

WAYLAND HOUSING AUTHORITY
Board of Commissioners Meeting
August 20, 2015
Wayland Town Building, 41 Cochituate Road, Wayland, MA

Regular Meeting Minutes

Commissioners Present: Mary Antes, Russell Ashton, Jackie Ducharme, Kevin Goodwin, Susan Weinstein
WHA Staff Present: Brian Boggia, Lynn Poisson
Tenants Present: Pauline Anderson, M.J. Doherty
An unidentified resident.

Chair K. Goodwin convened the Regular Meeting at 7:06 PM.

Public Comment

There was no public comment. A resident inquired about affordable homeownership housing opportunities.

Tenant Comment

P. Anderson and M.J. Doherty spoke to the smoking policy and designated areas at CVA for residents to smoke. A neighbor has complained about residents smoking on the brick patio. Both stated that they are trying their best to comply with the no-smoking policy. They requested that the Board allow them to smoke on the patio.

Minutes

S. Weinstein moved to accept the regular meeting minutes of 7/16/15 as amended, J. Ducharme seconded, and the motion passed with one abstention. (2015.44)

Bill Warrant

S. Weinstein moved to accept the Bill Warrant for July 1, 2015 through July 30, 2015 in the amount of \$48,080.85, R. Ashton seconded, and the motion passed unanimously. (2015.45)

CVA Neighbor Pam Grant Concerns

The Board reviewed CVA abutter Pam Grant's 8/6/15 e-mail. The Board discussed each issue presented. The Board will draft a letter to respond to Ms. Grant's concerns.

Executive Director's Report

The Board reviewed the Executive Director's report including the FY 2014 audit report, evictions, water billing, MCAD finding of lack of probable cause, Stonebridge Habitat affordable housing, Framingham Court agreement for judgment for a tenant violation of the WHA no-smoking policy, HUD close-out of the Section 8 Voucher Management System audit, HUD Program Integrity Bulletins, HUD Lead the Way training tool for Commissioners and staff, CVA trash room problems, and WHA Budget Comparatives.

Fire Alarm Contracts

B. Boggia and S. Weinstein updated the Board on a meeting with the Community Preservation Committee (CPC) seeking further funding for the CVA fire suppression system. The CPC indicated that it would consider partial funding of Phase II. The WHA will meet next with the Municipal Housing Trust Fund to request funds. If full funding is not available from these Committees, the WHA will defer a funding request until the Spring Annual Town Meeting. S. Weinstein moved to submit a Capital Appropriation Request to the FinCom if funding from the CPC and WMAHT is not sufficient to complete Phase II, M. Antes seconded, and the motion passed unanimously. (2015.46)

Chapter 40B Affordable Housing Update

M. Antes updated the Board on the progress of the Stonebridge Habitat affordable housing. B. Boggia updated the Board on the Town's attempts to control the market rentals of affordable units at Willowbrook, re-leasing at the Residences at Town Center and development sale, and the Covered Bridge LIP application. J. Ducharme and S. Weinstein updated the Board on the activities of the Municipal Affordable Housing Trust Board.

Other Business

M. Antes suggested that the Town Crier be contacted to write a human interest story on the Bent Park residents who performed the Heimlich maneuver to save a neighbor.

Next Meetings

The next regular Board of Commissioners meeting was scheduled for 7:00 p.m. September 17 at the Cochituate Village Apartments.

Adjourn

J. Ducharme moved to adjourn the meeting, S. Weinstein seconded, and the motion was approved unanimously. (2015.47)

K. Goodwin adjourned the meeting at 9:00 p.m.

Attested: _____
Brian Boggia, Executive Director