

**Wayland Housing Authority
Board of Commissioners Meeting
January 20, 2023
9:00 AM
Teleconference**

Regular Meeting Minutes

In compliance with the revised Open Meeting Law requirements, this meeting was conducted remotely and streamed on WayCAM. Public Comment was available by phone for this meeting.

Commissioners Present: Mary Antes; Russell Ashton; Kevin Goodwin; Marie Isenburg; Susan Weinstein
Absent: None

WHA Staff Present: Brian Boggia; Lynn Poisson

Others: Bent Park Resident Council: Kathy Dodge, Genevieve Fosa

Bent Park Resident: Diane Murnane

Mass Union of Public Housing Tenants: Margarita Morales, Director of Outreach; Pamela Goodwin Mass Union Board Member

- 1 S. Weinstein called the Regular Meeting to order at 9:00 AM and reviewed the agenda.
- 2 Public Comment
There was no public comment.
- 3 Tenant Comment
There was no tenant comment.
- 4 Minutes
M. Antes moved to approve the minutes of 12/16/22 pending the insertion of the Executive Director performance review score, K. Goodwin seconded, and upon a roll call vote the motion passed unanimously. (2023.01)

Antes	Aye
Goodwin	Aye
Isenburg	Aye
Weinstein	Aye
- 5 Bill Warrant
The Board reviewed the Bill Warrant. K. Goodwin moved to approve the Bill Warrant for December 2022 in the amount of \$47,570.20, M. Antes seconded and upon a roll call vote the motion passed unanimously. (2023.02)

Antes	Aye
Goodwin	Aye
Isenburg	Aye
Weinstein	Aye
- 6 Debit Card Warrant
M. Antes moved to approve the Debit Card Warrant for December 2022 in the amount of \$1,173.46, K. Goodwin seconded and upon a roll call vote the motion passed unanimously. (2023.03)

Antes	Aye
Goodwin	Aye
Isenburg	Aye
Weinstein	Aye
- 7 Executive Directors Report
B. Boggia reported on the various aspects of WHA operations. The Board reviewed operating financial statements, vacancy ledger, tenant accounts receivable, and the Section 8 Voucher Program.
- 8 Maintenance and Capital Improvements
The Board reviewed B. Boggia's report including the work order summary report and the Bent Park fire alarm

upgrade which is expected to commence in February.

Russ Ashton joined the meeting as a panelist at 9:45 AM

9 Bent Park Resident Council

The WHA will include Bent Park Resident Council as a regular agenda item. The revised draft budget presented by the Resident Council was reviewed and discussed. M. Isenburg moved to approve the Bent Park Resident Council categories of the budget and approximate expenditures numbers of the budget, K Goodwin seconded, and upon a roll call vote the motion passed unanimously. (2023.04)

Antes	Aye
Ashton	Aye
Goodwin	Aye
Isenburg	Aye
Weinstein	Aye

The Board will send back the budget as the Board understands it and the Council can let the Board know if it is different.

10 HUD Passbook Savings Rate.

M. Antes moved that WHA adjust passbook rate on assets from the current .84% to 4.52%, R. Ashton seconded, and the motion passed. (2023.05)

Antes	Aye
Ashton	Aye
Goodwin	Aye
Isenburg	Aye
Weinstein	Aye

13 Affordable Housing

The affordable housing proposal to construct 46-60 affordable elderly units at Saint Ann's is moving forward. The developer is the Archdiocese of Boston Planning Office of Urban Affairs (POUA). POUA plans to develop the site under a Comprehensive Permit. POUA has requested a letter of support from housing boards in Wayland to recommend the project to DHCD for consideration of a Site Eligibility Letter. The Board hopes that POUA consider a shared living component. R. Ashton moved to draft a letter of support for Saint Ann's of Good Shepherd parish DHCD Site Eligibility Letter, M. Isenburg seconded, and upon a roll call vote the motion passed unanimously. (2023.06)

Antes	Aye
Ashton	Aye
Goodwin	Aye
Isenburg	Abstain
Weinstein	Aye

S. Weinstein will draft a letter of support.

The Board discussed an affordable housing assistance program to assist existing affordable homeowners in the form of grants and loans which is currently under review by Town Counsel.

14 Correspondence

B. Boggia will check the legality of the Housing Authority Insurance term life insurance group membership benefit.

15 Topics Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting, If Any:

None. R. Ashton asked to revisit Bill Warrant trash removal previously listed on the agenda. He suggested that the WHA should see if the WHA could ask the Bent Park Resident Council to partner with WHA in trash removal for more efficiencies and cost savings.

16 Next Meeting

The next meeting was scheduled for 9:00 am on February 17, 2023 to be held remotely.

17 Adjourn

R. Ashton moved to adjourn, K. Goodwin seconded, and upon a roll call vote the motion passed unanimously. (2023.07)

Antes	Aye
Ashton	Aye
Goodwin	Aye
Isenburg	Aye
Weinstein	Aye

S. Weinstein adjourned the meeting at 11:22 AM.

Documents Reviewed at the Meeting

- Meeting Packet Operating Budget Monthly Comparatives
- BP Resident Council Draft Budget

Attested: _____
Brian Boggia, Executive Director

