

ACTON COMMUNITY HOUSING CORPORATION

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held September 18, 2008, at 7:00 AM in room 126 of the Acton Town Hall. Present and constituting a quorum for the purpose of conducting business were: Dan Buckley, Kevin McManus, Naomi McManus, Pam Shuttle designated voting member and Nancy Tavernier.

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

2). Financial Report

Mr. McManus reviewed the revised financial report showing a balance of \$147,363.56 as of June 30, 2008. He stated he will provide a copy for the Acton Selectmen. Ms. Tavernier raised a concern about keeping a deposit greater than \$100,000 in any one bank. Mr. McManus stated he would review the issue and make a recommendation to the Board at the next Regular Meeting.

3). Updates

A). Towne Building- Roof Repair

Discussion followed regarding the quote of \$78,500 proposed by Steve Joncas for the roof repairs. Nancy Tavernier moved to recommend to the Selectmen that a portion of the \$150,000 originally requested by the ACHC from the Pulte Housing Fund for the Towne Building's Sewer Privilege Fee be allocated to pay for the needed roof repairs. The remainder would be used offset the Sewer Privilege Fee. Kevin McManus seconded the motion and all members voted in favor.

B). Alexan Project

Ms. McManus reported that the Board of Appeals (BOA) is considering closing the Public Hearings for the 40B Comprehensive Permit application for Alexan Project as of September 18, 2008. The BOA will then begin their deliberations for their formal decision. The issue of two emergency roads requested by the Concord Fire Chief has not been resolved as the developers are waiting Acton's decision before pursuing alternate emergency exits.

C). Department of Housing & Community Development (DHCD)

Ms. Tavernier reported that DHCD has approved the 442 Mass Avenue site for an Affordable Housing development. They have requested that the original house once rehabbed be sold for \$250,000 which will allow a family with an income of 80 to 120% of the AMI to purchase the home. The three scattered site units recently purchased by the Acton Housing Authority have been officially approved to be counted in Acton's 10% Affordable Housing stock by DHCD.

4). Old Business

Faulkner Mill

The affordable unit the developer agreed to provide to the Town in return for the project's sewer connection will be ready for purchase mid December. Ms. Tavernier reported the prospective buyer selected from the ACHC's Waiting List currently works in Acton and is in the process of getting pre-approval for a mortgage.

5). New Business

A). Board of Selectmen's Oversight Meeting

Ms. Tavernier reviewed the ACHC's presentation scheduled before the Selectmen on September 22, 2008 at 7:20 PM.

B). 163 Mass Ave/Route 2 House

Ms. Tavernier reported that she had been contacted by an owner regarding the ACHC's interest in purchasing a house she inherited. The members discussed the location and the owner's offer and suggested that owner contact Habitat or the Acton Housing Authority.

C). ACHC's Membership

Dan Buckley informed the members that he will be unable to actively serve as a Board Member for a number of months. Ms. Tavernier suggested he become an Associate Member and Pam Shuttle be appointed as a Regular Member.

6). The Regular Meeting adjourned at 8:20 AM. The next Regular Meeting was scheduled for October 2, 2008 at 7:00 AM.

Respectfully submitted,

Naomi McManus, Clerk