

ACTON HOUSING AUTHORITY

Minutes of the Regular Meeting of December 28, 2004, 7:00 PM at 68 Windsor Avenue,
Acton, MA

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

- 1). Bob Whittlesey called the Regular Meeting to order at 7:00 PM.
- 2). Bob Whittlesey moved to approve the amended minutes of the Regular Meeting of
October 24, 2004. Dennis Sullivan seconded the motion and all members voted to
approve.
- 3). Dennis Sullivan moved to approve the amended minutes of the Regular Meeting of
December 14, 2004. Bob Whittlesey seconded the motion and all members voted in
favor.
- 4). Dennis Sullivan moved to approve Voucher # 242 in the amount of \$264,399.41 and
Bob Whittlesey seconded the motion and all members voted in favor.
- 5). Bob Whittlesey moved to approve Voucher # 243 in the amount of \$249,939.81.
Dennis Sullivan seconded the motion and all members voted to approve.
- 6). Executive Director's Report

A). Family Self Sufficiency (FSS) Coordinator

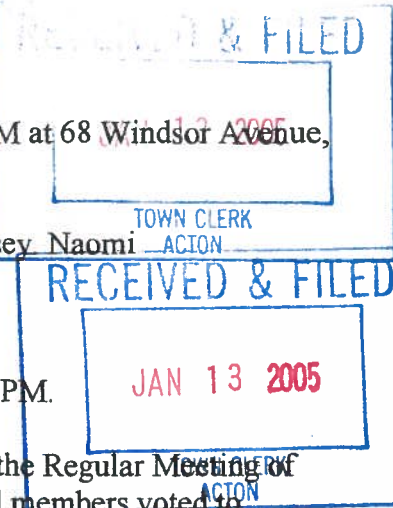
Housing & Urban Development (HUD) has notified the Acton Housing Authority
(AHA) that their FSS Coordinator's position has been approved for FY 2005.
Discussion followed regarding the possibility the position will not be funded in
2006 as several Massachusetts authorities were not funded for 2005.

B). Reduction of Administrative Fees by Housing & Urban Development (HUD)

HUD has sent notification to all housing authorities across the country that their
administrative fees for 2005 will be reduced. AHA's administrative fees have
been reduced by 8% or \$10,000 for FY 2005 which is in addition to the 8% HUD
reduced the Authority's administrative fees in FY 2004.

C). HUD's Consolidated Appropriations Act, 2005

HUD has notified housing authorities they will only provide a fixed annual budget
that each agency must manage their voucher programs for FY 2005. For the AHA
this will mean the Authority can only lease 152 of the Authority's 155 Vouchers.
Based on HUD's notification the Authority has notified three (3) Section 8
Voucher Holders that due to budgetary problems they can not be put under lease
at this time. As one of the 152 Section 8 Vouchers currently under lease is



returned the Authority will reissue the Voucher to those three who have been notified.

D). Willow/Central Street

Discussion followed regarding the Acton Community Housing Corporation's (ACHC) informational meeting with the abutters to the proposed development.

E). United Way's Community Forum January 20, 2005

The United Way has scheduled an evening meeting which will focus on Acton's lack of local transportation.

7). Old Business

A). Replacement of Eliot House's Septic System

A legal ad has been placed inviting sealed bids from general contractors for the replacement of the failed septic system at 27 Concord Road. All bids are due by 2:00 PM on December 29, 2004.

B). Community Preservation Committee (CPC)

Discussion followed regarding the Authority's proposal submitted to the CPC for \$20,000 funding to provide Administrative and Technical Support to the ACHC. The Board Members felt a new Executive Director would find the additional work load difficult due to the HUD & State Housing budget problems. It was agreed Ken Sghia-Hughes would speak to Selectmen Walter Foster and Selectmen Dore' Hunter regarding the Town ability to provide staff support.

8). New Business

The Board was informed the State's housing budget guidelines for 2005 use three (3) year old allowed expenses caps, instead of true cost projections which will severely undermine public housing.

9). The Regular Meeting adjourned at 9:15 PM. The next Regular Meeting was scheduled for January 11, 2005 at 7:00 PM.

Respectfully submitted,



Naomi E. McManus
Executive Director