

ACTON COMMUNITY HOUSING CORPORATION
Minutes Monday, August 20, 2018 Room 126, Acton Town Hall

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on Monday, August 20, 2018 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, Bob VanMeter, Jennifer Patenaude and Bernice Baran and associate member Corrina Roman Kreuze.

Guests: Terra Friedrichs (Acton resident), Janet Adachi, Ruth Thatcher

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

I. The **Minutes** from the Meeting of 7/16/18 were read and approved.

II. Financial Report

Monthly Report

Nancy made a payment of \$5,000 for predevelopment costs for 446 Mass Ave.

Jennifer prepared a year-end report – as of fiscal year end, ACHC has a total of \$161,407.41 – combined in checking and savings

- \$85,000 in deposits - \$50,000 for predevelopment costs; \$30,000 in CPA funds; \$5,000 foundation donation
- Expenses
 - \$60,000 for Habitat rehab
 - \$18,000 in matching funds
- ACHC voted to approve the year end report
- Nancy will pass the report on to the Town Finance Director

Treasurer's Bond – purchased 3 years ago has expired; ACHC voted to approve the purchase of a new 3 year bond for \$510

III. Updates

Regional Housing Services Office (RHSO) –

- RHSO continues to monitor the lottery process at Anthem Villages on behalf of the Town – lottery winners have been confirmed and the lottery agent is moving forward to facilitate P&S agreements between the winners and the developer.
- Marketing for the units at PO Square will begin soon.

184 Main St – approved by ZBA, but an abutter has filed an appeal, so there will now be a process in land court.

IV. Developments

Current developments

- **446 Mass Ave** – final ZBA hearing will be Wednesday, September 5th – Bernice will attend; Nancy will prepare comments from ACHC; we will start talking about local share at the September meeting since this will be needed for their application to DHCD.

Previously discussed proposed developments

- **Powder Mill – Maynard** – there have been multiple negotiations between developer and Town of Maynard; Developer has sent a LIP application to both towns; hope is that the project will be presented at Selectman’s meetings in both towns this fall; DHCD will then take about 3 months to evaluate; the Town ZBA’s will then be able to consider the project
 - Acton Water District has agreed to supply water to the Maynard units; the expectation is that Maynard will provide sewage to the Acton units with infrastructure assistance from the developer
 - If a Comp Permit is issued for this project, the Town will be eligible for Safe Harbor status from DHCD for 2 years – this means the ZBA can choose whether or not to hear applications for Comp Permits during those 2 years
 - ACHC voted to send a letter of support for the project to the Board of Selectmen
- **Avalon expansion** – department head meeting occurred last week and there were no major concerns; the developer hopes to do an amendment to their current permit and proceed as soon as possible, so they may be going directly to the ZBA; target audience for the units is 55+, but the development will not be age-restricted
- **Piper Lane** – ACHC has not heard any further information from the developer, but developer has met with Town staff and they are working on different configurations

New Development Proposals

None

V. Old Business

Housing Forum debriefing – good turnout – 50-60 people; a lot of positive feedback on the presentations has been received; an Acton resident at tonight’s meeting voiced some concerns about the presentation and ACHC members clarified our mission and goals

Community Engagement Initiative Program Update – this group is still meeting and has been working well together

VI. New Business

CPA ideas – ACHC has made no requests for the past two years; We now have a need to replenish our program fund; we will continue to discuss in coming meetings and focus in on what we'd like to request

Accessory Units – this discussion is coming back after failing at Town Meeting a couple of years ago; the Planning Board is interested in forwarding this idea if there is support

Main Street – down to two proposals – commercial or housing

Capital Improvement Request – owner at Blanchard Place submitted a request for assistance with replacing a hot water heater and a leaking toilet. ACHC approved a grant of \$1,000 in assistance.

The meeting was adjourned at 8:45pm. **The next ACHC meeting will be on September 24, 2018**

STATEMENT OF DOCUMENTS PRESENTED AT THIS MEETING:

Agenda, August 20, 2018

Minutes from July 16, 2018

Project Description of Powder Mill Place

Email exchange between Nancy and DHCD regarding Safe Harbor status

Summary of Comments from “Making Acton a Place to Call Home”

Acton Accessory Apartment – summary of current zoning and fall 2016 zoning proposal

Capital Improvement Cost Assistance Application