

ACTON COMMUNITY HOUSING CORPORATION
Minutes Monday, May 15, 2017 Room 126, Acton Town Hall

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on Monday, May 15, 2017 at 7:30 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, Dan Buckley, Bob Van Meter, and Lara Plaskon.

Guests: Janet Adachi, BOS

Nancy Tavernier, Chair, called the meeting to order at 7:30 PM. Lara Plaskon was appointed Clerk for the meeting. Dan was made a voting member for tonight.

I. The **Minutes** from the Meeting of 3/20/17 were read and approved.

II. **Financial Report**

There was no financial report because Jennifer couldn't make it to meeting tonight.

III. **Updates**

446 Mass Ave site visit – see the first note under New Business below.

Adeline Way, High St. lottery – The lottery is tomorrow. So far, there are 36 applications for 2 units.

Regional Housing Services Office –

- Willow-Central resale – New buyers have been identified, but the current owner and new buyers are still negotiating over some repairs. The P&S will hopefully be signed by the end of the month. Closing anticipated for July.

Powder Mill Place –

- Public information session took place in April – there was very low attendance. The presentation went well.
- Other meetings have followed – Acton will provide water for Maynard side of development; Maynard will provide sewer for Acton side of the development.
- Will be a LIP – application has been prepared, but still working its way through Maynard; ACHC will have to sign application down the road – ACHC is in favor of it in concept, but will wait to take a vote until we see the final application.

Cherry Ridge – The Town is supposed to do a perc test any day. They will then do an RFP. Project will still need a Town Meeting vote – next Town Meeting will be in December.

IV. Old Business

Previously discussed development proposals –

- Martin Street decision was issued and developer is proceeding.
- Dover Heights – they are doing soil testing; if things work out, they are planning to do a new 44 unit building.
- Elm Street – no updates.

Town Meeting votes/School Street Duplex – Steve LeDoux called in Liz Rust from RHSO for advice – she estimated a \$500,000 renovation for the School Street property. Town will prepare an RFP to solicit interested parties for the project.

SHI projections to 2020 – If the Powder Mill, Dover Heights and 446 Mass Ave developments work out, the Town will be about 91 units short of meeting the 10% affordability goal based on 2020 Census projections.

V. New Business

446 Mass Ave, pre-development funding

- Site visit took place with Planning staff, architect, engineer, Janet Adachi, Nancy. Architect is working on a new site plan.
- Plan is for 30 one-bedroom units – all for seniors. Would be a 3-story building with an elevator.
- Andy Richardt (developer of Miracle Field) is very interested in finding a housing solution for disabled young adults who age out of their parents' homes. Nancy connected Andy with Steve Joncas to see if this could be incorporated into 446 Mass Ave.
- Steve Joncas (developer) reached out to DHCD about the project, but hasn't heard back yet.
- Plan is for a LIHTC project, 100% affordable units targeted to households earning up to 60% AMI.
- Developer needs pre-development funds – ACHC discussed the possibility of contributing to these costs.

ACHC voted to support the 30 unit rental project proposed at 446 Mass Ave. with up to \$50,000 in pre-development funds contingent on:

- 1) Receipt of a detailed pre-development budget;
- 2) A one-to-one match of our funds by Common Ground.

ACHC anticipates and is willing to provide additional support to the project in the future as it moves forward, all funding contingent on approval by the Board of Selectman. All of our funding would be considered as part of the Town's Local Share.

Rules for Condo Association Willow-Central – Discussion to have ACHC fund a lawyer to pay to amend condo docs and create condo rules and regulations that address condo upkeep. ACHC agreed to fund \$2,500.

Reappointments – ACHC – Dan, Nancy, Bernice, and Corrina all want to be reappointed.

The meeting was adjourned at 8:40pm. **The next ACHC meeting will be on June 19, 2017.**

STATEMENT OF DOCUMENTS PRESENTED AT THIS MEETING:

Agenda, May 15, 2017

Minutes from March 20, 2017

Chart of 40B's in the pipeline for 2017

Draft site plan for proposed development at 446 Mass Ave.

Memo to Kate Racer and Bertha Borin at DHCD from Steve Joncas re: development at 446 Mass Ave.

Audit of Town held Housing Gift Funds as of 6/30/16, and ACHC CPA funds as of 5/1/17

Emails from Nancy, Roland Bartl and Steve Joncas to Kate Racer and Bertha Borin from DHCD re: development at 446 Mass Ave.