

**ACTON COMMUNITY HOUSING CORPORATION**  
**Minutes Thursday, May 19, 2011**  
**Room 126 Acton Town Hall**

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on May 5, 2011 at 7:00 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, Jennifer Patenaude, Bob Van Meter, Dan Buckley and Corrina Roman-Kreuze.

Guest: Pat Clifford, Finance Committee. Janet Adachi, Board of Selectmen

Nancy Tavernier, Chair called the meeting to order at 7:20 PM

Minutes from 5/05/11 were approved as amended.

**Financial Report:** Financial update will be made at next meeting.

**Updates**

**Towne School:** Closing scheduled for June 3. All closing documents are on Town website for ACHC. Possible walk through to occur after closing, alumni anxious to visit.

**99 Parker:** Construction in full swing. May 4<sup>th</sup> was application deadline for lottery. There were three applicants 2 with larger family size. The lottery agent is in process of verifying applications. Lottery is scheduled for May 24<sup>th</sup> at 6PM.

**Housing Conference:** Nancy, Janet, Jennifer and Pat reported on the CHAPA housing conference they attended on May 17<sup>th</sup>. A common observation from the larger audience at the conference is that there is a concern about the challenges faced by first time homebuyers, there is a low participation in lotteries. Home ownership courses - key to offer counseling, one on one both pre and post home purchase. Pat updated the committee on the session she attended on Fannie Mae reform.

**7:30 PM Appointment with Peter Conant, architect and AJ Ruggiero land owner:**

Peter Conant, from The Conant Group, Inc. updated the committee on some changes he has made to his proposed design for the Great Rd. site. The number of units remains at 28. Homes will range in square footage from 1250 -2000. Nancy asked if houses are similar to homes built by Conant in Concord. Not exactly, these are smaller, Concord homes had dedicated stairs to the attic.

Some of the homes will have their own septic system and some will have a shared system.

Peter provided some examples of homes; eight designs were shared with the committee.

Nancy mentioned that they may need to put in a sidewalk for the interior road. AJ mentioned that the owner had tried for crosswalk on Great Rd. 10 years ago but state would not put one in. Bob mentioned

that connectivity to other streets/neighborhoods would be good. It is not ideal to have a cul de sac enter out onto a main road. Unfortunately, there is no opportunity to connect with other roads.

Nancy pointed out that marketing will be challenging for this proposed project, suggested working with lenders who could also offer mortgages.

Bob asked about green building – Peter replied that he uses a “net zero” approach. Bob suggested that it would be desirable to have the “green” aspect of these homes measured by some standard.

Next steps: Nancy is charged with contacting Roland Bartl of Planning Department asking him to organize a department head meeting.

### **Updates Continued:**

**Massachusetts Avenue house:** No one has had a response to various outreach activities. Town cannot take house for back taxes without paying Federal and state tax liens of \$100,000.00. Bob and Dan asked what the problem is with waiting it out. If it is a public concern and we no longer have a deed rider, we lose all leverage with this property. Liens are a deal breaker, we don't have an interest in paying off liens, and there is a liability for additional legal spending. It is still the first choice of ACHC to transfer the title free and clear to Habitat. Bob will speak with Dave Bannard who does pro bono legal work for Habitat for Humanity. Dan and Bob are of the opinion that there must be some way to discharge the liens off the property with enough political pressure. Nancy gave Bob and Dan until July to work on this challenge, they will each make contact with appropriate people in Habitat and the federal government.

**Fort Pond Brook Resale:** The lottery agent has spoken with everyone on our mailing list and everyone on her list. Potential buyers have driven by. Feedback has been - not interested based on driving by and it is too expensive. Current price is \$199,206.00. Two choices: Do we buy down the unit to the affordable price or do we sell at the next income level up? Bob moves to authorize spending of \$25,000.00 to buy this unit down. This will reset the price in the new deed rider. Motion was seconded; all voted in favor of the motion. Nancy will put together information to go with request to the BOS meeting scheduled for 5/23/11.

**Willow Street unit:** Committee discussed ongoing concern with this matter, the appeal will be heard at the ZBA on June 6. Home occupation of owner is compromised by the concern over parking his work vehicle on his property without a garage to house it in. Owner has offered to build a garage, zoning enforcement officer refuses this solution due to existing “pole barn” stating that this is already an existing garage.

Members questioned how ACHC came to be involved in this and Nancy referenced the letters from the zoning officer who copied her and identified the house as a deed restricted house calling it an ACHC unit. The ZEO raised the issue of the financial ability of the owner to do such work and cited the DHCD deed rider saying he needed their permission for capital improvements. The owner has hired a lawyer who contacted Nancy and DHCD to confirm that is not the case. DHCD does not consider garage

construction as a capital improvement for the maximum resale price. There is no reason why a garage or car port construction should be reviewed by DHCD.

It was commented that no one at Town Hall seemed to be offering a constructive solution to the concern. Nancy will be out of town for the ZBA meeting. Concerns were expressed about the need for a new roof as a better use of resources and also that if the truck could be stored off site that might be a solution. Members agreed to continue to monitor the process to be sure the owner is treated fairly.

**Lillian Road:** Nancy has informed Mass Housing and Town Manager Steve Ledoux that once again, the developer has failed to provide the Town with a complete application. We have requested an extension to the comment period. Doug Halley of the Health Department has concerns with the proposed waste water management system design. ACHC and the Town will not prepare comments nor will a site walk be scheduled until the full application and plans are received by the Town.

**Membership:** The terms for Nancy, Dan and Corrina are up in June. All three wish to renew. Potential new associate members will be invited to attend next meeting. Nancy asked the committee to think of others who may be interested.

Committee will need to think about uses of CPA funds. We will also need to talk about use of money from Concord Alexan project.

Next Meeting will be June 2, 2011 at 7PM.

Meeting adjourned at 9:04 PM

Respectfully submitted,

Corrina Roman-Kreuze, Co-Clerk

Statement of Documents used for this meeting:

Meeting Agenda 05/19/11

Minutes of 05/05/11 Meeting

Email from Peter Conant regarding meeting on 05/05/2011

Letter from owner of Willow Street unit

Copy of Zoning Enforcement Officer's letter dated March 10, 2011 regarding Willow Street unit

Copy of Zoning Enforcement Officer's letter dated May 9, 2011 regarding Willow Street unit

Copy of letter to MassHousing from Nancy Tavernier dated May 18, 2011 regarding Lillian Rd.