

**ACTON COMMUNITY HOUSING CORPORATION**  
**Minutes Monday, May 20, 2019 Room 126, Acton Town Hall**

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on Monday, May 20, 2019 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, Bernice Baran, Jennifer Patenaude. Absent: Associate members Dan Buckley and Corrina Roman-Kreuze

Guests:

- Mark O'Hagan - developer
- Terra Friedrichs, Allissa Nicol – Community members

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 5/2/19 were read. Bernice moved to approve the minutes and Bob seconded. The motion carried.

**II. Financial Report**

**Monthly Report**

As of the end of April:

Checking balance - \$4,843.80; Savings balance - \$131,755.05

Only activity was the interest earned in the savings account; Nancy and Jennifer reviewed the statements.

Bob moved to approve the financial report, and Bernice seconded. The motion carried.

**III. Updates**

**ZBA hearing** – There was a related application to the Piper Lane development within the past 12 months. The ZBA agreed that there is a 12-month cooling off period, so the current Piper Lane application could not be considered until the 12 months expires in mid-June.

**Regional Housing Services Office (RHSO) –**

- One of Acton's affordable homeowners at 99 Parker Street has begun the process of selling her unit. She has notified the Town and DHCD. RHSO will manage the process of finding a qualified buyer.
- A new staff member, Jodi Kablack, started working at the RHSO office. Jodi is replacing Dan Gaulin since he is retiring next month.

**Housing & Economic Development Study** – ACHC helped fund the study that the Planning Department has been working on with consultants. The Planning Dept. will be presenting the results of the study soon.

#### **IV. Developments**

##### **Current developments**

- **146 Prospect Street** – 2 market units sold; no marketing yet for the affordable unit as far as we know
- **PO Square**– Continued delays – the first P&S was supposed to be signed, but an issue came up regarding whether or not there is a homeowner association fee for the affordable units.
- **Avalon** – DHCD is requiring an appraisal before the units can be eligible to meet the Safe Harbor requirements
- **446 Mass Ave** – nothing really new; DHCD is having another mini round of funding this summer, but unlikely that this project would get funded

##### **Previously discussed proposed developments**

- **Piper Lane** – see ZBA hearing update above
- **Powder Mill** – revised proposal to build all units in Acton was approved by the BOS, so they will be filing a LIP application

##### **New Development Proposals**

- **361-363 Great Road – Mark O’Hagan proposal** –
  - Assessed septic capacity and it looks like 20 units (if townhome style)
  - Considering age-restricted housing; developer talked to the State and he thinks they would be supportive
  - Might be townhouse style or apartment style – apartment style would allow more design flexibility
  - Apartment style
    - 32 units in one building – 8 would be affordable
    - 1,400-1,700 sq. ft. units all on one floor
    - mid-\$400’s for market units; affordable units would probably be about \$200,000
    - building would be about 40 feet tall
    - underground parking
  - Townhome style
    - 20 unit – 5 would be affordable
    - Kitchen, living, dining, master on first floor; 1 or 2 additional bedrooms upstairs; garages
    - 2,000-2,100 sq. ft.
    - About 7 buildings – takes up much more space on the lot

- Market units would be in the low \$600k's; 2 bd. affordables would be about \$200,000 & 3 bd. affordables would be about \$225,000
- ACHC gave feedback to Mark O'Hagan, but there was no consensus among the committee re: which style is preferred
- Developer willing to meet with BOS liaison to get additional feedback

## **V. Old Business**

**HPP Update** – Planning Department put out an RFP for a consultant to do the public part of HPP process – community meetings, etc.; RHSO will be working on the rest of the HPP report

## **VI. New Business**

**Safe Harbor application** – Avalon needs to get an appraisal before certification of the units for safe harbor.

**CPC discussion June 27** – Nancy and Kelley (director of the AHA) will talk about specific housing needs. CPC communicated that they would like to have a philosophical discussion about why open space and recreation have historically received such a large share of CPA funds.

## **VI. Administrative**

### **Annual Elections for officers**

- Bob moved to nominate Nancy to be chair of ACHC; Jennifer seconded; motion passed unanimously
- Nancy moved to nominate Bob to be co-chair of ACHC; Jennifer seconded; motion passed unanimously
- Bob moved to nominate Jennifer to be treasurer of ACHC; Bernice seconded; motion passed unanimously
- Nancy moved to nominate Bernice and Lara to be co-clerks of ACHC; Jennifer seconded; motion passed unanimously

The meeting was adjourned at 8:45pm. It was moved, seconded and voted. **The next ACHC meeting will be on June 17, 2019**

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

Agenda, May 20, 2019

Minutes from May 2, 2019

ACHC Affordable Housing Update, 5/13/19, prepared by Nancy Tavernier

Copy of the RFP for Community Engagement Services to be provided as part of the Acton's HPP Update

Letter from DHCD to Acton BOS re: HPP Certification Determination