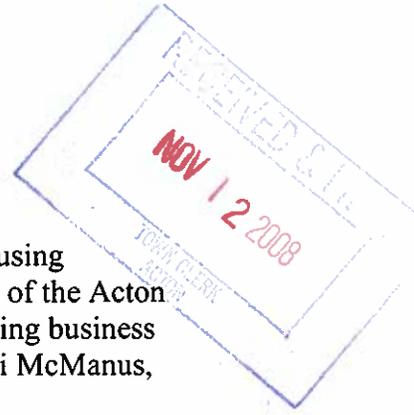


## ACTON COMMUNITY HOUSING CORPORATION

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held October 2, 2008, at 7:00 AM in room 126 of the Acton Town Hall. Present and constituting a quorum for the purpose of conducting business were: Bernice Baran designated voting member, Kevin McManus, Naomi McManus, Pam Shuttle designated voting member and Nancy Tavernier.  
Pat Clifford: Finance Committee representative.



1). Nancy Tavernier, Chair, called the Regular Meeting to order at 7:00 AM.

### 2). Financial Report

Kevin McManus reported that due to the state of the economy he transferred the ACHC's funds to 3 separate bank accounts in order that the monies are below the \$100,000 limit insured by the FDIC.

### 3). Updates

#### A). Alexan Development

The Zoning Board of Appeals (ZBA) closed the Hearings for public comments on Alexan's 40 B application. The ZBA will meet with Legal Counsel on October 6, to draft their decision. To date the developers have not identified a second access road to the development.

#### B). Towne Building

The ZBA approved the 40 B application for the Towne Building project.

#### C). ACHC's Mailing List

Pam Shuttle to assist in updating the ACHC's mailing list. Nancy Tavernier plans on contacting 75 households who were originally on the ACHC's Affordable Housing Mailing List. The households will be asked to respond by November 1, 2008 if they are still interested in being contacted about housing opportunities.

#### D). Acton Housing Authority (AHA)

Ms. Tavernier is scheduled to meet with the AHA's Board to discuss the Authority's request for CPA funding this year. It was noted that CPA funds could be used for the Authority's operating expenses under the definition of "support" for affordable housing.

### 4). Old Business

#### A). Faulkner Mill Unit

The members discussed buying down the 2 bedroom affordable condo unit at Faulkner Mill. The proposed sale price from the developer is \$160,000. Naomi McManus moved to approve a buydown of the unit to \$145,000. This puts the price in line with other 2BR LIP units currently available. Kevin McManus seconded the motion and all members voted approval.

B). Oversight Meeting with the Board of Selectmen

The ACHC members felt their presentation and review of the ACHC's accomplishments during the past year was well received by the Selectmen. Ms. Tavernier thanked all the members for attending.

C). ACHC's Membership Update

Mr. McManus reported that he spoke to a past Board Member regarding his interest in rejoining the ACHC. The individual expressed an interest and wanted to check with his firm that there was not a potential conflict of interest.

5). New Business

A). Developer Inquiry

Ms. Tavernier reported that she has been contacted by a developer regarding a conceptual plan for a development consisting of 4 small single family homes (1300-1500 square feet) located on a 1 ¼ acre site which currently has an older home on the site that will be retained.

B). ACHC's Proposal for CPA Funds

The sense of the members was to submit a CPA proposal requesting \$50,000 to be added to ACHC's Housing Fund.

C). A Family's Relocation to the Acton area

Ms. Tavernier discussed the need of permanent housing for a family who had to be relocated from their homeland by the United States due to foreign security issues. Many people in the community are assisting the family. Homeownership is a possibility, ACHC will be on the look out for an appropriate situation.

6). The Regular Meeting adjourned at 8:15 AM with the next meeting scheduled for November 6, 2008 at 7:00 PM.

Respectfully submitted,

Naomi McManus, Clerk