

ACTON COMMUNITY HOUSING CORPORATION
Minutes Monday, March 9, 2020 Room 126, Acton Town Hall

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on Monday, March 9, 2020 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, Lara Plaskon, and Bob VanMeter, and associate members Corrina Roman-Kreuze and Dan Buckley. Dan was made a voting member since Jennifer was not present.

Guests:

- Alissa Nicol; Ruth Thatcher

Nancy Tavernier, Chair, called the meeting to order at 7:34 PM. Lara Plaskon was appointed Clerk for the meeting.

I. The Minutes from the Meeting of 1/13/20 were read. Bernice moved to approve the minutes and Lara seconded. The motion carried.

II. Financial Report

Monthly Report

Jennifer did not come to meeting. Nancy provided ACHC's February bank statement which shows the following balances:

- Checking - \$6,394.01
- Savings - \$96,651.56

Expenditures - \$4,500 on Housing Production Plan

Members voted to approve the financial report and expenditures.

III. Updates

Regional Housing Services Office (RHSO) –

- Homeownership monitoring self-declarations – Only a handful of letters missing; Lara will follow up one more time
- Lara and Liz have nearly completed work on the HPP Needs Assessment

Housing Production Plan

- Public information session – well-attended with substantial participation and comments from attendees. 750 responses to surveys.
- Working on finishing needs assessment and goals and strategies. Public comment in mid-April. Planning Board meeting on 4/21. 5/4 – plan will be presented to Planning Board and BOS and they will hopefully vote that night to adopt it.

Housing for All

- Discussing CPA issues for Town Meeting – members will be ready to speak in favor of them at Town Meeting; there is now a Housing for All website
- Group of parents of teenagers and adult children with disabilities have been meeting to discuss how to get more housing options for their kids

IV. Developments

Current developments

- **Avalon II** – already marketing affordable units; construction underway
- **Post Office Square** – One affordable unit sold; developer has not been in touch.

Previously discussed proposed developments

- **446 Mass Ave** – not sure when they'll hear about the next round of funding
- **Piper Lane** – hearing has been continued to 5/5
- **Acton Housing Authority** – decided to do modular housing; application to CEDAC for a loan for the mortgage has been approved; ACHC has committed \$75,000 for pre-development costs

V. Old Business

Stow St. Unit – sold quickly; Town will get \$88,000 (difference between the price it sold for and the affordable/restricted price); this was one of the units that was part of the affordable component of Bellows Farm

CPC requests

- ACHC request cut in half – now \$50,000
- RHSO – one year of funding recommended instead of two
- AHA – full \$500,000 recommended

VI. New Business

Powder Mill position – will be heard by the ZBA on 4/14; 230 units all in Acton – see document included with all of the details; Acton will be at 10% with the permitting of the project; ACHC voted to recommend this project to the ZBA

VI. Administrative

Continued discussion ACHC transition chart – Lara will resign this week after today's meeting – she will continue to attend ACHC meetings as an RHSO representative; Jennifer does not want to continue after July due to other commitments, but she will stay until we can find a replacement; Corrina and Dan will stay on as associate members, and Bernice will stay on as

a regular member; One option for treasurer role is for Nancy to take it on as a non-member – she will consider this.

Recruitment – 3 openings – Nancy, Lara, and Jennifer; Bob and Nancy have been talking to a few different people who might be interested in joining ACHC.

Public Comment

Alissa Nichol requested that ACHC reconsider Piper Lane. Nancy said we may be able to re-consider after the peer review is available.

Bernice moved to adjourn meeting, Bob seconded, and the motion passed. The meeting was adjourned at 8:42pm. **The next ACHC meeting will be on April 27, 2020 (rescheduled time to accommodate consideration of the HPP)**

STATEMENT OF DOCUMENTS PRESENTED AT THIS MEETING:

Agenda, March 9, 2020

Minutes from January 13, 2020

Chart of Affordable Housing Projects in Pipeline or under construction

List of ACHC Folders on Flash Drive and Nancy's Desktop 3/8/20

Powder Mill Apartments Description