

WAYLAND HOUSING AUTHORITY
Board of Commissioners Meeting
December 15, 2011
Wayland Town Building, Wayland, MA

Regular Meeting Minutes

Present: Commissioners Present: Mary Antes, Russell Ashton, Kevin Goodwin Susan Weinstein
Commissioners Absent: None
Executive Director: Brian Boggia
WHA Fee Accountant: Richard Conlon

Chairman Antes convened the meeting at 7:05 P.M.

Public Comment

There was no public comment

Tenant Parking

At the Bent Park apartments, there are not enough parking spaces to accommodate the vehicles of all of the tenants. Because of concerns about the WHA's ability to provide proximity parking to tenants with physical disabilities, the Board sought to determine whether it was necessary or appropriate to modify the current system of assigning parking lot spaces to tenants in the order in which they take occupancy. While deliberating whether to change the way in which parking spaces are apportioned at the Bent Park development, the Board considered all previous tenant comments; relevant laws, particularly the Americans with Disabilities Act (ADA); the potential impact on tenants of not assigning parking spaces; enforcement concerns; complexity or ease of administration; anticipated requests for handicapped-accessible parking; and possibilities for increasing the number of parking spaces. The Board acknowledged that the WHA's highest priority was to ensure that the WHA would be able to satisfy ADA accommodation requests for proximity parking. The Board noted that the tenant comments voiced an overwhelming preference for keeping the current system in place.

Based on these factors, and pursuant to a motion by S. Weinstein, seconded by K. Goodwin, the Board decided that the WHA office will continue to assign parking spaces, with new tenants added to the waiting list according to the date of their lease at the inception of their current occupancy, except that the WHA will give priority as needed to reasonably accommodate tenants with disabilities (as defined by the ADA) whose request for proximity parking is supported by appropriate documentation, e.g., a letter from their physician; and that WHA will continue to reserve and designate one parking space in the Bent Park parking lot for disabled visitor parking. The Board noted and affirmed that a tenant with a duly-assigned parking space may be required to relinquish that space, and may not be able to continue to park in the lot, if a parking space is needed to reasonably accommodate a disabled tenant. Vote: 4-0-0 (2011.56)

Program Administration

B. Boggia informed the Board the Vonnie Morris has resigned as WHA Program Administrator effective 12/31/11. She is going back to work for the Marlboro Housing Authority.

Operating Budgets

Richard Conlon presented the WHA operating budgets, provided explanation for each line items and answered questions. S. Weinstein moved to certify the FY 2012 WHA operating budgets. The Chair will execute the HUD PHA Certification form HUD-52574. K. Goodwin seconded. Vote: 4-0-0 (2011.57)

Minutes

S Weinstein moved to approve the minutes of 8/16/11 and was seconded by R. Ashton. Vote: 3-0-1 (2011.58)

S. Weinstein moved to approve the minutes of 10/20/11 and was seconded by M. Antes. Vote 2-0-2 (2011.59)

S. Weinstein moved to table the minutes of 10/27/11 and was seconded by R. Ashton. Vote 4-0-0 (2011.60)

S. Weinstein moved to table the minutes of 11/16/11 and was seconded by R. Ashton. Vote 4-0-0 (2011.61)

Bill Warrant

K. Goodwin moved to approve the bill warrant for November 2011 and was seconded by S. Weinstein. Vote: 4-0-0 (2011.62)

Executive Director's Report

The Board reviewed the Executive Director's Report.

CVA Property Line

B. Francis had previously reported that was in discussions with the neighbors regarding the CVA property line. Board members deferred action until members had a chance to walk the property.

Economic Development Committee (EDC) Affordable Housing Proposal

The Board discussed the EDC affordable housing proposal for the former septage facility. The Board will ask Becky Stanizzi from the EDC to make a presentation at the next meeting.

Dudley Area Advisory Committee Update

R. Ashton reported that the last Dudley Area Advisory Committee (DAAC) was cancelled. There was a discussion of possibly building four units of affordable housing. But there was no consensus by the Committee. The Committee is waiting to hear from the DPW to see if they would vote to relinquish the properties as per the earlier Town Meeting vote. The question of whether or not previous votes on the property to transfer the property to the WHA are still applicable needs to be clarified by Town Counsel. The next DAAC meeting is December 19.

Habitat Stonebridge Affordable Housing

M. Antes updated the Board on the Habitat/Stonebridge project. The Community Preservation Committee voted to approve expending \$356,000 in CPC funds for the project. A warrant article will be submitted to Town Meeting for \$150,000 to be funded up front and the \$206,000 to be funded later as a match. Habitat has been meeting with local banks to raise donations. The next meeting is scheduled for 12/5/11.

Wayland Housing Associates, Inc. (WHAI)

There was no update on the WHAI.

Other Business

M. Antes and S. Weinstein recently attended a Mass Housing Partnership (MHP) conference on Building Support For Affordable Housing. It was noted that the Nike site is often cited as a model for affordable housing development by MHP and the state. M. Antes reported on the Open Meeting Law training session she attended which focused on remote participation.

Next Meeting

The next meeting was scheduled for 7:00 PM on January 19, 2012 at the Cochituate Village Apartments.

Adjourn

R. Ashton moved to adjourn and was seconded by K. Goodwin. Vote: 4-0-0 (2011.62)

M. Antes adjourned the meeting at 9:05 PM.

Attested: _____

Brian E. Boggia, Secretary to the Board