

ACTON HOUSING AUTHORITY  
 BOARD OF COMMISSIONERS MEETING  
 68 WINDSOR AVENUE, ACTON MA 01720  
 MINUTES  
 February 28, 2012

RECEIVED  
 MAY - 9 2012  
 TOWN CLERK, ACTON

Present: Bernice Baran, Nancy Kolb, Ken Sghia-Hughes, Dennis Sullivan and  
 Robert Whittlesey  
 Also Present: Kelley Cronin

Mr. Whittlesey called the meeting to order at 4:00 p.m.

1. Mr. Sullivan made a motion which was seconded by Mr. Sghia-Hughes and unanimously voted in the affirmative to:

*Approve the minutes of the January 31, 2012 meeting.*

2. Ms. Cronin updated the Board on the Governor's Commission on Public Housing Reform and Sustainability. Ms. Cronin let the Board know that DHCD staff told MA NAHRO that the Governor would like to regionalize housing authorities. There is even discussion of having private property management companies take on the management of LHA's. The Board discussed how to communicate with elected officials regarding this issue. The Board discussed agenda items for meeting with Senator James Eldridge. The Board reviewed the end of year financial statements submitted by the AHA. Ms. Cronin is going to give the Board a memo which highlights revenue and spending over the past year.
3. Ms. Cronin updated the Board on Sachem Way. The project has been bid and proposals are due March 29<sup>th</sup>. The actual cost will be known prior to the Acton Town Meeting. Ms. Cronin went over the Contract for Financial Assistance from DHCD for the Sachem Way Project. Mr. Whittlesey read the attached resolution. Mr. Whittlesey made a motion which was seconded by Ms. Baran and unanimously voted in the affirmative to:

*Approve the resolution as read (attached to minutes).*

Ms. Cronin let the Board know that a draft contract from the North Acton Treatment Plant is attached to their packet. She has not received confirmation that the final amount will not exceed the price attached. Ms. Cronin hopes to have the final number for the Board to approve at the next meeting.

4. Mr. Sghia-Hughes updated the Board on the Community Preservation Committee and let the Board know that the CPC voted to approve the full request of the AHA. The Board discussed the CPA agenda for Town Meeting. The Board asked Ms. Cronin to get the current numbers of people on the waiting list by unit size for Town Meeting. Ms. Baran updated the Board on ACHC activities. She let the Board know that Acton

has been chosen to participate in the regional housing committee which is staffed by Beth Rust who works in the Planning Department of the Town of Sudbury. She will be monitoring the affordable units in Acton, running the lotteries, and working on the housing plan.

5. The Board reviewed correspondence between the AHA and the Town of Boxborough since 1983. The correspondence demonstrates that there is no formal agreement between the AHA and Boxborough for giving Boxborough residents a local preference. The only correspondence relates to the Town of Boxborough approving having voucher holders rent in the Town of Boxborough. The Board has total discretion on changing the preference. The Board would like Ms. Cronin to get a legal opinion regarding changing the local preference.
6. Mr. Sullivan made a motion which was seconded by Ms. Kolb and unanimously voted in the affirmative to:

*Approve the January voucher (monthly list of accounts payable) as presented.*

The meeting was adjourned.

Respectfully submitted,



Kelley A. Cronin  
Executive Director

Attachments:

Minutes of the January 31, 2012 meeting, memo from Mike Gowing inviting the AHA to the all Boards meeting, MA NAHRO Legislative Day invitation and agenda, Governors Reforms to Public Housing document, Governors Executive Order Establishing A Commission for Public Housing Reform, Public Housing Notice 2012-2 regarding Executive Director Salaries, Public Housing Notice 2012-3 regarding 5 highest paid LHA staff, Staff Pay form, End of Year Financial Certification, End of Year Financial Report, DHCD Letter to E.D. regarding CFA 002018 contracts, DHCD Letter to Chair regarding financial assistance award for Sachem Way, Contracts for Financial Assistance Project No. 002018 (Sachem Way development), Board Resolution and certifications for CFA 00201, January voucher, North Acton Treatment Plant Contract and Price Sheet, Correspondence between AHA and Boxborough Board of Selectmen

The following resolution was introduced by Mr. Whittlesey, read in full and considered:

RESOLUTION AUTHORIZING CONTRACT FOR FINANCIAL  
ASSISTANCE FOR STATE-AIDED DEVELOPMENT 705-1, PROJECT  
002018  
FOR  
FOR HOUSING PROGRAM 705-1, MCCARTHY VILLAGE II, FOR  
FUND COSTS ASSOCIATED WITH DESIGN AND CONSTRUCTION  
OF 12 UNITS OF MODULAR FAMILY HOUSING

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE MEMBERS  
OF THE ACTON HOUSING AUTHORITY, AS FOLLOWS,

Section 1. The Authority shall enter into a contract with the Commonwealth of Massachusetts in the form submitted at this meeting and contract in the name of Acton Housing Authority under its corporate seal, and the Secretary is hereby authorized to attest to the same.

Section 2. The Authority hereby requests the Director of the Department of Housing and Community Development (Commissioner of the Department of Community Affairs) enter into such contract with the Authority and the Commonwealth of Massachusetts to approve such contract.

Section 3. The Officers of this Authority shall be, and they are hereby authorized and directed, on and after the execution of said contract by the respective parties thereto, to do and perform on behalf of the Authority all acts and the things required of the Authority to perform fully all of its obligations thereunder.

Section 4. This resolution shall be effective immediately. Robert Whittlesey moved that the foregoing resolutions be adopted as introduced and read, which motion was seconded by Bernice Baran, and upon roll call the "Ayes" and "Nays" were as follows:

Ayes 5                      Nays 0

The Chairperson thereupon declared said motion carried and said resolution adopted.