

ACTON HOUSING AUTHORITY

Minutes of Regular Meeting, 7:00 P.M., 15 March 1982, 68 Windsor Avenue

Attendance: Joseph Mercurio, Marlin Murdock, Ralph Peek, James Sargent,
Betsy McManus, Barbara Yates/Acton Housing Authority
Jean Schoch, Mary Reed/League of Women Voters
Mildred Brady, Dave DeLoury, Peggy Hartman, Cathie Maslanka,
Whit Mowry/Citizens Advisory Committee

Absent: Paul Der Ananian/Acton Housing Authority
Ann Anderson, Ruth Stearns/Citizens Advisory Committee

1. Citizens Advisory Committee called to order by James Sargent, Chairman, at 7:05 P.M. He explained to the Committee that the Authority has received the signed Option of Purchase for the Laffin property, consisting of 2 3/4 acres, for the 705-1/667-2 grant. He reviewed their role as advisors to the Authority during the planning and development of the complex.
2. John Travers, architect for Hughes and McCarthy, showed preliminary sketches to the Board and Advisory Committee. After a lengthy discussion, the Board instructed the architect to take the approved design suggestions back to EOCD for their final approval.
3. Next Citizens Advisory Committee meeting will be at 7:00 P.M., April 5, 1982 to review the architect's drawings of the proposed complex.
4. The Regular Meeting was called to order at 8:00 P.M. Minutes of the Regular Meeting, 1 March 1982, approved.
5. Executive Director's Report
 - A. Board informed that the vacant handicapped unit at Windsor Green will be filled by mid-April. Executive Director informed the Board that two elderly women presently at nursing homes will not be returning to Windsor Green as they are unable to live independently.
 - B. State Auditor's Exit Conference will be Friday, 19 March 1982 at 9:15 A.M.
 - C. General Electric has sent a communication that the relay switches on the hot water heaters may have been wired wrong. This would be the cause of the build-up of carbon on the terminals and the excessive wear.
 - D. MMDT was at 13.30% for February 1982.
 - E. Board informed of MAPC meeting held at Town Hall on 25 February 1982.

- F. Formal Application Day for the 705-2 Family Housing was held with 23 persons taking out the application. To keep the Control Number issued on March 6, 1982, the applicants must have returned completed application by March 15, 1982.
- G. Report on staff request deferred until April 5 Board Meeting.
- H. Board notified of Section 8 Seminar on March 30, 1982. Executive Director is unable to attend.
- I. Board informed of request by Executive Director for a resident at Windsor Green to move to another unit. This would be the resident's third unit at Windsor Green.

Ralph Peek moved that, given that the resident has lived in three different units at Windsor Green at the Authority's request, the Housing Authority absorb the cost of the resident's telephone installation in April 1982. Marlin Murdock seconded. Unanimous Board approval.

6. Old Business

- A. Chairman announced that the Authority has a signed Option to Purchase 2 3/4 acres of the Laffin Property on the corner of Willow and Central Streets in West Acton. The feasibility of building 20 units of housing for family and elderly will be investigated over the next few weeks.
- B. Board was informed that the Authority currently owns two units at Yankee Village, and will pass papers on two at Parker Village this week (March 15) and April 1 for two units at Colonial Pines.
- C. Marlin Murdock moved that the following eight goals be accepted as the housing goals of the Authority. Joseph Mercurio seconded. All voted in favor.
 - 1) To make quality housing/living available to a broad base of people in the Town of Acton.
 - 2) To provide a "diversification of the housing stock to make the town accessible to a wider social and economic strata".
 - 3) To develop a continuum of living options for the elderly so that they can be independent and as private as they wish as well as have access to services.
 - 4) To construct housing and accompanying support facilities that make readily available the range and quality of services needed to sustain quality living among tenants/residents whose functional capacities vary at different stages of life's processes.

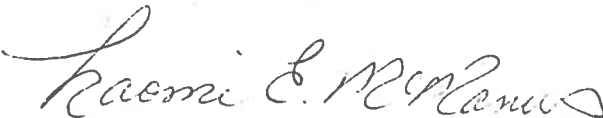
- 5) To lessen the shortage of safe and sanitary dwellings available for families of low income at rentals that they can afford.
 - 6) To develop housing arrangements that do not take away a tenant's independence and involvement in the mainstream of the community but are also sensitive to their right to and need for privacy.
 - 7) To design and construct housing and necessary accompanying support services and facilities that will address the needs of an ever-increasing population of low-income families.
 - 8) To address the impact upon housing stock of Acton's existing bylaw which does not permit the construction of multi-family dwellings as well as the present rate of apartment to condominium conversion.
- D. Marlin Murdock moved that when any state-funded program is initiated where the Waiting List exceeds the available number of units, the Authority will give Acton preference. Motion seconded by Joe Mercurio. All in favor.
- E. Board reviewed Marlin Murdock's policy relating to the Relocation of Residents under certain conditions. Joe Mercurio seconded. Unanimous vote in favor.

When and if the situation arises in which a "double" unit which has been occupied by more than one resident and which is for some existing reason and/or set of circumstances now occupied by only one of these two original residents and if a "single" unit is currently vacant and available, the above mentioned resident will be requested to vacate said "double" unit and take up residency in the "single" unit which is available.

7. New Business

- A. Board informed of Housing Bills presented to the Massachusetts Great and General Court by NAHRO.
 - B. Board informed that the Acton Business and Professional Association sent a membership application to the Authority. It was noted that the Authority is a public agency and therefore is unable to join the Association.
8. Meeting adjourned at 9:30 P.M.
9. Next Regular Meeting will be held Monday, 5 April 1982 at 7:00 P.M.

Respectfully submitted,



Naomi E. McManus
Executive Director