

WAYLAND HOUSING AUTHORITY
Board of Commissioners Meeting
November 13, 2014
Wayland Town Building, Wayland, MA

Regular Meeting Minutes

Commissioners Present: Mary Antes, Russell Ashton, Jackie Ducharme, Kevin Goodwin
Absent: Susan Weinstein
WHA Staff Present: Brian Boggia and Lynn Poisson
WHA Fee Accountant Richard Conlon
Bent Park Resident: Susan Tobin

Chair K. Goodwin called the meeting to order at 7:15 p.m.

Public Comment

There was no tenant comment.

Tenant Comment

Bent Park Resident S. Tobin, expressed concerns about enforcement of the WHA smoking policy. She would like the WHA to address the ongoing problem of residents smoking in their apartments and also help smokers quit smoking. She suggested that the WHA may obtain the services of a health advocate who would be able to assist Residents who are sensitive to second-hand smoke and other health issues. S. Tobin would like the WHA better accommodate residents at the Meet the Director's meetings by providing interpreters, sound amplification for those with hearing loss, and generally work to be more inclusive of non-English speaking Residents.

Operating Budget

WHA Fee Accountant, Richard Conlon presented a draft of the FY 2015 Public Housing and Section-8 operating budgets for the Board to review. M. Antes moved to approved the FY 2015 Operating Budget for Public Housing (MA-101C) and the Section Eight rental assistance voucher program, R. Ashton seconded and the motion passed unanimously. (2014.70)

Minutes

M. Antes moved to approve the minutes of 10/9/2014 as amended, J. Ducharme seconded, and the motion passed unanimously. (2014.71) M. Antes moved to approve the minutes of 10/23/2014 as amended, J. Ducharme seconded, and the motion passed unanimously. (2014.72)

Bill Warrant

R. Ashton moved to approve the Bill Warrant of October 2014 in the amount of \$30,150.32, J. Ducharme seconded, and the motion passed unanimously. (2014.73)

Executive Director's Report

The Board reviewed the Executive Director's report including a recent meeting with the Town Administrator to address market rental of Chapter 40B affordable condominiums at Willowbrook and the annual self-certification of Chapter 40B units in Wayland. R. Conlon reviewed the operating monthly budget comparatives and the issuance of Section 8 Vouchers.

CVA Fire Suppression System

B. Boggia distributed the Request for Proposals for design services for the fire suppression system at the Cochituate Village Apartments process and timeline.

Chapter 40B Affordable Housing Update

The Board discussed the unsold affordable housing unit at Post Road Village, Covered Bridge, and the market rentals by owners of affordable housing on Willowbrook and Craftmans Village. The Board discussed the monitoring of Chapter 40B units and the WHA's ongoing role.

Other Business

M. Antes updated the Board on the progress of the Habitat Stonebridge affordable housing. The Board discussed planning the annual holiday dinner for the Board and staff.

Next Meetings

The next meeting is scheduled for 7:00 p.m. on December 18, 2014 at the Cochituate Village Apartments .

Adjourn

J. Ducharme moved to adjourn meeting, M. Antes seconded, and the motion was approved unanimously. (2014.74)

K. Goodwin adjourned the meeting at 9:41 p.m.

Attested: _____
Brian Boggia, Executive Director