

ACTON COMMUNITY HOUSING CORPORATION
Minutes Thursday, April 21, 2022 – online via Zoom

Pursuant to notice given, a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on Thursday, April 21, 2022 at 4 PM via Zoom. Present and constituting a Quorum for the purpose of conducting business were regular members Janet Adachi, Bob Van Meter, Bernice Baran, Andy Richardt and associate member Corrina Roman-Kreuze. Janet as Chair designated Corrina as a voting member for today's meeting, and in Lara Plaskon's absence served as Clerk pro tem for the meeting.

Audience:

- Alissa Nicol; and David Martin, Select Board Chairman

Janet called the meeting to order at 4:01 pm, and read the updated meeting notice, including guidelines for public participation in the meeting.

I. Regular Business

- **Minutes** – No changes to the draft minutes of March 8, 2022. Bernice moved and Corrina seconded to approve minutes. Roll call vote, motion passed unanimously.

- **Financial Report**

Andy reported the following:

- Habitat has received and deposited \$60K grant for 26 Carlisle Road project, but sum still earmarked in spreadsheet.
- Total ACHC assets as of 3/31/22 –\$129,325.35
- Balance for undesignated gifts funds is \$238,926.22. (excludes \$7,500 earmarked for monitoring or RHSO)
- Total all funds (checking account + gift funds + CPA) = \$477,349.65
- Janet and Andy affirmed that they have both reviewed the monthly financial statements.
- Andy moved and Bob seconded to accept the financial report. Roll call vote, motion passed unanimously.

- **Chair Update**

Janet reported the following:

- There were a couple of developer inquiries last month, both in the very early conceptual stages and involving good locations with good access to conveniences. One concept would be larger-scale, maybe too large; the other concept would be much smaller-scale and mixed-use.

- **Member Reports** - Bob mentioned the citizens' petition warrant article that he submitted for 2022 Annual Town Meeting on behalf of the Housing and Climate

Justice for Acton group. The article is for a non-binding resolution requesting, 1) that the Planning Board adopt a zoning amendment requiring that owners of multi-family housing include electric vehicle charging stations; and 2) that the Town prioritize the creation of electric vehicle charging stations. Janet noted that a discussion of the Town Meeting warrant is next on the agenda.

II. New Business

- **2022 Annual Town Meeting: Potential ACHC support of warrant articles** - Janet noted that the warrant includes at least two articles that ACHC should address at Town Meeting: 1) the accessory dwelling unit zoning change, which ACHC heard about from the Planning Director a couple of meetings ago and presumably will support; and 2) the citizens' petition article proposing an economic feasibility study of a proposed rehabilitation affordable housing trust, which ACHC should at least comment on.
 - There was general agreement that ACHC should endorse the ADU proposal.
 - The rehab affordable housing trust proposal involved more discussion, with some members saying that the article was an effort to refine the rehab trust idea that ACHC had heard about earlier, ACHC should be supportive of an effort to create affordable housing via rehab, and the proposed expenditure of \$2500 in public funds was reasonable.
 - Audience member Alissa Nicol, who is part of the group advocating for the rehab affordable housing trust, said that proponents met with ACHC, Housing for All and Acton Housing Authority. One question that ACHC and HFA raised about proponents' presentation of the rehab trust proposal was what the model would be, whether purchase-rehab-sell or purchase-rehab-rent. The expenditure that the warrant article requests would provide for an analysis that would identify which of those models would be better. Ms. Nicol mentioned that the proponents would present to the Select Board on Monday, 4/25 and also request a legal opinion from Town Counsel as to the validity of the proposed trust. The proponents envision the rehab trust as a separate entity working in concert with ACHC but focusing on rehab.
 - The \$2500 estimate is based on a consultant working on the Devens Crest matter, whom Bob knows and whom rehab trust proponent Terra Friedrichs has worked with. Select Board member Fran Arsenault is the unofficial liaison to the group, which aside from Alissa and Terra, includes Michaela Moran, David Honn, the Fullers and Charlie Kadlec, who advises on financial issues.
 - Committee voted to support ADU zoning amendment and rehab affordable housing trust proposals: Andy moved, Corrina seconded, roll call vote, all Ayes.
 - Discussion of petition article for non-binding resolution, for which Bob is the contact person. Bob explained that article proposes that 1) Planning Board and Planning Department staff propose a zoning amendment requiring that

new multi-family developments and substantial renovation of existing multi-family developments include electric-vehicle charging stations; and 2) Town encourage the creation of electric-vehicle charging stations in existing multi-family buildings through grant programs and in implementing the Acton Climate Action Plan.

- Discussion of charging-station petition article: indirect connection to housing and indirect potential benefit to affordable-housing residents, but not really focused on affordable housing or affordable-qualifying residents. Committee consensus not to endorse.

III. 2022 ACHC meeting schedule & transition to in-person/hybrid meetings -

Committee will discuss when more members are present. SB Chairman David Martin explained that current state legislation authorizes virtual municipal committee meetings until the end of June. After that, if the MA legislature doesn't extend the special authorization, committee meetings must revert to the pre-pandemic standard under the Open Meeting Law, whereby virtual participation of committee members requires that a quorum of members be present in-person in the meeting room. Bob would like to resume in-person meetings but Bernice has reservations because she knows some vaccinated people who have gotten Covid.

IV. Old Business

Janet reported the following:

- Tavernier Place, 4/25 groundbreaking: Many tributes to Nancy Tavernier for her decades of work on affordable housing. Nancy and husband moved to Oregon the week after groundbreaking.
- 26 Carlisle Road: Janet met on 4/4 with Executive Director Carolyn Read in the Habitat office in Acton. Carolyn and Janet executed agreement and Janet gave Carolyn the \$60K grant check.
- 68 Parker Street: Proponents were before SB on 4/4. Discussion went just over an hour. Town Manager will put together a draft memorandum of understanding (about the proposed sewerage arrangement and deed-restriction to create affordable units) for further SB consideration.
- Powder Mill Apartments: No update since the report earlier this year that buyer in the midst of due diligence.

V. Future Agenda Items

To be determined.

Bernice moved and Corrina seconded to adjourn the meeting at 5:24 PM. Roll call vote, motion passed unanimously.

The next ACHC meeting will be on May 10, 2022

STATEMENT OF DOCUMENTS PRESENTED AT THIS MEETING:

Agenda, April 21, 2022

Draft Minutes from March 8, 2022

Financial Reports through 3/31/22, including bank account and housing gift funds

2022 Acton Annual Town Meeting Warrant Articles, 4/11/2022 draft

2022 Acton Annual Town Meeting Warrant Articles list and cost, 4/11/2022 draft

Pre-2022 Annual Town Meeting Calendar, 4/11/2022 draft

Memorandum of support to Select Board, 3/9/2022, re 68 Parker Street sewerage/deed-restriction proposal

Memorandum of support to Select Board, 3/9/2022, re proposed Community Preservation Act surcharge increase

26 Carlisle Road grant agreement, executed 4/4/2022, including Exhibit A (LIP-LAU application dated 8/18/2021)