

**ACTON COMMUNITY HOUSING CORPORATION**  
**Minutes Thursday, January 12, 2012**  
**Room 126 Acton Town Hall**

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on January 12, 2012 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, Jennifer Patenaude, Dan Buckley (made voting member) and Corrina Roman-Kreuze.

Guest: Pat Clifford, FinCom

Minutes of 12/1/11 were approved as written.

**Financial report:**

Checking balance: \$3413.41

Money Market Fund: \$132,174.76

Nancy asked for authorization to spend up to \$100 for a new printer since 2/3's of its usage is for ACHC. Members agreed, \$150 was suggested.

**Updates:**

Acton Meadows:

Nancy reported on the site visit for Acton Meadows with DHCD staff, Toni Hall and Janice Lesniak. It was a cold day but the whole site was walked. They were very impressed with the site especially how quiet it was. Because this is a multi-ownership project, it will take some time for DHCD to iron out the legal challenges especially a regulatory agreement. The 3 ownerships are: Habitat for Humanity, Acton Housing Authority, and individual home owners. DHCD is very supportive of the project.

Old High School Commons: Info session and lottery:

A final information session was held on Jan. 5 with 4 new prospective tenants in attendance.

Peabody Properties has received 61 applications as of Jan. 5.

Nancy said the issue of smoking came up, the Peabody agents said smoking was not banned. At the summer meeting held with town officials a question was asked of Steve Joncas about smoking. He stated there would be no smoking on the property. This was confirmed by talking to him and others in attendance later. ACHC members are adamant that smoking not be allowed especially since this is still technically on school property where smoking is banned by law. It is anticipated Joncas will take care of this problem but ACHC will monitor the situation and be prepared to send a letter if needed.

Deadline for applications is Feb. 1<sup>st</sup> 2012.

Parker Street: One affordable unit was occupied before the holidays. Nancy is in constant contact regarding other unit – should close week of Jan. 16, 2012. The market rate units are not yet sold.

CPC: Nancy will present on January 19<sup>th</sup> to CPC to request funding for 2012.

Mass Avenue House: Town Counsel unable to negotiate with Chase regarding deed. Dan B. and Bob V. will pursue discussion with Jonathan Kaye a developer. Nancy gave a deadline of Feb. 16<sup>th</sup>, 2012.

**New Business:**

Concord Mews: 350 Units, 88 units are affordable now a LIP project. Need to market affordable units. Rent for market rate units range from \$1800 - \$3100.

Refinance: Nancy has been in contact with owner who wishes to refinance. Nancy has discussed with DCU previous refinancing which had not been done according to ACHC and DCHD requirements. Total debt is at \$180,000 and the maximum resale for the property is \$120,000. This will be discussed at our next meeting.

Acton 2020: Committee discussed Acton 2020 Goals and Objectives. Nancy has provided feedback and Bob V. will follow up with Jim Snyder Grant of Acton 2020.

Meeting adjourned at 8 PM.

**Next Meeting will be February 16, 2012 at 7PM.**

Statement of Documents used for this meeting:

Minutes of 12/01/11

Agenda for 01/12/12 Meeting

Email Correspondence from Town Counsel regarding Mass Ave property

Acton 2020 Goals and Objectives