

ACTON COMMUNITY HOUSING CORPORATION
Minutes, Tuesday, August 27, 2025 – online via Zoom

Pursuant to notice given, a Special Meeting of the Acton Community Housing Corporation (ACHC) was held August 27, 2025 at 7:00 pm via Zoom. Present and constituting a quorum for the purpose of conducting business were regular members Janet Adachi, Bob Van Meter, Bernice Baran, and associate member Dan Buckley. Due to technical difficulties with her Internet connection that delayed the start of the meeting, Janet asked Bob to chair the balance of the meeting. Bob authorized Dan to be a voting member for this meeting.

Bernice recorded the minutes.

Janet called the meeting to order at 7:00 pm. Janet read the updated meeting notice for the virtual meeting, including guidelines for public participation in the meeting.

I. Regular Business

None.

II. New Business

- Massachusetts Senate and House bills, proposing to authorize local adoption of real estate transfer fees to fund affordable housing: Presentation by ACHC Vice Chairman Bob Van Meter, discussion and possible vote on committee position.

Bob presented an overview of the proposed legislation. The bills would permit local communities to adopt a property transfer fee of between 0.2% and 5% for property sold for over \$1 million, with the transfer fees to be used for affordable housing. If the legislation becomes law, a local community's Select Board will be able to vote on whether to have Town Meeting vote on whether to adopt the transfer fee locally. Each municipality will decide certain details, such as whether the buyer or seller or both will pay the transfer fee. The Acton Select Board will decide at its September 8 meeting whether to recommend that the MA Legislature approve the legislation.

Twenty MA communities already have adopted similar measures. The adoption of the local transfer fee is a way to provide additional funds for affordable housing, and with more flexibility regarding housing-related purposes that the Community Preservation Act law lacks, for example, regarding renovation.

Committee members voiced some concern about increasing the cost of housing in an environment in which the cost of real estate already is high, though Acton residents always have been very supportive of affordable housing needs. It would be useful to have more information about the transfer fees that Acton real estate sales might have

generated at different percentage levels if the transfer fee provision had been in effect. Bob will explore that issue.

Bernice moved and Dan seconded to recommend the adoption of the transfer-fee legislation to the Select Board. Roll-call vote, motion passed unanimously. Bob will prepare a statement to present on behalf of the ACHC to the Select Board.

III. Old Business

None.

IV. Future Agenda Items

Bob moved to adjourn the meeting at 8:30 pm and Janet seconded. Roll call vote, motion passed unanimously.

The next regular ACHC meeting will be on Tuesday, September 9, 2025, 7:00 pm (via Zoom or in Room 126).

STATEMENT OF DOCUMENTS PRESENTED AT THIS MEETING:

Agenda 8/27/2025

S.1937 (filed 1/15/2025)

H.3056 (filed 1/14/2025)

Local Option for Housing Affordability Coalition website information at
<https://www.realestatetransferfee.org/legislation>

MA Mortgage Bankers Association handout, 6/16/2025