

WAYLAND HOUSING AUTHORITY
Board of Commissioners Meeting
February 16, 2017
Cochituate Village Apartments, 106 Main Street, Wayland, MA

Regular Meeting Minutes

Commissioners Present: Mary Antes, Russell Ashton, Kevin Goodwin, Susan Weinstein
Absent: Jackie Ducharme
WHA Staff Present: Brian Boggia
Tenants Present: CVA Tenants Miriam Andrews, Mary Jane Doherty
Others Present: None

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

Public Hearing-Adding Affordable Housing to Existing WHA Public Housing Sites

There was no public comment. S. Weinstein moved to amend the PHA Plan to include preparing a long-term development and retention or disposition plan to convert or add additional affordable rental housing units to WHA family public housing sites that would count in Wayland's Chapter 40B SHI affordable housing inventory, M. Antes seconded, and the motion passed unanimously. (2017.05)

Public Hearing-Marijuana Lease Addenda.

M. Andrews commented that this was a minor problem at the WHA. M. Antes moved to amend the WHA Marijuana Clarification for distribution to WHA public housing residents and have each tenant sign that they had read the document, R. Ashton seconded, and the motion passed unanimously. (2017.06)

Public Comment

There was no Public Comment.

Tenant Comment

CVA resident Miriam Andrews asked the Board to consider having the WHA provide free wireless internet service in the community room. She stated that many residents cannot afford the high cost. She asked the WHA to also look into the possibility of installing Verizon which may lower the cost for CVA residents. The Board was asked to clarify the smoking policy set-back from the building.

Minutes

M. Antes moved to accept the Minutes of 1/19/17 as amended, S. Weinstein seconded, and the motion passed unanimously. (2017.07)

Bill Warrant

The Board reviewed the Bill Warrant for January 2017. M. Antes moved to approve the Bill Warrant for January 2017 in the amount of \$86,008.05, S. Weinstein seconded, and the motion passed unanimously. (2017.08)

Executive Director's Report

The Board reviewed the Executive Director's Report and discussed evictions, vacancy ledger, accrued expenses, CVA fire sprinkler installation, and monthly budget comparatives. S. Weinstein will write a letter thanking the town for its generous financial contribution and support to install fire sprinklers at the CVA.

CVA Fire Suppression

This topic was discussed in the Executive Director's Report.

Smoking Policy Revision

S. Weinstein moved to approve the amendments to the WHA Smoking Policy as recommended by HUD, M. Antes seconded, and the motion passed unanimously. (2017.09)

Credit Card Policy

M. Antes moved to table consideration of the Credit Card Policy, R. Ashton seconded, and the motion passed unanimously. (2017.10) S. Weinstein will work on a draft Credit Card Policy.

Section Eight Management Assessment Program

M. Antes moved to approve the Section Eight Management Assessment Program certification, R. Ashton seconded, and the motion passed unanimously. (2017.11)

HUD Passbook Rate

The Board reviewed B. Boggia's memo on determining the HUD passbook rate. S. Weinstein moved not to change the current passbook rate of 0.81% currently in use for determining applicant eligibility and tenant income in WHA housing programs, R. Ashton seconded, and the motion passed unanimously. (2017.12)

Housing Proposal for WHA Scattered Sites

B. Boggia and members of the Housing Trust were in talks with consultants to develop a preliminary plan on going forward with the proposal to add affordable housing to existing WHA scattered sites.

Chapter 40B Windsor Place

The Board reviewed the proposal for 12 rental units at Windsor Place (24 School Street). It was noted that a public hearing has been scheduled by the Planning Board on 3/7/17.

Other Business

There was no other business.

Topics Not Reasonably Anticipated by the Chair 48 Hours in advance of the meeting, if any.

None.

General Correspondence

The Board discussed the 1/31/17 DHCD notice regarding Board Member Elections. It was determined that the WHA is in substantial compliance with having a tenant already elected to serve on the WHA Board and will request a waiver when regulations are available.

Next Meetings

The next regular Board of Commissioners meetings were scheduled for 7:30 p.m. on March 23, 2017 at Bent Park.

Adjourn

S. Weinstein moved to adjourn, R. Ashton seconded, and the motion was approved unanimously. (2016.13)

K. Goodwin adjourned the meeting at 9:15 p.m.

List of Documents Reviewed at the Meeting:

- Meeting Agenda Packet
- Draft Minutes
- Bill Warrant
- Attorney Robert Jachowicz e-mail on Marijuana
- Windsor Place Chapter MassHousing Application

Attested: _____

Brian Boggia, Executive Director