

**ACTON COMMUNITY HOUSING CORPORATION**  
**Minutes Monday, August 20, 2018 Room 126, Acton Town Hall**

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on Monday, August 20, 2018 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 and Bernice Baran and associate member Corrina Roman Kreuze.

Guests: Terra Friedrichs (Acton resident), Janet Adachi, Ruth Thatcher

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 7/16/18 were read and approved.

**II. Financial Report**

**Monthly Report**

Nancy made a payment of \$5,000 for predevelopment costs for 446 Mass Ave.

Jennifer prepared a year-end report – as of fiscal year end, ACHC has a total of \$161,407.41 – combined in checking and savings

- \$85,000 in deposits - \$50,000 for predevelopment costs; \$30,000 in CPA funds; \$5,000 foundation donation
- Expenses
  - \$60,000 for Habitat rehab
  - \$18,000 in matching funds
- ACHC voted to approve the year end report
- Nancy will pass the report on to the Town Finance Director

Treasurer's Bond – purchased 3 years ago has expired; ACHC voted to approve the purchase of a new 3 year bond for \$510

**III. Updates**

**Regional Housing Services Office (RHSO) –**

- RHSO continues to monitor the lottery process at Anthem Villages on behalf of the Town – lottery winners have been confirmed and the lottery agent is moving forward to facilitate P&S agreements between the winners and the developer.
- Marketing for the units at PO Square will begin soon.

**184 Main St** – approved by ZBA, but an abutter has filed an appeal, so there will now be a process in land court.

## **IV. Developments**

### **Current developments**

- **446 Mass Ave** – final ZBA hearing will be Wednesday, September 5<sup>th</sup> – Bernice will attend; Nancy will prepare comments from ACHC; we will start talking about local share at the September meeting since this will be needed for their application to DHCD.

### **Previously discussed proposed developments**

- **Powder Mill – Maynard** – there have been multiple negotiations between developer and Town of Maynard; Developer has sent a LIP application to both towns; hope is that the project will be presented at Selectman's meetings in both towns this fall; DHCD will then take about 3 months to evaluate; the Town ZBA's will then be able to consider the project
  - Acton Water District has agreed to supply water to the Maynard units; the expectation is that Maynard will provide sewage to the Acton units with infrastructure assistance from the developer
  - If a Comp Permit is issued for this project, the Town will be eligible for Safe Harbor status from DHCD for 2 years – this means the ZBA can choose whether or not to hear applications for Comp Permits during those 2 years
  - ACHC voted to send a letter of support for the project to the Board of Selectmen
- **Avalon expansion** – department head meeting occurred last week and there were no major concerns; the developer hopes to do an amendment to their current permit and proceed as soon as possible, so they may be going directly to the ZBA; target audience for the units is 55+, but the development will not be age-restricted
- **Piper Lane** – ACHC has not heard any further information from the developer, but developer has met with Town staff and they are working on different configurations

### **New Development Proposals**

None

## **V. Old Business**

**Housing Forum debriefing** – good turnout – 50-60 people; a lot of positive feedback on the presentations has been received; an Acton resident at tonight's meeting voiced some concerns about the presentation and ACHC members clarified our mission and goals

**Community Engagement Initiative Program Update** – this group is still meeting and has been working well together

## **VI. New Business**

**CPA ideas** – ACHC has made no requests for the past two years; We now have a need to replenish our program fund; we will continue to discuss in coming meetings and focus in on what we'd like to request

**Accessory Units** – this discussion is coming back after failing at Town Meeting a couple of years ago; the Planning Board is interested in forwarding this idea if there is support

**Main Street** – down to two proposals – commercial or housing

**Capital Improvement Request** – owner at Blanchard Place submitted a request for assistance with replacing a hot water heater and a leaking toilet. ACHC approved a grant of \$1,000 in assistance.

The meeting was adjourned at 8:45pm. **The next ACHC meeting will be on September 24, 2018**

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

Agenda, August 20, 2018

Minutes from July 16, 2018

Project Description of Powder Mill Place

Email exchange between Nancy and DHCD regarding Safe Harbor status

Summary of Comments from "Making Acton a Place to Call Home"

Acton Accessory Apartment – summary of current zoning and fall 2016 zoning proposal

Capital Improvement Cost Assistance Application