

WAYLAND HOUSING AUTHORITY
Board of Commissioners Meeting
July 19, 2012
Cochituate Village Apartments, Wayland, MA

Regular Meeting Minutes

WHA Commissioners present: M. Antes, R. Ashton, J. Ducharme, K. Goodwin, and S. Weinstein
Others present: WHA Executive Director B. Boggia, WHA Program Administrator Lynn Poisson
Wayland Police Chief: Robert Irving

Chair M. Antes called the meeting to order at 7:03 pm.

Public Comment

There was no public comment.

Chief Irving

Chief Robert Irving thanked the Board for inviting him to their meeting. There was a discussion of crime at WHA properties and the level of cooperation between the WHA and WPD. Both the Chief and the WHA Executive Director are in phone contact when necessary to address situations that could. The Chief indicated that there are certain circumstances where the Police Department will not notify the WHA such as ongoing criminal investigations. Certain situations are not reported to the WHA until the situation is resolved or the investigation is complete. Sometimes the WPD finds it useful to involve the WHA in addressing certain nuisance or neighborhood complaints that might involve lease violations. In addition, the WHA and WPD hold an annual "Crime Summit" as a formality to index crime at WHA addresses. This is usually a formality since both agencies have previously discussed problems as they happen. Both the Chief and Executive Director expressed that communication between agencies has been very effective.

B. Boggia indicated that he had to leave the meeting early in order to attend a Conservation Commission hearing on a proposed septic system for a scattered site.

Bill Warrant

S. Weinstein moved to approve the Bill Warrant for June 2012, R. Ashton seconded, and the motion was approved unanimously. (2012.34)

Executive Director's Report

The Board reviewed the Executive Director's Report.

B. Boggia departed the meeting at 7:45 pm to respond to a tenant request for assistance with a carbon monoxide detector and to attend a hearing at the Conservation Commission regarding septic replacement at a WHA property.

Minutes of June 18, 2012: The Board considered and accepted minor amendments to the minutes. The Board discussed the flow of information between the Executive Director and the Board Chair, and also that the Board's role is to leave day-to-day and tenant-related activities to the Executive Director. S. Weinstein moved approval of the minutes of June 18, 2012, as amended, K. Goodwin seconded, and the motion was approved unanimously. (2012-35)

Leary Street: Review of the minutes also prompted S. Weinstein to wonder aloud whether, because Leary Street had not been a topic on the June 18 agenda, the discussion with the neighbors during Public Comment had run afoul of the Open Meeting Law. S. Weinstein noted that the Board had not taken any action and had discussed general housing policies, the roles of town officials in public safety, and that neighbors should call the police for assistance with any suspected criminal activity or threat to the public safety. S. Weinstein indicated that she would look into the question.

Bill Warrant: K. Goodwin moved approval of the Bill Warrant for June 2012 in the aggregate amount of \$78,228.57, R. Ashton seconded, and the motion was approved unanimously. (2012-36)

Foreclosed/Distressed Homes Update: J. Ducharme reported that she had spoken with Town Planner Sarkis Sarkisian, who seemed interested in the subject of dealing with distressed homes in Wayland and in the establishment of a Housing Trust. S. Sarkisian provided J. Ducharme with a list of properties identified as distressed.

J. Ducharme would like to work out how to examine distressed properties and assess the scope of work and cost of refurbishment. M. Antes would like the Town to identify property to accommodate a house that would otherwise be demolished, as a home in good repair has been offered for the price of moving it. M. Antes highlighted the persistent questions about acquiring distressed properties: how much money and where will it come from? The Board agreed with M. Antes' view that there needs to be a method for determining the costs and benefits for various alternatives for preserving and creating affordable housing, assigning values to the different choices, and establishing priorities accordingly.

J. Ducharme inquired about the possibility of funding the CVA fire systems with money to come from Devens Hamlen in lieu of locating affordable housing at the Covered Bridge development site. M. Antes commented that the Planning Board has been considering what would be an appropriate compensation to the Town to accommodate a developer who is reluctant to include affordable housing on site. There is general agreement that the cost of evading the on-site requirement should be significantly greater than the cost of complying with the requirement, though there is not yet agreement on what that cost should be. J. Ducharme proposed that the WHA name a liaison to the Planning Board and also that the Board should meet with the Planning Board to discuss this and other housing development issues, perhaps on a regular basis.

Dudley Area Advisory Committee Update: R. Ashton said there was nothing to report.

Habitat for Humanity Development: M. Antes reported that the Planning Board had approved the Habitat project. After the required notice period, the project will proceed to the Zoning Board of Appeals for its review.

Other Business: M. Antes called attention to the May 2012 NAHRO (Massachusetts Chapter) News article on the proposed regulation reform from the Commonwealth Housing Task Force. The threshold question is whether any of this applies to the WHA as a federal-only public housing agency. J. Ducharme asked that the Board conduct a regular review of the content within the Management Plan and that discussion of the WHA mission and plan be included on the next agenda; S. Weinstein commented that the Board has engaged in concerted, periodic review of its policies over the number of years that she has served as a commissioner.

K. Goodwin noted that he had attended a housing conference and will provide a report at the Board's next meeting.

S. Weinstein noted that Community Preservation Committee Chair Jerry Heller had indicated interest in a proposal to fund the fire systems at CVA. S. Weinstein will continue to pursue the issue.

Next Meeting: Thursday, August 18, 2012, at 7:00 p.m. at the Bent Park Community Room.

S. Weinstein moved to adjourn the meeting, K. Goodwin seconded, and the motion was approved unanimously (2012-37).

M. Antes adjourned the meeting at 8:08 p.m.

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