

ACTON COMMUNITY HOUSING CORPORATION
Minutes, July 11,2023 (conducted virtually)

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held virtually on July 11, 2023, at 4PM. Present and constituting a Quorum for the purpose of conducting business were regular members Janet Adachi, Bernice Baran, Judy Hodge, and Bob Van Meter, and Associate Member Dan Buckley , who was appointed a voting member for this meeting. In Lara Plaskon's absence, Bernice Baran took the Minutes and conducted roll call votes

Guests and audience members : Steve Joncas, Rachelly Bartolotta, and Dan Barton, Common Ground; Fran Arsenault and Alissa Nicol, Select Board members; Kelley Cronin, Acton Housing Authority Executive Director, Lou York, Pamela Lowe.

Janet Adachi, Chair, called the meeting to order at 4 PM. She read the Meeting Notice, including guidelines for public participation in the meeting.

I. MINUTES – Minutes from the meeting on June 13, 2023, were read. Bob made and Judy seconded a motion to approve. Motion passed unanimously by roll-call vote.

II. CHAIR UPDATES

Janet attended the Opening Ceremony for the Habitat for Humanity house at 26 Carlisle Road and presented the key to the new owners; she noted the acknowledgment of Minuteman Vocational High School students as part of the work crew.

Janet encouraged members to review and provide feedback about the draft South Acton Vision Plan which is on display at Town Hall. The proposed plan provides for Acton's compliance with the multi-family zoning requirement of the MBTA communities law, and addresses other potential changes.

Finally, Janet would like to hold an additional special meeting to formally affirm the change in the committee's treasurer so that Janet and Dan may provide Cambridge Savings Bank with the documentation in the form of meeting minutes that the bank requires to add Dan's name to the bank account, and remove Andy Richardt's and Nancy Tavernier's names. The committee will meet virtually on Tuesday, 7/18/2023, 4:00 PM for that purpose.

Reminder: Get-together with longtime Chairman Nancy Tavernier on Tuesday, 7/18/2023, 1:00 PM Tavernier Place Community Room.

III. NEW BUSINESS

-457 MASSACHUSETTS AVE.

Rachelly Bartolotta and Dan Barton presented the Common Ground proposal to build 38- 39 famiy-housing rental units for low and moderate income residents in one building at the rear of the property. This will consist of one, two, and three bedroom apartments with 60% two and

three bedrooms. Four or five apartments will be reserved for residents with intellectual disabilities, who receive services from Minuteman ARC. The existing home on the property will be preserved, with its specific use yet to be determined. The apartment building will be 3-1/2 stories high and will include above and underground parking. It is anticipated that 7 units will be offered at 30% of the AMI with the remainder at 60%. Common Ground will pursue low-income housing tax credit financing and explore sewer-connection possibilities with the Town. Common Ground will return to the Committee at a later date with more specifics on the proposal, including the pro forma.

Comments from ACHC members were generally positive with the need for additional family housing being noted. Ms. Bartolotta explained that the proposed number of units aligns with the minimum number of units, around 35, that the state requires for proposed family housing qualifying for LIHTC financing; so increasing the proposed number of 3-bedroom units above 10% would risk reducing the total possible units below the state's minimum threshold for family housing. Mr. Barton said that the existing house is not on the National Registry of Historic Places but is eligible for it. Fran Arsenault provided additional information: the house dates to 1850 and is on the Acton Cultural Resources list, was. Alissa Nicol, speaking as a private citizen, stressed the need in Acton for studio apartments for single individuals.

-26 CARLISLE ROAD

Judy made and Bernice seconded a motion to approve Janet's between-meetings execution of the Grant Agreement on 6/29 and issuance of the additional \$10,000 grant to Habitat. The motion was approved unanimously by roll-call vote.

-EMERGENCY CAPITAL ASSISTANCE AUTHORIZATION, 2023-2024

Bob made and Judy seconded a motion to authorize the Chairman and Treasurer to spend up to \$5,000 for requests to ACHC between meetings. The motion was approved unanimously by roll-call vote.

IV. OLD BUSINESS

-POWDER MILL APARTMENTS

A new developer has taken over the project. The new developer will appear before the Zoning Board of Appeals this evening to request an extension of the original comprehensive permit, which will expire in August, and also to have the ZBA consider the developer's proposed plan modifications. The ZBA will not accept public comments tonight. But if the ZBA decides that the proposed plan changes are "substantial," the ZBA will have to consider the topic at a future meeting with public comment, at which time Janet would offer remarks on behalf of the committee. Bernice made and Bob seconded a Motion to continue to support this project. The motion was approved unanimously by roll call-vote.

V. FUTURE AGENDA ITEMS

-Inclusionary Zoning: Bob will facilitate discussion of this item.

Judy made and Bob seconded a motion to adjourn the meeting. The motion was approved unanimously by roll-call vote. Adjournment at 5:17 PM.

STATEMENT OF DOCUMENTS PRESENTED AT THIS MEETING

Agenda for meeting on July 11, 2023

Draft Minutes for meeting on June 13, 2023

Materials for Common Ground Proposal for 457 Massachusetts Avenue

First Amendment to Grant Agreement between ACHC and Habitat for Humanity

RHSO memorandum, 6/7/2023, regarding 68 Parker St.

Zoning Board of Appeals file on 6/30/2023 request for Powder Mill Apartments plan modifications