

Acton Housing Authority

Minutes of the Regular Meeting, September 17, 1990, 7:30pm at 68 Windsor Avenue, Acton, Ma.

Present: Joseph Mercurio, Marlin Murdock, Jean Schoch, Barbara Willson, Barbara Yates. Betty McManus, Ann Hosmer, Gail Hembrough /Acton Housing Authority.

Guest: Ann Fanton, Planning Council

1. Marlin Murdock, Chairman, called the Regular Meeting to order at 7:30pm.

2. Ann Fanton of the Acton Planning Council discussed with the Board the Council's proposed Affordable Housing Zoning Article which will be presented at the Special Town Meeting in the fall. Ms. Fanton asked for the Board's support of the Article and a verbal commitment that the Board would not resort to using the Comprehensive Permit in the event that a Developer submitted a proposal to develop a piece of land that was not included in the proposed Article. Ms. Fanton stated that the Authority could go back to Town Meeting and have the article amended to include the site. The sense of the Members was that they could support the Article but could not speak for members in the future. Ms. Fanton understood the Board's position and thanked the Members for their verbal commitment to work with the Council for the passage of the Article.

3. Joseph Mercurio moved that the Members vote to approve the Minutes of the Regular Meeting of July 24, 1990 with corrections. Barbara Willson seconded the motion and all Members voted in favor.

4. Joseph Mercurio moved that the Members vote to approve the Minutes of the Regular Meeting of August 20, 1990. Barbara Willson seconded the motion and all Members voted to approve.

5. Marlin Murdock moved that Voucher # 81 in the amount of \$339,545.13 be approved. Barbara Yates seconded the motion and all Members voted to approve.

6. Executive Director's Report

A. The E.D. recommended to the Board that the Authority take a single membership out for CHAPA. The Board agreed with the recommendation and authorized the E.D. to take out a membership in her name.

B. Discussion followed regarding the budget problems E.O.C.D. has experienced with the State Budget. Based on the E.D.'s

recommendation Barbara Yates moved that the Acton Housing Authority vote to close the Chapter 707 Waiting List due to the reduction in the State's 707 budget for the 1990 fiscal year and the lack of movement on the 707 Waiting List due to the Certificate freeze imposed by EOCD on June 30, 1990. Barbara Willson seconded the motion and a roll call was taken by the Chairman. All Members voted in support of the motion.

C. Board informed that a real estate agent has sent a property listing to the Authority. The owner had previously contacted the Authority last year to see if the Authority was interested.

D. Sudbury Housing Authority's invitation to the Ground Breaking Ceremony for scattered site 705 Housing was noted.

E. EOCD's letter granting authority to relocate the office temporarily to unit 10B while the Office construction is under way was discussed.

F. The Board discussed the E.D.'s Letter of Intent to Apply for funds for a Chapter 705 Transitional House which was sent to EOCD. It was the sense of the Board that although the Members were aware and supported the concept that a formal vote of the Board should have been taken. The E.D. acknowledged the Board's concerns and assured the Members that before the final application could be submitted both the Members of the Authority and the Selectmen had to vote to approve the application submittal.

G. The Board was informed that the E.D. has had to hire Day Electric to do Emergency Cleaning of all Hard Wired Heat Detectors at the Windsor Green site. In the past two weeks there have been three false alarms in the elderly complex, one occurring at 12:30 am. The emergency work will be outside their contract for the annual inspection of the fire alarm system.

H. Board reviewed the letter from the Office for Children thanking the Authority for support of their budget to remain intact.

I. EOCD has agreed to provide funds for AHA's Parent Aide Program in the amount of \$ 5000.00 . The Section 8 Program will be charged \$ 1000.00 for it's prorated share.

J. E.D. has contacted the installers of the Wheelchair lift at 27 Concord Road requesting duplicate keys. The staff of the Eliot House has lost both sets.

K. The Board was informed that EOCD has three Section 8 Certificates in the Acton/Boxboro area.

L. Board acknowledged the Fire Department's letter informing the Authority that the parking problems at the family units at McCarthy Village must be addressed.

M. AHA will host the Elderly Providers Meeting for twelve towns on September 27, 1990. The Executive Directors of the twelve towns will also be present to explore networking with the Support Service in their communities.

N. EOCD's memo requesting a SRO Preservation Plan be written by all municipalities was noted.

O. The Board was informed that the E.D. had recommended to the Acton Selectmen that they not support EOCD's application for Section 8 Certificates when there was a local housing Authority in the area to administer the program. This recommendation is the same position that the Authority has given to the Selectmen in past years.

P. The Board of the Littleton Housing Authority has requested that the AHA write HUD for authorization to exceed the FMR for the units at Pondsides. Littleton has asked AHA assistance because they do not have a Section 8 Program. Once documentation has been submitted by the Developer the AHA's Director will submit a letter to HUD for their consideration.

