

ACTON COMMUNITY HOUSING CORPORATION

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held December 10, 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, Brent Reagor, Nancy Tavernier, Bob Van Meter and Associate Members Dan Buckley, Naomi McManus, Jennifer Patenaude and Pam Shuttle. (Betty and Pam designated voting members)

Guests: Kelley Cronin and Bob Whittlesey, presentation of conceptual plans for Sachem Way/McCarthy Village.

Nancy Tavernier, Chair, called the meeting to order at 7:00 PM. Naomi McManus was the Clerk for this meeting.

1). The minutes of the Regular Meeting of November 12, 2009 were reviewed and approved.

2).Financial Report

Faulkner Hill's Affordable Unit

Ms. Tavernier reported that the independent electrical contractor hired by the ACHC identified the ongoing electrical problems and the developer's electrician made the corrections.

Lalli Terrace

Ms. Tavernier reported that due to one of the conditions of the Comprehensive Permit the Occupancy Permit may be delayed until the landscaping has been completed which is problematic given the winter weather. The Acton Housing Authority (AHA) will purchase a 2 bedroom unit with funds from the ACHC of \$100,000 and funds from the Pulte Housing Fund of \$40,000.

Lillian Road

The Town Manager has sent a letter to MassHousing informing them of the Town's concerns regarding the proposed project currently under consideration.

- 1).The developer is seeking a Comprehensive Permit site approval from MassHousing rather than working with the Town through the Town's Comprehensive Permit Policy and DHCD LIP.
- 2).The developer has not addressed how the drainage issues will be resolved as well as other issues.
- 3). MassHousing has encouraged the pursuit of a 40B at double the density of the original proposal which is not appropriate for the neighborhood and negates the work that the ACHC spent on the original proposal.

4). Conceptual Plans for Sachem Way/McCarthy Village

Kelley Cronin, Executive Director of AHA and Bob Whittlesey, Board Chairman explained the process that led up to the Authority's decision to expand McCarthy Village. The conceptual plan presented was for a total of a 12 unit expansion of 2

& 3 bedroom units and one handicapped unit for a total increase of 36 bedrooms with its own septic system on site. The units will be Section 8 based. The Authority has held meetings with abutters to inform them of the progress and to give the abutters an opportunity to ask questions and express their concerns. During those meetings some of the concerns raised were the potential increase to area's water table and the potential odors of the proposed septic system. The Authority is pursuing funding from MHP of \$175,000 per unit, funding from the Department of Housing and Community Development of \$700,000 and funding from the Town's CPA fund.

The ACHC members suggested that the Authority seek their Legal Counsel's opinion on amending the original 40B Comprehensive Permit and to present that opinion in writing to Town's Counsel. The AHA was encouraged to pursue the LEED Certificate (green energy) for the proposed expansion. They suggested that the AHA speak to the Town's Green Committee and the Building Commissioner for their input in having the project becoming more energy and water efficient. Bob Van Meter explained there are grants for those costs.

Both presenters expressed the AHA's appreciation to the ACHC for their financial support the Authority received enabling them to purchase additional units for their housing programs.

5). Old Business

File Scanning Project

Ms Tavernier reported that the quote she received from Xerox plus the shipping costs to send the documents to New York to be scanned proved to be very expensive. Instead we will pursue having the Town's IT staff do the scanning of the files and the ACHC will pay an hourly rate for the work.

Avalon Tenant Issues

The members discussed the rental issues that have surfaced by tenants living at Avalon. To date there has been no hard information that could be acted upon.

6). New Business

Discretionary Fund

The members discussed providing up to \$5000 for emergency housing needs to the Acton community. The funds would come from the ACHC's discretionary funds, not the CPA funds and the emergency housing funds would be dispersed by the Community Services Coordinator based on an applicants housing needs. Brent Reagor moved to have Ms. Tavernier send a request to the Selectmen seeking their permission for the expenditure of up to \$5000 for the Town's Emergency Housing Fund. The ACHC will initially provide \$2500 with an additional \$2500 to be made available as needed in the future. The motion was seconded by Bob Van Meter. All members voted to approve the motion.

ACHC's CPC Presentation

On December 17, 2009 Corrina Roman-Kreuze will present to the CPC the ACHC's request of \$50,000 for the Community Housing Program.

Repeal 40B Ballot Question

It was noted that a question to repeal 40B will be on the State's November Ballot.

The members discussed the proposed 40B project of 64 residential homes on a site totaling 42 acres, located in both Stow (56 units, 37 acres) and Acton (8 units, 5.1 acres). The developers have requested a Project Eligibility and Site Approval letter from the Massachusetts Housing Financing Agency.

7). The Regular Meeting adjourned at 9:30 PM and the next meeting was scheduled January 14, 2010 at 7:00 PM.

Respectfully submitted,

Naomi E. McManus
Recorder