

WAYLAND HOUSING AUTHORITY
Board of Commissioners Meeting
September 17, 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
Others Present: Miriam Andrews-CVA Resident; Pam Grant-CVA Abutter
An unidentified resident.

Chair K. Goodwin convened the Regular Meeting at 7:01 PM.

Public Comment

There was no public comment.

Tenant Comment

There was no tenant comment.

Minutes

R. Ashton moved to accept the regular meeting minutes of 8/20/15 as amended, M. Antes seconded, and the motion passed with one abstention. (2015.48)

Bill Warrant

M. Antes moved to accept the Bill Warrant for August 1, 2015 through August 31, 2015 in the amount of \$95,214.75, R. Ashton seconded, and the motion passed unanimously. (2015.49)

Executive Director's Report

There was a discussion about the potential for the installation of solar panels at WHA properties, the Wayland Real Asset Planning Committee regarding possible sites for relocation of housing, the HUD Lead the Way-PHA Governance and Financial Management training for Board Members and staff, July operating budget comparatives, FSS utilization, evictions and terminations, the vacancy ledger, and the HUD Public Housing Assessment System score report. The Board would like to recognize Bent Park residents Vickie Paine and Kathy Dodge for their quick action in responding to a neighbor who was experiencing a medical emergency.

Payment in Lieu of Taxes

The Board reviewed the WHA Payment in Lieu of Taxes (PILOT) and B. Boggia's explanatory memo.

WHA Operating Budget Planning

S. Weinstein moved to table planning for the FY 2016 WHA operational budget until the next meeting, R. Ashton seconded, and the motion passed unanimously. (2015.50)

Fire Suppression Systems

B. Boggia updated the Board on the fire alarm upgrades at Bent Park and the CVA. M. Antes moved to approve the WHA submission of a Capital Appropriation Request to the Town of Wayland in the amount of \$528,421 to fund Phase II of the CVA fire suppression system, R. Ashton seconded, and the motion passed unanimously. (2015.51)

CVA Neighbor Pam Grant Concerns

The Board discussed the concerns as described in CVA abutters' 8/6/15 and 9/4/15 e-mails. The Board named J. Ducharme to be the WHA contact person with the neighbor. P. McGrail expressed issue with CVA tenants smoking on the brick patio abutting her property. She asked that the patio be relocated away from her property. The WHA will invite the Board of Health Agent to the next meeting to clarify Town regulations regarding smoking and municipal buildings.

HUD Memo on Over Income Tenants

The Board reviewed the 9/3/15 HUD notice regarding over income tenants in public housing. B. Boggia provided a memo that described how income limits apply to admission and occupancy and how they affect the WHA.

HUD Memo on Community Service

The Board reviewed the 7/30/15 HUD notice on the requirements of Community Service. B. Boggia indicated that most Tenants are exempt from this provision because they are elderly, disabled, or working.

Chapter 40B Affordable Housing Update

M. Antes updated the Board on the progress of the Stonebridge Habitat affordable housing.

Wayland Housing Production Plan

S. Weinstein will review the draft Housing Production Plan.

Chapter 40B Affordable Housing Update

The Board discussed the River's Edge affordable housing RFP, Covered Bridge and Habitat Stonebridge

Annual Report to the Town

S. Weinstein will work on the WHA annual report to the town.

Other Business

Members expressed interest in attending the upcoming CHAPA Affordable Housing Forum.

Next Meetings

The next regular Board of Commissioners meeting was scheduled for 7:00 p.m. October 15 at the Cochituate Village Apartments.

Adjourn

S. Weinstein moved to adjourn the meeting, J. Ducharme seconded, and the motion was approved unanimously. (2015.52)

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

Attested: _____

Brian Boggia, Executive Director