7. New Business

A. Budget Revisions

MOTION: Joseph Mercurio moved that the proposed Operating Budget for State-aided Rent.Asst. Housing, of the Acton Housing Authority, (Chapter 200/667/705/689/707), Program Number 707 for fiscal year ending 12/31/90, showing Total Operating Receipts of \$ 26250 and Total Operating Expenditures of \$ 28052, thereby requesting a subsidy of \$ -0- be submitted to the Executive Office of Communities and Development for its review and approval. Barbara Willson seconded the motion which, upon roll-call vote, was passed by a vote of 5 to 0.

MOTION: Joseph Mercurio moved that the proposed Operating Budget for State-aided FAMILY Housing, of the ACTON Housing Authority, (Chapter 200/667/705/689/707), Program Number 705-C for fiscal year ending 12/21/90, showing Total Operating Receipts of \$ 55,000. and Total Operating Expenditures of \$ 91309, thereby requesting a subsidy of \$ 36309 be submitted to the Executive Office of Communities and Development for its review and approval. Barbara Willson seconded the motion which, upon roll-call vote, was passed by a vote of 5 to

MOTION: Joseph Mercurio moved that the proposed Operating Budget for State-aided Elderly Housing, of the Acton Housing Authority, (Chapter 200/667/705/689/707), Program Number 667-C for fiscal year ending 12/31/90, showing Total Operating Receipts of \$ 174,300 and Total Operating Expenditures of \$ 236415.00, thereby requesting a subsidy of \$ 62,115 be submitted to the Executive Office of Communities and Development for its review and approval. Barbara Willson seconded the motion which, upon roll-call vote, was passed by a vote of 5 to 0.

MOTION: Joseph Mercurio moved that the proposed Operating Budget for State-aided Family Housing, of the Actonn Housing Authority, (Chapter 200/667/705/689/707), Program Number 705-1 for fiscal year ending 12/31/90, showing Total Operating Receipts of \$ 29880 and Total Operating Expenditures of \$ 47107, thereby requesting a subsidy of \$ 17227.00 be submitted to the Executive Office of Communities and Development for its review and approval. Barbara Willson seconded the motion which, upon roll-call vote, was passed by a vote of 5 to 0.

MOTION: Joseph Mercurio moved that the proposed Operating Budget for State-aided HANDICAP Housing, of the ACTON Housing Authority, (Chapter 200/667/705/689/707), Program Number 689-1 for fiscal year ending 12/31/90, showing Total Operating Receipts of \$ 19224 and Total Operating Expenditures of \$ 19224, thereby requesting a subsidy of \$ -0- be submitted to the Executive Office of Communities and Development for its review and approval. Barbara Willson seconded the motion which, upon roll-call vote, was passed by a vote of 5 to 0.

B. Proposed 202 Hud Project

The Board was informed that a Developer has contacted the Authority to discuss the possibilities of developing 202 housing (40 units) next to the local post office in Acton. The sense of the Board was that location was not appropriate for handicapped tenants. Concern was raised regarding whether the proposed site was included in the Planning Council's Overlay map.

8. Old Business

A. Windsor Green

The bids for a G.C. to do the wood rot repair work, increase the office space and the installation of additional gutters at Windsor Green were opened September 13, 1990 by the Authority's staff and the architect. Based on the bids that were submitted Barbara Willson moved that the Acton Housing Authority award the contract work including the four (4) alternates in the amount of \$ 114,550. to Jesco Construction. Jean Schoch seconded the motion and all members voted to approve.

B. McCarthy Village

The bids for a G.C. to do the painting at McCarthy Village were opened September 13, 1990. Based on the low bidder Barbara Willson moved that the Acton Housing Authority award the painting contract for McCarthy Village in the amount of \$26,400 to Jesco Construction.

C. Board acknowledged Gauchat's solution to the drainage problems behind the family units at McCarthy Village. Marlin Murdock stated that the Board was not able to really comment on the solution and that the Board deferred to EOCD's expertise in the matter.

D. The Director stated to the Board that she anticipates purchasing the three units at Rosestone within the next week to ten (10) days.

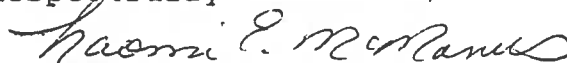
E. Board informed of the status of the installation of the septic pumps at Windsor Green. The Director anticipates that the work will be completed within the next week or ten (10) days.

9. Regular Board Meeting was adjourned at 9:50 pm.

10. The next Regular Board Meeting is schedule for October 1, 1990 at 7:30 pm.

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Respectfully submitted,



Naomi E. McManus
Executive Director