

'ACTON HOUSING AUTHORITY

Minutes of the Regular Meeting, 5 January 1987, 7:30 p.m., 68 Windsor Avenue

Attendance: Marlin Murdock, Joseph Mercurio, James Sargent, Jean Schoch.
Betty McManus, Anne Puzella, Ann Hosmer/Acton Housing Authority.

Absent: Barbara Yates.

1. Marlin Murdock, Chairman, called the Regular Meeting to order at 7:30 p.m.
2. The Minutes of the Regular Meeting, 1 December 1986, were approved.
3. The Approval of the Cash Disbursements voucher was deferred until the next meeting.
4. Executive Director's Report
 - A. The Board reviewed a memo from EOCD regarding Tenant Participation in Local Housing Authorities.
 - B. The New Teller Program regulations sent by EOCD were reviewed.
 - C. The Board was informed that a letter was sent to Labor and Industries regarding the Authority's storage of hazardous waste.
 - D. The Mass Housing Finance Association Newsletter was noted to the Board.
 - E. A letter has been sent to the Bedford Housing Authority regarding the excellent working relationship the Authority has experienced working with Concord Area Office, DMH.
 - F. MMDT's interest rate of 5.7 % for the month of December was noted.
 - G. The Colonial Pines owner's meeting on January 22, 1987 was noted. James Sargent volunteered to represent the Board along with the Director.
 - H. The Director informed the Board that two mentally handicapped Section 8 Certificate holders currently on Acton's Housing Program have requested that their Certificate be made Mobile. Joseph Mercurio moved that the two bedroom Section 8 Certificate be mademobile, James Sargent seconded the motion and all Members approved the motion.
 - I. The thank you note from the Amesbury Housing Authority, in which the Authority's offer to house up to six elderly at the new complex, was noted. The Authority's efforts were noted but the Amesbury Housing Authority has found alternative housing for their elderly.

J. The donation of \$202.75 frm AARP was noted. Once the furniture for the Community Room has been purchased the Authority will meet with the residents of the elderly complex to decide how the money should be spent.

5. Old Business

A. The Executive Director informed the Board that there are currently five tenants living at the SRO house. It is anticipated that the house will be fully occupied as of February 1st.

B. The modernization work at Windsor Green is progressing well. It is anticipated that the painting of the exterior will be completed in the early spring.

C. The Board was informed that five units owners from Parker Village have filled an appeal in Superior Court against the Acton Board of Appeals regarding their decision to grant a Permit to the Authority and the Lafferty Brothers to build 15 Townhouse Condominiums. The Authority;s Legal Counsel is working with the Director and the Board will be kept informed on the status of the appeal process.

E. McCarthy Village.

1. Currently 12 families and 14 elderly are being housed. Letters have been sent to the next eligible elderly applicants offering them units at the complex.

2. The following resolution was introduced by James Sargent
 _____, read in full and considered:

RESOLUTION AUTHORIZING AMENDMENT TO CONTRACT FOR FINANCIAL ASSISTANCE

FOR

STATE-AIDED HOUSING PROJECT, 667-2

WHEREAS, a form of Contract for Financial Assistance between the Commonwealth of Massachusetts and Acton

Housing Authority (hereinafter called the "Authority") relating to State-Aided

Housing Project, 667-2, has

been submitted to this meeting providing, among other things, for the guarantee by the Commonwealth of Massachusetts of notes and bonds to be issued by the Authority to finance the cost of said Project, and the payment of annual contributions by the Commonwealth of Massachusetts.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE MEMBERS OF THE

Acton (Housing) Authority, AS FOLLOWS:

Section 1. The Authority shall enter into a contract with the Commonwealth of Massachusetts in the form submitted at this meeting and contract in the name of Acton (Housing) Authority under its corporate seal, and the Secretary is hereby authorized to attest the same.

Section 2. The Authority hereby requests the Commissioner of the Department of Community Affairs enter into such contract with the Authority and the _____ of _____ to approve such contract.

Section 3. The Officers of this Authority shall be, and they are hereby authorized and directed, on and after the execution of said contract by the respective parties thereto, to do and perform on behalf of the Authority all acts and things required of the Authority to perform fully all of its obligations thereunder.

Section 4. This resolution shall take effect immediately.

