

WAYLAND HOUSING AUTHORITY
Board of Commissioners Meeting
May 20, 2010
Bent Park, Wayland, MA

Regular Meeting Minutes

Present: Commissioners M. Antes, R. Ashton, S. Weinstein
Executive Director B. Boggia (7:30 PM)
Absent: B. Francis, C. Raskin
Others Present: Eugene Nevins, WHA Resident

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

Public Comment

CVA resident Gene Nevins spoke to the Board regarding his volunteer community service at the Cochituate Village Apartments. Mr. Nevins asked that he be allowed to continue his services at CVA and Bent Park. He distributed a copy of the HUD Community Service Policy. The Board thanked Mr. Nevins for his community service and will consider his request.

Minutes

S. Weinstein moved to table the minutes of 4/15/10 and was seconded by R. Ashton. Vote: 3-0-0 (2010.32)

Bill Warrant

S. Weinstein moved to approve the Bill Warrant for April 2010 and was seconded by R. Ashton. Vote: 3-0-0 (2010.33)

Master Plan Update

The Board reviewed and commented on the housing section of the Master Plan update.

(B. Boggia entered the meeting)

B. Boggia noted that the Planning Board will be reviewing the various Master Plan sections. The date for the review of the housing section has not been released.

Capital Improvements

The Board reviewed the correspondence from the WHA Architect on the award of the roofing contract for WHA Family Public Housing. S. Weinstein moved to award the contract for the replacement of roofs in the WHA Scattered Site program to Belcour Corporation. R. Ashton seconded. Vote: 3-0-0 (2010.34)

HUD Income Limits

S. Weinstein moved to accept the 2010 income limits as determined by HUD and to seek to have the four person 80% area median income number increased. R. Ashton seconded. Vote: 3-0-0 (2010.35)

Ready To Buy Program

The Board reviewed the Ready-To-Buy program as developed by the Town of Watertown. While the WHA appreciates being included in the proposal, it would not be cost effective for the Town of Wayland to participate. In addition, the WHA would like to preserve local preference in selection of affordable homebuyers. The WHA recommends that the fee schedule should be adjusted for smaller communities that have a smaller threshold of activity. The WHA is interested in seeing how the program proceeds.

Town Meeting Wrap-up

The Board reviewed the housing related Town Meeting warrant articles. The Board discussed going forward with the Doran Road site. The Board discussed activities to accomplish over the summer. The Board will work on advocacy and public relations. The Board celebrated the passage of the Stonebridge Road site to Habitat For Humanity.

Executive Director Report

The Board discussed ADP Payroll, TD Bank donation, Family Self-Sufficiency Program, Bradford Street drainage, roof replacement contract, and the Bent Park door replacement contract.

Other Business

The Board discussed tenant community service at the CVA. The Board raised liability concerns. The Board recommends that tenants not do work at the WHA that is the regular work the maintenance staff at the WHA and suggested referrals to alternative volunteer opportunities in the Town.

S. Weinstein gave a summary of the meeting she attended - The Affordable Housing Landscape Within Metrowest sponsored by CHAPA.

M. Antes attended the Town of Wayland training on the changes to the Open Meeting Law. She distributed material from that session. Other Board members are encouraged to attend the next training in June.

M. Antes noted that Congresswoman Tsongas is hosting a housing forum on June 9 in Washington, D.C.

B. Boggia raised the question of whether or not the WHA should allow tenant access to basements. S. Weinstein moved that the WHA will practice that when a scattered site unit is turned-over, the WHA will decide if it is appropriate to close-off tenant access to the basement. R. Ashton seconded. Vote: 3-0-0 (2010.36)

Next Meeting(s)

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

6/17/10 at Town Building

7/15/10 at CVA

8/19/10 at Bent Park

Adjourn

S. Weinstein moved to adjourn the meeting and was seconded by R. Ashton. Vote: 3-0-0 (2010.37)

M. Antes adjourned the meeting at 9:20 PM.

Attested: _____

Brian E. Boggia, Secretary to the Board