

ACTON COMMUNITY HOUSING CORPORATION
Minutes, Monday, October 23, 2017, Room 126, Acton Town Hall

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on October 23, 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, Bernice Baran, Jennifer Patenaude, Laura Plaskon, and associate member Corrina Roman –Kreuze, who was appointed a voting member for this meeting. Guests; Janet Adachi, Board of Selectmen; Joe Levine, Prospect St. Project Developer; Mark Starr, Cherry Ridge Rd. Project Developer

Nancy Tavernier, Chair, called the meeting to order at 7:30 PM. Bernice Baran was appointed Clerk for the meeting.

I. **Minutes** from the meeting of September 18, 2017, were read and approved.

II. Financial Report

Ms. Patenaude presented the Financial Report as of September 30, 2017 as follows:

Checking Account: \$1,057.46

Savings Account: \$188,189.03

Ms. Tavernier and Ms. Patenaude had read and approved the Report. ACHC members voted to accept the Report.

III. Updates

Regional Housing Services Office – The office has now moved to Knox Trail, Acton.

Current Developments –

Martin St. - The land is being cleared, construction is starting.

Post Office Square – It's still unclear what is happening.

Kelley' Corner - The plan is being revised following the Public Information meeting.

184 Main St. - After a site visit with DHCD at which abutters were present the plan is being revised.

IV. Old Business

Infographic Handout – A draft was presented to The Committee. This is still being revised by the designer.

Memorandum of Understanding for 446 Mass Ave. This is for \$50,000 to be granted by ACHC for predevelopment funds. It has been revised and is ready to be signed.

446 Mass Ave. – Steve Joncas has changed his original Proposal which now is to build 31 one bedroom apartments for the elderly with an elevator, meeting room, and storage space. He will be discussing this informally with DHCD.

Cherry Ridge – Habitat for Humanity is no longer interested in using this site. A new project to build a three bedroom home for a disabled veteran was discussed. The property has now received a positive perc test. Mark Starr needs to present a more specific proposal to the Selectmen which can then be reviewed by the fall Town Meeting. ACHC members recommended that the Proposal be for housing for the disabled with preference for a veteran.

NEW BUSINESS

146 Prospect St. – Joe Levine presented a Proposal to build 4 four bedroom free standing houses of 2300 square feet each. There is a house on the property (not a historic house) which would be torn down. There are some wetlands on the property but the homes would be distanced from that area. The selling price for the market rate homes will be approximately \$700,000. This will be a LIP proposal. ACHC members were generally favorable to the Proposal which will be moved forward to Department Heads.

CPA –There will be no CPA Request for Funds this year by ACHC.

Habitat for Humanity – Habitat will be responding to the RFP for School St. duplex taken by the town for back taxes.

Municipal Engagement Initiative – CHAPA plans to hire staff to consult with local communities to foster the need for affordable housing. A meeting has occurred with Ms. Tavernier, Ms. Cronin, CHAPA rep Daniel LeBlanc, and Acton Planning Director to bring this program to Acton.

MHP Housing and Economic Development Implementation Plan – The Acton Planning Dept. has applied for a grant to work on highlighting the interaction between economic development and housing. ACHC has committed to 25% of the funding of the grant.

Request for Capital Improvement – A request in the amount of \$3,396 to replace a furnace in a Meadows home was approved by ACHC. A second request was not within the guidelines for ACHC funding and was therefore turned down.

The meeting was adjourned at 8:30. The next ACHC meeting will be on November 27 at 7:30 PM>

Statements of Documents Presented at the Meeting

Agenda, Meeting on October 23, 2017

Minutes, September 18, 2017

Applications for Capital Improvement

Revised Draft for Publicity Statement

Mem. of Understanding for 446 Mass Ave.

Budget for Housing and Economic Development Plan

Draft Infographic Statement