

ACTON HOUSING AUTHORITY  
BOARD OF COMMISSIONERS MEETING  
68 WINDSOR AVENUE, ACTON MA 01720  
MINUTES  
July 26, 2016

Present: Bernice Baran, Ryan Bettez, Ken Sghia-Hughes Nancy Kolb and Robert Whittlesey  
Also Present: Kelley Cronin  
Attending: Fran Osman, Virginia Loftus

Mr. Whittlesey called the meeting to order at 4:00 p.m.

1. The Board reviewed the minutes of the previous meeting. Ms. Kolb made a motion which was seconded by Ms. Baran and unanimously voted in the affirmative to:

***Approve the minutes of the June 28, 2016 meeting.***

2. Mr. Whittlesey welcomed the new liaison from the Board of Selectmen, Fran Osman, to the meeting. Ms. Osman talked about her efforts bringing more transportation to the Town and her interest in housing. The Board discussed the different development opportunities they saw for the Acton Housing Authority (AHA) in Town and thanked Ms. Osman for coming to the meeting.
3. Ms. Cronin asked the Board to let her know if they had any questions about the quarterly financial statement and updated the Board on vacancies and modernization. She went over the latest plan from the State Department of Housing and Community Development (DHCD) regarding mandatory Board trainings. She let the Board know that DHCD had not released the new regulations for the tenant Board position and that the regulations are expected to be out in late 2016 or early 2017. There will not be guidance to implement the tenant Board position until the 2018 elections. The AHA will not have any positions up for re-election once the regulations are promulgated until 2020.
4. Ms. Cronin reviewed the sixth amendment to the Capital Plan. The capital fund was amended to add DHCD formula funding for FY19 in the amount of \$192,175, asbestos removal for the modernization at McManus Village in the amount \$20,000, and air source heat pumps for the community/office building at Windsor Avenue in the amount of \$49,149. Ms. Kolb made a motion which was seconded by Ms. Baran and unanimously voted in the affirmative to:

***Approve amendment #6 to the capital improvement work plan #5001 in the amount of \$261,324.***

Ms. Cronin reviewed the e-mail from the Board of Selectmen regarding Morrison Farm. The Board supported keeping the home for affordable housing but thought the cost would be too high for the Housing Authority.

The Board discussed the Town's interest in purchasing a property that may be on the market for a mixed use of housing and open space. The Town suggested the site might be good for affordable senior housing.

5. Ms. Cronin has requested a meeting with the Town's new Director of Land Use and Economic Development and asked which Board members would like to attend. The meeting is to get to know the new Director and see if there is the potential to find land or buildings that the AHA could build more affordable rental housing on.

6. Ms. Baran made a motion which was seconded by Ms. Kolb and unanimously voted in the affirmative to:

***Approve the June voucher (monthly list of accounts payable) as presented.***

7. Mr. Whittlesey made a motion which was seconded by Ms. Kolb and unanimously voted in the affirmative to:

***Adjourn the meeting.***

Respectfully submitted,

Kelley A. Cronin  
Executive Director

Attachments to the July 26, 2016 meeting:

Minutes of the June 28, 2016 meeting, Second quarter financial report, DHCD award letter regarding amendment to capital improvement work plan, contract for financial assistance between DHCD and AHA for capital improvement funding, vote and resolution for capital improvement funding, Morrison Farm e-mail, June Voucher

