

ACTON HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
68 WINDSOR AVENUE, ACTON MA 01720
MINUTES
AUGUST 29, 2017

Present: Bernice Baran, Ryan Bettez, Nancy Kolb, and Robert Whittlesey
Also Present: Kelley Cronin
Also Attending: Lisa Franklin, Virginia Loftus, Terra Friedrich, Danny Factor

Mr. Whittlesey called the meeting to order at 4:00 p.m. and explained the rules of the meeting.

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

Approve the minutes of the July 18, 2017 meeting.

2. Ms. Cronin let the Board know that MA NAHRO's is searching for a new Executive Director and Ms. Cronin is serving on the transition committee. Ms. Cronin let the Board know that the quarterly bank balance statement was included in their packet. Ms. Cronin had also included the most recent State Department of Housing and Community Development (DHCD) communication regarding the tenant Board position. The Secretary of State had stepped in this year because there are now only 3 elected Board positions and DHCD had told Housing Authority's (HA) they could elect 4 this year until the tenant Board guidance had been issued. The Secretary of State told them the law changed the number to 3 and 4 members could no longer run. Ms. Cronin let the Board know that DHCD still has not issued the tenant Board election regulations leaving HA's in limbo.
3. Mr. Bettez updated the Board on the status of the Main Street Master Plan. Mr. Bettez said that the Committee had narrowed down the desirable uses of the property to two; housing or mixed commercial with an Inn. He said there was also some sentiment to not do anything with the property at this time. Mr. Bettez let the Board know that the Main Street Planning Committee had asked if the Acton Housing Authority (AHA) could assist with determining the feasibility for housing at the site. Mr. Bettez recommended to the Board that the AHA use some of its CPA feasibility funds to do an analysis of the site for affordable housing. The Board discussed using it for an elderly/accessible development. Ms. Cronin had included a recommendation from Massachusetts Housing Partnership for doing requests for bids, the CPA application for feasibility funds and information on the property received from the Town in the Board packet. The Board discussed how much of the CPA grant should be used for the feasibility analysis and decided that since the Main Street committee had not yet recommended housing on the site that doing a request for services for approximately \$10,000 was prudent. The Board approved Mr. Bettez and Ms. Cronin getting proposals for the work to present to the Board.
4. Ms. Kolb discussed the last Community Preservation Committee meeting. The CPC discussed whether or not the AHA should resubmit a proposal to review at the December Town meeting. The Board did not feel that there was anything pressing that could not wait for the Spring Town meeting.

Ms. Baran updated the Board on the Acton Community Housing Corporation meeting. There are a couple 40B's that are moving forward, one on Main Street near the Discovery Museum and Martin Street.

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

Approve the May and July vouchers (monthly list of accounts payable) as presented.

5. Mr. Whittlesey opened the meeting to Public comment. Mr. Factor let the Board know that the Commission on Disabilities had invited Ms. Cronin and Ms. Tavernier to come to a meeting to discuss affordable housing issues with the Committee. Ms. Friedrichs spoke of her support for housing that serves people under 30% of medium income and suggested that money should not be used to build housing for people who are not very low-income.
6. Ms. Kolb made a motion which was seconded by Mr. Bettez and unanimously voted in the affirmative to:

To adjourn the meeting.

Respectfully submitted,

Kelley A. Cronin

Kelley A. Cronin
Executive Director

Attachments to the August 29 meeting:

Minutes of the July 18, 2017 meeting, Quarterly Bank balances, DHCD Public Housing Notice 2017-06 clarifying Board Member Elections, 2015 Community Preservation Committee application, Memo from Carsten Snow (MHP) to Ms. Cronin regarding feasibility services, Summary of Facts and Conclusion from appraiser for Main Street property, May and July vouchers