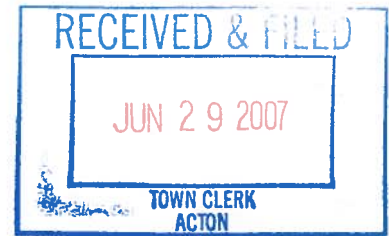


ACTON HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
68 WINDSOR AVENUE, ACTON MA 01720
MINUTES APRIL 11, 2006



Present: Bernice Baran, Jean Schoch, Ken Sghia-Hughes, Dennis Sullivan and
Robert Whittlesey
Also Present: Kelley Cronin
Attending: Howard Gordon

Mr. Whittlesey called the meeting to order at 7:30 PM.

Ms. Cronin reminded everyone that the Board had agreed that the sole purpose of the meeting was to discuss the budget with Howie Gordon and discuss the RFP for a housing consultant.

1. Discussion of Budget Issues with Fee Accountant, Howard Gordon
Mr. Gordon responded to questions that had been sent to him in advance of the meeting. He explained the cost/unit for the 667 program (elder/disabled) is \$331/month with rental income of \$278 resulting in an operating deficit of \$53/unit/month. The cost/unit for our 705 program (family) is \$524/month with rental income of \$457/month resulting in an operating deficit of \$67/unit/month.

Mr. Gordon discussed how the AHA has spent the Section 8 reserves over the past three years and how the Section 8 funds have been utilized. He explained how the reserves were accumulated. He did not have any suggestions for the AHA to save or make money. He said the AHA has done very well given the fiscal realities of State and Federal funding.

2. Discussion of Housing Consultant RFP
The Board went through the outline provided by Mr. Whittlesey and made a few changes. The Board would like to issue an RFP as soon as possible.

Mr. Whittlesey adjourned the meeting at 9:30PM

Respectfully submitted,

Kelley A. Cronin,
Executive Director