ACTON COMMUNITY HOUSING CORPORATION
Minutes, October 21, 2019 Room 126, Acton Town Hall

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on October 21, 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, Bernice Baran, Lara Plaskon, Jennifer Patenaude, Bob Van Meter(arrived at 7:50), and Associate Member Dan Buckley who was appointed a voting member until Mr. Van Meter's arrival.

Guests: Kelley Cronin and Ryan Bettez, Acton Housing Authority.

Nancy Tavernier, Chair, called the meeting to order at 7:32 PM. Bernice Baran was appointed Clerk for the meeting.

I MINUTES – Minutes from the meeting on September 16, 2019, were read. Ms. Baran moved and Mr. Buckley seconded a motion to approve which was approved .

II FINANCIAL REPORT- Ms. Patenaude submitted the Balance Sheet and the General Ledger Reports as of 9/30/ 2019. These are located in the Statement of Documents. Ms. Tavernier has read the bank statements on line. Ms Baran moved and Mr. Buckley seconded a motion to approve the Report. The motion carried.

III – UPDATES

PIPER LANE – The next ZBA hearing is scheduled for12/3. Still reviewing peer reviews on traffic and other concerns.

REGIONAL HOUSING SERVICES OFFICE- Monitoring letters have been sent. The Resale of 99 Parker St closing has occurred. RSHO is working on the Needs Assessment portion of the Housing Production Plan. The target date for completion of the Plan is in April.

HOUSING FOR ALL – Mr. Van Meter is chairing this group which is addressing the needs of the housing for the disabled as well as other needs.

IV. DEVELOPMENTS

361-363 GREAT ROAD – Mr. O'Hagan is presenting the Proposal to the Board of Selectmen tonight.

POST OFFICE SQUARE – The closing for one of the affordable units is scheduled for 10/24.

348– 368 MAIN ST –Ms. Baran, a member of the AHA Board, recused herself from this

discussion. Ryan Bettez , Vice Chairman and Kelley Cronin, Executive Director, Acton Housing Authority, presented a Plan for developing 31 units of rental housing for senior and disabled people on the property. This will be a 40B with a combination of local, state, federal, and private funds .This Plan was chosen by a committee which explored possible uses for the property and was approved by the Board Selectman. A consultant firm has been hired to provide preliminary planning for the project. The AHA is requesting matching funds from ACHC For predevelopment expenses . Mr. Van Meter moved and Ms. Plaskon seconded a motion to provide up to $75,000 in matching predevelopment funds to the AHA. The motion passed unanimously. The members expressed a willingness to consider an increased local share in the future.

V OLD BUSINESS

101 STOW ST –The bank is doing a reappraisal of this property before DHCD can establish a selling price.

VI NEW BUSINESS

CPA APPLICATION – Mr. Van Meter has been meeting with a group of parents of disabled adults to work on a plan for their housing needs. They plan to hire a technical assistance to determine the feasibility of using a group home for this purpose. Mr. Van Meter requested applying for a Grant of $50,000 for this purpose. ACHC members also discussed requesting an additional $50,000 for unspecified housing needs. Mr. Van Meter moved and Ms Patenaude seconded a motion to request $100,000 from CPA. This was approved with one abstention.

VI ADMINISTRATIVE – Ms. Tavernier, Roland Bartl, and RHCO staff will be meeting to discuss the transition when Ms. Tavernier retires.

Ms. Baran made and Ms Plaskon seconded a motion to adjourn. The meeting was adjourned at 8:50 PM. The next meeting will be on November 18, 2019, at Town Hall.

STATEMENT OF DOCUMENTS PRESENTED AT THIS MEETING

Agenda for meeting on October 21, 2019 and Minutes for meeting on Sept 16, 20019

Financial Reports 9/30/19

Estimate of Budget Expenses for 446 Mass Ave

Schedule for Completion of Housing Production Plan

Pipeline for Affordable Housing Projects