

MINUTES - ACTON COMMUNITY HOUSING CORPORATION

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on February 18th, at 7 PM in room 126 of the Acton Town Hall. Present and constituting a quorum for the purpose of conducting business were Bernice Baran, Bob Van Meter, Nancy Tavernier, and Betty McManus, appointed voting member for the meeting. Associate Members Dan Buckley, Jennifer Patenaude, and Kevin MacManus.

Guests: Pat Clifford, liaison from the Finance Committee. Pam Harting-Barrat

Nancy Tavernier, Chair, called the meeting to order at 7PM. Bernice Baran was the Clerk for this meeting.

1) The Minutes for the meeting of January 14th, 2010 were approved as written.

2) Financial Report

Kevin MacManus, Treasurer, gave the Financial Report. There are at present three accounts.

3) Updates

Lalli Terrace

On February 26th the Housing Authority unit will be closed. Mrs. Tavernier clarified that the current house will be sold to a buyer with up to 120% of the affordable income limits.

99 Parker St.

The Selectmen waived the appraisal mandate. DHCD is expected to be favorable toward this project.

Highgrove Estates

Selectmen have sent a letter with their concerns to MassHousing. Stow had denied two smaller subdivision requests previously. The current proposal has 56 units in Stow and 8 in Acton including an access point in Acton. MassHousing will issue a decision within several months.

4) Old Business

File Scanning Project

It has been stated by the Ethics Commission that town employees cannot do this extra work unless it is put out to bid. CDL Printing in Westford has been identified as having the capacity to transfer the files. They can upload the files to the town or a portable hard drive can be purchased. Confidentiality would be assured through blocking out personal information. ACHC members approved this plan.

Housing Inventory and Assessment

Mrs. Tavernier explained that all Departments and pertinent town boards have been asked to submit inventories within their area of responsibilities by May 31st. These will be incorporated into the Comprehensive Community Plan. The Planning Department will do the housing piece, not including the affordable housing part which is to be done by ACHC. Under our home rule petition ACHC is permitted to expend funds and to contract with such people as consultants. The Selectmen must approve these expenditures. In the past this has been a simple process. ACHC

has received a proposal from Beth Rust, who has done comparable work for the Sudbury HA. She has met with Mrs. Tavernier, Kelley Cronin, and Roland Bartl. ACHC requested approval from the BOS who approved but added conditions that the CCP Committee would select and the Town Manager would contract with the consultant. That is contrary to our process and would place the funding obligation on the Town rather than ACHC. The Chairperson has informed Mrs. Tavernier that there is no time on the Selectmen's agenda until after Town Meeting to discuss the necessary corrective action. We hoped that matters could be resolved soon so that we can move forward.

5) New Business

A request for closing cost assistance for a first time home buyer at Lalli Terrace who is incurring additional expense due to the delay in occupancy of the development. He is being charged penalties to lock in the mortgage interest rate due to the delays. ACHC members voted to approve a grant of \$1000 to the applicant.

Inquiries re: New Developments

Nancy has heard about interest in developing two new projects. One is on Main St. There is no access from this lot but a second adjoining lot with access might be acquired. The second is a lot on Quarry Road near NARA Park in which an owner has expressed some interest. The Committee agreed that these should be explored further.

Robbins Brook

The development is under serious financial difficulties. The owner is hoping to refinance with private investors. Request for a waiver of the remaining 3 affordable units will be proposed by the owner. The one unit which is occupied would be safeguarded. Committee members expressed strongly that the owners at the development, many of them long time Acton residents, must be protected from the financial collapse of the development. The Committee felt appropriate compensation should be made to the ACHC for the loss of the 3 units. It was recommended that this be discussed with Roland Bartl.

7) The Regular Meeting adjourned at 8:20 PM. The next meeting will be held on March 4th with a subsequent meeting on March 18th if needed.

Submitted by Bernice Baran