

ACTON HOUSING AUTHORITY

Minutes of the Regular Meeting of January 6, 1992, 7:30 pm , 68 Windsor Avenue, Acton, Ma.

Attendance: Peter Berry, Joseph Mercurio, Jean Schoch, Barbara Willson, Barbara Yates. Naomi McManus, Ann Hosmer, Gail Hembrough/Acton Housing Authority.

1). Barbara Yates, Chairman, called the Regular Meeting to order at 7:30pm. On behalf of the Board Ms. Yates thanked the staff for their dedication and commitment to housing in what proved to be a difficult year financially for all Public Housing agencies.

2). Board approval of Minutes of the Regular Meeting of 12/2/92 deferred.

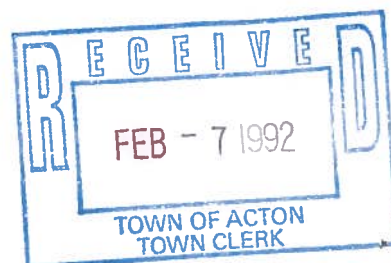
3). Board approval of Voucher # 93 deferred.

4). Bill Gothorpe and Kevin McManus of the Acton Community Housing Corporation (ACHC) met with the Board to discuss the possible option of the ACHC's exercising the AHA's " Right of First Refusal " option to purchase the five (5) units at Audobon Hill. The ACHC developed this option as a result of the Authority's inability to access the funding to purchase from EOCD within the foreseeable future. A second option had been suggested by the Bank/Developer for the Authority to purchase two (2) of the five (5) units for \$1.00.

Discussion followed regarding the AHA's staff managing and maintaining the five units for the ACHC. Although the particulars on just how the units will be managed could not be formalized Barbara Willson moved that the Authority vote to support the concept as presented to the Board by the ACHC. The motion was seconded by Jean Schoch and all members voted to approve.

5). New Business

Jean Schoch moved that the Authority submit an application for 25 Section 8 Certificates under the Family Self-Sufficiency Program. Barbara Willson seconded the motion and all members voted to approve.



6). Peter Berry moved the following motion and Barbara Willson seconded the motion and all members voting to approve.

THIS AMENDMENT TO AN AGREEMENT is entered into as of this 1st day of July, 1991 by and between the Commonwealth of Massachusetts, acting by and through the Executive Office of Communities & Development (hereinafter referred to as the "Department") and Concord 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 \_\_\_\_\_ and substituting \_\_\_\_\_.
2. Section 1(A), (Annual Contributions) Paragraph 3 is hereby amended by deleting the amount 46 and substituting 41.
3. The bedroom Distribution for the total number of units shall be:

	Elderly					
SRO	OBR	I BR	2BR			
		3				
	Family					
SRO	OBR	I BR	2BR	3BR	4BR	5-BR
		1	24	5		

4. This Amendment shall be effective as of July 1, 1991.

#### 7). Executive Director's Report

A). The Annual Reports for the Town Report from the AHA and the ACHC were noted by the Board.

B). The E.D. informed the Board that a 30 Day Notice to Quit has been given to a tenant living in one of the Authority's family housing units.

C). The E.D. discussed that a Section 8 Certificate Holder from the Concord Housing Authority wants to lease up in Acton. The tenant had previously been a resident at one of the AHA's elderly complexes and had to be evicted. The Director informed the Board that she will notify the Concord Housing Authority and HUD that Acton does not want to administer the Certificate and that Concord Housing Authority is authorized to administer directly. The precedent has previously been established under the reciprocal agreement that the two Authorities have in the administration of the Chapter 707 Program.

D). NAHRO's Annual Legislative Day will be held January 29, 1992. Board Members who are interested in attending please contact the office by January 20, 1992.

E). The request for Federal monies to purchase up to two generators for the elderly complexes to be used in the event that power is lost was noted.

F). The corrective action to prevent the water run off and flooding of the basements of the Authority's units at Rosestone was not completed before winter. The Developer has assured the E.D. the final completion of the work will be done in early spring. The Authority is holding escrow monies until the

corrective actions have been completed.

G). NAHRO's request sent to all Authorities to actively support legislative housing bills for this FY 92 was noted.

H). The December 17, 1991 break-ins at Windsor Green were discussed with the Board. The Acton Police will be conducting workshops at both elderly complexes on the importance of safety measures and the steps that tenants need to be aware of to reduce the likelihood of future break ins.

I). MMDT for November was 5.14%.

J). EOCD's notice that all development monies outstanding need to be returned to the State was noted.

K). The Regular Meeting adjourned at 9:30pm.

L). Next Regular Meeting is scheduled for February 3, 1992.

Respectfully submitted,

