

**ACTON COMMUNITY HOUSING CORPORATION**  
**Executive Session Minutes, Wednesday, July 23, 2025 – online via Zoom**

Pursuant to notice given, an Executive Session of the Acton Community Housing Corporation (ACHC) was held on July 23, 2025 at 3:15 pm via zoom. Present and constituting a Quorum for the purpose of conducting business were regular members Janet Adachi, Bernice Baran, Judy Hodge and associate member Dan Buckley. Janet authorized Dan to be a voting member for this meeting.

Co-Clerks Bernice and Janet recorded the minutes.

Janet Adachi, Chair, called the meeting to order at 3:22 pm in open session. Janet read the updated meeting notice for the virtual meeting, including guidelines for public participation in the meeting.

Janet requested a motion to enter executive session to discuss the purchase, exchange, lease or value of real property located at 3 West Road under Purpose 6 of the MA Open Meeting Law as an open session might have a detrimental effect on the negotiating position of the public body. Janet noted that Liz Rust, Regional Housing Services Office Executive Director, would participate in the executive session. Bernice moved and Judy seconded. Roll-call vote, motion passed unanimously.

Janet opened the executive session with a brief report about her attendance at the Select Board's executive session discussion of the 3 West Road property on July 21, 2025, and the Board's response to her memorandum on behalf of ACHC, seeking the Board's assistance in preserving the property as an affordable unit. In brief:

1. There is no cache of Town funds readily available to supplement ACHC's own funds.
2. The Town's use of public funds requires Town Meeting approval, which in turn would require far more time than is available to schedule and organize, and
3. If the ACHC voted to commit a substantial portion of its own funds toward acquiring 3 West Road and requested the Select Board's authorization, the Select Board probably would deny approval.

Janet acknowledged to the Select Board that 3 West Road was a rare opportunity, which is why ACHC unfortunately was insufficiently prepared. Bernice thought the project would have been a good one for ACHC to work on and was disappointed at the outcome of the Select Board discussion. But she also noted the possibly unwanted precedent if ACHC had been able to purchase the West Road property, and other affordable homeowners approached ACHC seeking the same opportunity.

Dan described a hypothetical situation in which ACHC could partner with the Steinberg-Lalli Foundation to acquire, rehabilitate and preserve an affordable single-family home like West Road. Bernice confirmed that the Foundation remains active and has an annual funding cycle.

Committee members agreed that ACHC should nurture its relationship with the Foundation and interact more with affordable owners, for example, using ACHC funds to sponsor workshops. Dan will get in touch with Steinberg-Lalli and introduce himself.

Janet requested a motion to exit executive session and reconvene in open session for the sole purpose of adjourning. Judy moved and Bernice seconded. Roll-call vote, motion passed unanimously.

After the committee returned to open session, Janet requested a motion to adjourn. Dan moved to adjourn the meeting at 4:25 pm and Judy seconded. Roll-call vote, motion passed unanimously.

The next regular ACHC meeting will be on Tuesday, September 9, 2025 at 7:00 pm via Zoom.

**STATEMENT OF DOCUMENTS PRESENTED AT THIS MEETING:**

-Agenda 7/23/2025

-7/21/2025 memorandum from Janet K. Adachi, ACHC, to Select Board regarding 3 West Road, with ACHC financial report as of 6/30/2025