



Wayland Housing Authority

106 Main Street
Wayland, MA 01778

Executive Director
Brian E. Boggia

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

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

Board of Commissioners Meeting August 26, 2021 11:00 AM Video Teleconference

Remote Participation through video-teleconferencing (Zoom & WayCAM)

Note: Items may not be discussed in the order listed or at the specific time estimated. Times are approximate.

Pursuant to Chapter 20 of the Acts of 2021, this meeting/public hearing will be conducted via remote means. Members of the public who wish to access the meeting may do so via zoom at the link below:

<https://zoom.us/j/93298358745?pwd=d3F0VWRLSFhteFRLSDAzK3h3aTg5QT09> PW: 767295

No in-person attendance of members of the public will be permitted, and public participation in any public hearing conducted during this meeting shall be by remote means only.

Additionally, the meeting will be broadcast live, in real time, via WayCAM which can be viewed online at <https://www.waycam.tv/live> or on one of their cable channels (Comcast 8, 9, or 99 & Verizon 37, 38 or 39). This meeting will also be recorded which will be made available to the public at the link above as soon after the meeting as is practicable.

**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-Raising-your-hand-In-a-webinar>

Regular Meeting Agenda

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| 11:00 | 1 | Call to order of the Regular Meeting by Chair, Review Agenda for the Public, Announcements |
| 11:05 | 2 | Public Comment |
| 11:10 | 3 | Tenant Comment |
| 11:15 | 4 | Minutes of May 18, 2021 |
| 11:20 | 5 | Bill Warrant WHA Revolving Fund May, June 2021 |
| 11:25 | 6 | Debit Card Warrant, May, June 2021 |
| 11:30 | 7 | Executive Director's Report Overview of Operations
COVID-19 Update
Low-Income Public Housing (LIPH) <ul style="list-style-type: none">- Administration- Operating Budget Comparatives- Tenant Account Receivables- Vacancy Ledger- Evictions and Terminations Section-Eight Housing Choice Voucher Program (HCVP) <ul style="list-style-type: none">- Administration- Operating Budget Comparatives- Voucher Utilization Rate and Funding Family Self-Sufficiency (FSS) Program and Resident Opportunity and Self-Sufficiency |
| 11:35 | 8 | Maintenance <ul style="list-style-type: none">- Maintenance Work Orders- Capital Improvements, Capital Fund Program |
| 11:40 | 9 | HUD Fair Market Rents |
| 11:45 | 10 | Juneteenth Independence Day National Holiday |

- 11:50 11 Annual Report to the Town
- 11:55 12 WHA Appointment to the Wayland Affordable Housing Trust Fund Board
- 12:00 13 Affordable Housing Update
 - 11 Hammond Road Affordable Housing
 - Hammond Road Bill Warrant May, June 2021
 - Financial Statements, Tenant Account Receivable
 - Affordable Chapter 40B Resales and Refinances
- Housing Production Plan
- 12:05 14 General Correspondence
- 12:10 15 Topics Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting, If Any
- 12:15 16 Next Meeting(s)
- 12:20 17 Adjourn

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

Documents to Be Reviewed at the Meeting

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| <ul style="list-style-type: none"> • 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 | <ul style="list-style-type: none"> • Capital Fund Projects and Budgets • General Correspondence • Tenant Newsletters • Coronavirus Update • 11 Hammond Bill Warrant & Financials • Bent Park Electric Load Centers • HUD Fair Market Rents • Draft Annual Report to the Town |
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