

Attested: _____
Brian Boggia, Executive Director

WAYLAND HOUSING AUTHORITY
Board of Commissioners Meeting
August 21, 2014
Wayland Town Building, 41 Cochituate Road, Wayland, MA

Regular Meeting Minutes

Commissioners Present: Mary Antes, Jackie Ducharme, Kevin Goodwin, Susan Weinstein

Absent: Russell Ashton

WHA Staff Present: Executive Director Brian Boggia, Program Administrator Lynn Poisson

Wayland Housing Partnership Committee: Rachel Bratt, Kathleen Boundy, Pat Harlan, Rev. Fred Moser, Martin Nichols, Armine Roat, Betty Salzberg

Other's Present: Devens Hamlen, Ben Stevens, Wayland Town Planner Sarkis Sarkisian

Chair K. Goodwin called the meeting to order at 7:00 p.m.

Public Comment

There was no public comment.

Tenant Comment

There was no tenant comment.

Minutes

S. Weinstein moved to approve the minutes of 7/31/14, M. Antes seconded and the motion passed unanimously. (2014.50)

Bill Warrant

The Board reviewed the Bill Warrant. M. Antes moved to approve the Bill Warrant of July 2014 in the amount of \$36,200.47, J. Ducharme seconded, and the motion passed unanimously. (2014.51)

HUD Passbook Savings Rate

M. Antes moved to set the passbook rate as it applies to tenant assets in WHA programs at .81%, J. Ducharme seconded, and the motion passed unanimously. (2014.52)

Section 8 Voucher Payment Standards

S. Weinstein moved to increase the Wayland Section 8 Payment Standard to 10% over the HUD Fair Market Rent to help increase rental opportunities in Wayland, M. Antes seconded, and the motion passed unanimously. (2014.53)

Covered Bridge

The WHA and Wayland Housing Partnership met in joint session with Devens Hamlen and Ben Stevens to review the inclusionary affordable housing at Covered Bridge (229 Rice Road). Mr. Hamlen had submitted a proposal to meet the inclusionary zoning requirement by renting two single family houses in Cochituate as affordable for 15 years. Both Committees voiced serious concerns with this proposal. The Committees questioned whether or not the developer's off-site proposal meets the definition of exceptional circumstances as defined in the inclusionary zoning by-law. The Committees would like to see more than two units of affordable housing if the development is granted off-site. S. Weinstein moved that the Wayland Housing Authority support a letter to be drafted addressing the Covered Bridge development proposal to provide affordable housing units offsite, that it fails to meet the Planning

M. Antes seconded, and the motion passed unanimously. (2014.54). S. Weinstein and K. Boundy will draft this letter.

Cochituate Village Apartments Fire Suppression System

S. Weinstein moved to approve a Capital Appropriation Request in the amount of \$620,000 to be submitted to the Town of Wayland to fully fund the installation of a fire suppression system at the Cochituate Village Apartments, M. Antes seconded, and the motion passed unanimously (2014.55).

Executive Director's Report

The Board reviewed the Executive Director's report including the Local Housing Authority Act of 2014, Section 8 Voucher utilization, street drainage at Bradford Street, CVA fire suppression system, Chapter 40B unit resales and rentals.

Other Business

M. Antes noted that the Finance Committee was holding a long term planning and goals meeting on September 16.

Next Meetings

The next meeting is scheduled for 7:00 p.m. on September 18, 2014 at the Cochituate Village Apartments, October 16 at Bent Park, November 13 at Town Building and December 18 at the Cochituate Village Apartments.

Adjourn

S. Weinstein moved to adjourn meeting, M. Antes seconded, and the motion was approved unanimously. (2014.56)

K. Goodwin adjourned the meeting at 9:40 p.m.

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