

ACTON COMMUNITY HOUSING CORPORATION
Minutes Wednesday, April 11, 2023 – online via Zoom

Pursuant to notice given, a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on Tuesday, April 11, 2023 at 4PM via zoom. Present and constituting a Quorum for the purpose of conducting business were regular members Janet Adachi, Andy Richardt, Bernice Baran, Bob VanMeter and Judy Hodge, 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:

- Fran Arsenault, Select Board; Ariel ?, Dan Stouch, Lou York, Two unidentified people called in – community members

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

I. Regular Business

- **Minutes of March 15, 2023** – Bernice moved to approve the minutes of the March 15th ACHC meeting and Bob seconded – Lara took a roll call vote and the motion passed unanimously.

• **Monthly Financial Reports through 3/31/23**

Andy reported the following:

- Total ACHC assets as of 3/31/23 – \$69,758.74
- Activity since last ACHC meeting – \$700 distributed to affordable homeowner who was awarded a capital assistance grant; Andy & Janet arranged for payment of the \$100K grant to Common Ground, though Common Ground has not yet deposited the check.
- Funds available:
 - Savings & Checking - \$62,856.82
 - Gift funds - \$244,126.22
 - CPA funds - \$125,000
 - Total - \$431,983.04
 - \$200K committed to MacManus Manor, so total available for expenditures - \$231,983.04
- Janet and Andy affirmed that they have both reviewed the monthly financial statements.
- Judy moved to accept financial report and Bob seconded – roll call vote was taken and the motion passed unanimously.

• **Regional Housing Services Offices Update** –

- Re-sale unit at 212 Central Street set to close on 5/1 – everything going

smoothly

- Rehab Trust – Liz Rust and Lara met with Town Manager, Planning Director, AHA Director, and proponents of the Rehab Trust to discuss the next steps in the feasibility study. Main topic was choosing an entity to manage the Rehab Trust, but no decision was made. Liz will now work on an analysis of the cost of setting up the trust and the cost of ongoing activities since that will help determine managing entity and other details.
- RHSO has organized a Tenants' Rights Training coming up on April 27th. Lara will send the flier for the event to ACHC and Fran Arsenault to get the word out. Residents in any RHSO town are welcome to attend.

- **Chair Update –**

- Common Ground is working on a new project at 457 Mass Ave site – project concept has gone through several iterations – unclear what the project will look like in the end – single family homes, townhomes, rentals?
- South Acton Advisory Group – coming up with options that Town can comment on to comply with MBTA Communities Law and also how to comply with 40A; Governor Healey has recently said that compliance with the MBTA law is mandatory, as opposed to being optional, provided that a municipality is willing to forgo access to MassWorks and other state grants; Important to remember that the legislation doesn't require building now, just re-zoning; Public info/feedback session to come
- League of Women Voters hosted a candidate forum for all local elections last night; open positions for Library Trustee and clerk for the Water District – no one on the ballot as of now
- Asian American Civic Engagement Alliance had a forum for school committee members recently
- Housing for All and Climate Justice Group are organizing a candidate forum (for Select Board only) on housing issues – scheduled for Wednesday, 4/19 at 7pm at Town Hall; Joanne Barry will moderate forum; All candidates will have opportunity to speak and questions will be shared ahead of time
- Janet hoping to have WR Grace return to ACHC meeting next month to provide an update and more details on their plan.
- Habitat returning next month to request a small amount of additional assistance for 26 Carlisle Rd to help with unanticipated costs with the water hookup at the house

- **Member Updates**

- Judy – made some comments on MBTA Communities law – she recently read Bill McKibben's book (The Flag, The Cross & the Station Wagon) – lots of local anecdotes, helped clarify the intersections between race and housing, etc. – good food for thought
- Bernice – AHA solar panel funding for McManus Manor came through
- Andy asked if there are any housing updates related to Town Meeting – Janet

didn't have any; Select Board liaison Fran Arsenault reminded everyone that the first night of Town Meeting is May 1st

II. New Business –

- **Closing Cost Assistance Request**
 - Request from homeowner for \$2,500 to assist in paying closing costs related to purchase of affordable resale home
 - Lara reviewed the application and confirmed that the applicant is eligible for the program
 - Bernice moved to fund \$2,500 to assist the homeowner and Judy seconded – Lara took a roll call vote and the motion passed unanimously

III. Old Business – None

- **Tavernier Place –**
 - Janet provided update that there have been difficulties in delivering ACHC's \$100K contribution to Common Ground; Check made out to two entities, Common Ground and ACHC, and Janet endorsed check before shipping it to Common Ground but Common Ground's bank would not accept it. Janet asked Common Ground to go back to the bank and try again to deposit.
 - Update on construction of Tavernier Place – newest project completion date is late April/early May; some residents might be able to start moving in May, but most in June; second elevator is going to be delayed, but that shouldn't be delay Certificate of Occupancy; ribbon cutting in June
- **WR Grace Project –**
 - Dan asked if there were any updates about the solar array and other activities on the WR Grace property; Janet suggested where to get information

IV. Future Agenda Items

- W.R. Grace redevelopment proposal

Andy moved to adjourn the meeting at 4:50pm and Bernice seconded. Lara took a roll call vote – motion passed unanimously.

The next ACHC meeting will be on May 9, 2023, 7pm, Room 9 (?)

STATEMENT OF DOCUMENTS PRESENTED AT THIS MEETING:

Agenda, April 11, 2023

Financial Reports through 3/31/23, including bank account and housing gift funds

Draft Minutes from 3/14/23 ACHC meeting

Closing Cost Assistance Application Redacted

Tavernier Place Grant Agreement

Transmittal to Common Ground for Tavernier Place