

**ACTON COMMUNITY HOUSING CORPORATION**  
**Minutes Monday, March 20, 2017 Room 126, Acton Town Hall**

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on Monday, March 20, 2017 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, Bob Van Meter, Jennifer Patenaude, Bernice Baran and Lara Plaskon and associate members Dan Buckley and Corrina Roman-Kreuze.

Guests: Steve Joncas; Bill Lipchitz

Nancy Tavernier, Chair, called the meeting to order at 7:31 PM. Lara Plaskon was appointed Clerk for the meeting.

I. The **Minutes** from the Meeting of 2/27/17 were read and approved.

**II. Financial Report**

\$1,575 was given to Habitat for Humanity for soil testing on Cherry Ridge Road.

**Monthly Report** – as of 3/31/17

\$3495.63 – Checking, \$187,907.20 – Savings

Both Jennifer and Nancy reviewed the monthly statements. ACHC voted to accept the financial report.

**III. Updates**

**High St. development** – Walk through of the two affordable houses taking place tomorrow at 7am.

**Regional Housing Services Office** –

- Lalli Terrace resale unit closed and the new owners moved in.
- The budget for next year was further tweaked. We are now at 320 hours for next year. Work will primarily be assistance with 40B's.

**Martin St. hearings** – Everything went well. Final count is 28 units, 7 affordable. ZBA decision was issued.

**Powder Mill Place** – Large meeting happened a couple of weeks ago with about 30 representatives from both towns – Acton and Maynard; 173 units in Acton; Still lots of issues to work out – water, sewer, and others, so things are progressing slowly.

**Franklin Place** – One of the affordable owners had water damage from ice dams that occurred during the winter of 2014-2015. Her damage was the last repaired, and she paid out of pocket

and is having some issues getting reimbursed through the condo association's insurance policy. The Town is following up to make sure that the matter has been handled properly.

#### **IV. Old Business**

**Previously discussed development proposals** – Martin Street is progressing; Elm Street is likely to resurface in the next couple of months.

#### **V. New Business**

**New Developer Interest** – Steve Joncas (Common Ground Development Corp); Bill Lipchitz

- Nonprofit developer – goal is to help communities achieve their vision of affordable housing – mostly smaller developments.
- Interested in development a small rental project on 446 Mass Ave. – currently under control of Steve Steinberg. They negotiated with Steve Steinberg to take over payments while they explore option of developing their project in response to a new NOFA released by DHCD (Community Scale Housing Initiative – CSHI). They will apply for funding and are hoping to get additional community support before the final applications.
- Site is 0.8 acres in Kelley's Corner.
- Unit layout is included in the statement of documents.
- 2 3-bd, 10 2-bd, 8 1-bd units – 10 units at 80% AMI; other 10 would be market rate (unless they received project based Section 8 from DHCD).
- Still figuring out whether project is feasible given the difficulty of obtaining adequate financing. Also working on figuring out the costs, figuring out the market.
- Other challenges include the engineering and topology.
- ACHC voiced their interest and preliminary support for the project.
- Developers will come to the next ACHC meeting with more information on how the project is shaping up.

#### **Town Meeting Preparations**

- Bob has agreed to be the official ACHC representative at Town Meeting for the 4 Cherry Ridge Road article. Neighborhood meeting is being considered. Bob will try to attend if one happens.

The meeting was adjourned at 8:45pm. **The next ACHC meeting will be on April 10, 2017.**

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

Agenda, March 20, 2017

Minutes from February 27, 2017

Draft unit layout for proposed development at 446 Mass Ave.

40B's in Pipeline

Town Meeting warrant article #29 information 4 Cherry Ridge