

WAYLAND HOUSING AUTHORITY
Board of Commissioners Meeting
June 18, 2012
Wayland Town Building, Wayland, MA

Regular Meeting Minutes

Commissioners present: M. Antes, R. Ashton (arrived at 7:12 pm), J. Ducharme, K. Goodwin, and S. Weinstein Others present: Executive Director B. Boggia (arrived at 8:10 pm), Leary Street homeowners L. Martins, S. Sweeney, B. Smith

Chair M. Antes called the meeting to order at 7:05 pm.

Public Comment

L. Martins, S. Sweeney, and B. Smith expressed their concerns about the behavior of tenants at a WHA property on Leary Street. There is too much traffic in and out of the driveway; they allege that there is illegal drug activity; there is outside activity all through the night; now there has been an arrest for credit card theft. They believe that there are people living there who are not on the lease. In short, they are concerned about the safety and security of the neighborhood. They have repeatedly contacted The WHA executive director but do not believe he is doing anything about the situation. The Board discussed its role as a policy-setting board that supervises the executive director; informed the visitors of the public safety roles of the police, town administrator, and Board of Selectmen; commented on the need for improved communication between the Police Department and the WHA executive director; provided background information on tenant selection and the eviction process; and urged the neighbors to continue making reports to the Police Department as a means of protecting the neighborhood and helping to build evidence in the event the WHA takes legal action against the tenants. The Board thanked the neighbors for coming in to talk and indicated that we would follow up with the executive director and the Police Department.

Continuing discussion prompted by Leary Street neighbors: The Board discussed whether and when the Executive Director should advise the Board of complaints and concerns. There was agreement that, at a minimum, the Executive Director should continue to keep the Chair apprised of serious situations and problems with tenants and neighbors, and that the Chair should use her (or his) discretion in informing the rest of the Board, in the interest of preventing surprise, ignorance, or embarrassment if a neighbor should bring up the subject in Public Comment.

The Board requested that the Chair contact the town administrator about improving communication between departments, especially between the Police Department and the WHA, and specifically to have the Police Chief instruct the police force to send notice to the WHA Executive Director when police are involved with WHA tenants and/or WHA property.

B. Boggia explained actions that he has taken with regard to the particular tenant at issue. He explained that the WHA has been working closely with the Wayland Police Department in this and other matters. The WHA relies on the Wayland Police Department to investigate criminal activities. Only the local district court to evict tenants for criminal activity and civil lease violations. The WHA has already done all that it can within the lease and HUD regulations to address the situation.

Minutes

K. Goodwin moved to approve the regular and annual meeting minutes of 5/24/12 as amended and was seconded by R. Ashton. Vote: 5-0-0 (2012-30)

Bill Warrant

R. Ashton moved to approve the Bill Warrant for May 2012 and was seconded by K. Goodwin. Vote: 5-0-0 (2012.31)

Executive Director's Report

The Board reviewed the Executive Director's Report. The Board discussed scattered site water bills and possibly shifting charges directly to the tenants reimbursed by a utility allowance. The Board discussed custodial cleaning at Bent Park and the Bent Park Resident Council summer hiatus. B. Boggia stated his concern regarding the Bent Park tenants acceptance of new admissions from different cultures and races. Several options were discussed to help educate existing tenants on the WHA tenant selection process and to facilitate better relations with newcomers.

Capital Improvements

S. Weinstein moved to award the contract for CVA Site Improvements to Ted Construction of Watertown in the amount of \$92,550 plus the alternate of \$24,500 if funding is available and was seconded by R. Ashton. Vote: 5-0-0 (2012.32)

Foreclosed and Distressed Properties

J. Ducharme reported that she met with the Town Planner who is enthusiastic about the possibility of purchasing foreclosed or distressed properties for affordable housing. There is the potential of using Community Preservation funding. An affordable housing trust might provide a mechanism to purchase these units. Ms. Ducharme will continue to pursue this.

Habitat Stonebridge Project

M. Antes reported on the fundraising activities of Habitat in the development of affordable housing on Stonebridge Road. Groundbreaking is scheduled for November 2012.

Other Business

S. Weinstein reported that she has started discussions with the Community Preservation Committee for possible funding of the installation of fire sprinklers at the Cochituate Village Apartments. K. Goodwin informed that he will be attending a consumer conference sponsored by the Mass. Rehabilitation Commission and will bring back information presented on housing.

Next Meeting

The next meeting was scheduled for 7:00 PM on 7/19/12 at the Cochituate Village Apartments.

Adjourn

K. Goodwin moved to adjourn and was seconded by R. Ashton. Vote: 5-0-0 (2012.33)

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

Attested: _____

Brian E. Boggia, Secretary to the Board