

ACTON COMMUNITY HOUSING CORPORATION
Minutes Thursday, May 3, 20 12, 2012
Room 126 Acton Town Hall

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on May 3, 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, Corrina Roman-Kreuze. and Bernice Baran

Guests: Pat Clifford, FinCom; Janet Adachi, Board of Selectmen; Lenore Henry; Philip Singleton, Bill Luster, Lou Levine, Chris Mello, other representatives Charing Cross Realty Trust.

Minutes of March 15, 2012, were approved as written. Bernice Baran was appointed Clerk for this meeting.

Financial report: There was no financial report. No financial transactions were made.

Updates:

Acton Meadows: The Board of Appeals meeting is on 5/14/2012 at 7:45. Some ACHC members will attend.

Old High School Commons: Approved tenants are extremely pleased with the apartments. Two 2-bedroom units are still available. Pet restrictions and income guidelines have resulted in fewer approved applications. Additional publicity hopefully will help. A small tour for local town officials is scheduled for May 29th at 3:45 PM; a ribbon cutting ceremony will occur in late June. Occupancy as of 7/1 is expected. The fence will be black wrought iron and will be situated at the side of the parking lot and at the rear of the building with a gate.

Old Business:

Mass Avenue House: there is no report as Dan Buckley is away.

New Business:

Quail Ridge : Eight of 153 units are affordable. These are two bedroom townhouses with 2 1/2 bathrooms. Development is intended for people 55 and older. The development was granted a special permit by the Planning Board and is not a 40b. Discussion followed as to whether children can live there.(Later clarification is that children are allowed as long as one resident is at least 55).

Post Office Square Crossing: Mr. Luster and Mr. Singleton, Executive Director of Charing Cross Realty Trust, have had considerable experience in retro-fitting old mill buildings for housing. In Salem a twelve bedroom development is a LIP project. The Acton concept is for twelve units of

single family homes, of which three are affordable, with over 2000 square feet of living space. They will be three bedroom homes with 2 1/2 baths and a two car garage and full basement are proposed. Market rate homes will be sold at a high \$500,000 rate. The access will be from Post Office Square. There will be a common septic system which will require the owners to form a homeowners' association. This will be a DHCD LIP project. Discussion followed as to the marketability of these homes in an industrial area. Concerns can be expected about the proximity to the Isaac Davis Trail. The size of the homes was also questioned. ACHC suggested that an Energy Star rating might be upgraded to LEED certification. The area is not a designated preferred growth area although the Library and Town Hall are nearby and sidewalks to Great Rd are nearby. A meeting is scheduled with Department Heads for May 16th, following that the developers will return for further discussion with ACHC.

Regional Housing Services: Roland Bartl will be the Town's representative for the Regional Housing Services Advisory Committee with Ms. Tavernier also attending. The final budget will give Acton 507 hours per year in services with a cost of \$21,953 for FY13. Monitoring the town's affordable units, including Avalon, will be a priority. The goal is to create a website which will feature affordable openings in each participating town. Other towns are exploring adopting this model.

Report on state housing policies. Bob Van Meter reported that the state is focusing housing funding on "high opportunity areas" such as suburban locations rather than continued urban development which will offer greater equity throughout the state.

The meeting adjourned at 8:45. **The next meeting will be held on Thursday, May 17, at 7PM in Room 126 in the Town Office Building.**

Statements of documents Presented at the Meeting:

Minutes from March 15

Letter from Charing Cross Realty Trust with Proposal for Post Office Crossing

Letter from ACHC to Board of Appeals recommending The Meadows

Announcement of Informational Meetings from Habitat for Humanity

Financial Plan for FY 13 for Regional Housing Services

Letter and Application from Quail Ridge Pulte Homes