

ACTON HOUSING AUTHORITY
 BOARD OF COMMISSIONERS MEETING
 68 WINDSOR AVENUE, ACTON MA 01720
 MINUTES
 April 24, 2007

Present: Bernice Baran, Jean Schoch, Ken Sghia-Hughes, and Dennis Sullivan
 Absent: Robert Whittlesey
 Also Present: Kelley Cronin
 Attending: Michael Jacobs-Housing Consultant and Lisa Franklin-Resident

Mr. Sghia-Hughes called the meeting to order at 7:30 p.m.

1. Ms. Baran made a motion which was seconded by Mr. Sullivan and unanimously voted in the affirmative to:

Approve the minutes of the March 24, 2007 meeting.

2. Discussion with Housing Consultant, Michael Jacobs
 The Board discussed the Housing Consultants report and asked more process oriented questions. The Board wants to find out if any efforts have been made in the Town to identify parcels of land that would be good sites to develop affordable housing. As part of an information gathering effort the Board decided to invite Nancy Tavernier and Betty McManus to a Board meeting and to have the Executive Director and Housing Consultant meet with the Planning Department.
3. Executive Director's Report

Ms. Cronin handed out the agenda for the MA NAHRO Conference and asked the Board to let her know if anyone would like to attend at the next meeting. Ms. Cronin let the Board know that Governor Patrick and the House of Representatives had both recommended funding the Operating Subsidy for HA's at \$59.9 million, an increase of over 30%. She handed out Senator Pam Resor's phone number so that Board members could ask her to support the Operating Subsidy at the amounts proposed by the Governor and the House. Ms. Cronin let the Board know that HUD is requesting HA's attach an Affirmatively Further Fair Housing statement with the Family Self-Sufficiency application. Ms. Cronin said she would pass a draft by e-mail to the Board.

4. New Business

Ms. Cronin handed out the accounting contract proposed by Howard Gordon, CPA. Ms. Baran made a motion which was seconded by Mr. Sullivan and unanimously voted in the affirmative to:

Approve the two year contract for accounting services, as written, between the AHA and Howard Gordon. Compensation for performing all work related to the State Housing Program in Year 1 will be for \$7,656 and will be adjusted in Year 2 based on DHCD budget guidelines. Compensation for performing all work related to the Federal Housing Program in Year 1 will be for \$6,000 and for \$6,300 in Year 2.

The Board decided to table the discussion of hiring an attorney to assist with the Housing Consultant process and condominium purchase until the next Board meeting.

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

Approve the contract as presented between the AHA and Walsh and Associates in an amount of \$4,000 to perform audit services for fiscal year ending December 31, 2006.

5. Old Business

Mr. Sghia-Hughes updated the Board on the CPA vote and timing of the award letters. Ms. Baran informed the Board that a developer had been chosen by the ACHC selection committee to build housing on the Willow/Central site.

Mr. Sghia-Hughes adjourned the meeting at 9:10pm.

Respectfully submitted,



Kelley A. Cronin
Executive Director