

ACTON COMMUNITY HOUSING CORPORATION

Pursuant to notice given a Regular meeting of the Acton Community Housing Corporation (ACHC) was held May 7, 2009 at 7:00 PM in room 126 of the Acton Town Hall. Present and constituting a quorum for the purpose of conducting business were: Kevin McManus, Naomi McManus, Associate Member Brent Reagor designated as a voting member, Nancy Tavernier and Bob Van Meter.
Associate Member Bernice Baran and Corrina Roman Kreuzer
Finance Committee Representative: Pat Clifford
Community Resident: Jennifer Patenaude

- 1). Nancy Tavernier, Chair, called the Regular Meeting to order at 7:00 PM.
- 2). Kevin McManus moved to approve the minutes of the Regular Meeting of April 16, 2009. Naomi McManus second the motion and all members voted in favor.
- 3). Financial Report
No financial update given.
- 4). Old High School Commons
Steve Joncas of Common Grounds and his development team updated the ACHC's members on the current status of the Old High School Commons. They informed the members of their meeting in April at the Department of Housing and Community Development (DHCD) regarding the deficiencies that DHCD found in their submission for the State's February round of funding. They explained that they are in the process of making up the deficiencies and intend on submitting their new proposal to the State by June 25 for October's round of funding. The proposed project to be 100% affordable in which income eligible residents will have up to 60% of the AMI, reduced to 15 units, 3 one bedroom, 9 two bedroom and 3 three bedrooms, and Peabody Property Management has been hired. Steve Joncas explained that State Grants have become very competitive due to the current economy. They have met with several area banks to explore their interest in the purchasing of Low Income Tax Credits. They asked the ACHC for letters of support to the local banks.
- 5). Updates
Resale of 15 Minuteman Road
The resale of the home is on schedule for May 14th. Kevin McManus moved to approve Closing Cost Assistance of \$3000. Bob Van Meter seconded the motion and all members voted in favor.
- 6). New Business
ACHC's Membership Issues
Ms. Tavernier informed those present that Kevin & Naomi McManus have agreed to remain on the Board and will serve as Associate Members. Mr. McManus will continue to be the Treasurer. Therefore there will be two positions for full board

members. At the next Regular Meeting scheduled for June 4th the election of officers will be held. Ms. Tavernier suggested the position of Clerk could be addressed by rotating the voting members.

7). Old Business

Resale of 246 Main Street

The owners have postponed their decision to sell their unit. Ms. Tavernier informed the members that the seller of the unit had lost his job.

8). 19 Bulette Rd. development

Betty and Kevin McManus recused themselves from this discussion and left the meeting since a family member of the owner of this property is employed by their daughter.

Nick Facendola of Level Design presented plans that were originally proposed in 2006 to build two single family homes on a 1.9 acre parcel that includes an existing house to be retained as part of the project. The single family homes will be constructed off a cul de sac on Lillian Rd. This project was previously approved by the ACHC in 2006 as a LIP project but because it did not get BOS approval, it never went forward. This time the developer will go directly to MassHousing, they do not need BOS or ACHC approval in advance but both will be given an opportunity to comment after the filing. The plan will basically be the same with some landscaping adjustments. Members were supportive of the proposal and will send written comments to MassHousing once the application is filed.

9). Other proposals

A proposal for a Parker St. property will be brought to ACHC's next meeting on June 4. Three other inquiries for small projects have come to ACHC or town hall in the past 2 weeks. There seems to be a resurgence of interest in developing affordable housing. All three inquiries are from long time residents of the town which is heartening to the members.

Meeting adjourned 8:50PM

Respectfully submitted,

Naomi McManus, Clerk
Nancy Tavernier, Chair