

ACTON COMMUNITY HOUSING CORPORATION
Minutes Thursday, September 15, room 126 Acton Town Hall

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on September 15, 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, Bob Van Meter, Bernice Baran, Jennifer Patenaude, and associate member Dan Buckley.

Guests: Janet Adachi, Member Board of Selectmen. Pat Clifford, Member Finance Committee, Lenore Henry.

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

I. The minutes from the Meeting of 8/18/2001 were read and approved.

II. Financial Report. Jennifer Patenaude, Treasurer, presented the Annual Report which is being given to John Murray to be included in the End of Year Audit. It states an end of year checking account at Middlesex Savings Bank of \$175,041.29. ACHC Funds held by the town from CPA grants are \$200,000 and a Robbins Brook Mitigation Fund of \$16,000. Our total funds are \$391,041.29.

The monthly report for August 2011 is:

Business Checking	8/1/11 Balance	\$ 3,825.91
		\$ 5,000.00 (trans. from Money Acct)
		\$ (4,980.00) (MCO - 68 River St resale)
	8/31/11 Balance	\$ 3,845.91
Business Money Fund	8/1/11 Balance	\$170,549.32
		\$ 33.19 (interest)
		\$ (5,000.00) (trans. to checking)
		\$ (29,000.00) (68 River St buydown)
	8/31/11 Balance	\$136,582.51

III. Updates

Towne School Ground Breaking - Ms. Tavernier, Ms. Baran, and Ms. Adachi tended. Common Ground, Community Teamwork, town officials, the local banks were cited as was Ms Tavernier's steady advocacy for the project. Bob Whittlesey was given commendation for his role while on the ACHC as was Lauren Rosensweig Morton, former Board of Selectmen Chair. The inside walls have already been town down, and construction is underway with completion expected by summer. The building has been nominated for inclusion on the National Historic Register.

Resale Fort Pond Brook. The affordable unit has been sold and recorded at the lower price paid.

99 Parker St. Closing is expected for the first unit at the end of September. One of the units will go to a local woman with three children. The second unit's closing will follow at the end of October.

Lillian Road - There has been no further activity.

Presentation by Steve Steinberg and Peter Conant for 263-265 Great Road - The Meadows of Acton - They submitted updated plans for the development, including a reduced number of homes, namely 26, which will include the 2 existing homes, one could be renovated by Habitat, and a duplex unit is proposed to be purchased for the Housing Authority using ACHC funds . The project will be self financed, with the cost of the land at \$1.3 million dollars for the five+ acres. There are six different styles, colonial and Greek revival, some with side entries and all with garages. There are both two and three bedroom units. This will be a Lip proposal, and Mr. Steinberg has had preliminary conversations with state officials who are favorable to the plans.

Questions were raised about adding school age children. This was addressed by Ms. Tavernier, who stated that recent census figures indicate the affordable housing development data shows .41 children per unit housed while other selected neighborhoods at 1.21. Since children are dispersed throughout grades, the additional costs are incremental. The Conservation Committee will be meeting next week on this, there is a small wetlands area which will need delineation. The Board of Health has given preliminary approval. Mr. Steinberg contracted with Maureen O'Hagan for the lottery for the seven affordable units. Committee members were favorably disposed to the proposal. Two questions were raised. One was the Housing Authority's use of the one duplex in the development for its tenants, with concern about possible isolation and discrimination. This will be discussed with the AHA Executive Director and Board. The second relates to the LEED Certification, which will not be sought although greening aspects are included in the design. Additional costs would be incurred are there was a question regarding the advantages in formal certification.

The Committee voted unanimously to support the preliminary concept of the proposal. A LIP application is needed, ACHC will make a vote in the future to sign the application which then goes to the Board of Selectmen. An information session will be scheduled with abutters to be notified and invited. Peter Conant will develop a list of direct abutters.

The sense of the Committee was to support the purchase of the duplex unit for the AHA using \$250,000 from the ACHC Community Housing Program Fund. A future vote will be taken when needed.

IV. Old Business

Mass Ave House -Bob Van Meter will speak again with Habitat and Bank of America regarding foreclosure and wiping out of IRS liens on property. The Habitat of Humanity Director is also following up.

Membership - The volunteer Coordinating Committee is following up regarding the need for

additional members.

V. New Business

Quail Ridge -The Planning Board has approved the Pulte Homes application for 55 and over people. It is now out of bankruptcy protection.

Acton 2020 on Affordable Housing - The emphasis is now on implementation of the plan. We need a Housing Needs Assessment before any consideration is given to a Housing Production Plan. The discussion will be on Sept. 28th with ACHC members requested to attend. Bob Van Meter will be our lead discussant.

CPA Funds. Our application could focus on the preparation of a Housing Needs Assessment should this be deemed a good time to make that analysis.

Regional Housing Group -HUD is underwriting the formulation over three years of a Regional Housing Plan to cover the Greater Boston up to Rte. 495 area. This involves the expenditure of \$4 million by a consortium of organizations. Housing plans will be connected with considerations of utility, transit, and green resources.

Nancy is monitoring the new regional housing group based in Sudbury to see if this might be a possible solution to getting help for ACHC. New member communities will have to wait two years before inclusion in the consortium but should keep in contact.

Next Meeting of ACHC will be on October 6th at Town Hall in Room 126.

The meeting was adjourned at 9:15.

Statement of Documents Used for This Meeting:

Minutes of Sept. 15th meeting

Letter from Stephen P. Steinberg re Acton Meadows

ACHC Financial Report

Submitted by Bernice Baran