

ACTON HOUSING AUTHORITY

Minutes of Regular Meeting, 16 June 1986, 7:30 PM, 68 Windsor Avenue

Attendance: Leah Nazarian, Barbara Yates, James Sargent, Joseph Mercurio, Betty McManus, Anne Puzella, Ann Hosmer/
Acton Housing Authority
Rick Black, Jana Mullin/ Fair Housing Commission
Jane Mahoney/ Acton Town Planner

Absent: Marlin Murdock

1. Leah Nazarian, Vice-Chairman, called the Regular Meeting to order at 7:30 PM.
2. Minutes of Regular Meeting, 2 June 1986, were approved.
3. The Cash Dispersements Voucher, # 29, was approved.
4. A discussion followed between the Authority's Board, Rick Black and Jana Mullin regarding their joint efforts to provide affordable housing for the moderate income of Acton. Jana and Rick stated there was a community need and felt confident there would be strong community support for the proposed plan. Jane Mahoney, Town Planner, concurred with both Rick and Jana's assessment. It was decided that Jane would act as the liason between the two Boards and would keep the Executive Director advised of her progress. The two Boards agreed that a Nominating Committee should be formed to select the appropriate community people to implement the Homeownership Program. The Authority and the Fair Housing Committee would have representation on the Nominating Committee along with other members from the Community at large.
5. Executive Director's Report
 - A. The Board reviewed the Executive Director's letter to the Selectmen regarding the condo conversion of Meadowbrook Apartments.
 - B. The Board discussed the Director's recommendation for the Exceptional Case Procedure. After a review, Jim Sargent moved that the Board approve the proposed procedure by the Director. Barbara Yates seconded the motion and all Members voted to approve. The Executive Director was instructed

to send the Exceptional Case Procedure to the appropriate town agencies and support service organizations for their review and comments.

- C. The Director requested that the Board Members consider the Commissioners Training Programs offered over the summer and in the early Fall.
- D. Joseph Mercurio informed the Board that he had been selected as one of the Commissioners, by Mass NAHRO, to be a Committee Member on a newly formed Board representing Housing Authorities across the State.
- E. A brief discussion followed regarding the Authority's purchase of a computer. The Director will be meeting with the Fee Accountant to explore possible funding for the proposed purchase.
- F. The Board reviewed HUD's request to submit an application for the Voucher Program. The Executive Director recommended that the Authority not submit an application due to the present commitments before the Authority. The Director pointed out that the staff would need extensive training to implement the program. Barbara Yates moved that the Authority not consider HUD's request due to the staffing problems, the current commitments of the Authority, the uncertainty of the program, the implementation of the program and the availability of the housing stock in the Acton area. James Sargent seconded the motion and all Members approved. Leah Nazarian requested that a letter be sent to HUD informing them of the Authority's decision and to state clearly that there continues to be a desperate need for affordable housing. She felt it was imperative that HUD not misconstrue the lack of submission as a lack of need in the area. Leah also requested that HUD be informed that Acton's energies would best be directed to viable housing programs for the future.
- G. Jim Sargent moved that the Board approve the Septic Pumping increase by E.A. Comeau due to the cost increases for septic dumping. Joe Mercurio seconded the motion and all approved.
- H. Board was informed of the condominium conversion of 187 Great Road. The Director will submit a letter of comment to the Building Commissioner. It was noted that five subsidized families will be affected through the conversion.

6. Old Business

- A. The Director reviewed, with the Board, the current status of the Laferty's Development to be located on Parker Street. Barbara Yates informed the Board Members of the joint meeting with the Planning Board Members, the Authority and the Laferty brothers. The Director and the Laferty brothers have met with the Building Commissioner and the Board of Health Director to review the proposed development.
- B. A discussion followed regarding the joint meeting (6/17/86)

of the Authority, Concord Area Office DMH and the Selectmen regarding the SRO Program.

- C. William Rowe Associates is finalizing the working drawings for the group residence at 27 Concord Road.
- D. EOCD has instructed the Authority to inform DiNisco and Kretch to proceed and advertise for a General Contractor for repair work at Windsor Green.
- E. The Board was updated by Jim Sargent and Joe Mercurio on the progress of the elderly/family complex on Great Road. Barbara Yates moved that the Board approve Change Order #10 in the amount of \$5, 947. This increase in the Contract Sum is for (1) change from two machine applied coats of stain on cedar siding to one machine coat plus one finish brush coat, field applied; and (2) addition of sealant to rake joint at trim board. Jim Sargent seconded the motion and the Vice Chairman called for a roll call vote.

AYES

Barbara Yates
 Joesph Mercurio
 James Sargent

NAYES

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ABSTAINED

Leah Nazarian

- 7. New Business/Long Range Planning was deferred until June 22, 1986, a Special Meeting, in order to allow ample time to discuss the subject.
- 8. Next Regular Meeting will be held on July 7, 1986 at 7:30 PM.
- 9. The Regular Meeting was adjourned at 10:15 PM.

Respectfully submitted,

Naomi E. McManus

Naomi E. McManus
 Executive Director