

WAYLAND HOUSING AUTHORITY
Board of Commissioners Meeting
November 12, 2009
Bent Park, Wayland, MA

Regular Meeting Minutes

Present: Commissioners M. Antes, R. Ashton, C. Raskin, S. Weinstein
Executive Director B. Boggia
Absent: B. Francis
Others Present: Jackie Ducharme, Wayland Neighbors for Responsible Land Use
Jim Williamson, Barberry Homes
Richard Conlon, WHA Fee Accountant

Chairman Antes convened the meeting at 7:00 p.m.

Public Comment

Jackie Ducharme, Wayland Neighbors for Responsible Land Use spoke of her concerns about transparency for the process regarding the proposed affordable housing development on Doran Road. She questioned the WHA proposal is the best use of the land. The Board informed Ms. Ducharme about a planned public meeting with the neighbors sponsored by the Board of Selectmen.

Michael Road

James Williamson from Barberry Homes made a presentation on his proposed development on Michael Road. There will be seven lots on a conservation cluster, which triggers the Town's Inclusionary Housing By-law. One of the seven lots will be affordable. A public hearing is scheduled for 12/19/09. The Board was generally supportive of the development concept. C. Raskin suggested the back lock be considered for affordable housing.

Operating Budgets

WHA Fee Accountant Richard Conlon presented operating budgets and revisions.

S. Weinstein moved to accept the revision to the 2009 operating budget for Bent Park and was seconded by R. Ashton. Vote: 4-0-0 (2009-104)

S. Weinstein moved to accept the 2010 operating budget for the HUD Conventional Housing Program (MA101) as prepared by the WHA Fee Accountant and was seconded by C. Raskin. Vote: 4-0-0 (2009-105)

S. Weinstein moved to accept the 2010 operating budget for the HUD Section 8 Housing Choice Voucher Program as prepared by the WHA Fee Accountant and was seconded by C. Raskin. Vote: 4-0-0 (2009-106)

S. Weinstein moved to accept the 2010 operating budget for the state Bent Park HUD Conventional Housing Program (400-1) as prepared by the WHA Fee Accountant and was seconded by C. Raskin. Vote: 4-0-0 (2009-107)

PHA Plan

R. Ashton moved to accept the WHA five-year PHA Plan for 2010-2014 and was seconded by S. Weinstein. Vote: 4-0-0 (2009-108)

Bill Warrant

S. Weinstein moved to approve the Bill Warrant for October 2009 and was seconded by C. Raskin. Vote: 4-0-0 (2009-109)

Minutes

C. Raskin moved to accept the minutes of 7/16/09 as amended and was seconded by R. Ashton. Vote: 3-0-1 (2009-110)

R. Ashton moved to accept the minutes of 8/20/09 as amended and was seconded by S. Weinstein. Vote: 3-0-1 (2009-111)

C. Raskin moved to accept the minutes of 9/10/09 as amended and was seconded by S. Weinstein. Vote: 3-0-1 (2009-112)

C. Raskin moved to table the minutes of 9/16/09 as amended and was seconded by R. Ashton. Vote: 4-0-0 (2009-113)

S. Weinstein moved to accept the minutes of 10/01/09 as amended and was seconded by R. Ashton. Vote: 3-0-1 (2009-114)

S. Weinstein moved to accept the minutes of 10/15/09 as amended and was seconded by R. Ashton. Vote: 3-0-1 (2009-115)

R. Ashton moved to accept the minutes of 10/21/09 as amended and was seconded by C. Raskin. Vote: 3-0-1 (2009-116)

C. Raskin moved to accept the minutes of 10/28/09 as amended and was seconded by R. Ashton. Vote: 3-0-1 (2009-117)

C. Raskin moved to accept the minutes of 11/04/09 as amended and was seconded by R. Ashton. Vote: 3-0-1 (2009-118)

Federalization of Bent Park

B. Boggia reported on the progress of the application to HUD to federalize Bent Park. R. Ashton will contact the Congressional delegation for a letter of support.

Executive Director's Report

B. Boggia reported on the recent Progress Management Process training with WHA staff, HUD Capital Fund renovations, TV donation to the Bent Park community room, violence and crime prevention workshop for WHA staff, Family Self-Sufficiency program. The new WHA policy for smoke free buildings is awaiting approval at DHCD and HUD.

Employee Guide

C. Raskin moved to table Employee Guide time off policy and was seconded by R. Ashton. Vote: 4-0-0 (2009-118)

Wayland Town Center

M. Antes is drafting an address to town meeting on the affordable housing change.

Next Meeting

The next meeting was scheduled for 7:00 PM on 12/17/09 at Town Building.

Adjourn

S. Weinstein moved to adjourn the meeting and was seconded by R. Ashton. Vote: 4-0-0 (2009-119)

M. Antes adjourned the meeting at 10:15 PM.

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