



Wayland Housing Authority
 106 Main Street
 Wayland, MA 01778



V/TTY: (508) 655-6310
 FAX: (508) 655-8566
www.wayland.ma.us

1970-2020

Providing Affordable Public Housing in Wayland

Executive Director
 Brian E. Boggia

Board of Commissioners
 Mary M. Antes
 Russell Ashton
 Kevin Goodwin
 Susan Weinstein

Board of Commissioners Meeting

December 17, 2020

10:00 AM Teleconference

Town Building, 41 Cochituate Road, Wayland 01778

Remote participation through video-teleconferencing (Zoom & WayCAM)

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*In compliance with the revised Open Meeting Law requirements, we will live stream the meeting via Zoom and, in some instances, on WayCAM. No in-person attendance of members of the public will be permitted. The Zoom meeting can be entered using the following link: Zoom LINK: <https://zoom.us/j/93298358745?pwd=d3F0VWRLSFhteFRLSDAzK3h3aTg5QT09> PW: 767295

**To make a public comment via Zoom, perform a virtual "hand raise". The meeting moderator will contact you via a chat message to acknowledge your request and will inform the chair of your request to comment. Instructions for performing a virtual "hand raise" can be found at <https://support.zoom.us/hc/en-us/articles/205566129-Raisingyour-hand-In-a-webinar>

Regular Meeting Agenda

- 10:00 1 Call to order Regular Meeting by Chair, Review Agenda for the Public, Announcements
- 10:05 2 Public Comment
- 10:10 3 Tenant Comment
- 10:15 4 Minutes of November 23, 2020,
- 10:20 5 Bill Warrant WHA Revolving Fund November 2020
- 10:25 6 Debit Card Warrant, November 2020
- 10:30 7 Executive Director's Report Overview of Operations
 COVID-19 Update
 Low-Income Public Housing (LIPH)
 - Administration
 - Operating Budget Comparatives
 - Tenant Account Receivables
 - Vacancy Ledger
 - Evictions and Terminations
 Section-Eight Housing Choice Voucher Program (HCVP)
 - Administration
 - Operating Budget Comparatives
 - Voucher Utilization Rate and Funding
 Family Self-Sufficiency (FSS) Program and Resident Opportunity and Self-Sufficiency
- 10:40 8 Maintenance
 - Maintenance Work Orders
 Capital Improvements, Capital Fund Program
 - Bent Park Electric Load Centers
- 10:45 9 FY 2021 WHA Public Housing and Section 8 Vouchers Operating Budgets
- 10:50 10 Executive Director Annual Review
- 10:55 11 Affordable Housing Update
 - 11 Hammond Road Affordable Housing
 - Bill Warrant November 2020
 - Financial Statements, Tenant Account Receivable
 Affordable Resales and Refinances
- 11:00 12 General Correspondence

11:05 13 Topics Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting, If Any
11:10 14 • Next Meeting(s)
11:15 15 Adjourn

NOTE: Times are approximate. Items may be taken out of order.

Documents to Be Reviewed at the Meeting

- Meeting Packet
- Minutes
- Bill Warrant
- Debit Card Warrant
- Accounts Payable Warrant
- Executive Director's Report
- Operating Budget Monthly Comparatives
- Tenant Account Receivables
- Vacancy Ledger
- Evictions and Terminations Report
- Family Self-Sufficiency
- Maintenance Reports
- Capital Fund Projects and Budgets
- General Correspondence
- Tenant Newsletters
- Coronavirus Update
- 11 Hammond Bill Warrant & Financials
- FY 2021 Draft WHA Operating Budgets