

ACTON COMMUNITY HOUSING CORPORATION
Minutes Monday, February 26, 2018 Room 126, Acton Town Hall

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on Monday, February 26, 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, and Bob VanMeter, and associate members Dan Buckley, and Corrina Roman-Kreuzer who were made voting members for the meeting.

Guests: Steve Joncas, Bill Lipshitz, Rick Lefferts

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 1/22/18 were read and approved.

II. Financial Report

Monthly Report –Balances as of 1/31/18

- Checking balance - \$2,115.26
- Savings balance - \$227,940.23

Nancy reviewed the monthly statements and reported the balances above. There was no official financial report because Jennifer was not present at the meeting.

III. Updates

Regional Housing Services Office (RHSO) –

- The Town of Wayland has joined the RHSO as of 3/1/18.
- Lara is working with other RHSO member towns to create infographics based on the model Acton developed last fall.

Meeting with Finance Committee – Nancy and Kelley Cronin (AHA) met with them last month to explain ACHC and AHA programs and had a productive meeting.

IV. Developments

Current developments

- 446 Mass Ave – Steve Joncas, from nonprofit developer Common Ground, and his colleagues (listed above) attended the ACHC meeting to present an update of the progress at 446 Mass Ave (now called The Residences at Kelley's Corner)
 - 31 units of 62+ housing; 41 parking spaces
 - Housing will be targeted at residents earning 60% or less of AMI

- A variety of funding sources – both federal and state – will be used for development
- The developer submitted a package to DHCD re: site feasibility
- Developer is meeting this week with the Town Department heads
- Info session will be held on March 12th
- 700 sq. ft. 1-bed units
- Timing – first application for DHCD funding will be November 2018; likely won't be approved in the first round; Realistically, they won't be approved for funding until February 2020.
- Post Office Square – construction activity is continuing. The first two affordable units are up. The Sudbury Housing Trust has started to prepare marketing materials for the affordable housing lottery.
- Martin Street – Info session for the affordable housing lottery is this weekend.

Previously Discussed Proposed Developments

- 146 Prospect Street – LIP application was submitted to DHCD
- 184 Main Street – the developer came up with a new proposal with reduced massing
- Powder Mill – the Town of Maynard hired a consultant to do an economic analysis; moving along slowly
- Piper Lane proposal – we are still waiting to hear back from developer with more information
- Habitat property on School Street – They will be receiving CPA money; South Acton Congregational Church will be involved with Habitat in the building

New Development Proposals - Potential for new development at Kmart site in Kelley's Corner

V. Old Business

Community Initiative pilot program update – CHAPA sponsored effort to engage more of the community on housing related issues – Nancy and Bob attended the initial meeting. First meeting went well and there will be another meeting this week with community members.

VI. New Business

Info Session for 446 Mass Ave – March 12th in room 204, 7pm

The meeting was adjourned at 8:30pm. **The next ACHC meeting will be on March 19, 2018**

STATEMENT OF DOCUMENTS PRESENTED AT THIS MEETING:

Agenda, February 26, 2018

Minutes from January 22, 2018

The Residences at Kelley's Corner site plan

40B Site Eligibility Request for The Residences at Kelley's Corner

Copy of the letter inviting abutters to the information session for The Residences at Kelley's Corner

Chart of 40B's in the pipeline for 2018

Email from Mark O'Hagan (developer of 184 Main Street)

Original and revised plan for 184 Main Street

Flyer for Anthem Villages (Martin Street)

Copy of Boston Globe Editorial from 2/25/18