

ACTON COMMUNITY HOUSING CORPORATION
Minutes Tuesday, May 10, 2022 – online via Zoom

Pursuant to notice given, a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on Tuesday, May 10, 2022 at 4PM via zoom. Present and constituting a Quorum for the purpose of conducting business were regular members Janet Adachi, Andy Richardt, Bernice Baran, Judy Hodge (via phone), Bob VanMeter, and associate member Dan Buckley. Janet designated Dan as a voting member for today's meeting.

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

Guests:

- None

Janet Adachi, Chair, called the meeting to order at 4:07 pm. Janet read the updated meeting notice, including guidelines for public participation in the meeting.

I. Regular Business

- **Minutes** – The minutes from 4/21/22 were read – Bernice moved to approve minutes and Bob seconded – a roll call vote was taken and the motion passed unanimously.
- **Financial Report**
Andy reported the following:
 - Check to Habitat cleared
 - Total ACHC assets as of 4/30/22 – \$69,326.89
 - Balance for undesignated gifts funds is \$238,926.22. (excludes \$7,500 earmarked for monitoring or RHSO)
 - Total all funds available for expenditures (checking account + gift funds + CPA) = \$477,351.19
 - Janet and Andy affirmed that they have both reviewed the monthly financial statements.
 - Andy moved to accept financial report and Bob seconded – roll call vote was taken and the motion passed unanimously.

• **Regional Housing Services Offices Update**

Lara reported the following:

- She has been working on 2 refinance requests from affordable homeowners in Acton
- An affordable owner in Acton Meadows has officially begun the resale process – 3bd unit with a sales price of \$283K. Lottery for this unit will be coming soon.
- HUD released new income limits in late April. Area median income for a family of 4 rose from \$120K to \$140K. Discussion followed about the effects

of the new income limits -- they will result in higher resale values for existing affordable units. The sales prices of new construction affordable units are also affected, but prices are moderated by the increase in interest rates.

- RHSO is offering a workshop for affordable homeowners to review key items in their deed riders – refinancing, resale, capital improvements. Will also cover issues related to condo associations. Lara will send the information to ACHC members.

- **Chair Update** –

- Janet attended WestMetro HOME Consortium Fair Housing training – overview of Federal and State laws; other barriers – fees, past evictions, criminal history, minimum income requirements; Results of testing in Metro Boston in 2018 were shared – they tested for discrimination against Black people and Section 8 voucher holders – 86% of voucher holders faced barriers; 71% of Black renters
 - Question from Bernice and some discussion followed regarding ACHC members' concern about this issue and what the response to the results of the 2018 study will be
- Janet attended Habitat annual breakfast – nice event, first time in person since pandemic
- Proponents of 516 Mass Ave development will probably be attending an ACHC meeting soon – they are ready to re-visit their project after dealing with some obstacles related to water
- Janet will be zooming with Nancy tomorrow – she is settling in her new West Coast home

- **Member Updates**

- Andy attended a fair housing workshop sponsored by DDS focused on people with disabilities – Andy will share the Powerpoint
- Bernice – BOS supported AHA's application to MassWorks for sewer connection for Main Street project

II. New Business – None

III. Old Business

- **2022 Annual Town Meeting (cont'd)** – Warrant Articles and ACHC endorsements
 - 2 ACHC endorsements were approved at the last ACHC meeting – Rehab Trust article and ADU article – Bob will do statement in support of Rehab Trust article, and Janet will do statement in support of ADU article
 - Some discussion about FinComm recommendations
 - CPA article – total of \$400K for community housing (including \$50K for ACHC) – exceeds minimum; Janet will be prepared to speak in support of the projects receiving CPA funding
 - Bob called attention to 3 Citizen's petitions on warrant that he views as anti-

development – 53, 54, 55

- 53 – potable water
- 54 – restrictions on cutting of trees
- 55 – unaffordable growth
- Janet encouraged ACHC members to speak in support or against any article at Town Meeting, but does feel ACHC should take a position on 53, 54, 55
- Housing for All voted not to support 53 and 55, but did not take a position on 54

- **2022 ACHC Meeting Schedule & Transition to in-person/hybrid meetings** –
 - ACHC can continue to meet virtually through July meeting, but a quorum will have to meet in person after that unless the order allowing virtual meetings gets extended
 - Everyone shared their schedule preferences
 - Janet suggested ACHC may start with some people meeting in person next month

IV. **Future Agenda Items**

- Possible item – ACHC program forms, guidelines review

Bob moved to adjourn the meeting at 5:07pm and Bernice seconded. Lara took a roll call vote – motion passed unanimously.

The next ACHC meeting will be on June 14, 2022, 4pm, Room 9 or via Zoom

STATEMENT OF DOCUMENTS PRESENTED AT THIS MEETING:

Agenda, May 10, 2022

Draft Minutes from April 21, 2022

Financial Reports through 4/30/22, including bank account and housing gift funds

2022 Town Meeting Warrant