

**WAYLAND HOUSING AUTHORITY**  
**Board of Commissioners Meeting**  
**February 20, 2014**  
**Cochituate Village Apartments Community Room, 106 Main Street, Wayland, MA**

**Regular Meeting Minutes**

Commissioners Present: Mary Antes, Russell Ashton, Jackie Ducharme, Kevin Goodwin, Susan Weinstein  
WHA Staff Present: Brian Boggia, Lynn Poisson, Katherine Provost  
Absent: Commissioners: None  
Others Present: Devens Hamlen

Chairman M. Antes convened the meeting at 7:00 P.M.

**Public Comment**

There was no public comment

**Tenant Comment**

There was no tenant comment.

**Public Hearing- PHA Plan/Section 8 Administrative Plan**

The Board reviewed the draft changes to the Section 8 Administrative Plan to address the Federal Sequestration. The PHA Plan and changes to the Section 8 Administrative Plan will be further reviewed at the next WHA Board Meeting.

**Covered Bridge**

Devens Hamlen discussed the Covered Bridge housing development on Rice Road. Covered Bridge was approved by the Planning Board as a cluster development requiring two units of affordable housing. Mr. Hamlen is proposing to meet this requirement off-site. This proposal has been in discussion for several years. Mr. Hamlen has already purchased two single family homes which he would rent as affordable and with the intention of possibly transferring these properties to the Town in the future. The Board commented that it would like to see more than two units to substitute if the off-site proposal goes forward. The Board would like the number of off-site affordable units to be comparable to the value of the market housing that will be built in its place. The Board is also concerned with setting a precedent for future off-site development of affordable housing.

**Section 8 Payment Standards**

S. Weinstein moved to approve the WHA Payment Standards at 100% of the published 2014 HUD Fair Market Rent, was seconded by K. Goodwin, and the motion was approved unanimously. (2014.07)

**Minutes**

S. Weinstein moved to approve the meeting minutes of 01/16/14 as amended, was seconded by J. Ducharme, and the motion was approved unanimously. (2014.08)

**Bill Warrant**

K. Goodwin moved to approve the Bill Warrant of January 2014 in the amount of \$98,437.19, R. Ashton seconded, and the motion was approved unanimously. (2014.09)

**Executive Director's Report**

The Board reviewed the Executive Director's Report including operating budget comparatives and Section 8 sequestration and funding.

**CVA Fire Sprinklers**

S. Weinstein moved to support the warrant article by the Community Preservation Committee to allot \$500,000 to fund a study and construction of a fire sprinkler system for Cochituate Village Apartments, K. Goodwin seconded and the motion was approved 4-0-1. (2014.10)

Executive Director Performance Management Process

The Board presented B. Boggia with his performance evaluation for 2014. S. Weinstein moved to approve a 4.6% salary increase for 2014, R. Ashton seconded, and the motion was approved unanimously. (2014.11)

Board Goals-Accessory Apartments

M. Antes and J. Ducharme met to work on the accessory apartment bylaw. A meeting is scheduled for March 3, 2014 with the Wayland Housing Partnership Committee and relevant town building staff to work on providing incentives for accessory apartments in a future warrant article.

Habitat Stonebridge Project

M. Antes updated the Board on the progress of the Habitat Stonebridge project including April 11 fundraising event at Russell's Garden Center and volunteer opportunities.

Other Business

Candidates Night is 3/18/14 and K. Goodwin is running for re-election to the WHA Board. M. Antes gave an update on the 3/8/14 Mass. Memories project.

Next Meetings

7:00 PM on February 20, 2014 at Bent Park

Adjourn

S. Weinstein moved to adjourn, K. Goodwin seconded, and the motion was approved unanimously. (2014.12)

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

Attested: \_\_\_\_\_  
Brian Boggia, Executive Director