

ACTON COMMUNITY HOUSING CORPORATION

Pursuant to notice given a Regular Meeting of the Acton Community Corporation (ACHC) was held December 4, 2008, at 7:00 PM in room 126 of the Acton Town Hall. Present and constituting a quorum for the purpose of conducting business were: Kevin McManus, Naomi McManus, Pam Shuttle and Nancy Tavernier.

Guest:

Bob Van Meter resident of Acton

1). Nancy Tavernier, Chair, called the Regular Meeting to order at 7:00 PM.

2). Financial Report

No up date report given

3). Updates

Lalli Terrace

Ms. Tavernier informed the members that the Board of Appeals had closed their Hearing and approved Lalli Terrace's Comprehensive Permit Application. She reported that the Acton Selectmen approved the ACHC's request to buy down one of the newly constructed 2 bedroom units for the Acton Housing Authority by using \$100,000 of the CPA Housing Funds and \$40,000 of Pulte Housing Fund.

4). Old Business

A). Faulkner Mill Unit

It is anticipated that the affordable unit at Faulkner Mill will close the end of January. The Department of Housing and Community Development (DHCD) will approve the unit under the Local Initiative Program (LIP)'s Local Action Unit. A LIP Regulatory Agreement will need to be completed for the unit. The prospective buyer has submitted an application to the ACHC for financial assistance in closing costs. Kevin McManus moved to approve \$5000 for closing costs once additional financial information is submitted and approved. Naomi McManus seconded the motion and all members voted to approve.

B). 670 Mass Avenue House

Ms. Tavernier reported that the bank intends to sell the 670 Mass Avenue house for \$181,000. The members discussed the possibility of buying down the unit using \$15,000 of CPA Housing Funds. Ms. Tavernier has contacted applicants on the ACHC's Ready Buyer's List.

5). New Business

A). Anti-40B Flyer

The members discussed the anti-40B flyer which was sent to Acton residents. It was noted that several facts outlined in the flyer were totally false. The flyer stated that 28 communities belong to their organization. The Acton Planning Board received 20 to 30 calls questioning the flyer's facts. The ACHC will submit a letter to the Beacon inviting Acton residents to contact them for factual

information on affordable housing development in Acton and the State's Chapter 40B statute.

B). Resale of 15 Minuteman Road

The owner of the affordable unit at 15 Minuteman Road has expressed an interest in selling the unit. The resale price will be set at 46.9% of the appraised value. Ms. Tavernier has contacted applicants on the ACHC's current Ready buyer's list.

C). ACHC Annual Report

The members reviewed the ACHC's Annual Report and agreed the report was well done by detailing the ACHC's accomplishments during the past year.

D). New Ready Buyer List

The members discussed developing another Ready Buyers list. Further action was deferred until the next Regular meeting.

E). Membership.

Bob Van Meter a former member of the ACHC attended the meeting and submitted his volunteer application for approval by the VCC and the BOS. Nancy will deliver it to the Town Manager's office. Bob would be filling the vacant regular member position. Members were very pleased to have Bob back on the committee.

6). The Regular Meeting adjourned at 8:30 PM. The next ACHC's meeting was scheduled for January 15, 2009 at 7:00 PM.

Respectfully submitted,

Naomi McManus, Clerk