

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

Pursuant to notice given, a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on Tuesday, April 9, 2024 at 12:00 pm via Zoom. Present and constituting a Quorum for the purpose of conducting business were regular members Janet Adachi, Bob Van Meter, Bernice Baran, Judy Hodge and Treasurer/associate member Dan Buckley. Janet authorized Dan to be a voting member for this meeting.

Janet took minutes of the meeting.

Janet Adachi, Chair, called the meeting to order around 12:00 pm. Janet read the updated meeting notice, including guidelines for public participation in the meeting.

I. Regular Business

- **Minutes** – Motion to approve minutes from 3/12/2024; seconded and approved via unanimous roll-call vote.
- **Financial Report** - Dan summarized the financial report as of 3/31/2024. Dan and Janet confirmed that they had reviewed the final financial report. Motion to accept financial report as of 3/31/2024; seconded and approved via unanimous roll-call vote.
- **Regional Housing Services Offices Update**
 - Most of the discussion during the April monthly meeting was about the upcoming Planning Board hearing for zoning proposals that will be on the annual Town Meeting warrant, including the proposed MBTA Communities zoning.
 - HUD recently released the 2024 affordable-income levels for rentals, which Janet circulated to ACHC. The new levels are rather high, with 130K being the level for a family of 4 (150K is the area median income in Boston metro/southern NH area).
 - McManus Manor update from AHA Executive Director Kelley Cronin; Janet shared with the committee Kelley's 4/1 email to Bob and her with a summary of the latest status. AHA now is considering septic service for the site in lieu of sewerage: bids for the sewer extension project were much higher than available funds, leaving a 1M+ gap (Massworks provided 2.3M funding in 10/2022). It is unclear what effect if any the shift to a septic system might have on the proposed dog park. The start on residential construction has been delayed over 1 year so costs for that phase also will increase; Secretary Augustus from the MA Department of Housing and Livable Communities (HLC) visited the site and was very enthusiastic about the project due to the strong community support for the project and affordable housing in general. AHA hopes to know who contractor will be in early May, at which point it will have to revisit financing.

- **Chair Update** – The Planning board held a hearing on 3/19 and 4/2 about the zoning proposals that will be on the Annual Town Meeting warrant, including the MBTA and South Acton zoning proposals. Janet attended on 3/19 and Bob and Judy attended on both dates. The Planning Board closed the hearing on 4/2 but will hold a special meeting tonight to hear from and address concerns of Dover Heights tenants upset by a misleading and alarmist flyer that a private citizen who is opposed to the MBTA Communities zoning circulated to the tenants.

II. **New Business**

- **Capital Assistance Request:** Request for 5K, for 2 projects: heating-system replacement, already completed for \$3800, and proposed vinyl flooring replacement, due gaps in original floor. Dan recommended no coverage of the flooring replacement and, noting the owner's higher income level, recommended a grant for 50% of the \$3800 heating-system replacement, to be payable directly to the vendor. Motion to approve Dan's recommendation; seconded and approved via unanimous roll-call vote.

III. **Old Business**

MBTA Communities zoning proposal: Discussion & possible votes on ACHC position(s) for delivery at upcoming Acton Town Meeting(s). General agreement that ACHC should formally support the MBTA Communities proposal, which will require 10% affordable units. Some discussion of the possibility of increasing the 10% to a higher percentage, such as 15%, though the bar for state approval of a higher percentage also is higher and Lexington failed in its attempt to increase the percentage. Bob moved that ACHC support the adoption of the MBTA Communities zoning with the added provision that after the zoning is in place, the Town explore the possibility of an increase to 15% affordable units; Bernice seconded. Unanimous approval by roll-call vote.

IV. **Future Agenda Items**

- ACHC capital grant program: Continued discussion & possible vote on modifying homeowner-contribution and other requirements.

Bob moved to adjourn the meeting at 12:56 pm and Bernice seconded. Unanimous approval by roll-call vote.

The next ACHC meeting will be on May 14, 2024 at 7pm via Zoom.

STATEMENT OF DOCUMENTS PRESENTED AT THIS MEETING:

Agenda 4/9/2024

Bank & Housing Funds report through 3/31/2024

Capital Assistance Request, Applicant 011624 (redacted)