

WAYLAND HOUSING AUTHORITY
Board of Commissioners Meeting
January 15, 2015
Bent Park Community Room, 12 Bent Avenue, Wayland, MA

Regular Meeting Minutes

Commissioners Present: Mary Antes, Russell Ashton, Jackie Ducharme, Susan Weinstein

Absent: Kevin Goodwin

WHA Staff Present: Brian Boggia and Lynn Poisson

Bent Park Residents: Kathy Dodge, Paul Egnitz, Denise Fortin, Leo Grady, Margaret Helfrick, David Hiltz, Victoria Paine, Nancy Perry, Lionel Riendeau, Susan Tobin

Others Present: Eileen White

Vice Chair S. Weinstein called the meeting to order at 7:03 p.m.

Public Comment

There was no public comment.

Tenant Comment

There was no tenant comment.

Smoking and Caring Community-Susan Tobin

S. Tobin thanked the Board for putting her on the agenda to discuss the smoking policy and building a caring community at Bent Park. The enforcement of the no-smoking policy was discussed. S. Tobin is concerned about second hand smoke and the potential fire hazards created. She would like to know what the Executive Director's responsibility is to enforce the policy and the role of the WHA Board. The Board gave an overview of enforcement of smoking and other policies. S. Tobin suggested a larger smoking shed. K. Dodge suggested that the WHA should assess a fine to violators to be added to the rent which would ultimately be grounds for eviction if not paid or community service. Another suggestion was to create incentives for smokers to quit or to relocate non-smokers to other apartments as they become vacant. B. Boggia stated that fines are not effective. The only viable enforcement of the smoking policy is through eviction-which is not likely. Eviction would require first hand testimony from neighbors directly affected. The WHA would be supportive of tenants in this action. B. Boggia stated the experience with enforcement of a no-smoking policy in Wayland is similar to that of housing authorities across the state. He suggested that the WHA should continue focus on smoking cessation efforts. S. Weinstein noted that although the WHA supports the concept of a caring community at Bent Park, ensuring such a community is not realistic and is outside of the purview of the role of the WHA as a property manager.

Minutes

M. Antes moved to approve the minutes of 12/18/2014 as amended, J. Ducharme seconded, and the motion passed with one unanimously. (2015.01)

Bill Warrant

M. Antes moved to approve the Bill Warrant of December 2014 in the amount of \$57,075.58, J. Ducharme seconded, and the motion passed unanimously. (2015.02)

Executive Director's Report

The Board reviewed the Executive Director's report including the upcoming HUD Quality Assurance Division Voucher Management System review, the upcoming HUD REAC inspection, the RFP for the annual WHA independent financial audit, Section 8 funding, Chapter 40B monitoring, CVA fire sprinkler system, operating budget comparatives and extraordinary expenditures, Meet the Director tenant meetings, the vacancy ledger. B. Boggia also updated the board on state and federal funding and legislation.

CVA Fire Suppression System

The Board reviewed B. Boggia's memo on the scoring of engineering firms by the Designer Selection Committee. The committee recommended the hiring of Pristine Engineers, Inc. (PEI). The Board asked for clarification of the Committee's scoring process.

Performance Management System.

S. Weinstein noted that not all of the Board members had submitted their Executive Director performance review. S. Weinstein moved to table the Executive Director performance review until the next meeting and was seconded by M. Antes. The motion passed unanimously. (2015.03)

Fair Market Rents and Payment Standards.

J. Ducharme moved to accept the staff recommendation to increase the WHA Payment standard for the Section 8 Voucher program and Fair Market Rent for the public housing program to 110% of the HUD published Fair Market Rents for 2015, M. Antes seconded, and the motion passed unanimously (2015.04)

Chapter 40B Affordable Housing Update

B. Boggia reported on Chapter 40B monitoring activities. Wayland Town Counsel has been pursuing affordable owners renting affordable housing units at market rates. The Wayland Housing Partnership has scheduled a Housing Summit with the Planning Board on January 20, 2015.

Other Business

B. Boggia would like to amend the WHA lease to contain a primary residency requirement. This would require a change in the PHA plan and a public hearing. B. Boggia discussed the need to hire a part time Maintenance Custodial Groundskeeper to improve maintenance of the buildings.

Next Meetings

The next regular Board of Commissioners meetings were scheduled for 7:00 p.m. on February 19, 2015 at Town Building, and March 26 at the Cochituate Village Apartments. The Board will also post a joint meeting for the January 20, 2015 Housing Summit with the Wayland Housing Partnership and Planning Board .

Adjourn

R. Ashton moved to adjourn meeting, J. Ducharme seconded, and the motion was approved unanimously. (2015.05)

S. Weinstein adjourned the meeting at 8:39 p.m.

Attested: _____
Brian Boggia, Executive Director