



Wayland Housing Authority

106 Main Street
Wayland, MA 01778

Executive Director

Brian Boggia
Tel: (508) 655-6310
www.Wayland.MA.US

Board of Commissioners

Mary Antes
Russell Ashton
Kevin Goodwin
Marie Isenburg
Susan Weinstein

Board of Commissioners Meeting

June 17, 2022

9:00 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.

Annual Meeting Agenda

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| 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 <ul style="list-style-type: none">• Community Preservation Committee Appointment |
| 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

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| 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 | Minutes of May 27, 2022 |
| 9:40 | 5 | Bill Warrant WHA Revolving Fund May 2022 |
| 9:45 | 6 | Debit Card Warrant, May 2022 |
| 9:50 | 7 | Executive Director's Report Overview of Operations Low-Income Public Housing (LIPH) |



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| | | <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 |
| 9:55 | 8 | Maintenance and Capital Improvements <ul style="list-style-type: none"> • Maintenance Work Orders • Maintenance Staffing • Bent Park Electric Load Centers Upgrade Close-Out • Bent Park Fire Alarm System Upgrade |
| 10:00 | 9 | GASB 74/75 Actuary Report |
| 10:05 | 10 | HUD Rental Assistance Demonstration Program (RAD) |
| 10:10 | 11 | Affordable Housing Update <ul style="list-style-type: none"> • Hammond Road Affordable Rental Housing • Hammond Road Bill Warrant; Tenant Account Receivable • Financial Statements • Housing Production Plan • Affordable Chapter 40B Developments • Housing Summit |
| 10:15 | 12 | General Correspondence |
| 10:20 | 13 | Topics Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting, If Any |
| 10:25 | 14 | Next Meeting(s) |
| 10:30 | 15 | 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 • Bent Park Electrical Update Close-Out and Requisition | <ul style="list-style-type: none"> • Capital Fund Projects and Budgets • 11 Hammond Bill Warrant & Financials • General Correspondence • WHAT's News - Tenant Newsletter • CHAPA Housing Briefs • Bent Park Fire Alarm System Upgrade Evaluation • GASB 74/75 Actuary Report • HUD Rental Assistance Demonstration (RAD) Overview |
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