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

AYES	NAYES
Marlin Hurdock	-0-
Jean Schoch	
Joseph Mercurio	
James Sargent	

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

2. The following resolution was introduced by James Sargent, read in full and considered:

RESOLUTION AUTHORIZING AMENDMENT TO CONTRACT FOR FINANCIAL ASSISTANCE
FOR
STATE-AIDED HOUSING PROJECT, 705-1

WHEREAS, a form of Contract for Financial Assistance between the Commonwealth of Massachusetts and Acton Housing Authority (hereinafter called the "Authority") relating to State-Aided Housing Project, 705-1, has been submitted to this meeting providing, among other things, for the guarantee by the Commonwealth of Massachusetts of notes and bonds to be issued by the Authority to finance the cost of said Project, and the payment of annual contributions by the Commonwealth of Massachusetts.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE MEMBERS OF THE Acton (Housing) Authority, AS FOLLOWS:

Section 1. The Authority shall enter into a contract with the Commonwealth of Massachusetts in the form submitted at this meeting and contract in the name of Acton (Housing) Authority under its corporate seal, and the Secretary is hereby authorized to attest the same.

Section 2. The Authority hereby requests the Commissioner of the Department of Community Affairs enter into such contract with the Authority and the _____ of _____ to approve such contract.

Section 3. The Officers of this Authority shall be, and they are hereby authorized and directed, on and after the execution of said contract by the respective parties thereto, to do and perform on behalf of the Authority all acts and things required of the Authority to perform fully all of its obligations thereunder.

Section 4. This resolution shall take effect immediately.

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

AYES	NAYS
Marlin Murdock	
Jean Schoch	
Joseph Mercurio	
James Sargent	
	-0-

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

3. The Executive Director reviewed with the Board that Requisition #18 has been forwarded to EOCD for approval. This requisition is the release of the retainage being held by the Authority for the project. Based on the Architect's recommendation \$16,575 is being withheld by the Authority for outstanding work to be completed.
4. A discussion regarding the air sealing that will be necessary on the units at McCarthy Village as well as Windsor Green was held.
5. Joseph Mercurio moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by James Sargent and upon roll call the "Ayes" and "Nays" were as follows:

AYES	NAYS
Marlin Murdock	
Joseph Mercurio	
Jean Schoch	
James Sargent	
	-0-

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

That the Acton Housing Authority approve Change Order #19 in the amount of \$5,193. This increase is due to:

1. The increase in contract sum for additional work involved in added fire-alarm "mini-horns"
2. Increase in contract sum for furnishing and installing an additional water heater.

6. Joseph Mercurio moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by James Sargent and upon roll call the "Ayes" and "Nays" were as follows:

AYES	NAYS
Marlin Murdock Jean Schoch James Sargent Joseph Mercurio	-0-

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

That the Acton Housing Authority approve payment for extra services to Hughes & MacCarthy for services relating to the sewer connection for the period from September 27, 1986 thru November 29, 1986.

F. Emergency Access Plan.

- Jean Schoch moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Joseph Mercurio and upon roll call the "Ayes" and "Nays" were as follows:

AYES	NAYS
Marlin Murdock Jean Schoch James Sargent Joseph Mercurio	-0-

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

That before apply to the Acton Housing Authority for Emergency Case Status an applicant must provide documentation that he/she has applied for Emergency Case Status at the Housing Authority in the Community in which he/she first became homeless. This does not apply to applicants who became homeless in a Community that does not have a Local Housing Authority.

G. 27 Concord Road.

- James Sargent moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Joseph Mercurio and upon roll call the "Ayes" and "Nays" were as follows:

AYES	NAYS
Marlin Murdock Jean Schoch James Sargent	-0-

The Chairman thereupon declared said motion carried and said resolution adopted. That the Acton Housing Authority award to the Wellesley Corporation the Contract for General Contractor in the amount of \$467,000 as the lowest responsible bidder to perform the rehabilitation work at 27 Concord Road Acton, MA.

6. New Business.

A. Doug Haley reviewed with the Board the Ground Water Protection Committee's current proposed article which will be placed on the Warrant for the Annual Town Meeting. As outlined in the Article, when real estate is sold in the Town for more than \$50,000, a tax of 1% will be levied. The funds generated by this tax will be used to purchase land for the Twon in the future. The sense of the Board was that the Authority would like a percentage of the monies generated by that tax to be set aside for purchasing land to be used for building low and moderate income elderly and family housing for those residing in Acton. The Chairman will write a letter requesting that the committee consider this request.

B. Income limits.

Joseph Mercurio moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Jean Schoch and upon roll call the "Ayes" and "Nays" were as follows:

AYES	NAYS
Joseph Mercurio	-0-
Jean Schoch	
James Sargent	
Marlin Murdock	

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

That the Acton Housing Authority accept the net income limits for determining admission to State-aided Housing Programs as follows:
Number of Persons in the household

one	\$15,232
two	17,408
three	19,584
four	21,760
five	23,120
six	24,480
seven	25,840
eight	27,200
ok more	

7. The Regular Meeting adjourned at 10:45 p.m.

8. The next Regular Meeting will be held on January 26, 1987 at 7:30 p.m.

Respectfully submitted,

Naomi E. McManus
Naomi E. McManus
Executive Director