



ACTON HOUSING AUTHORITY

Minutes of the Regular Meeting June 20, 1994, 7:30 pm, 68 Windsor Avenue Acton, Ma.

Attendance: Peter Berry, Tom Dill, John Noun, Jean Schoch, Barbara Yates. Naomi McManus, Ann Hosmer, Linda Colby/Acton Housing Authority.

Guest: Ann Hancock, Acton Citizen

- 1). Tom Dill, Chairman called the Regular Meeting to order at 7:30 pm.
- 2). Jean Schoch moved that the Minutes of the Regular Meeting of May 23, 1994 be approved with noted correction. Barbara Yates seconded the motion and all members voted to approve.
- 3). John Noun moved that Voucher # 117 be approved in the amount of amount of \$108,986.74. Barbara Yates seconded the motion and all members voted to approve.
- 4). Executive Director's Report
 - A). Fran Souza's news article to Tom Benton of E.A. Hill Realtor was noted. The article will appear in the monthly newsletter sent out by the E.A. Hill to the community.
 - B). Fran Souza's letter to Superintendent Zimmerman regarding the Health Survey that the schools conducted was noted. Fran pointed out in her letter that it was important to include socio-economic information in the survey.
 - C). The Executive Director's letter to area Congressmen and Senators regarding their support to delete Rep. Walter's amendment from the Housing and Community Development Act of 1994 specifically:
 - 4) Jurisdictional Preference- A public housing body may not establish selection preference for applicants living within the agency's jurisdiction.
 - D). EOCD's memo regarding the M.G.L. Chapter 121B Section 5, which states, "Whenever the membership of an Authority is changed by an appointment, election, resignation, removal, or death, the city or town clerk shall file a certificate with the Department of EOCD and a duplicate in the office of the State Secretary (Public Records)" was noted.
 - E). Discussion followed regarding United Way's letter informing the Authority of Gifts In Kind America Program. It was the sense of the Board not to apply.
 - F). Peter Berry moved that the \$12.58 spent for refreshments

for the last meeting of the Program Coordinating Committee of the Family Self Sufficiency program be approved. Barbara Yates seconded the motion and all members voted to approve.

G). The Board was informed that the Authority has signed up for a cellular phone for the maintenance staff. The phone will be used when the maintenance staff is off site from Windsor Green. A report will be given to the Board after 120 days trial period.

H). The Executive Director's letter to the family of Doli Atamian thanking them for their generous gift to the Authority's campership program was noted. The letter requested that they contact the Authority to discuss setting up a permant scholarship fund in Doli's name.

I). HUD's NOFA on funding for Public Housing Developments & Major Construction was noted.

J). DMH's memo regarding the availability of McKenny monies was noted.

K). GenRad's generous donation of \$750.00 to Career Counseling of the Authority's clients was noted. The funds will be sent to Acton/Boxboro Community Education.

L). Northeast Rugs dealership was hired to install a new carpet at one of the Authority's condominium units located at Great Road Condominiums.

M). The possibility of Trailers Campers moving to abutting property next to McCarthy Village was discussed.

N). NAHRO's safety award to the Authority for 12 months without lost time due to injury for 1992 & 1993 was noted.

O). The Board reviewed the Grievance Procedure Regulation. Tom Dill appointed Barbara Yates as a member and John Noun as the alternate member.

P). Discussion followed the unpaid debt of a 705 family who lived in one of the Authority's condominiums at Pillar I. The amount unpaid was \$202. After many attempts to collect the outstanding balance the Executive Director requested that the Board write the bad debt off. John Noun moved that the Authority's Fee Accountant be instructed to write the \$202 bad debt off the books. Peter Berry seconded the motion and all members voted to approve the motion.

Q). The Board reviewed NAHRO's memo regarding the Elderly Preference bill before the State Legislators.

R). The Commissioners Training being held in August in Hyannis was noted.

S). The Board agreed to rent the documentary "Defending Our Lives" to be shown at the next Regular Board Meeting. A discussion as to whether to purchase the film or rent followed and it was decided to rent with the option to purchase at a later date.

T). MMDT's monthly interest rate for May was 3.58%.

5). New Business

A). The Board was informed that the Authority was purchasing an additional computer which was approved by EOCD. The staff has spent hours researching the best computer for the money and the firm of Speed Ware was selected.

B). The Board discussed and agreed with the Executive Director's recommendation to request modernization funds from EOCD for the following items:

- 1). Remedial repairs of the exterior of six (6) buildings located at Windsor Green.
- 2). Refurbishing of 162 electric storage heaters at Windsor Green and relays for the new Boston Edison meters.
- 3). Refurbishing of three handicapped bathrooms at Windsor Green.

C). Discussion followed HUD's concern that the Authority's year end statements showed a budget shortfall. The Authority's Fee Accountant's response to HUD pointing out that there was no shortfall was noted as well.

D). Barbara Yates moved that the Chairman be authorized to sign the new ACC for the additional 10 Certificates. Peter Berry seconded the motion and all members voted to approve the motion.

E). Barbara Yates moved that the Board accept the following income limits for the Section 8 Program:

DATE: MASSACHUSETTS REPAIRED: 4-20-94	PROGRAM	-----INCOME LIMITS-----							
		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
MSA : Boston, MA-NH	VERY LOW-INCOME	17950	20500	23100	25650	27700	29750	31800	33850
FY 1994 MEDIAN FAMILY INCOME: 51300	LOW-INCOME	27950	31900	35900	39900	43100	46300	49500	52650

6). The Regular Meeting adjourned at 9:45 pm.

7). The next Regular Meeting was scheduled for July 18, 1994.

Respectfully Submitted,

Naomi E. McManus
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 Executive Director