

ACTON COMMUNITY HOUSING CORPORATION
Minutes Tuesday, January 9, 2024 – online via Zoom

Pursuant to notice given, a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on Tuesday, January 9, 2024 at 7PM via zoom. Present and constituting a Quorum for the purpose of conducting business were regular members Janet Adachi, Bernice Baran, Judy Hodge, Bob VanMeter, and associate member Dan Buckley. Janet authorized Dan to be a voting member for this meeting.

Lara Plaskon serves as ACHC's off-board Clerk and was present for the meeting.

Guests:

- Elizabeth Azar – community member

Janet Adachi, Chair, called the meeting to order at 7:00 pm. Janet read the updated meeting notice, including guidelines for public participation in the meeting.

I. Regular Business

- **Minutes** – The minutes from 12/12/23 were read. Bob moved to approved the notes with corrections, and Judy seconded – roll call vote was taken and the motion passed unanimously.

- **Financial Report**

Dan reported the following:

- Total ACHC assets as of 12/31/23 –\$54,980.85
- Changes this month – \$40 in interest; payment for \$4,100 capital improvement cleared in December
- Total ACHC Funds (Bank accounts + Gift Funds + CPA Funds) – \$627,598.55 (\$213,491.48 committed and \$414,107.07 available for expenditures)
- Dan and Janet both affirmed that they reviewed the bank statements
- Judy moved to approve the financial report and Bernice seconded – roll call vote was taken and the motion passed unanimously

- **Regional Housing Services Offices Update**

Janet reported the following:

- RHSO meeting was cancelled last week because they have a new hire they were training
- Janet met with RHSO today and discussion was primarily about Cherry Ridge

- **Chair Update**

Janet reported the following:

- Janet has meeting today at 7:55pm with CPC about ACHC's application for this year

- Janet had a call from the latest Toll Bros contact about WR Grace parcel; he had learned that the Parker Street parcel was removed from the MBTA Communities plans and was concerned that this would make development difficult
- Bob and Janet planning to meet with the Rehab Trust proponents to see if there's a role for ACHC
- League of Women Voters hosting a webinar soon about upcoming housing legislation
- **Member Reports**
 - Bernice – AHA Board met today and learned that Kelley Cronin is retiring on 6/1; Consultant will help with recruitment of a new director; the board also passed a motion to hire a consultant to help with the Main Street project – the plan is to post an announcement about the consultant position, and Kelley plans to apply for this to help with the transition
 - Bob – Governor's housing bond bill will be heard by the legislature next week; Bob received an email from CHAPA – they are hoping that folks from MetroWest will attend and support

II. New Business

- **68 Parker Street Local Action Unit Application (received 12/7/23); Discuss & authorize Chairman to sign**
 - Bernice moved to authorize Janet to sign, and Judy seconded – motion passed unanimously
- **2024 Meeting Schedule: Finalize**
 - Janet has posted the schedule – no comments from ACHC members

III. Old Business

- **4 Cherry Ridge – discuss additional information since November meeting**
 - Clear that project needs additional funds – ACHC has funds, but is not able to support a project that does not have a deed restriction related to income eligibility
 - Janet reviewed some of the history of the property – unfortunately, Town Meeting did not approve a restriction that the property be used for income eligible households
 - Andrea Starr had approached ACHC about taking the title to the deed of 4 Cherry Ridge, but ACHC isn't set up to do this; suggestion has been made to Andrea about other entities that could take title to help her deal with the responsibility

IV. Future Agenda Items

- None

Judy moved to adjourn the meeting at 7:37pm and Dan seconded. Lara took a roll call vote – motion passed unanimously.

The next ACHC meeting will be on February 13, 2024 at 7pm via Zoom

STATEMENT OF DOCUMENTS PRESENTED AT THIS MEETING:

Agenda 1/9/24

Draft Minutes 12/12/23

Bank & Housing Funds report through 12/31/23

68 Parker Street LIP LAU Application

ACHC 2024 Final Meeting Schedule