

ACTON HOUSING AUTHORITY

Minutes of Regular Meeting, 7:30 P.M., 21 January 1980, Acton-Boxborough Regional High School

ATTENDANCE: Robert Storella, Joseph Mercurio, James Sargent, Paul Der-Ananian, Betty McManus/Acton Housing Authority
Cleon Phelps, Ruth Gill, Nellie Campbell, Anne Staples/
Citizens Advisory Committee
Barbara Yates, Mary Reed/League of Women Voters

1. Minutes of the Regular Meeting of 7 January 1980 were approved, with the following change:

DELETE the last paragraph of Section 5 - Secretary/Correspondence.

2. Architect's Report

In the absence of the Architect, Jim Sargent reported for him that a letter will be forthcoming from Northeast Associates in regard to withdrawal of their protest. White Cap Painters has already withdrawn its protest. The Authority has received a letter from Cresta Construction, Inc., (carpentry/framing sub-contractor to Congress Construction at Windsor Avenue) asking that Cresta be named an official sub-contractor of the Authority. Howard Gorney has counseled that we should do nothing to change our contract with Congress Construction; DCA has stated that it is too late in the construction phase to take this action and that DCA has directed Cresta and Congress to amicably settle their differences. The Architect will hold the Cresta letter in his files.

Jim Sargent also noted that emergency alarm systems were being supplied only to the handicapped units. The Authority asked the Secretary to express the Authority's dissatisfaction to DCA that the systems were not in all units.

3. Treasurer's Report

Joe Mercurio presented a draft copy of the report to be submitted by the State Auditors and stated that he will prepare a response.

Dr. Feltus has been paid the second increment on purchase of the property on Windsor Avenue.

Request for Payment this month from Congress Construction is for \$140,210.88.

4. Coordinator's Report

Betty McManus attended a meeting at DCA on 21 January 1980 regarding the implementations of a Utility Allowance Program for Chapter 707 tenants. It directs the LHA to recalculate the tenant's share of monthly rental payments for each tenant paying the cost of all or a portion of his/her utilities. Betty will take appropriate action, as necessary.

Betty has sent a letter to MAPC updating Acton Housing information which appeared in AHCP.

The Authority has received an invitation from HUD for applications for Section 202 Direct Loan Program for the Elderly and Handicapped for newly constructed and/or substantially rehabilitated housing units. The Authority decided not to apply at this time, in view of our other commitments.

5. Old Business

Legal Counsel Fees: Paul DerAnanian is looking into this matter and will discuss it with Howard Gorney.

HUD Application for Funds: The following resolution was introduced by James Sargent; read in full and considered: Resolution No. 1-80 - Resolution Authorizing and Directing Submission of Application for a Low-Rent Housing Program
(Full text of the Resolution is attached to and made a part of these minutes.)

James Sargent moved that the foregoing Resolution be adopted as introduced and read, which motion was seconded by Bob Storella, and upon roll call the "Ayes" and "Nays" were as follows:

AYES	NAYS
Robert Storella	
Joseph Mercuric	None
James Sargent	
Paul DerAnanian	

The Chairman thereupon declared said motion carried and said Resolution adopted.

Tenant Selection/Occupancy/Eligibility: The Secretary read a letter from DCA approving the schedule leading to tenant occupancy at Windsor Green. Based on this the following actions were taken by the Authority:

- a. Because amended eligibility regulations for State-aided housing will be promulgated on 1 April 1980, Paul DerAnanian made the following motion:

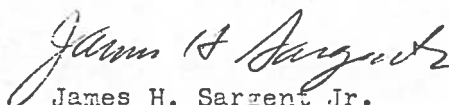
MOVED: To change the date of receipt of completed applications from 5 April 1980 to 29 March 1980, all other scheduled dates to remain the same.

VOTED.

The Secretary will inform DCA of this change by letter.

- b. The Secretary will look into whether DCA has a "standard" advertisement for availability of applications and will determine which newspapers must carry the ad. The Secretary will prepare these ads and press releases based on them.
- c. The Secretary will make arrangements for the acceptance of applications on 15 March (place, police, nurses, etc.).

- d. The Council on Aging will be asked to publicize the schedule in its 1 February 1980 Newsletter to all Acton Senior Citizens.
 - e. Betty McManus will acquire appropriate ledgers required by Tenant Selection Regulations.
 - f. Paul DerAnanian will look into a two-sided card, or other form, to be used to control issuance of applications and control numbers.
 - g. The Secretary will set up details of an Open House in the late spring.
 - h. Betty McManus will prepare a draft advertisement for an Executive Director for discussion at the next meeting.
 - i. A Special Meeting of the Authority exphasizing discussion of the above actions will be held on Monday, 28 January 1980. Howard Gorney, the Authority's Attorney, will be asked to attend.
6. Next Meetings: Monday, 28 January 1980, 7:30 P.M., ABRHS Guidance Library - Special Meeting
- Monday, 4 February 1980, 7:30 P.M., ABRHS Guidance Library - Regular Meeting
7. The meeting adjourned at 10:15 P.M.



James H. Sargent Jr.
Secretary
Acton Housing Authority

RESOLUTION NO. 1-80

RESOLUTION AUTHORIZING AND DIRECTING SUBMISSION
OF APPLICATION FOR A LOW-RENT HOUSING PROGRAM

WHEREAS, the United States Housing Act of 1937 provides that there shall be local determination of the need for low-rent housing to meet needs not being adequately met by private enterprise; and

WHEREAS, under the provisions of the United States Housing Act of 1937, the Secretary of Housing and Urban Development is authorized to provide financial assistance to public housing agencies for low-rent housing;

NOW THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE ACTON HOUSING AUTHORITY AS FOLLOWS:

1. That the Acton Housing Authority hereby determines that within its area of operation there is a need for low-rent housing to meet needs not being adequately met by private enterprise.

2. That the Secretary shall cause to be prepared and the Chairman shall sign and send to the Secretary of Housing and Urban Development an application for financial assistance for

(1) 50 Acton Housing Authority dwelling units of low-rent public housing to be provided by new construction, or by acquisition, or by acquisition and rehabilitation of existing housing.

3. In connection with the development and operation of any program or activity receiving Federal financial assistance under the United States Housing Act of 1937, regardless of when such program or activity or any portion thereof was or is initially covered by any contract, the Acton Housing Authority will comply with all requirements imposed by Title VI of the Civil Rights Act of 1964, Public Law 88-352, 78 Stat. 241; the regulations of the Department of Housing and Urban Development issued thereunder, 24 CFR, Subtitle A, Part 1; and the requirements of said Department thereunder.