ACTON HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
68 WINDSOR AVENUE, ACTON MA 01720
MINUTES
MAY 8, 2007

Present: Bernice Baran, Nancy Kolb, Ken Sghia-Hughes, Dennis Sullivan and Robert Whittlesey
Also Present: Kelley Cronin

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

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

   *Approve the minutes of the April 24, 2007 meeting as amended.*

2. Executive Director's Report
   Ms. Cronin passed out the Affirmatively Furthering Fair Housing Statement adopted by the AHA. She handed out the letter from HUD ranking the HA a High Performer based on the SEMAP audit. Ms. Cronin discussed the results of the meeting between MA NAHRO, the Department of Housing and Community Development (DHCD), the Department of Mental Health (DMH), and the Department of Mental Retardation (DMR). The meeting was held to discuss the 689 Housing Program and the structural deficits. DMH and DMR agreed to increase rent levels but there was no agreement on who should pay for capital projects. Mr. Whittlesey and Ms. Cronin reported on the meeting of local Housing Authorities with the new head of Public Housing at the State. Ms. Cronin reported that the Council on Aging has been visiting the AHA's elderly developments once/month and had a good turn out at the last visit.

3. New Business

   After reviewing the responses to the Request for Qualifications the Board selected an attorney to assist with the Housing Consulting project and with condominium purchases. Mr. Whittlesey made a motion which was seconded by Ms. Baran and unanimously voted in the affirmative to:

   *Authorize the Executive Director to retain Sue Cohen at a rate not to exceed $225/hour. Ms. Cohen will provide legal services to the AHA, as directed by Ms. Cronin, on activities which will include working with the housing consultant, purchasing condominium units and/or real property, and on the Section 8 program.*

   The Board agreed that a fee of $600 was reasonable to update the AHA's Section 8 Administrative Plan and to ensure we are up to date with all HUD mandated

policies. The Board discussed next steps for the Housing Consultant. Mr. Sullivan made a motion which was seconded by Mr. Sghia-Hughes and unanimously voted in the affirmative to:

*Approve the March voucher.*

The Board updated their signatures for the records of our Bank Accounts.

4. Old Business

Mr. Sghia-Hughes updated the Board on the terms of the CPA Awards. Ms. Baran updated the Board on the Willow/Central project.

5. Mr. Whittlesey adjourned the meeting at 9:10.

Respectfully submitted,

Kelley A. Cronin
Executive Director