

**ACTON COMMUNITY HOUSING CORPORATION**  
**Thursday, September 1, 2016 Room 126, Acton Town Hall**  
**Minutes – Executive Session**

Pursuant to notice given an Executive Session Meeting of the Acton Community Housing Corporation (ACHC) was held on Thursday, September 1, 2016 at 9:45 AM 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, Corrina Roman-Kreuzer, Jennifer Pantenaude and Lara Plaskon.

Guests: Janet Adachi, BOS; Kelley Cronin, AHA, Kristen Guichard, Town Planner, Matthew Selby, Town Land Use Director, Franny Osmond, BOS

Nancy Tavernier, Chair, called the regular meeting to order at 9:29 AM. Lara Plaskon was appointed Clerk for the meeting.

**I. Discussion about potential purchase of land for affordable housing** – At 9:45AM Lara moved to go into Executive Session to consider the purchase, exchange, lease or value of real property at 53 River Street. Bernice seconded. The Chair explained that identifying the land and discussing it in Open Session may be detrimental to our negotiating position. All members were polled: Bernice (Aye), Jennifer (Aye), Corrina (Aye), Lara (Aye), and Nancy (Aye). Nancy announced the meeting would reconvene in public session only to adjourn.

Nancy then gave an introduction to the proposal of ACHC contributing to the purchase of 53 River Street for the purpose of doing a joint CPA project that would include affordable housing, open space, recreation, and historic preservation.

Matthew Selby, Town Land Use Director, then presented the proposal for the land purchase. The plan for the land has been under negotiation with the owner (Lazaro family) and the Town for a few years. The initial Town appraisal was \$650,000 – based on 3 single family house units. The owner's initial appraisal was \$1.3 million – based on 24 duplex units. The Town's appraisal was then amended and a new price of \$875,000 was determined – based on possibility of building 15 units. Price is currently between \$875,000 and \$910,000.

There is a desire for a project that includes open space, historic preservation, recreation, and affordable housing. A portion of the land – 0.6 acres – is currently in mind for 12 units of affordable rental housing for the elderly population. The plans also include some parking and a park.

The housing component of the project would be developed and managed by the Acton Housing Authority. Kelley Cronin, Director of AHA, said that there is a huge need for affordable housing for the elderly. The waitlist is several years long and the AHA gets constant inquiries from low-income elderly households seeking housing.

The AHA's development at Sachem Way cost \$330,000/unit. The main concern for this project is that all of the funding wouldn't come together. What then would happen to the ACHC's contribution? Would we be able to get it back? A current rough estimate for the cost of the housing is \$4 million for the 12 units (which will be about 750 square feet/unit). The sense of the AHA Board is that this is a feasible project despite the small footprint. It would likely be a mixed income development – ranging from 30%-80% AMI. It would not be possible to do all project-based Section 8 units.

The following thoughts/concerns were expressed during the course of the rest of the conversation about the River Street development:

- It would be necessary to comply with State Wetland laws for this project, but local laws could be bypassed because this would be a 40B.
- State funding is available – some in the form of grants and some in the form of loans. It would likely take multiple attempts before the State granted funding.
- The neighborhood has concerns about streetscape – they don't want to see many buildings, but would prefer one building.
- The Open Space Committee had a meeting about this land, and they generally seemed supportive.
- The Town owns a 2-family house on School Street. Would it possible to group redevelopment of this house with the River Street parcel in order to be more efficient with funds?

Following the discussion, the ACHC began to discuss the specifics of making a financial contribution to the development of affordable housing on River Street. The ACHC has gift funds from the Concord Mews of \$500,000, and \$172,000 of CPA funds. The ACHC wants assurance that we could get gift funds back if housing ends up not being feasible. Nancy asked if the language in the Town Meeting articles is strong enough to protect the funds.

Current proposal - \$200,000 from ACHC, \$410,000 from Open Space, and the rest bonded against Historic Preservation funds.

Bernice moved that the ACHC contribute \$200,000 from the Concord Mews gift fund conditioned on the housing being feasible. Lara seconded. ACHC would expect to be reimbursed if project didn't come to fruition. The ACHC then voted the motion for ACHC to contribute \$200,000, which passed. Bernice (Aye), Jennifer (Aye), Corrina (Aye), Lara (Aye), and Nancy (Aye).

Matthew Selby will look more into the feasibility of the project.

Nancy moved to come out of Executive Session at 10:26am, Bernice seconded. Each member of the ACHC then individually voted to come out of Executive Session. Bernice (Aye), Jennifer (Aye), Corrina (Aye), Lara (Aye), and Nancy (Aye). After the meeting was in open session, Nancy adjourned the regular meeting at 10:27am.

**STATEMENT OF DOCUMENTS PRESENTED AT THIS MEETING:**

Excerpt from the MA Open Meeting Law pertaining to appropriate reasons for public bodies to meet in executive session

Summary from Nancy Tavernier of background information for today's meeting

Two maps of the River Street property