

**WAYLAND HOUSING AUTHORITY**  
**Board of Commissioners Meeting**  
**January 21, 2010**  
**Cochituate Village Apartments, Wayland, MA**

**Regular Meeting Minutes**

Present: Commissioners M. Antes, R. Ashton (7:10) , B. Francis, C. Raskin, S. Weinstein  
Executive Director B. Boggia  
Absent: None

Chairman Antes convened the meeting at 7:00 P.M.

**Public Comment**

There was no public comment.

**Minutes**

S. Weinstein moved to accept the minutes of 12/17/2009 as amended and was seconded by C. Raskin. Vote: 4-0-0 (2010-01)

**Bill Warrant**

S. Weinstein moved to approve the Bill Warrant for December 2010 and was seconded by C. Raskin. Vote: 5-0-0 (2010-02)

**Executive Director's Report**

B. Boggia reported on the status of a tenant eviction case at the Cochituate Village Apartments. The Board agreed that the local media had sensationalized this case. B. Boggia has spoken to the journalist to be more careful in depicting these types of stories to the public. R. Ashton reported on a recent meeting with Sen. Kennedy's office. The focus of the meeting was the federalization of state public housing units at Bent Park. The agenda for the upcoming meeting with members from Congressman Markey and Tsongas office was discussed. The Board commended Katherine Provost for her work in invigorating the Family Self-Sufficiency Program. B. Boggia recommended that the WHA hire a tenant to do light housekeeping duties at the Cochituate Village Apartments. This would allow the WHA to meet a FSS goal and the HUD Section 3 requirement. The Board indicated its support for creating this position. The WHA actuary study report was discussed. The Board asked B. Boggia to clarify the term unfunded actuarial accrued liability. The Board discussed planning an event to commemorate the 40<sup>th</sup> anniversary of the WHA. Town officials, representatives, former students and former WHA Commissioners will be invited. A tentative date of 5/16/10 was chosen to hold an ice cream social.

**Affordable Housing Trust**

M. Antes reported that there is a petitioners warrant article to require that the five-year housing plan be approved at town meeting. The 2004 Master Plan was approved by the Planning Board. S. Weinstein and C. Raskin will work on ideas to get information to the public on the affordable housing trust. A public meeting with town boards was discussed.

**Doran Road**

There has not been any progress with the affordable housing proposal for Doran Road. M. Antes recently walked the site with Selectman Thomas Fay. The neighbors have filed a warrant article to turn the site over to the Conservation Commission for open space.

**Stonebridge Road**

The Planning Board has sponsored a warrant article to build affordable housing on town owned land at Stonebridge Road. M. Antes reported that the next Land Use meeting will focus on this project. Habitat For Humanity representatives will be present. S. Weinstein moved to co-sponsor the Stonebridge Road affordable housing warrant article and was seconded by B. Francis. Vote: 5-0-0 (2010-03)

Accessory Apartment By-Law.

The Wayland Housing Partnership Committee has submitted an warrant article to amend the existing accessory apartment by-law. Amendments include reducing the eligible lot size, principal residence and new construction. They will also request that the WHA units reservation timeframe in the affordable housing accessory by-law be reduced to five years.

#### Inclusionary Housing

M. Antes reported that the Planning Board will discuss setting criteria for the Inclusionary Housing By-Law on February 2, 2010. The Planning Board's first priority is for the affordable housing be built on site. The discussion will also include the affordable housing units at Covered Bridge.

#### Other Business

There was no other business

#### Next Meeting

The next meeting was scheduled for 7:00 PM on:

02/25/10 at Bent Park

03/18/10 at Wayland Town Building

#### Adjourn

S. Weinstein moved to adjourn the meeting and was seconded by C. Raskin. Vote: 4-0-0 (2010-04)

M. Antes adjourned the meeting at 9:30 PM.

Attested: \_\_\_\_\_

Brian E. Boggia, Secretary to the Board