

**WAYLAND HOUSING AUTHORITY**  
**Board of Commissioners Meeting**  
**December 20, 2012**  
**Cochituate Village Apartments, Wayland, MA**

**Regular Meeting Minutes**

Commissioners present: M. Antes, R. Ashton, J. Ducharme, S. Weinstein

Commissioners absent: K. Goodwin

WHA Staff present: WHA Executive Director B. Boggia, WHA Program Administrator Lynn Poisson

Others Present: None

Chair M. Antes called the meeting to order at 7:00 pm.

**Public Comment**

There was no public comment

**Minutes**

S. Weinstein moved to accept the minutes of 11/15/12, J. Ducharme seconded, and the motion was unanimously approved. (2012.56)

**Bill Warrant**

The Board reviewed the Bill Warrant. R. Ashton moved to approve the Bill Warrant of November 2012 in the amount of \$76,242.01, S. Weinstein seconded, and the motion was approved unanimously. (2012.57)

**Executive Director's Report**

The Board reviewed the Executive Director's Report.

**Executive Director's Annual Review**

The Board conducted the annual performance review of B. Boggia. R. Ashton moved to give B. Boggia a 4% increase for 2013, J. Ducharme seconded, and the motion was approved unanimously. (2012.58)

B. Boggia left the meeting.

**Fair Market Rents**

The Board reviewed the Fair Market Rents developed by HUD. S. Weinstein moved that the WHA adopt the revised Fair Market Rents, R. Ashton seconded, and the motion was approved 4-0.

**Income Limits**

The Board reviewed the Income Limits developed by HUD. S. Weinstein moved that the WHA adopt the revised Income Limits, J. Ducharme seconded, and the motion was approved 4-0.

**Affordable/Distressed Houses**

J. Ducharme is to connect with the Planning Board with regard to the financial analysis of improving distressed houses for affordable housing purposes.

There is no news regarding the Affordable Housing Trust issue from the Board of Selectmen.

**Dudley Area Advisory Committee**

R. Ashton reported that there is no news because the DAAC meeting was canceled. J. Ducharme clarified that the DAAC was awaiting a report upon which it needs to act, but the report was not available at the time of the scheduled meeting.

**Stonebridge Road: Habitat for Humanity MetroWest/Greater Worcester project**

The local committee mailed a town-wide appeal and received donations, including a \$10,000 donation from a local family foundation. HfH-MW/GW Board Member Josh Rose will be providing a financial report in January. Because of notice issues, the hearing before the Zoning Board of Appeals has been postponed to January.

**Other Business**

The Board voiced a request that members receive their meeting packets sooner than a couple of days prior to the meeting.

**Next Meeting**

The next meeting was scheduled for 7:00 PM on 1/17/13 at the Bent Park at Bent Park.

**Adjourn**

S. Weinstein moved to adjourn, J. Ducharme seconded, and the motion was approved unanimously. (2012.59)

M. Antes adjourned the meeting at 8:28 PM.

Attested: \_\_\_\_\_  
Brian E. Boggia, Secretary to the Board