

ACTON COMMUNITY HOUSING CORPORATION
Minutes Tuesday, December 12, 2023 – online via Zoom

Pursuant to notice given, a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on Tuesday, December 12, 2023 at 7PM via zoom. Present and constituting a Quorum for the purpose of conducting business were regular members Janet Adachi, Bernice Baran, Judy Hodge, Bob VanMeter, and associate member Dan Buckley. Janet authorized Dan to be a voting member for this meeting.

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

Guests:

- Elizabeth Azar, Regina ? – community members

Janet Adachi, Chair, called the meeting to order at 7:03 pm. Janet read the updated meeting notice, including guidelines for public participation in the meeting.

I. Regular Business

- **Minutes** – The minutes from 11/14/23 were read. Bernice moved to approved the notes with corrections, and Judy seconded – roll call vote was taken and the motion passed unanimously.

- **Financial Report**

Dan reported the following:

- Total ACHC assets as of 11/30/23 –\$54,960.66
- Changes this month – few dollars in interest; payment for \$4,100 was made for a capital improvement that had been approved a few months ago
- Total ACHC Funds (Bank accounts + Gift Funds + CPA Funds) – \$627,553.58 (\$213,466.70 committed and \$414,086.88 available for expenditures)
- Dan and Janet both affirmed that they reviewed the bank statements
- Bob moved to approve the financial report and Judy seconded – roll call vote was taken and the motion passed unanimously

- **Regional Housing Services Offices Update**

Janet reported the following:

- Janet went to RHSO meeting last week and was asked whether ACHC had formally endorsed the project at 457 Mass Ave – was told endorsement would help with developer's effort to connect to the sewer. Janet reached out to developer, Common Ground, but hasn't heard back yet.

- **Chair Update**

Janet reported the following:

- ACHC will possibly have a new COA liaison

- Janet accidentally filed CPA application from last year, but has since corrected and filed the updated application
 - 1/9/24 – Janet’s appointment with CPC re: the new CPA application is at 7:55 pm on the same day as ACHC's January meeting so Bob might have to take over chairing the meeting.
 - Natural Resources Conservation Zoning might go before Town Meeting in 2025 – zoning change aiming to preserve high value natural resources in Town and also to encourage more dense housing to preserve open space; the hope is that this zoning will become the default; there will be a lot of public education in advance of 2025 Town Meeting – committee will be formed with some representatives with a housing background and some with an open space background
 - 68 Parker Street – Town agreed a while ago to connect development to sewer in exchange for permanently restricting 10 units and restricting the rest of the units for 10 years. Town Manager and Janet have received the final LIP application from proponents for review signature. Application includes information such as the MOU with Select Board. Janet will circulate scanned copy to committee when it's available.
 - 2023 Annual Report – Janet needs to start drafting ACHC report for the 2023 Town Report.
- **Member Reports**
 - Judy – Article in today’s Globe about housing and economic disparities according to race – interesting article
 - Bob – commented there have been quite a few housing articles in the Globe lately 5 part series in Globe re: zoning; Another article entitled “Exclusionary by Design”

II. New Business

- **2024 Meeting Schedule**
 - Sticking with 7pm on the second Tuesday of the month; no one had any objections
 - Dan suggested adding a note on the schedule that ACHC may schedule additional meetings with 2 days notice if needed

III. Old Business

- **4 Cherry Ridge**
 - Andrea Starr provided additional information
 - Only restriction in the deed is that the house must be owned by a disabled veteran
 - Dan reached out to Homes for Our Troops in Taunton – still waiting to hear back; They usually identify veterans first and then find a house and customize – tricky because this house exists before a veteran has been identified

- Janet shared that Andrea is still working on the details that will be included in the deed rider; ACHC will continue to wait for more information, see what happens with the proponents' CPA application, etc.

IV. Future Agenda Items

- None

Bob moved to adjourn the meeting at 8:07pm and Judy seconded. Lara took a roll call vote – motion passed unanimously.

The next ACHC meeting will be on January 9, 2024

STATEMENT OF DOCUMENTS PRESENTED AT THIS MEETING:

4 Cherry Ridge documents – Deed; Info from Proponents 11/14; Additional Info from Proponents

Agenda 12/12/23

Draft Minutes 11/14/23

Bank & Housing Funds report through 11/30/23

ACHC 2024 Meeting Schedule