

ACTON COMMUNITY HOUSING CORPORATION
Minutes, August 12, 2019 Room 126, Acton Town Hall

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on August 12, 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, Bernice Baran, and Jennifer Patenaude, and Associate Member, Dan Buckley who was appointed a voting member for this meeting.

Absent: Lara Plaskon, Bob Van Meter, and Corrina Roman Kreuzer.

Guests - Jon Benson , Board of Selectmen. Mark O'Hagan, Developer, 361-363 Great Road, and Terra Freidrichs

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

I MINUTES – Minutes from the meeting on July 8, 2019 were read. Ms. Baran moved and Mr. Buckley seconded a motion to approve which was approved unanimously.

II FINANCIAL REPORT- Ms. Patenaude presented the Year End Report and Balance Sheet as of June 30th. ACHC's spending for the year included \$60,000 for pre development funds for 446 Mass Ave. which was the largest expenditure. Current total assets are \$135,966.88. Ms Baran moved and Mr. Buckley seconded a motion to fund \$11,357 for RHSO's work on the Housing Production Plan update.

III – UPDATES

PIPER LANE – The ZBA met, took public comment and continued the hearing to August 26 to hear the peer review of the Traffic study.

HOUSING AND ECONOMIC DEVELOPMENT STUDY – The Report on the year long study was reviewed at a well attended Forum. Additional collaboration on housing and economic development was recommended and will be a focus of the Housing Production Plan.

HOUSING FOR ALL – Mr. Van Meter is chairing this discussion group which is addressing housing needs in Acton.

BOARD OF SELECTMEN – Mr. Benson announced that DHCD has approved the Safe Harbor application. This was finalized after Phase II of Avalon was approved. This provides two years of Safe Harbor certification.

SEWER IMPROVEMENTS – Ms. Tavernier has sent a letter expressing our support for the application for a MassWorks grant for sewer improvements in the Powder Mill area benefitting the Powder Mill rental project.

IV. DEVELOPMENTS

POWDER MILL - This is awaiting decisions about sewer expansion.

361-363 GREAT ROAD – Mr. O’Hagan presented information about the Proposal. He has an agreement to purchase the property and is proposing developing 32 condominiums including 8 which will be affordable. He intends this to be a LIP application. This will be for residents 55 and older and will have an elevator.

The building will have 4 floors. He intends to provide considerable landscaping and ample parking. The marketable units’ price is estimated at between \$439,000 and \$479,000 with the affordable at about half that amount. Discussions included increased anticipated marketability, the need for buffering, the inclusion of a common area, and the continuing need for downsizing housing for low income seniors.

The project was received favorably by the Committee. Bernice Baran moved and Mr. Buckley seconded a motion to recommend approval of the Proposal and to authorize the Chair to sign the LIP application. This was passed unanimously . Mr. O’Hagan has already discussed the Proposal with the BOS and Department Heads and will now present a formal Proposal to the BOS.

364 MAIN ST – Housing Partners, a firm with extensive 40B experience, has been hired as the development consultant. Charles Eisenberg will be the lead. The Housing Authority will require considerable pre development funds. ACHC will discuss this at its next meeting.

V OLD BUSINESS

HPP UPDATE – Jennifer Goldson is working with RHSO to update the HPP, she will focus on public outreach and RHSO will focus on housing demographics and the written Housing Production Plan.

VI NEW BUSINESS

CLOSING COST APPICATION –Ms. Baran moved and Mr. Buckley seconded a motion to approve a request for \$2,500 for closing costs at a resale unit on Parker St.

CAPITAL IMPROVEMENT PROGRAM

Ms. Baran moved and Mr. Buckley seconded a motion to transfer the Capital Improvement Program for deed restricted units to the RHSO who will review and make recommendations to ACHC. This was unanimously approved

ADMINISTRATIVE – Ms. Tavernier and Mr. VanMeter have met to discuss the transition after Ms. Tavernier retires. Ms. Tavernier has established a chart of tasks to be transferred. The Committee will have continuing discussions about this.

Ms. Patenaude and Mr. Buckley seconded a motion to adjourn which was approved. The meeting was adjourned at 8:50 PM.

The next meeting will be on September 16, 2019, at Town Hall.

STATEMENT OF DOCUMENTS PRESENTED AT THIS MEETING

Agenda for meeting on August, 2019 and Minutes for meeting on July 8, 2019

Safe Harbor Approval

Request for Closing Cost Assistance

Letter of Support for Sewer Expansion for the Executive Office of Housing and Economic Development

List of ACHC Tasks to Be Transferred

Year End and June 30 Financial Reports