

ACTON HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
68 WINDSOR AVE, ACTON, MA 01720
MINUTES
February 24, 2020 at 4:00pm

Present: Bernice Baran, Ryan Bettez and Robert Whittlesey
Absent: Nancy Kolb
Also Present: Kelley Cronin
Attending: Peter Berry, Lisa Franklin, Karen Martin, Claire Siska and Tom Gillispie

Mr. Whittlesey called the meeting to order at 4:00 p.m.

1. Mr. Whittlesey explained the rules of the meeting. The Board reviewed the minutes of the January 28, 2020 meeting. Mr. Bettez made a motion which was seconded by Ms. Baran and unanimously voted in the affirmative to;

Approve the minutes of the regular meeting for January 28, 2020.

2. Ms. Cronin discussed the condition of one of the condominiums in a nearby condominium association. Ms. Cronin asked if the Board wanted to consider paying for a dumpster to help get the yard cleared. Mr. Bettez said the yard had been picked up and did not think it was necessary at this time.

3. Ms. Cronin reviewed the with the Board the end of year financials and certifications. Included in the financials and certifications are the end of year financial statements, tenant accounts receivable, lead paint certification and top 5 salary form. Ms. Baran made a motion which was seconded by Mr. Bettez and unanimously voted in the affirmative to;

Approve and sign the end of year financials and certifications for fiscal year 2019.

Ms. Cronin discussed not being happy with the performance of the current development consultants. Ms. Cronin had forwarded e-mail conversations between her, the attorney and funders expressing concern. The Board wanted Ms. Cronin to review the termination letter with the attorney prior to sending to the consultant.

Ms. Cronin discussed the resident meeting for the Creative Space Making proposal. Mr. Bettez questioned why the meeting was held with Windsor Green residents and not McCarthy Village. Ms. Cronin said she thought that was the direction the Board had wanted to go in because the funding request could be bigger due to the number of units. Ms. Baran agreed that the Board wanted to focus on McCarthy Village. Ms. Cronin apologized for the misunderstanding and asked if the Board wanted her to change direction. The Board said to move ahead with Windsor Green.

Ms. Cronin let the Board know that two state public housing family households who had participated in the State Family Self-sufficiency program were moving out of public housing. They had successfully achieved the goal of the program by increasing their income and escrowing funds and would be able to use the escrow funds for moving into private housing. Ms. Cronin said they had both been wonderful residents and a credit to the public housing program.

Ms. Cronin let the Board know that the Town had decided not to request an easement on Sachem Way after reviewing the original zoning decision and seeing it was not part of the agreement. Ms. Cronin let the Board know that Maynard Housing Authority was converting a federal public housing development to project based housing choice vouchers (HCV). Maynard asked if the AHA could manage the HCV's for them because they do not have a section 8 program. Maynard is also setting up a non-profit to accomplish this and Ms. Cronin asked if the Board was interested in joining them and using the non-profit for housing development in Acton. The Board discussed this and decided not to join Maynard in creating a non-profit.

4. Ms. Baran updated the Board on Acton Community Housing Corporation (ACHC) meetings. She updated the Board on the Housing Forum on January 30th which went very well. Ms. Baran explained that comments from the forum would be used to help identify and prioritize action steps in the Town's housing production plan.

Ms. Cronin let the Board know that Ms. Kolb had reported that the Community Preservation Committee had recommended the full \$500,000 for the Main Street project.

5. The Board reviewed the January voucher. Ms. Baran made a motion which was seconded by Mr. Bettez and unanimously voted in the affirmative to:

Approve the January voucher as presented.

6. Mr. Whittlesey asked if there were any comments or further discussion. Mr. Berry introduced the members of the Dog Park Committee who were present. He said the Dog Park Committee wanted to have a dog park on the Town owned Main street parcel and was looking for the AHA to give input. Mr. Gillispie said the Dog Park Committee would like to coordinate their plan with the Housing Authority. Mr. Bettez asked if the Dog Park Committee had met with the neighbors yet who had expressed concerns to the AHA about the park. Mr. Gillispie had said that they had invited them to a March meeting. Mr. Bettez said that the decision is up to the Board of Selectmen but the AHA is hoping the dog park committee will work with the neighbors to address any concerns they have. Mr. Whittlesey asked if there was any further discussion and hearing none asked for a motion to adjourn. Ms. Baran made a motion which was seconded by Mr. Bettez and unanimously voted in the affirmative to:

Adjourn the meeting at 5:55 pm.

Respectfully submitted,
Kelley A. Cronin
Kelley A. Cronin
Executive Director

Documents and Exhibits Used During the **February 24th** meeting:

Minutes of the January 28, 2020 meeting, End of Year 2019 Financials, Top 5 Salary Certification, Lead Paint Certification, Certification of Year End and Tenant Account Receivable Certifications, Creative Space Making Application, MA NAHRO Legislative Day letter, Kelly's Corner Invitation, January Voucher

