

WAYLAND HOUSING AUTHORITY
Board of Commissioners Meeting
October 15, 2009
Cochituate Village Apartments, Wayland, MA

Regular Meeting Minutes

Present: Commissioners M. Antes, Russell Ashton, S. Weinstein
Executive Director B. Boggia
Absent: B. Francis, C. Raskin
Others Present: Sarkis Sarkisian, Wayland Town Planner

Chairman Antes convened the meeting at 7:05 p.m.

Wayland Town Planner

The new Wayland Town Planner, Sarkis Sarkisian, met with the Board to discuss housing and general planning activities. The following topics were discussed, the inclusionary housing requirements at Covered Bridge and Michael Road, and the proposed affordable housing trust fund.

Public Comment

There no public comment

Wayland Town Center

S. Weinstein moved that the WHA support the warrant article proposed to modify the affordable housing at Wayland Town Center with conditions that at least 50% of the rental units be available to the WHA Section 8 program participants and we encourage the Planning Board to revisit the housing component of Town Center in order to increase the availability of affordable housing in consultation with the WHA and Wayland Housing Partnership. R. Ashton seconded. Vote: 3-0-0. (2009-88)

S. Weinstein noted that the that the WHA should insure that the affordable trust issue is resolved so that there is an appropriate vehicle for the expenditure of affordable housing funds.

Minutes

R. Ashton moved to table the minutes and was seconded by S. Weinstein. Vote: 3-0-0. (2009-89)

Bill Warrant

S. Weinstein moved to approve the September 2009 Bill Warrant and was seconded by R. Ashton. Vote: 3-0-0 (2009-90)

PHA Plan

The Board opened the public hearing for the PHA Plan. There was no public comment. S. Weinstein moved to approve the 2010 Five-Year PHA Plan as revised for submission to HUD and was seconded by R. Ashton. Vote: 3-0-0 (2009-91)

Executive Director's Report

The Board reviewed the Executive Director's report. The newly required certification of the Conflict of Interest Law was discussed. The Board also discussed the HUD Capital Improvement Fund program, CVA walkway construction, and operating budgets.

Operating Budgets

The Board reviewed the budget questionnaire as prepared by B. Boggia.

Doran Road

S. Weinstein moved that \$15,000 be withdrawn from the Town of Wayland Affordable Housing Fund for the purpose of funding the feasibility study with regard to affordable housing, open space and waste water treatment on Doran Road. R. Ashton seconded. Vote: 3-0-0 (2009-92)

Employee Guide

R. Ashton moved to approve the Performance Management Process section of the WHA Employee guide and was seconded by S. Weinstein. Vote: 3-0-0 (2009-93)

HUD Fair Market Rents

S. Weinstein moved to accept the new Fair Market Rent schedule prepared by HUD and was seconded by R. Ashton. Vote: 3-0-0 (2009-94)

Other Business

The Board discussed recognizing former WHA Commissioner Martin Nichols for his service to WHA.

M. Antes requested changes to the annual report to the Town of Wayland.

Next Meeting

The next meetings were tentatively scheduled for 7:00 PM on 11/12/09 at Bent Park and 12/17/09 at Town Hall.

Adjourn

R. Ashton moved to adjourn the meeting and was seconded by S. Weinstein. Vote: 3-0-0 (2009-95)

M. Antes adjourned the meeting at 9:35 PM.

Attested: _____
Brian E. Boggia, Secretary to the Board