

## Acton Housing Authority

Minutes of the Regular Meeting, 10 September 1984, 7:30 PM, 68 Windsor Avenue

Attendance: Marlin Murdock, Joseph Mercurio, Leah Nazarian, Barbara Yates. Betty McManus, Anne Puzella, Ann Hosmer/Acton Housing Authority. Jean Schoch/League of Women Voters. Roger Marshall, Architect/Roger Marshall, AIA. Al Aydelott, Italo Visco, Architects/Hughes & MacCarthy. King Harvey, Architect/EOCD.

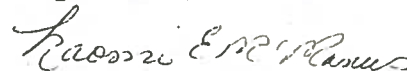
Absent: James Sargent

1. Marlin Murdock, Chairman, called the meeting to order at 7:30 PM.
2. Old Business
  - A. Roger Marshall, the architect hired to oversee the repair of wood rot and repainting at Windsor Green, reviewed with the Board his recommendations regarding the scope of work and the preliminary budget. Mr. Marshall suggested to the Board that a construction consultant review the proposed repair work and prepare a cost estimate. The Board requested that Mr. Marshall meet with Steve Lo of EOCD and the Authority's Executive Director to discuss his progress to date. Mr. Marshall will meet with the Board on September 24, 1984 to give an updated report.
  - B. Al Aydelott and Italo Visco, architects for Hughes & MacCarthy, and King Harvey, architect for EOCD, reviewed with the Board the final changes agreed upon by the Authority and EOCD regarding the new complex. The main issues discussed or resolved:
    1. Configuration of family units - cost comparison was made of two design options. The old scheme dated 7/16/84 was approved at a cost (estimated) of \$527 per unit above the new scheme in the Des. Dev. submission.
    2. Vinyl shutters were chosen over wood trim with cladding at elderly building windows. Explore their use at family buildings.
    3. Handicap unit doors @ exterior will be wired for future installation of card reader and operating latch or strike. No closers or openers. Screen doors will be used at all units.
    4. Insulation stop at eave should be used.
    5. Exterior gallery stairs will be enclosed.
    6. No carpets in family units. Check prices between vinyl tile, vinyl sheets and industrial sheet vinyl for use in all units.

7. Washer/dryer hookups will be located in mechanical room areas in family units.
8. No water meters will be used for separate family units - a coupling will be installed in each branch for later meter retrofit if required.
9. If electrical/telephone service is underground a conduit for Cable TV service will be resolved by the Acton Housing Authority.
- C. An update of Yankee Village Condominium Trustees meeting of August 28, 1984 and the replacement of the septic system was discussed.
- D. The Board was informed of the final submission of the 707 Proposal for 20 additional scattered site units.
- E. The submission of an energy grant for \$3,400 was reviewed.
3. New Business
- A. The submission of a proposal to the Department of Elder Affairs for a Home Counselor Aide was discussed and the community support letters were reviewed.
- B. Leah Nazarian moved that the proposed Operating Budget for State-aided 705-2 Housing, of the Acton Housing Authority, Development Number 705-2 for fiscal year ending 12/31/84 showing Total Operating Receipts of \$14,419,00 and Total Operating Expenditures of \$27,728.00, thereby requesting a subsidy of \$13,309.00 be submitted to the Executive Office of Communities and Development for its review and approval. Joseph Mercurio seconded the motion which, upon roll-call vote, was passed by a vote of 4 to 0.
- C. The following resolution was introduced by Marlin Murdock, read in full and considered:  
That the Acton Housing Authority adopt the following net income limits for all State-aided housing programs:
- | <u>one</u> | <u>two</u> | <u>three</u> | <u>four</u> | <u>five</u> | <u>six</u> | <u>seven</u> | <u>eight</u><br><u>or more</u> |
|------------|------------|--------------|-------------|-------------|------------|--------------|--------------------------------|
| 14,476     | 16,544     | 18,612       | 20,680      | 21,972      | 23,265     | 24,557       | 25,850                         |
- and that the Acton Housing Authority adopt the following Fair Market Rent for State-aided housing programs.
- | <u>OBR</u> | <u>1BR</u> | <u>2BR</u> | <u>3BR</u> | <u>4BR</u> |
|------------|------------|------------|------------|------------|
| 380        | 438        | 515        | 635        | 706        |
- D. The Board was informed of EOCD's new regulations regarding Collective Bargaining.
4. Minutes of Regular Meeting, 20 August 1984 were approved.
5. Executive Director's Report
- A. The unaudited financial report for the period ending July 31, 1984 was made available for Board review.

- B. The final decision by Labor and Industries on Acton Housing Authority's mechanic/laborer position was discussed.
  - C. The request for an increase for 707's ACC from \$77,496 to \$112,278 was noted.
  - D. At the next Regular Meeting the Board will review the appropriateness of replacing garbage disposals in the handicapped units when they wear out.
  - E. The Director met with the Tenant's Organization on September 10, 1984 to discuss the liabilities individual tenants and staff members may incur when responding to a medical emergency. The Director informed the Tenants that the emergency equipment must be called rather than have a tenant try to respond to his/her neighbor's plight.
6. The next Regular Meeting will be held 24 September 1984 at 7:30 PM.
7. The meeting adjourned at 10:50 PM.

Respectfully submitted,



Naomi E. McManus  
Executive Director