

ACTON HOUSING AUTHORITY

Minutes of the Regular Meeting, 22 July 1986, 5:00 P.M., 68 Windsor Avenue

Attendance: Joseph Mercurio, Barbara Yates, Leah Nazarian, James Sargent.
Betty McManus, Anne Puzella, Ann Hosmer/Acton Housing Authority.

Absent: Marlin Murdock.

1. Leah Nazarian, Vice-Chairman, called the Regular Meeting to order at 5:00 P.M.
2. Minutes of the Regular Meeting, 16 June 1986, were approved.
3. Minutes of the Regular Meeting, 7 July 1986, were approved.
4. Executive Director's Report
 - A. The Board reviewed the memo from Middlesex County Retirement regarding the annual election of officers.
 - B. A discussion regarding Board Members attending the EOCB Commissioner's Seminar during the summer and early fall followed.
 - C. The review of the Press Notice on the Authority's award for the purchase of Condo's was noted.
 - D. A discussion followed on the purchase of a four bedroom single family home and multi family unit which is being foreclosed on by a bank. EOCB has requested that the Board not consider either piece of property as both would need rehab. work.
 - E. The Executive Director's invitation to newly elected Selectmen to attend an Authority Meeting was noted.
 - F. The Chapter 707 FMR increase was discussed.
 - G. The Board was informed that the Authority has applied for six 707 Emergency Certificates. The request was based on anticipated need and past emergency cases.
 - H. A discussion followed regarding the letter sent to HUD informing them of why Acton had not applied for the voucher program. It was the sense of the Board that while the Authority's letter stated the facts it was still frustrating that the Federal Government would interpret and use the letter as further documentation that the responsibility of housing the low income was not theirs.

- I. Edison's four Seminars on the new rate charges was noted.
- J. The Executive Director requested that a 1 Bedroom Handicapped Certificate Holder's Certificate be made mobile. After discussing the facts with the Members and Staff, James Sargent moved that the Acton Housing Authority allow the Certificate to become Mobile. Joseph Mercurio seconded the motion and all Members voted in favor.

K. Barbara Yates moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by James Sargent and upon roll call the "Ayes" and "Nays" were as follows:

AYES

NAYS

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Barbara Yates
Leah Nazarian
James Sargent
Joseph Mercurio

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

The following resolution was introduced by Barbara Yates,

read in full and considered: SECOND AMENDMENT TO THE AGREEMENT
between the
COMMONWEALTH OF MASSACHUSETTS, DEPARTMENT OF COMMUNITY AFFAIRS
and
Acton Housing Authority

THIS AMENDMENT TO AN AGREEMENT is entered into as of this 1st day of June, 1986 by and between the Commonwealth of Massachusetts, acting by and through the Department of Community Affairs (hereinafter referred to as the "Department") and Acton Housing Authority hereinafter referred to as the "Authority".

WHEREAS, the DEPARTMENT and the AUTHORITY do mutually desire to change said AGREEMENT;

NOW, THEREFORE, the parties hereby mutually covenant and agree as follows:

1. Section 1(A), (Annual Contributions) Paragraph 3 is hereby amended by deleting the amount \$179,372 and substituting \$206,576.
2. Section 1(A), (Annual Contributions) Paragraph 3 is hereby amended by deleting the amount 34 and substituting 38.
3. The bedroom Distribution for the total number of units shall be:

		<u>Elderly</u>					
SRO	OBR	1BR	2BR				
		0					
		<u>Family</u>					
SRO	OBR	1BR	2BR	3BR	4BR	5+BR	
		1	23	6			

4. This Amendment shall be effective as March 1, 1986.

- L. The Board was informed that the Authority's purchase of a computer was on hold until further direction was given by EOCD.
- M. The Board reviewed the statistics of the updated Waiting List for the State Housing Programs. Acton must offer a unit to one Minority applicant to every three standard applicants as of Oct. 3, 1986.
- N. Sandra Henriquez letter resigning from EOCD was noted.

5. Old Business

- A. A discussion followed regarding the appropriateness of the Authority supporting the proposed development by Ed Troisi. It was the sense of the Members present that due to the site conditions of abutting businesses that the Developer be informed that the Authority could not support his proposed project at this time.
- B. The Board was informed by the Executive Director that the SRO lease was signed on 21 July 1986 and that the first two tenants moved in at 4 P.M. on 21 July 1986. The Board of Health's comment that the number of person's living in the unit be limited to 10 was discussed.

C. James Sargent moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Joseph Mercurio and upon roll call the "Ayes" and "Nays" were as follows:

AYES NAYS

James Sargent

Joseph Mercurio

Leah Nazarian

Barbara Yates

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The Chairman thereupon declared said motion carried and said resolution adopted. The following resolution was introduced by James Sargent read in full and considered:

That the Acton Housing Authority accept the Annual Contributions Contract in the amount of \$32,832 for 8 Department of Mental Health SRO units, effective as of July 1, 1986.

- D. The Board was informed that the bids of Sub-Contractors for the painting of Windsor Green were opened on 22 July 1986. On 31 July 1986 at 2 P.M. the General Contractor's bids will be opened at the Authority's office.

E. The Board reviewed the Job Meeting reports on the elderly/family complex under construction on Route 2A. The Executive Director informed the Board that due to the number of Change Orders and the need for maintenance and office equipment she has requested an additional \$129,000 from EOCD.

6. New Business

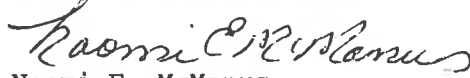
A. The Board discussed the Slattery's proposal to develop 110 Condo units in South Acton. The Executive Director is negotiating with the developer for 6 units to be rented at the FMR for 15 years and then the units would be turned over to the Authority.

B. The Board reviewed EOCD's award letter to Acton. A discussion regarding that some three bedroom units be purchased was discussed. The Executive Director will request, based on statistics, that Acton be allowed to purchase 2 bedroom condo units instead.

7. The Regular Meeting adjourned at 7:10 P.M.

8. The next Regular Meeting will be held on 11 August 1986.

Respectfully submitted,



Naomi E. McManus
Executive Director