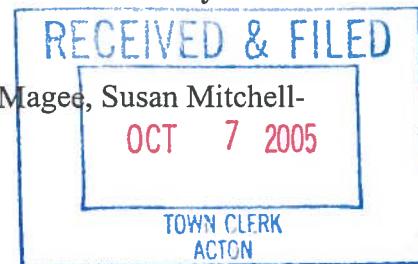


Minutes for CPC Meeting of 9/22/05, 7:40 pm – 9:50 pm, Acton Memorial Library

Attending:

Peter Berry, Catherine Coleman, Walter Foster, Matt Lundberg, Andy Magee, Susan Mitchell-Hardt, Ken Sghia-Hughes, Nancy Tavernier, Roland Bartl

Matt opened the meeting at 7:40pm.



Approval of Minutes—The minutes of 9/8/05 were approved unanimously as revised.

Matt distributed a list of CPC-funded projects, compiled by Susan. Everyone should take a look at the list and give any corrections/revisions to Susan, who will maintain the list. The Committee members took some time during the meeting to correct contact names, add CPC-liaison names, and update project statuses.

2006 Funding and 2005 Project Status for Affordable Housing Projects

Matt opened the floor to the audience

Bob Whittlesey of the Acton Housing Authority (AHA) spoke about creating public housing using the model of partnering with a private developer to develop low-income housing. The AHA would be looking for \$25,000 or so to do a study to see how they could use this new model to provide housing. (This is a new concept in the State.) The AHA would likely set up a non-profit organization to run the program. Follow-on requests in subsequent years may be in the \$100,000s for on-going expenses.

Kelley Cronin, Executive Director of the Housing Authority, spoke about the McCarthy Village project, funded in 2005, to say that there may be a funding gap. The AHA may be back to ask for additional funds to make up the gap, but there is no word yet what that amount is. Also, the AHA is going to bid on a 1-bedroom unit next month (Wampus) and on a 3-bedroom unit next Spring (Willow-Central). The AHA is also looking at the possibility of getting project-based funding from the State, to ensure a more predictable housing income for the Authority.

Andy clarified to Bob that funding a study does not necessarily imply that follow-on funding would be available from the CPC for the next step.

Bill Schumacher, from the local chapter of Habitat for Humanity, spoke about Habitat's proposal. Habitat has had monthly meetings since March, on the 2nd Wednesday each month at the South Acton Congregational Church. They've been focusing on fundraising and publicity, and now on site selection. They have a prospective lot, and are pursuing some Town-owned lots as well as other private lots (donations). Bill estimated costs for building the house at \$96,000 for materials and services, in addition to sweat equity and in-kind donations. They will be leveraging CPC funds, asking for about \$32,000 (1/3 of total money needed) from the CPC. Bill wasn't sure about the income requirements for the homeowner.

Nancy spoke on behalf of the Acton Community Housing Corporation (ACHC). ACHC has requested money for the Community Housing Fund and for administrative costs (\$10,000). The administrative money should last for a few years, so they won't be asking for more this year. \$150,000 of the housing fund will be used for Willow-Central. The cost to acquire the land alone is \$203,000, so there already is a gap of about \$53,000. The total funding gap for the project is around

\$500,000. ACHC is looking for additional money from state grants (maybe \$300,000), and would be asking CPC for additional funding. The goal is to sell 2 units to families and the third unit to the Acton Housing Authority. If the Authority does not buy the third unit, ACHC would sell the unit for \$330,000 (below market rate, but not low enough to count toward 10% affordable housing goal). With more grant money, ACHC could sell the unit for \$160,000 to qualify for moderate income housing. So the request for additional CPC funding is a minimum of \$53,000.

The ACHC is also thinking of other programs that could be funded, such as a program to underwrite mortgages, to buy down affordable units to the level of 40-50% of the Area Median Income (AMI), and dove-tailing with the AHA proposal to fund a study to investigate other models of generating new affordable housing units.

2006 Funding and 2005 Project Status for Historic Resources

Fire Engine Restoration—Fire Chief Robert Craig spoke about the fire engine restoration project. The engine is now being rebuilt.

Iron Works—The chimney project is completed. The contractor did a great job. Iron Works paid the contractor and is now looking for reimbursement from CPC funds. They are finishing up a draft of the restrictive covenant required for funding. The Committee asked for pictures of the project.

For additional funding, the roof needs repair (20 years old), as well as the roof on Faulkner House (which is 30 years old). The Committee members encouraged Iron Works to submit separate proposals for each project.

Andy brought up the idea of selling a conservation restriction of the 7 acres of open space around Faulkner House to create a restricted park area and to provide on-going funding for Faulkner House. Anne Forbes expressed interest in this idea, but wanted to get advice on formulating the proposal, what to ask for, how to develop the project. Andy suggested contacting the Acton Conservation Trust for help with the details.

Town Projects—Walter does not know of any Town proposals under the Historic Resources category.

Historic Commission—Not planning to request any additional funding. The Commission is still working on the RFP for the signage project, funded 3 years ago.

Historic Society—The Society needs funding for archival storage of documents (Jenks Library). The Committee members believed this would be eligible, as long as the documents in question are publicly accessible. Roland suggested looking at Town Counsel opinions on previous similar proposals, and may want to get Town Counsel's opinion on this proposal as well.

Memorial Library—Matt stated that the Library will not be requesting any funding this time.

NEW BUSINESS

The Community Preservation Coalition fundraiser is October 6, 2005, the same night as our next meeting. The Committee agreed that each member would contribute \$10 to the admission cost for

one Committee member to attend the fundraiser. Susan will purchase the ticket. Roland will send a picture of the Davis Memorial restoration project to the Coalition as an example of an Acton CPC-funded project.

Catherine agreed to draft a summary of the Committee's work for a Town Meeting report. Matt will review the summary and submit it.

Matt indicated that the next meeting agenda (October 6) would be similar to tonight's.

The meeting was adjourned at 9:50pm.

Respectfully submitted,

Ken Sghia-Hughes