



## Wayland Housing Authority

106 Main Street  
Wayland, MA 01778

**Executive Director**  
Brian E. Boggia

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

### **Board of Commissioners Meeting January 21, 2022 10:00 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://www.wayland.ma.us/public-body-meeting-information-virtual-inperson-and-hybrid>

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.

#### **Regular Meeting Agenda**

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|-------|---|---|
| 10:00 | 1 | Call to order of the 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 December 17, 2021  |
| 10:20 | 5 | Bill Warrant WHA Revolving Fund December 2021   |
| 10:25 | 6 | Debit Card Warrant, December 2021   |
| 10:30 | 7 | Executive Director's Report Overview of Operations<br>COVID-19 Update<br>Low-Income Public Housing (LIPH) <ul style="list-style-type: none"><li>- Administration</li><li>- Operating Budget Comparatives</li><li>- Tenant Account Receivables</li><li>- Vacancy Ledger</li><li>- Evictions and Terminations</li></ul> Section-Eight Housing Choice Voucher Program (HCVP) <ul style="list-style-type: none"><li>- Administration</li><li>- Operating Budget Comparatives</li><li>- Voucher Utilization Rate and Funding</li></ul> Family Self-Sufficiency (FSS) Program and Resident Opportunity and Self-Sufficiency |
| 10:35 | 8 | Maintenance <ul style="list-style-type: none"><li>- Maintenance Work Orders</li><li>- Capital Improvements, Capital Fund Program</li></ul>  |

- Bent Park Electric Load Upgrade Change Order
- 10:40 9 Executive Director Performance Review
- 10:45 10 Affordable Housing Update
  - Hammond Road Affordable Rental Housing
  - Hammond Road Bill Warrant
  - Financial Statements, Tenant Account Receivable
  - Affordable Chapter 40B Resales and Refinances
  - Housing Production Plan
- Mendler Woods
- 10:50 11 General Correspondence
- 10:55 12 - Topics Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting, If Any
- 11:00 13 Next Meeting(s)
- 11:05 14 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
- Coronavirus Update
- 11 Hammond Bill Warrant & Financials
- Bent Park Electric Load Centers
- WHAT's News - Tenant Newsletter
- Executive Director Performance Review