

**TOWN OF WAYLAND - TOWN CLERK'S OFFICE**  
**NOTICE OF MEETINGS OF TOWN BOARDS/COMMITTEES/COMMISSIONS**

Posted in accordance with the provisions of the Open Meeting Law  
[www.mass.gov/ago/openmeeting](http://www.mass.gov/ago/openmeeting) PLEASE TYPE OR PRINT  
LEGIBLY

NAME OF BOARD/COMM: Wayland Housing Authority Board of Commissioners  
FILED BY: Brian Boggia, Executive Director  
DATE OF MEETING: 5/26/23  
TIME OF MEETING: 09:00 am  
PLACE OF MEETING: Zoom Teleconference

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

**All Remote Meeting Language**

One may watch or may participate remotely with the meeting link that can be found at: <https://www.wayland.ma.us/public-body-meeting-information-virtual-inperson-and-hybrid>. Pursuant to Chapter 2 of the Acts of 2023, this meeting will be conducted via remote means, in accordance with applicable law. This meeting may be recorded which will be made available to the public on WayCAM as soon after the meeting as is practicable.

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**Annual Meeting Agenda**

- 9:00 1 Call to order Annual Meeting by Chair  
Review Agenda for the Public, Announcements
- 9:05 2 Public Comment/Tenant Comment
- 9:10 3 Election of WHA Officers  
Appointments to Town Committees
  - Municipal Affordable Housing Trust (Expiring 6/23)
- 9:15 4 Topics Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting, If Any
- 9:20 5 Adjourn to convene regular meeting

**Regular Meeting Agenda**

- 9:20 1 Call to order of the Regular Meeting by Chair, Review Agenda for the Public, Announcements
- 9:25 2 Public Comment
- 9:30 3 Tenant Comment
- 9:35 4 Bent Park Resident Council
- 9:40 5 Minutes of March 24, 2023
- 9:45 6 Bill Warrant WHA Revolving Fund March April 2023
- 9:50 7 Debit Card Warrant, March April 2023
- 9:55 8 Executive Director's Report Overview of Operations
  - 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
- 10:00 9 Maintenance and Capital Improvements
- Maintenance Staffing
  - Maintenance Work Orders
  - Capital Fund Program 2023 HUD Award Civil Rights Certification
  - Bent Park Fire Alarm Devices Upgrade Change Order
- 10:05 10 HUD Income Limits
- 10:10 11 Fair Market Rents/WHA Payment Standards
- 10:15 12 Affordable Housing Update
- Hammond Road Bill Warrant, Tenant Account Receivable, and Financial Statements
  - Supportive Housing
- 10:20 13 General Correspondence
- 10:25 14 Topics Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting, If Any
- 10:30 15 Next Meeting(s)
- 10:30 15 Adjourn

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

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