

ACTON HOUSING AUTHORITY

Minutes of Regular Meeting, 7:00 P.M., 19 October 1981, 68 Windsor Avenue

Attendance: Paul Der Ananian, Joseph Mercurio, Marlin Murdock, Ralph Peek,
James Sargent, Betty McManus, Barbara Yates/AHA
Nancy Banks/Town Manager, Stanton Collins/Chairman, Board of
Selectmen
Jean Schoch/League of Women Voters
Ann Anderson, David DeLoury, Mildred Brady, Cathie Maslanka/
Citizens Advisory Committee

Absent: Peggy Hartman, Whit Mowry, Ruth Stearns/Citizens Advisory Committee

1. Chairman James Sargent called the meeting to order at 7:15 P.M.. Mr. Sargent called attention to the letter sent by Jim Pace, Business Manager for D&B Realty, regarding their inability to secure a bank release on the proposed Strawberry Hill site.
2. Paul Der Ananian moved that the members of the Board, Authority staff, and the Citizens Advisory Committee proceed into Executive Session under Chapter 30A of the General Laws of Massachusetts for the purpose of discussing land acquisition for the 667-2/705-1 grant. He further stated that the Regular AHA Board Meeting would reconvene after the Executive Session. Marlin Murdock seconded the motion. A Roll Call of board members was called by the Chairman.

AYES	NAYS
Paul Der Ananian	
Joseph Mercurio	
Marlin Murdock	-0-
Ralph Peek	
James Sargent	

(See Executive Session Minutes - page 124.)

3. Regular Meeting reconvened at 8:15 P.M. The Chairman introduced Stanton Collins and Nancy Banks to the Board members. The Executive Director informed Ms. Banks and Mr. Collins of the following programs which the AHA administers for the low-income elderly and families of Acton.
 - A. Predevelopment stage - 20 units (12 3-bedroom, 8 1-bedroom) new construction for elderly and family. Land acquisition should be completed in the near future. Funded by EOCD.
 - B. Predevelopment Phase - 10 condominium units to be purchased for low-income families under Chapter 705 Housing Program by EOCD.

- C. 50 units Section 8 - HUD scattered existing housing throughout Acton and Boxboro. Of the 50 Certificates 8% are servicing residents of the town of Boxboro. Five Mobile Certificates are located in the area subsidized by other Housing authorities in Massachusetts. The Executive Director informed the guests that she would be recommending that the Housing Authority apply for further Section 8 Certificates in spite of shrinking rental market. This will enable the Authority to provide safe, decent, affordable housing to the low-income elderly and families of the area through the Mobility Program.
 - D. 13 unites of 707 scattered site existing units in Acton funded by EOCD for low-income elderly, handicapped, and families.
 - E. 68 units of elderly and handicapped at Windsor Green for low-income tenants.
4. Stanton Collins informed the Board that in the recent Selectmen's meeting the Selectmen had granted Permits for Condominium Conversion to Parker Village with one of the conditions that two units pre-selected by the AHA be offered to the Authority with the right of first refusal. Originally the Selectmen requested the AHA to select two units by October 27, 1981 and notify them of their decision. The Authority requested an extension of up to one month.
 5. Minutes of Regular Meeting of 5 October 1981 were approved.
 6. Executive Director's Report
 - A. No response to date from Minolta on letter sent stating dissatisfaction with office copier.
 - B. Septic system functioning as designed - no solid buildup.
 - C. It was noted that Schwartz accounting firm will no longer be providing monthly balance sheets as they are not required by HUD or EOCD.
 - D. On November 3, 1981 at 9:00 A.M., the Authority will receive applications for Mobility Certificates on a first-come, first-served basis from any current Certificate Holder under the Authority's Section 8 program.
 - E. The Springfield EOCD Annual Conference informed all Authorities that a 4% cap on all budget categories will be strictly enforced.
 7. Old Business
 - A. The Chairman informed the Board of discussions with Joseph Flatley, Assistant Secretary for Communities and Development, on the grant to allow the Authority to purchase 10 condominium units for families. The grant must be used for purchase of units of two or more bedrooms. It was further noted that a lawyer versed in the legal agreements involved in condo purchases must work closely with the Authority to

protect the interests of all involved.

- B. Mr. Mercurio reported on the South Acton Revitalization Committee. Next meeting will be October 21, 1981 at 8:00 P.M. The Committee is trying to raise money from private sources for the program.
 - C. Board instructed the Executive Director to further investigate the purchase of 7 \$1000 "All Savers Certificates" for the Section 8 funds, and if any monies are left in the 667-1 savings account, they should be deposited in the MMDT account.
 - D. Assistant to the Executive Director informed the Board that, after much investigation and comparison shopping, a York fire proof safe appeared to be the most reasonable choice to fit the specifications.
 - E. All snow removal bids are not submitted to date.
 - F. MARK Enterprises, the Acton Tree Department and Greeno, Inc. were requested to submit bids for planting along the left side of the parking lot. Greeno, Inc. did not respond. After review, the Board voted to purchase the trees through the town with manpower assistance to be supplied by the Highway Department and Tree Department at no additional cost to the Authority.
8. New Business
- A. HUD Section 8 Existing Housing and Moderate Rehab applications were discussed. Mr. Mercurio moved that the AHA apply for 15 one-bedroom and 35 two-bedroom Certificates. Paul seconded. All members approved. Chairman James Sargent read the following resolution (5-81) in full:

RESOLUTION AUTHORIZING PARTICIPATION IN
THE SECTION 8 ADMINISTRATORS ASSOCIATION MOBILITY PROGRAM

Whereas, it is the intent of the Acton Housing Authority to cooperate with other Housing Authorities in a mobility program to promote opportunity and choice in housing for participants in the Section 8 Existing Program, and

Whereas, this objective can be more effectively achieved through an agreement, among as many Housing Authorities as possible, to cooperate in allowing Certificate Holders to utilize their Certificates in any community whose Housing Authority is participating in this Program,

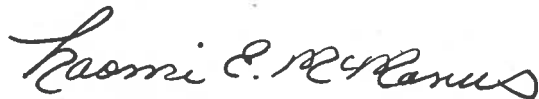
NOW, THEREFORE, BE IT RESOLVED BY THE ACTON HOUSING AUTHORITY AS FOLLOWS:

1. The Section 8 Administrators Association Mobility Program Addendum, as attached hereto and as may be amended from time to time, is hereby approved and accepted both in form and in substance, as an addendum and amendment to the Authority's current Administrative Plan for the Section 8 Existing Program.

2. The Executive Director is hereby authorized and directed to execute said Addendum on behalf of this Authority, together with any other documents, including but not limited to a Memorandum of Understanding specifying the mutual obligations of all participants, which may be necessary to or appropriate for effectuating the purposes herein stated, and to forthwith forward all such documents to the U.S. Department of Housing and Urban Development and to all other participating Housing Authorities.

- B. Board felt that at the present time they would not apply for New Construction under the Turnkey Public Housing Program.
 - C. Community Agencies Conference on October 26, 1981. All Board members are invited.
9. Motion made and accepted to adjourn at 10:05 P.M.
10. Special Meeting to be held on Monday, October 26, 1981 at 7:00 P.M. for purpose of discussing land acquisition.

Respectfully submitted,



Naomi E. McManus
Executive Director