

ACTON COMMUNITY HOUSING CORPORATION
Minutes of July 13, 2020 meeting conducted virtually

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held virtually on July 13, 2020 at 4:00 p.m. Present and constituting a quorum for the purpose of conducting business were regular members Chairman Janet Adachi, Vice Chairman Bob Van Meter and Nancy Tavernier (pursuant to Board of Selectmen decision, extending to 7/13/2020 all Town committee terms that otherwise would expire 6/30/2020); and Associate Members Dan Buckley and Corrina Roman-Kreuze, whom Ms. Adachi appointed as voting members for this meeting.

Guests: Jon Benson, Board of Selectmen liaison; Judy Hodge; Andy Richardt; MA Senator Jamie Eldridge; MA Representative Tammy Gouveia; Alissa Nicol.

Ms. Adachi called the meeting to order at 4:00 p.m., and read the Statement on Remotely Conducted Open Meetings consistent with the Governor's Order for meetings held during the Covid-19 Emergency. Ms. Adachi was Clerk pro tem for the meeting.

I. APPOINTMENTS:

4:10 pm. Steve Joncas, Common Ground, for an update about the Residences at Kelley's Corner, 446 Massachusetts Avenue: Ms. Adachi provided a brief overview of the project, which will provide 31 affordable, accessible rental units for senior adults, age 62+, and adults with disabilities, and the ongoing efforts of Common Ground to secure low-income-tax-credit financing via the MA Department of Housing and Community Development. Acton has committed approximately \$750K in financing and fee-waivers to the project.

Mr. Joncas confirmed that there was keen competition for DHCD financing; Concord secured DHCD financing approval for 80 assisted-living units with a local Concord commitment of \$2M. DHCD has invited Common Ground to participate in a mini-financing round, for which the application is due in August; the next opportunity to apply for financing would be in October. Project plans are 70% complete; changes include the addition of a second elevator at DHCD's suggestion; the addition of a 5th handicapped parking space to comply with an updated code requirement; increased adaptability of units for accessibility features. DHCD encourages resident services; Common Ground's financing application will mention Minuteman senior services, local transit services, visiting nurse services, etc.

The current closing date for acquiring the 446 property is 7/15, which Common Ground will extend to 11/2 with an additional \$9,800 deposit. Seller will be moving to Seattle. Common Ground is not sure that closing on 11/2 will be possible, given the need for a Housing and Urban Development environmental review due to the involvement of HUD funding; the site formerly was part of an apple orchard. Common Ground will need to excavate the topsoil, which is included in the construction costs.

Committee members discussed how to increase the likelihood of financing-approval in the next round. Acton's financial commitment is not at the same level as Concord's local commitment. DHCD prefers cash commitments; fee waivers are nice but not as good as cash. The same might be true for a discounted Payment In Lieu of Taxes (PILOT), which the Town and Common Ground currently are discussing. To date, the Town has committed \$500K to the project. \$110K has gone toward predevelopment costs, which Mr. Joncas said currently total \$220K. \$390K remains of the previously approved financing. The purchase price for the property is about \$390K. Members were not inclined to allocate the entire \$390K to acquisition; and noted the importance of limiting the cost per unit, and the risk that at some point DHCD might say the project was too expensive.

Mr. Joncas will be meeting with the Board of Selectmen (BOS) next Monday, when the proposed PILOT agreement also will be on the agenda.

Mr. Van Meter moved to authorize an additional \$50K in financing; Ms. Roman-Kreuze seconded. Approved by unanimous roll-call vote.

Ms. Nicol noted the very high remediation estimated cost for the Piper Lane ch. 40B project parcel, also the site of a former apple orchard, and wondered if the potential cost of remediation on the Residences at Kelley's Corner site had influenced DHCD's financing decisions. Mr. Joncas said the issue was excess demand for limited DHCD financing resources, and DHCD would not have invited Common Ground to a mini-financing round if remediation cost were an issue.

II. REGULAR BUSINESS:

Approval of Minutes: Ms. Tavernier moved to approve the June 15, 2020 meeting minutes, Ms. Roman-Kreuze seconded. Approved by unanimous roll-call vote.

II. NEW BUSINESS:

Authorization of Chairman & Treasurer to spend up to \$2,500 for allowable committee-related purposes when Committee unable to meet and approve: Mr. Van Meter moved, Mr. Buckley seconded. Unanimous approval by roll-call vote.

2020 Community Preservation Act Grant Letter regarding \$50K in Community Preservation Act funds for Community Housing Program Fund: This item arrived too late for inclusion on tonight's agenda. Ms. Adachi returned the executed signature page. BOS still needs to approve release of all grants.

IV. OLD BUSINESS:

Apartments at Powder Mill: Continued Zoning Board of Appeals (ZBA) hearing was on Tuesday, 7/7. Ms. Adachi offered comments on behalf of the committee, reiterating ACHC's

continuous support for project. ZBA straw vote indicated unanimous support for approving comprehensive permit. Hearing continued to 8/4 when ZBA will discuss draft decision.

Grandview Acton: Continued ZBA hearing tomorrow, Tuesday, 7/14, 6:30 p.m.

Piper Lane: Settlement ending ch. 40B proposal, subject to Special Town Meeting approval, possibly in September. Proposed acquisition of #4, 4-Rear and 6 Piper Lane, and easement across portion of 90 School Street for \$1.15M, <6 acres @ \$200K/acre. Plan is to use CPA open-space set-aside funds, which Community Preservation Committee voted unanimously to approve on 7/7. Very small house lot that could involve renovation or replacement of house.

The Meadows, capital request: Application to Regional Housing Services Office pending.

ACHC Transition: Mr. Van Meter introduced MA Senator Jamie Eldridge, who read and virtually presented Ms. Tavernier with a citation honoring her for her decades of work and leadership on the committee and in behalf of the Town. Mr. Van Meter also introduced MA Representative Tammi Gouveia who also paid tribute to Ms. Tavernier.

Mr. Van Meter moved to adjourn, Ms. Roman-Kreuze seconded. Approved by unanimous roll-call vote. Adjournment at 5:20 p.m.

NEXT MEETING (tentatively): August 10, 2020

STATEMENT OF DOCUMENTS PRESENTED AT THIS MEETING

Agenda for virtual meeting, July 13, 2020

Minutes for virtual meeting, June 15, 2020

Project Summary, Residences at Kelley's Corner, January 22, 2019

Community Preservation Committee letter to Acton Community Housing Corporation regarding 2020 grant of Community Preservation Act funds in amount of \$50,000, July 7, 2020.