

WAYLAND HOUSING AUTHORITY
Board of Commissioners Meeting
April 25, 2013
Bent Park, Wayland, MA

Regular Meeting Minutes

Present: Commissioners Present: Mary Antes, Russell Ashton, Jackie Ducharme, Kevin Goodwin.
Commissioners Absent: Susan Weinstein
WHA Staff: Brian Boggia, Lynn Poisson
WHA Residents: Lionel Riendeau, Rita Soulia.
Public: Joaquim Pires

Chairman M. Antes convened the meeting at 7:02 P.M.

Public Comment

There was no public comment

Minutes

J. Ducharme moved to approve the minutes of 3/28/13 as amended and was seconded by K. Goodwin, and the motion passed unanimously. (2013.13)

Bill Warrant

The Board reviewed the Bill Warrant. J. Ducharme moved to approve the Bill Warrant of March 2013 in the amount of \$68,279.01, K. Goodwin seconded, and the motion was approved unanimously. (2013.14)

Executive Director's Report

The Board reviewed the Executive Director's Report. B. Boggia reported on the recent affordable re-sale and refinance at Trout Brook Road as well as the progress of the affordable rentals at Wayland Center.

Section 8 Sequestration Cuts

B. Boggia reported that the WHA is currently sustaining the Section 8 program without impacting participants. However the WHA is no longer accepting applicants into the Section 8 Family Self-Sufficiency Program (FSS). The Board asked that a waiting list be established for voucher holders who are interested in the FSS program in anticipation of funding being restored in the future.

Regionalization of Housing Authorities

The Board reviewed recent correspondence from DHCD detailing Governor Patrick's proposal to regionalize housing authorities. The Board would like to invite Rep. Thomas Conroy to a future WHA Board meeting to discuss how the Governor's proposal would affect the WHA. M. Antes will request a meeting with the Board of Selectmen to discuss the provisions of this legislation and the possible effect on the WHA.

Passbook Rate

The Board reviewed HUD's memo on adjusting the HUD passbook rate in determining income from assets. The passbook rate is currently set at 0% with unlimited assets. The HUD memo allows housing authorities to adjust the rate in accordance with the Passbook Savings Rate. The Board would like to a list of housing authorities who have adopted the PBSR. J. Ducharme moved to institute the utilization of the PBSR used to determine annual income as allowed by HUD, R. Ashton seconded and the motion passed unanimously. (2013.15)

Board Goals and Objectives

K. Goodwin moved to accept the Goals and Objectives, R. Ashton seconded, and the motion passed unanimously. (2013.16)

CVA National Register

The Board will invite Gretchen Schuler to the next Board Meeting to discuss placing the Cochituate Village Apartments on the National Register.

Habitat Stonebridge

M. Antes reported that the ZBA has closed the hearings on the Habitat Stonebridge Chapter 40B permit application. The tentative date for the groundbreaking is June 29, 2013.

Next Meeting

The next meeting was scheduled for 7:00 PM on 5/16/13 at the Wayland Town Building.

Adjourn

R. Ashton moved to adjourn in order to convene the annual meeting, K. Goodwin seconded, and the motion was approved unanimously. (2013.17)

M. Antes adjourned the meeting at 8:40 PM.

Attested: _____
Brian Boggia, Executive Director

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Annual Meeting Minutes

Present: Commissioners Present: Mary Antes, Russell Ashton, Jackie Ducharme, Kevin Goodwin.
Commissioners Absent: Susan Weinstein
WHA Staff: Brian Boggia, Lynn Poisson
WHA Residents: None.
Public: Joaquin Pires

M. Antes convened the annual meeting at 8:41 PM.

Election of Officers

K. Goodwin nominated M. Antes as Chair, J. Ducharme seconded, and the motion passed unanimously. (2013.18)

J. Ducharme nominated K. Goodwin as Vice-Chair, R. Ashton seconded, and the motion passed unanimously. (2013.19)

J. Ducharme nominated R. Ashton as Treasurer, K. Goodwin seconded, and the motion passed unanimously. (2013.20)

J. Ducharme nominated S. Weinstein to serve as the WHA representative to the Wayland Community Preservation Committee pending approval by the Board of Selectmen, K. Goodwin seconded, and the motion passed unanimously. (2013.21)

K. Goodwin nominated J. Ducharme to serve as the WHA representative on the Wayland Housing Partnership Committee pending approval by the Board of Selectmen, R. Ashton seconded, and the motion passed unanimously. (2013.22)

Adjourn

R. Ashton moved to adjourn, K. Goodwin seconded, and the motion passed unanimously. (2013.23)

M. Antes adjourned the annual meeting at 8:55 PM.

Attested: _____
Brian Boggia, Executive Director