

**Wayland Housing Authority
Board of Commissioners Meeting
March 25, 2022
10:00 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 (entered the meeting at 10:15 AM); Susan Weinstein

Absent: Marie Isenburg

WHA Staff Present: Brian Boggia; Lynn Poisson

- 1 S. Weinstein called the Regular Meeting to order at 10:10 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 2/18/22 as amended, K. Goodwin seconded, and upon a roll call vote the motion passed unanimously. (2022.17)

Antes	Aye
Ashton	Aye
Goodwin	Aye
Weinstein	Aye
- 5 Bill Warrant
K. Goodwin moved to approve the Bill Warrant for February 2022 in the amount of \$186,053.30, M. Antes seconded and upon a roll call vote the motion passed unanimously. (2022.18)

Antes	Aye
Ashton	Aye
Goodwin	Aye
Weinstein	Aye
- 6 Debit Card Warrant
M. Antes moved to approve the Debit Card Warrant for February 2022 in the amount of \$1269.85, R. Ashton seconded and upon a roll call vote the motion passed unanimously. (2022.19)

Antes	Aye
Ashton	Aye
Goodwin	Aye
Weinstein	Aye
- 7 Executive Directors Report
B. Boggia reported on various aspects of WHA operations including the WHA response to COVID-19 opening the community rooms, tenant accounts receivable, and vacancy ledger. The Board reviewed operating financial statements, operating reserve balances, Section 8 Voucher Program shortfall funding and the Family Self-Sufficiency program funding and recent graduates.

8 Maintenance and Capital Improvements

The Board reviewed B. Boggia's report including the work order summary report, off-line vacancies, FIOS installation at the Cochituate Village Apartments, and the Bent Park electric upgrade.

9 HUD Fair Market Rents

M. Antes moved to approve the revised HUD Fair Market Rents effective 4/11/22, R. Ashton seconded, and upon a roll call vote the motion passed unanimously. (2022.20)

Antes	Aye
Ashton	Aye
Goodwin	Aye
Weinstein	Aye

M. Antes left the meeting at 10:35 am.

10 Affordable Housing

The Board reviewed Hammond Road financials, Mill Creek and Launcher way affordable housing proposals, and Housing Production Plan hearing. There were no expenditures for the bill warrant in February.

11 General Correspondence

The Board reviewed General Correspondence

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

None.

13 Next Meeting

The next meeting was scheduled for 10:00 am on March 22, 2022.

14 Adjourn

R. Ashton moved to adjourn, K. Goodwin seconded, and upon a roll call vote the motion passed unanimously. (2022.21)

Ashton	Aye
Goodwin	Aye
Weinstein	Aye

Weinstein adjourned the meeting at 10:46 AM.

Documents Reviewed at the Meeting

- Meeting Packet
- Operating Budget Monthly Comparatives
- WHAt's News
- HUD Fair Market Rents
- RHSO 2019 Monitoring Report
- Mass. DLI Wage Rates

Attested: _____
Brian Boggia, Executive Director