

ACTON HOUSING AUTHORITY

DATE APR. 4 1980

Lynette R. Lesure
TOWN CLERK, ACTON

Minutes of Regular Meeting, 7:30 P.M., 17 March 1980, Acton-Boxborough
Regional High School

ATTENDANCE: Ann Courtright, Joseph Mercurio, James Sargent, Paul Der-
Ananian, Betty McManus/Acton Housing Authority
Cleon Phelps, Anne Staples, Rosemarie Durkin, Nellie Camp-
bell/Citizens Advisory Committee
Kenneth DiNisco/DiNisco Associates Inc.
Mary Read/League of Women Voters
Marlin Murdock

1. Minutes of the Regular Meeting of 3 March 1980 were approved.
2. Architect's Report

Ken DiNisco stated that building at Windsor Green was progressing satisfactorily, the only problem being the delivery of interior doors; these are due to be delivered on 24 March. He also distributed and discussed the Interior Finish Schedule of 10 March 1980, submitted by Congress Construction Company. According to the Schedule, all buildings will be ready for Punch List by 2 May 1980.

Ken requested the Authority to grant a raise of \$25/week to Jim Finigan, Clerk of Works. Grounds for this increase are those outlined in Ken's letter of 21 February 1980 to Bob Storella (distributed to all members).

MOVED: To grant an increase of \$25/week in the salary paid to Jim Finigan, Clerk of Works.

VOTED. (Paul DerAnanian is recorded as having ABSTAINED.)

Change Order #9 (Re-Location of Boulders) and Change Order #10 (Adding a bituminous curbing to certain edges of the parking area) were presented for approval.

MOVED: To approve Change Orders #9 and #10 to the Construction Contract between the Authority and Congress Construction Company Inc.

VOTED.

Jim Sargent reminded the Architect that according to Postal Regulations, each building must have a number (Numbers 68-74 have been assigned to the project by the Town Engineer). After some discussion, it was decided that this was not a pressing matter at this time and of little consequence, since all mail will be distributed from the Community Building.

3. Treasurer's Report

Joe Mercurio reported that he is meeting with the Authority's

Accountant on 21 March to discuss the amount of development and start-up funds required for completion and occupancy of Windsor Green.

Joe requested authority to prepare new signature cards for check-signing purposes, using three signatures, only two of which would be required on any check. The Authority authorized him to proceed, using the names of Ann Courtright, Joe Mercurio, and Jim Sargent as co-signers.

4. Coordinator's Report

Before the Coordinator's Report, Paul DerAnanian noted that a Vote of Thanks is due Betty McManus for all her work in preparing for acceptance of applications for Windsor Green.

Betty reported that there is a duplex available in Acton for \$65,000, which would seem to suit the requirements for Authority acquisition under the Section 705 Scattered Site Program, and suggested that the Authority inquire about it. Paul DerAnanian will talk to Ted York, the Realtor involved, and report at the next meeting.

Betty distributed a table showing all apartment complexes used by the Authority in the Section 8 Program, with HUD's FMR, Acton's FMR (20% over HUD's), and actual 6-month % increases against HUD's allowable 12-month increase. She stated that based on the high rent increases in Acton as opposed to the HUD allowable increases, there is a danger that HUD will pull out of its Section 8 Program in Acton. She will continue to work with HUD to find a solution to this problem. She also noted that HUD's No. 1 priority this year is Mobility; e.g., preference will be given to those LHA's which will participate in the interjurisdictional use of Section 8 certificates.

The annual Massachusetts NAHRO Conference will be held 18-21 May 1980 in Falmouth. Betty stated that this was a worthwhile meeting; she would like to attend but could not spare the time. Joe Mercurio suggested that two members attend the Conference.

MOVED: That two members of the Authority attend the Massachusetts NAHRO Annual Conference, expenses to be reimbursed by the Authority.

VOTED. Joe Mercurio and Jim Sargent were designated to attend this meeting.

NAHRO has asked all Housing Authorities to write their Legislative Representatives opposing in their present form two bills, H25 and H27, both allowing DCA to take over from LHA's their Housing Developments which are in financial difficulties. NAHRO's position is that DCA should do more to assist LHA's in keeping out of difficulties. John Loring is on the Urban Affairs Committee, which is conducting hearings on the bills. Jim Sargent was directed to send an appropriate letter to John Loring, opposing these bills.

An invoice for \$230 for legal services in connection with our application for HUD funds was presented; the Authority approved payment.

5. Old Business

Executive Director Selection: Ann Courtright will check with the Authority's Accountant and the Town Personnel Board, etc. on the compatibility of the Executive Director's job with similar positions in the Town.

6. New Business

Home Sharing Program: A brochure describing a Home Sharing Program sponsored by the Woburn Council of Social Concern was distributed. Betty McManus suggested that this could be a temporary arrangement before entering one of the Authority's programs; she will use the brochure for this purpose, as needed.

Lease Agreement: Jim Sargent distributed a typical DCA Lease Agreement for Windsor Green and asked members to look it over and discuss it at a later meeting. Agreement as to content must be made in time for printing of official copies.

7. Secretary/Correspondence

DCA:

- a. 500 new Chapter 707 units are available for immediate allocation to local housing authorities presently administering such units. DCA has invited all interested Authorities to submit a request for some of these units by 21 March. Betty McManus will comply.
- b. Advance funding of operating subsidy is now available from DCA; i.e., a quarterly advancement of operating subsidy determined by calculating 20% of the approved amount of operating subsidy in the annual operating budget. (Copies to Joe and Betty.)
- c. DCA has directed all LHA's to purchase and install a burglar alarm system in vulnerable areas of their developments. Jim Sargent will solicit the three bids necessary and submit them to the Authority before requesting DCA approval.
- d. Copies of the new Regulations for Eligibility in State-Aided Public Housing were distributed to the members. Effective date is 1 April 1980, and the new Regulations apply to persons residing in or applying for housing on or after that date. Significant changes are in income and assets limits. A workshop on these Regulations will be held by DCA at 10 A.M. on 18 March 1980 at the Framingham Housing Authority. All members are invited.

The Authority has received correspondence from Sen. Atkins and Rep. Loring indicating support for H23, which provides a \$100 million increase in funding for Chapter 667 housing.

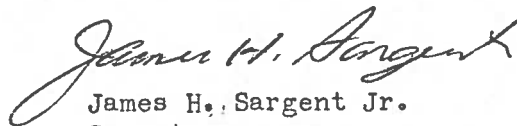
The Acton Memorial Library has requested that copies of reports and minutes of Town Board's meetings be provided to it, to give a more complete reference service. The Authority members directed the Secretary to provide minutes, as requested.

A mid-year EOCD Conference, focusing on maintenance and modernization programs that help manage investments, will be held on 11 and 12 April 1980. DCA urges the state-appointed member and one other board member to attend.

MOVED: To allow Joe Mercurio and Jim Sargent to attend the EOCD Conference on 11 and 12 April 1980.

VOTED.

8. Next Meeting: Monday, 7 April 1980, 7:30 P.M., ABRHS Guidance Library.
9. The meeting adjourned at 10:30 P.M.


James H. Sargent Jr.
Secretary
Acton Housing Authority