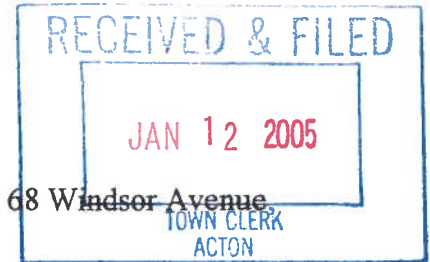


ACTON HOUSING AUTHORITY



Minutes of the Regular Meeting of December 14, 2004, 7:00 PM at 68 Windsor Avenue  
Acton, MA

Attendance: Ken Sghia-Hughes, Jean Schoch, Dennis Sullivan, Bob Whittlesey. Naomi  
McManus/Acton Housing Authority

Absent: Joseph Nagle

- 1). Jean Schoch, Vice Chairman, called the Regular Meeting to order at 7:00 PM.
- 2). Executive Director's Report
  - A). Board informed of the HUD's decision to reduce the Fair Market Rents (FMR) for the Acton/Boxborough areas. The FMRs have been reduced as follows: 12% for 0 bedrooms, 7.5% for 1 bedrooms, 10.5% 2 bedrooms, 11.5% for 3 bedrooms and 17.3% for 4 bedrooms.
  - B). Fort Pond Place  
Board informed that the developers of Fort Pond Brook have agreed an "Offer to Purchase" a unit to the Authority at the current market being advertised at the time the Authority decides to purchase.
  - C). Board reviewed the Authority's letter to the Board of Appeals regarding Woodlands at Laurel Hills' application for a Comprehensive Permit. The Authority's letter recommended the following:
    - 1). A percentage of the affordable rental units meet HUD's FMR Section 8 Voucher Program enabling Section 8 Voucher Holders to live in the development.
    - 2). The development be required to have 6-10 three bedroom rental units
    - 3). Require a perpetual use restrictions and regulatory agreement
    - 4). Require a covenant to protect the affordability in the event of foreclosure.
    - 5). Require the project to contain a condition that 70 % of the units be made available to prospective applicants meeting the Town's Local Preference definition.
  - D). Board reviewed the Executive Director's letter to the Selectmen stating the Developer of Faulkner Mill has agreed to set aside tow (2) rental units for low income households.

E). Board was informed the application packages are available for the purchase of a home at Dunham Place. The applications are due December 23, 2004 and the lottery is scheduled to be held December 29, 2004.

F). Franklin Place

The Board reviewed the marketing material for Franklin Place. There are twelve (12) homes three (3) are designated to be affordable units.

G). Board Members were given the two (2) proposals that the Authority has submitted to the Community Preservation Committee for funding. One of the proposals is requesting \$20,000 for the development of a recreational site at McCarthy Village. The second is a request of funding in the amount of \$20,000 for technical and administrative support for the Acton Community Housing Corporation. The Board Members were also given a copy of the Acton Community Housing Corporation's application in which they have requested \$150,000 for the Community Housing Program Fund for the creating, preservation and support of community housing in the Town of Acton.

3). The Regular Meeting adjourned at 7:40 PM in order for the members to host the informational night for ACHC to discuss proposed plans for the Willow/Central Street site.

Respectfully submitted,



Naomi E. McManus  
Executive Director