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ACTON COMMUNITY HOUSING CORPORATION

Minutes

Thursday, September 19, 2013

Room 126, Acton Town Hall

TOWN CLERK, ACTON

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on Thursday, September 19, 2013, 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, Bernice Baran, Jennifer Patenaude, Corrina Roman-Kreuzer, and Lara Plaskon.

Guests: Janet Adachi, Board of Selectmen; Pat Clifford, Finance Committee; Mary Ann Ashton, Morrison Farm Committee.

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

I. The Minutes from the Meeting of August 15, 2013, were read and approved with one alteration. The statement of documents in the minutes was corrected to say Budget Buddies instead of Budget Busters.

II. Financial Report

Checking:

Starting balance - \$2,527.60

Deposits - \$2,000

Outgoing - \$715 for treasure's bond; \$800 for capital improvement; \$70.58 in admin costs at Staples

Balance - \$2,942.02

Money Fund:

Starting Balance - \$107,021.25

Interest Earned - \$9.02

Transfer to Checking - \$2,000

Balance - \$105,030.27

The Town received \$50,000 from Ellsworth Village (payment in lieu of affordable unit). These funds are being held by the Finance Department but they are designated for ACHC.

III. Updates

Franklin Place Audit: Audit is complete. \$5,000 was paid out from the Franklin Place monitoring fee to pay for the audit. Nancy sent the report to MassHousing and has not heard anything back from them.

Home Rule Petition: It is in 3rd reading and will probably pass soon. ACHC will then only be required to do an audit every 3rd year. Changes to permanent members will also be final.

Robbins Brook Resale: Sale complete.

Post Office Square Site Eligibility Letter: Letter has come in, so they can now file with ZBA for permit. (Letter is part of packet).

IV. Old Business

Regional Housing Services Office (RHSO): Nancy reported that she spoke to Roland today regarding whether the Planning Department or ACHC should submit a CPA application for funding. RHSO needs to be funded for the next 2 years – ACHC members discussed who would pay for this moving forward.

Meadows Price Change Approval: DHCD has approved an amount of \$181,600 for the selling price of the affordable units.

Open Meeting Law Training: Nancy and Lara attended the training on September 18th. The rest of the board has plans to attend an upcoming training.

Morrison Farm: Mary Ann Ashton from the Morrison Farm Committee attended the meeting to hear ideas from ACHC members about how the Farmhouse on the Morrison Farm property should be used. A discussion ensued about different options – using the Farmhouse as affordable housing, as a residence for a caretaker, etc. ACHC members hope to take a tour of the property sometime in the next few weeks. Morrison Farm committee is meeting with Acton Selectmen on October 7th to discuss the future plans for the Farm and the Farmhouse.

V. New Business

Local Action Units in rental complex – Parker Street: Nancy and Dan Gaulin took a tour to help ACHC make a decision regarding the owner's proposal to make some of the units affordable in exchange for access to Town sewers. Nancy shared her feedback from the tour and ACHC members had a discussion about the owner's proposal. A decision was made that based on the location, already low rents, and sizes of these units, they are not a great fit for the ACHC. Nancy will write to the property owner to let them know.

Wright Hill: Still a possibility that affordable housing may be developed here. Opportunity to see the land coming up – flyer attached.

Avalon discussion with Town, Planning Board: The developers for a senior residence development adjacent to Avalon have requested a change in the language of the existing

Planning Board decision that would require only one resident of each unit be 55 or older. It is not known whether they will proceed with the existing plan or propose family housing with a 40B.

CPC Liaison: Nancy wants to continue to stay informed about the housing issues on the CPC.

Safety Net Meeting: Meeting occurred today; Janet and Corrina were there and reported to the committee.

The meeting was adjourned at 8:45. **The next ACHC meetings will be on October 3 (if necessary) and October 17 , 2013.**

STATEMENT OF DOCUMENTS PRESENTED AT THIS MEETING:

Agenda, September 19, 2013

Minutes from August 15, 1013

Community Preservation Fund Allowable Spending Purposes Chart

Letter from DHCD re: Post Office Crossing and Determination of Project Eligibility under the LIP

Demographic information about Parker Street Apartments with a related email from Dan Gaulin

Flyer from Acton Conservation Trust about an Autumn Walk at Wright Hill

Letter from Avalon Bay re: Senior Residence Special Permit for Woodlands at Laurel Hill

Information on Morrison Farmhouse from Mary Ann Ashton