

**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
Stephanie Lynch
Susan Weinstein

Board of Commissioners Meeting

April 22, 2021

3:00 PM Video Teleconference

Remote Participation through video-conferencing (Zoom & WayCAM)

Note: Items may not be discussed in the order listed or at the specific time estimated. Times are approximate. The meeting likely may be broadcast live but will be videotaped for later broadcast by WayCAM.

*In compliance with the revised Open Meeting Law requirements, we will live stream the meeting via Zoom as well as WayCAM. The Zoom meeting can be entered using the following link: <https://zoom.us/j/93298358745?pwd=d3F0VWRLSFhteFRLSDAzK3h3aTg5QT09> PW: **767295**

The meeting may be viewed live on the WayCam. Public Comment will be received through Zoom** Thank you in advance for your patience; we intend to address all that come in during the Public Comment period.

In addition to being live streamed, WayCam will record the meeting and this recording will be made available to the public as soon after the meeting as is practicable. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings.

**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

- 3:00** 1 Call to order Regular Meeting by Chair, Review Agenda for the Public, Announcements
- 3:05** 2 Public Comment
- 3:10** 3 Tenant Comment
- 3:15** 4 Minutes of March 16, 2021
- 3:20** 5 Bill Warrant WHA Revolving Fund March 2021
- 3:25** 6 Debit Card Warrant, March 2021
- 3:30** 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
- 3:40** 8 Maintenance
 - Maintenance Work Orders
 - Capital Improvements, Capital Fund Program
 - Bent Park Electric Load Centers
- 3:45** 9 HUD Income Limits

- 3:50 10 Affordable Housing Update
- 11 Hammond Road Affordable Housing
 - Bill Warrant March 2021, January and February 2021
 - Financial Statements, Tenant Account Receivable
 - Affordable Resales and Refinances
 - Mendela Woods
- 3:55 11 General Correspondence
- 4:00 12 Topics Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting, If Any
- 4:05 13 Next Meeting(s)
- 4:10 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
- Tenant Newsletters
- Coronavirus Update
- 11 Hammond Bill Warrant & Financials
- HUD Income Limits