

**Wayland Housing Authority
Board of Commissioners Meeting
February 29, 2024
6:30 PM
Cochituate Village Apartments
In Person Meeting**

Commissioners Present: Mary Antes; Russell Ashton; Kevin Goodwin; John Thomas; Susan Weinstein

Commissioners Absent: None

WHA Staff Present: Brian Boggia, Lynn Poisson

Others: Bent Park Resident Marie Isenburg

Regular Meeting Minutes

- 1 S. Weinstein called the Regular Meeting to order at 6:35 PM and reviewed the agenda.
- 2 Public Comment
There was no public comment.
- 3 Tenant Comment
There was no tenant comment.
- 4 Minutes
R. Ashton moved to approve the minutes of 1/18/24 as amended, K. Goodwin seconded, and the motion passed unanimously. (2024.13)
- 5 Bill Warrant
K. Goodwin moved to approve the Bill Warrant for January 2024 in the amount of \$127,326.61, M. Antes seconded, and the motion passed unanimously. (2024.14)
- 6 Debit Card Warrant
K. Goodwin moved to approve the Debit Card Warrant for January 2024 in the amount of \$1,721.70, M. Antes seconded, and the motion passed unanimously. (2024.15)
- 7 Executive Directors Report
B. Boggia reported on various aspects of WHA operations including budget comparatives, vacancy ledger, tenant accounts receivable, evictions and terminations report, and Section 8 Housing Choice Voucher Program utilization and shortfall funding, FSS funding, the WHA statistical summary report, and WHA Board and staff training. Three WHA Residents have applied for the WHA Board Tenant Commissioner slot.
- 8 Maintenance and Capital Improvements
The Board reviewed the work order completion report. B. Boggia updated the Board on the status of the CVA Kitchen renovations, funding, and timetable. The replacement of a scattered site septic system is on track for construction in April.
- 9 Housing Opportunity Through Modernization Act (HOTMA) Revisions.
B. Boggia reported that he plans to engage Nan McKay consultants to revise the WHA Admissions and Continued Occupancy Plan and Section 8 Administrative Plan in compliance with the new HOTMA regulations.
- 10 Affordable Housing
The Board discussed the status of the supportive housing. The town ad hoc affordable housing group is meeting bi-monthly to advance this program.

- 11 Correspondence
The Board reviewed the Correspondence folder.
- 12 Topics Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting, If Any. There were none.
- 13 Next Meeting
The next meeting was scheduled for:
6:30 pm on March 21, 2024 to be held in person at Bent Park.
- 14 Adjourn
R. Ashton moved to adjourn, K. Goodwin seconded, and the motion passed unanimously. (2024.16)

The Chair S. Weinstein adjourned the meeting at 7:30 PM.

Documents Reviewed at the Meeting

- Meeting Packet
- Executive Directors Reports
- Bill Warrants
- Correspondence

Attested: _____
Brian Boggia, Executive Director