

ACTON COMMUNITY HOUSING CORPORATION
Minutes, July 8, 2019 Room 126, Acton Town Hall
Minutes

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on July 8, 2019, at 7:30 AM 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 Bob VanMeter and Associate Member, Dan Buckley who was appointed a voting member for this meeting.

Absent: Lara Plaskon, Jennifer Patenaude, and Corrina Roman Kreuze

Guests- Jon Benson and David Martin, Board of Selectmen, Alissa Nicol, Regina Buckley

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

I MINUTES – Minutes from the meeting on May 30, 2019 were read. Ms. Baran moved and Mr. VanMeter seconded a motion to approve which was approved unanimously.

II FINANCIAL REPORT – Ms. Tavernier reported that the property at 670 Mass Ave has been sold following foreclosure. The Town received \$81,000 per the deed rider which provides for excess profit over the allowable sales price to be placed in ACHC's Program Fund. ACHC paid \$6,200 for legal expenses 2018-2019. The funds will be used for affordable housing. The Town will hold the funds drawn from the resale to be used for Community Housing needs recommended by ACHC and approved by the BOS.

III – UPDATES

PIPER LANE – The ZBA met and voted to deny the application due to concern about the timing of the new application. However DHCD has issued a decision that the current application is not related to a previous one and overruled the ZBA's decision. The ZBA will therefore meet again on May 15 to begin review of the current refiled 40B application.

SAFE HARBOR – Acton will become eligible for Safe Harbor after the Avalon is approved by the DHCD.

REGIONAL HOUSING SERVICES OFFICE – There are 6 applications for the 3 bedroom unit currently up for resale at 99 Parker St.

HOUSING AND ECONOMIC DEVELOPMENT STUDY – The Report on the year long study, partially funded by ACHC, will be delivered on July 24, 2019, at Town Hall.

IV – DEVELOPMENTS

POWDER MILL – The application has not yet been sent to DHCD though it is recommended for approval by BOS and ACHC.

361-363 GREAT ROAD – A Public Information meeting is scheduled for July 10 at the Public Safety building.

348-364 MAIN ST – An RFP has been distributed by the AHA for a Development Consultant .

V OLD BUSINESS

HPP UPDATE – Jennifer Goldson is working on the HPP update with RHO and will do the public outreach part. RHO will do the report with housing demographics for the Housing Production Plan.

CPC MEETING – Ms. Tavernier and Ms Cronin met with the CPC to discuss Acton's affordable housing needs and the status of current proposals. This was in response to a request by a Committee member for information to address his concern that housing was not receiving an equitable share of funds distributed by CPC.

VI NEW BUSINESS

ADMINISTRATIVE – Ms. Tavernier announced that she intends to retire from AHC within the next two years. Committee members discussed her crucial role and the need for thorough discussion about possible alternative future organizational models. Ms Tavernier and Mr VanMeter will meet to begin this discussion.

Mr. VanMeter made and Ms. Baran seconded a motion to adjourn which was approved. The meeting was adjourned at 8:20 PM

The next meeting will be on August 12, 2019, at Town Hall.

STATEMENT OF DOCUMENTS PRESENTED AT THIS MEETING

Agenda for meeting on July 8, 2019 and Minutes for meeting on May 30, 2019

Piper Lane Chronology of Filings for proposed 40B

DHCD Letter re Safe Harbor for Avalon postponed eligibility until a land appraisal is completed by DHCD.

Announcement of July 24 Meeting on Housing and Economic Development Report

Current Pipeline for Affordable Housing Proposals

DHCD Letter to Common Ground with denial for this round of funding for 446 Mass Ave

2016 Statement of Review Process for Affordable Housing Development in Acton