

ACTON COMMUNITY HOUSING CORPORATION

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on September 24, 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 regular members Nancy Tavernier, Bob Van Meter, Brent Reagor, Corrina Roman-Kreuzer and associate members Betty McManus (designated by the Chair as a voting member for the purposes of this meeting), Kevin McManus, and Dan Buckley returning from a leave of absence. Guests: Pat Clifford, Finance Committee

I. Approval of minutes – September 10, 2009

Motion to accept as written made Reagor and seconded by Roman-Kreuzer. Passed unanimously

II. Financial report

K. McManus presented a further financial report for FY2009 adding detail to the report presented at the prior meeting. The balance of funds included \$211,615 of CPC funds, \$12,427 of administrative funds and \$23,322 of ACHC discretionary funds. Kevin will present his report to town auditors. Pat asked about the origin of the fund balance in the discretionary funds. Kevin stated that it was interest from CPC funds, miscellaneous fees and lottery oversight funds. Brent moved acceptance of the report and Corrina seconded the motion. It passed unanimously.

III. Updates

Crossroads-The Beacon has a front page story on the AG's lawsuit against the developers. Nancy and Betty have each been subpoenaed by Crossroads. ACHC was the monitoring agent only at the request of the developer and was only provided data at the end of the project.

Lalli Terrace-The ZBA took up an amendment because of a change in the architectural plans. The amendment will be approved as of Oct. 4th (expiration of appeal period).

Dunham Lane- Water department did a new reading, the issue of the water and sewer assessment is before the Town. The building commissioner inspected the roof.

Central St- the ZBA heard both Central Street projects and continued the hearing for a month. One key issue is the ownership of a driveway by an abutter for one of the projects.

99 Parker St. –The developer is ready to file their application with DHCD. The developer plans to file with the ZBA. The Conservation Commission has voted to approve the project.

Main Street- It was brought to ACHC's attention that there is a 4 acre parcel on Main Street for sale with 3 buildable lots. The site is very steep and the asking price is \$900K.

IV. Old Business

670 Mass Ave.-ACHC recommended at a prior meeting that the Board of Selectman sign the disposition agreement and the Board did agree to sign. DHCD now needs to sign the agreement. There were questions asked about the utilities and whether the property is winterized. We had agreed already to fund inspections of the property.

Faulkner Mill-Nancy reported on continued problems with the electrical systems. In order to resolve these questions ACHC recommended to resident that she get an independent evaluation of the electrical system. Nancy moved that we pay up to \$500 for such an inspection. Corinna seconded the motion and the motion passed unanimously.

Willow-Central landscaping-Lawn will be redone and sprinkler put in at no expense to ACHC.

V. New business

ACHC has received two requests for closing cost assistance from buyers for units at Madison Place and Lalli Terrace. Brent moved that we provide assistance up to \$2500 for the Lalli Terrace buyer and \$1000 for the Madison Place buyer. Corrina seconded the motion and the motion passed unanimously.

CPA request- There was discussion of making a request of CPA funds to green an affordable housing project. Bob agreed to prepare the request.

Towne building project- Nancy reported Common Ground had requested the Board of Selectman make an additional commitment of local funds to support the project to enhance its competitiveness for state allocated resources. Nancy learned about the request and that it was on the BoS agenda and submitted a memo from her in support of an additional \$150,000 from the Pulte Housing Gift Fund. The Selectmen approved the request. She asked that ACHC endorse the request. Bob moved support and Brent seconded the motion. The motion passed.

No draft mailing to all affordable owners has yet been prepared.

VI. Adjournment: 8:50PM

Respectfully submitted

Bob Van Meter