
Map of 4 Cherry ridge road  
ACHC Meeting for 2017