

ACTON COMMUNITY HOUSING CORPORATION
Minutes Tuesday, October 8, 2024 – online via Zoom

Pursuant to notice given, a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on Tuesday, October 8, 2024 at 7PM 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 associate member Dan Buckley. Janet authorized Dan to be a voting member for this meeting. Judy left the meeting at 7:56pm.

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

Guests:

- Fran Arsenault, Select Board liaison to ACHC

Janet Adachi, Chair, called the meeting to order at 7:02pm. Janet read the updated meeting notice, including guidelines for public participation in the meeting.

I. Regular Business

- **Minutes** – The minutes from 9/10/24 were read. Bob moved to approve the notes, and Dan seconded – roll call vote was taken and the motion passed unanimously.
- **Financial Report**
Dan reported the following:
 - Total ACHC assets as of 9/30/24 – \$83,546.30 gross
 - Changes this month were just a little interest
 - Total ACHC assets as of 9/30/24 – \$675,172.52 gross; \$403,714.43 committed; \$271,458.09 available for expenditures
 - Town Accountant, JoAnn Norton, is retiring in December. The Select Board talked about the selection process for a new accountant – interviews are happening. Town Manager will make a recommendation on November 18th.
 - Dan and Janet both affirmed that they reviewed the bank statements.
 - Judy moved to approve the financial report and Bob seconded – roll call vote was taken and the motion passed unanimously.

• Regional Housing Services Offices Update

Janet reported the following:

- RHSO is going to invite the new AHA director to join the RHSO monthly update meetings
- Upcoming 3-day CHAPA 40B conference – Janet is signed up to go; Liz Rust will be one of the speakers at the conference
- Fair Housing – Kristen is still aiming to coordinate something with Suffolk University regarding testing in Acton. Janet reported that the Towns of Sudbury and Wayland had the most discriminatory occurrences of all the

towns tested by Suffolk University in the MetroWest Consortium study.

- McManus Manor – plan is to have the sewer connection in by late winter
- Powder Mill – Developers wanted to know if ZBA would allow them to pour foundation before Regulatory Agreement is recorded – Janet does not know the outcome
- Mass Attorney General's lawsuit against Milton regarding town's non-compliance with MBTA Communities Law is before the Supreme Judicial Court – remains to be seen what will happen
- 2025 HPP update – Advisory group is just getting started – still seeking more members to represent various committees; still working on a timeline
- Parker Street Apts – no update
- Minuteman ARC – looking for a site in Acton for one of their residences

- **Chair Update**

Janet reported the following:

- Powder Mill Apartments – Select Board approved MOU amendment that will reduce scope of work developer has to do for sewer; developer to make a payment to the Town in lieu of the work they were going to do
- Habitat contacted Janet – they are exploring potential re-use of an existing Great Road house – convert to 3 residential units
- Janet will prepare annual report to the State

- **Member Reports**

- Bob – virtually attended oral argument of Milton case yesterday – discussion of guidelines versus regulations; whether Attorney General has authority to enforce MBTA Communities Law; Acton Housing for All signed on to an amicus brief filed by CHAPA
- Bob – CHAPA is spearheading a business-oriented pro-housing effort
- Bernice – report from the AHA. State approved request for more funds for McManus Manor; Select Board approved an extension for the project; all funding will be sorted and ready to go on 12/1; Bernice has been happy with new AHA executive director
- Dan asked whether ACHC funds will be needed to fund the HPP or whether other funding has come through; Dan will contact Kristen and ask the status of other funding; Select Board has authorized ACHC to spend \$40K on the HPP

II. **New Business**

- **MA Affordable Home Act Overview: presentation by Bob Van Meter**

- A lot of funding has been committed to public housing – should be helpful to the AHA to make repairs/maintenance; also provides funding for development of new housing and makes borrowing easier
- Creates homeownership tax credit which could support affordable

- homeownership – hasn't previously been much State support for affordable homeownership
 - Includes a number of non-budgetary policy initiatives including by-right ADUs; can't require owner-occupancy; can't require additional parking; Acton will have to make a couple of changes to the Town's ADU by-law to comply with the new law
 - Initiatives for greening public and other affordable housing
 - Initiative to make it easier for the State to dispose of land for affordable housing
 - Initiative to make it more difficult for abutters to file lawsuits to prevent development
 - Establishes senior housing commission; very low income housing commission Bernice asked how this came about – Governor has made housing one of her top priorities; Lieutenant Governor has also been a champion on housing
 - Dan asked how many units this will generate - TBD
 - Fact Sheet in the meeting packet provides additional information
- **Community Preservation Act, FY '25: proposed ACHC application**
 - Janet looked for guidance on how much to request
 - Dan proposed at least \$150K considering that ACHC has spent so much money down
 - Bob agreed with Dan especially because AHA isn't likely to make a big request
 - Group conclusion was \$200K
 - Proposals due by 11/12 which is same day as ACHC's next meeting; Janet will prepare and submit the application probably without committee review

III. **Old Business**

- ACHC large-project grants: Discussion of proposed guidelines – postponed to a future meeting

IV. **Future Agenda Items**

- Modular Housing – there was a spontaneous discussion about the potential of modular housing; Fran has a contact who builds modular homes and could potentially be a good resource

Bob moved to adjourn the meeting at 8:19pm and Bernice seconded. Lara took a roll call vote – motion passed unanimously.

The next ACHC meeting will be on November 12, 2024 at 7pm via Zoom

STATEMENT OF DOCUMENTS PRESENTED AT THIS MEETING:

Agenda 10/8/24

Draft Minutes 9/10/24

Bank & Housing Funds report through 9/30/24

2024 MA Affordable Homes Act Summary 8/14/24

2025 HPP Update, SB Spending Approval 9/23/24