



ACTON HOUSING AUTHORITY

Minutes of the Regular Meeting, 23 April 1990, 7:30pm at 68 Windsor Avenue, Acton, Ma.

Attendance: Marlin Murdock, Joseph Mercurio, Barbara Yates, Jean Schoch, Barbara Willson. Betty McManus, Ann Hosmer and Gail Hembrough/ Acton Housing Authority.

Guest: Doli Atamian/AHA staff, Urs Gauchat and Richard Eifer/ Gauchat Architects, Inc.

1. Marlin Murdock, Chairman, called the Regular Meeting to order at 7:30 pm.
2. Joseph Mercurio moved that the Minutes of the Regular Meeting of March 19, 1990 be approved. Barbara Willson seconded the motion and all members voted to approve.
3. Barbara Yates moved that the Minutes of the Special Meeting of March 29, 1990 be approved. Joseph Mercurio seconded the motion and all members voted to approve.
4. Joseph Mercurio moved that voucher # 77 in the amount of \$134,577.6 be approved. Barbara Willson seconded the motion and all members voted to approve the motion.
5. In the absence of Acton's Partnership Planner Betty McManus, Executive Director, presented the Chairman of the Authority with the award plaque from EOCD which has been given to Acton " For Community Excellence in Affordable Housing ". The AHA and the ACHC will make a formal presentation to the Selectmen in the near future.
6. Doli Atamian met with the Board Members and reviewed the previous year's success of the Single Parent's Program. The Members thanked her for her personal commitment and the dedication she has given to the program over the past year.
7. The Executive Director introduced Urs Gauchat and Richard Eifler from the Gauchat Architectural firm, which was selected by the Designer Selection Board at EOCD. The scope of work will consist of the remedial repairs at Windsor Green, the enlargement of the office space, and the staining of the exterior of the buildings at McCarthy Village. The Board discussed with the representatives of the firm that the enlargement of the office to accommodate the needs of the Authority was of prime importance in their minds. The architects stated that they intended to meet

with all the staff to identify the needs of each staff.

Joseph Mercurio moved that the Chairman be authorized to sign the Architectural Contract for the Authority. Barbara Yates seconded the motion and all members approved the motion.

#### 8. Executive Director's Report

A. NAHRO's alert regarding Local Housing Authority's administering the Section 8 Certificates and vouchers in their own locales was noted. The Authority will be sending a letter of support to the area State Legislatures informing them of the Authority's position.

B. Dr. Toomey's letter of support to the Town Manager regarding the excellent services that the Authority provides to the area was discussed.

C. The Board reviewed the Executive Director's offer of a first floor unit to any of the elderly currently living at Windsor Green.

D. The Board acknowledged the new L&I Labor rates for the Maintenance Staff.

E. The Board was informed of the successful coffee held by the Authority's staff for the families living at McCarthy Village. It is the staff's hopes that the families will hold similar coffees for themselves in the future.

F. The possibility of DMH not funding Eliot's Crisis Team for the next year was discussed. The E.D. will be contacting area Housing Authority's recommending the Crisis Team's excellent services.

G. The Executive Director informed the Board that she had a private painter do one unit at Windsor Green for \$ 380.00. The Director explained that there were several vacant units in need of painting at the same time.

H. A representative of the Planning Council will be at the next Authority's meeting to discuss the Overlay Map for the Town.

I. Jean Schoch and the E.D. discussed the Trustee's Meeting of Yankee Village with the Members. The possibility of the Liability Insurance tripling in cost was discussed with the Board.

J. MMDT's March interest rate of 8.00% was noted.

K. The E.D. informed the Board that she had begun eviction proceedings of three families living at McCarthy Village and the reasons for the action.

L. Joseph Mercurio informed the Members that he attended the

Middlesex County Retirement Meeting. He stated that there will be further information sent to the Authority explaining the need for full contribution payments.

M. The Developer of Rosestone has informed the E.D. that he anticipates the closing of his bank's construction loan the beginning of May .

8. Old Business

Windsor Green

The E. D. anticipates that the work on the septic system repairs will begin within the next few weeks.

Eliot House

The Maintenance staff continues to monitor the physical appearance of the building and grounds. The monitoring by the Authority has a positive effect on the clients that live at the house.

McCarthy Village

The spring cleanup of the grounds around the development is scheduled for the weekend of the 28th. The Authority will provide bark mulch and loam for the families to use around their individual homes.

9. New Business

A. Joseph Mercurio moved that Board implement the new income limits for eligibility. Jean Schoch seconded the motion and all members approved.

STATE-AIDED HOUSING PROGRAMS EFFECTIVE APRIL 1, 1990

ONE	TWO	THREE	FOUR	FIVE	SIX	SEVEN	EIGHT OR MORE
19992	22848	25704	28560	30345	32130	33915	35700

B. Barbara Yates moved, based on the extenuating circumstances of a current Section 8 Certificate Holder, that the Board vote to allow one Certificate to become Mobile. Ms. Yates stated that the Board's action should be taken as the DMR services are not available in the Acton area and therefore would cause a severe hardship on the client. Barbara Willson seconded the motion and all members voted in favor.

C. Based on the recommendations of the E.D. Barbara Willson moved that the Board authorize the Director to enter into an agreement with R & P Fire Alarm services to provide maintenance services of the alarm systems at McCarthy Village (\$200.00) and Windsor Green (\$500.00). Joseph Mercurio seconded the motion and all members voted in favor of the motion.

D. Based on the recommendation of the E.D. Barbara Yates moved

that the Authority change their Pager System to Pagenet Pager. This would replace the Metromedia Pager System currently being used by the Authority.

10. Adjournment of the Regular Meeting was 9:45 pm.

11. The next Regular Meeting will be scheduled May 14, 1990 at 7:30 pm.

Respectfully Submitted,

*Naomi C. Myrnes*