

ACTON COMMUNITY HOUSING CORPORATION
Minutes Monday, January 14, 2019 Room 126
Acton Town Hall, 472 Main St., Acton

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on Monday, January 14, 2019 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, Lara Plaskon, Bob VanMeter, Jennifer Patenaude, Associate members: Corrina Roman-Kreuze, and Dan Buckley. Absent: Bernice Baran

Guests:

- John Mangiarati, Acton Town Manager
- Roland Bartl, Senior Town Planner
- Janet Adachi, BOS
- Ruth Thatcher, Terra Friedrichs

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

I. The Minutes from the Meeting of 11/19/18 were read and approved.

II. Financial Report

Monthly Report

Inclusive of November & December:

Checking balance - \$5,036.07; Savings balance - \$191,562.83

Transactions – final pre-development payment of \$723.25 for Phase 1 446 Mass Ave.; Closing cost assistance \$2,500 to family moving to Martin Street; transfer of \$5,000 from savings into checking

Nancy and Jennifer reviewed the statements. ACHC voted to accept the report

Audit – all went well with the Town auditors. ACHC voted to accept the audit report.

Explore CD – Jennifer explored a new CD, but the interest rate is too low to be worth it. Dan suggested business savings account CD at Cambridge Savings Bank – Jennifer will look into it.

III. Updates

Regional Housing Services Office (RHSO) –

- Homeownership monitoring letters still coming in – up to about 88% returned

- Post Office Square – Lara meeting with the developer later this week to discuss how construction is coming along

Kelley's Corner – Presentation from new Town Manager re: Kelley's Corner Infrastructure Project

- Town has been working with the State on design for Kelley's corner
- Design includes elements to improve traffic flow and slow it down
 - Raised pedestrian islands
 - Bike lanes
 - New traffic signals
 - New trees
 - Re-alignment of intersections
- There will be a vote at spring Town Meeting in April regarding funding to continue this project.

Main Street Meeting – Presentation from Katie Green and Selby to explain the 3 proposals under consideration; Public comments followed presentation

- Straw poll following comments – 66 votes for AHA proposal; 4 votes for market housing proposal; 2 votes to leave the site the same as now

Housing Production Plan update -- \$26,000 will be funded by the ACHC for the project

- Research section – to be done through RHO; should start this summer
- Community Engagement – RFP will be issued to find a consultant to do work

IV. Developments

Current developments

- **184 Main Street** – under appeal in Land Court, but there could be a settlement
- **446 Mass Ave** – filed application with DHCD in November -- pre-application was approved. Next deadline Feb. 21
- **146 Prospect Street** – construction is under way
- **Martin Street** – a couple of closings this week

Previously discussed proposed developments

- **Powder Mill – Maynard** – not moving along on the Maynard side – doesn't look like a LIP will work, so the developer may file with MassHousing instead – this could happen at any time
- **Avalon expansion** – they had intended to file this month, but there is no update on that; BOS will be discussing this development at their next meeting
- **Piper Lane** – No update

New Development Proposals

None

V. Old Business

Housing for All Update – Several of the group members came to the hearing this past Thursday; currently planning a forum with the League of Women Voters re: housing alternatives such as accessory dwellings

670 Mass Ave auction – house sold for \$220,000 – \$81,000 of this will come to the Town; Town will hold the funds for the ACHC until they are ready to use them

- **Payment of legal expenses** – Nancy suggested ACHC paying for the Town's legal expenses to resolve this over the past 10 years; ACHC agreed to consider this, but decided to table making a decision on the amount to approve until we see how much the Town's expenses are
- **Vote to release deed restriction** – ACHC voted to release restriction

VI. New Business

53 River Street Committee meeting – Peter Berry, chair of the committee, called – they would like to see at least some housing on the site; They are requesting that Nancy and Kelley Cronin come to their February meeting to discuss the feasibility of building housing on the site; There are serious flooding concerns there – ACHC is not interested in encouraging housing on the site due to these concerns.

Down Payment/Closing Cost/Capital Improvement assistance requests – ACHC voted to authorize Nancy & Jennifer to make decisions on requests that come in between our meetings so that new buyers' purchases do not get held up. ACHC voted for Jennifer and Nancy to approve up to \$2,500 for down payment assistance or emergency repairs only in a situation where ACHC would not be meeting soon enough.

Adjust CPA funds request – ACHC discussed changing, but decided to leave it as is.

The meeting was adjourned at 8:43pm. **The next ACHC meeting will be on February 25, 2019**

STATEMENT OF DOCUMENTS PRESENTED AT THIS MEETING:

Agenda, January 14, 2019

Minutes from November 19, 2018

Acton Housing Authority (AHA) Proposal – 348-364 Main Street

One Page Fact Sheet – AHA Main Street Proposals

Chart of Affordable Housing Projects in the Pipeline or under construction 2019

53 River Street Master Plan Special Committee – overview of Membership and Responsibilities