



WELLESLEY HOUSING AUTHORITY
109 Barton Road, Wellesley, Massachusetts 02481

HOUSING AUTHORITY BOARD AGENDA

Online Remote Meeting

Wednesday, November 16, 2022 – 9:00 AM

<https://www.wellesleymedia.org/live-streaming.html>

View on TV on Comcast 8/Verizon 40

1. Roll Call
2. Citizen Speak
3. Approval of Minutes
 - a. October 24, 2022 [Resolution #2022-79](#)
 - b. October 28, 2022 [Resolution #2022-80](#)
4. Financial Reports
 - a. Approval of November Bill Payments/Warrant [Resolution #2022-81](#)
 - b. Monthly Financial Statements
 - i. October 2022 [Received and placed on file \(no approval needed\)](#)
5. TAR report by development (Tenant Accounts Receivable)
 - a. TAR Report as of October 31, 2022
6. Executive Director Report
7. Chairperson Report
8. Committee Reports
 - a. Redevelopment Committee
 - b. Sustainability Committee
9. Old Business
 - a. **Discussion:** Amended Fair Housing Marketing Plan [Resolution #2022-82](#)
 - b. **Discussion:** Language Access Plan [Resolution #2022-68](#)
10. New Business
 - a. **Discussion:** Reasonable Accommodation Policy [Resolution #2022-83](#)
11. Other Business – Consideration of any matter unknown or which could not have been reasonably foreseen within 48 hours of this meeting.
12. Adjournment

REMOTE MEETING PROTOCOL

The online meeting will also be streaming live on above link and will be telecast live on Comcast channel 8 and Verizon channel 40. All residents seeking to participate shall call into 781-489-7528 (Town Hall Conference Line 7528) and await the opportunity to speak. The board will ask if anyone would like to speak before the Board moves on to the next agenda item. While a person is waiting to speak, please place your phone on mute, so the meeting is not interrupted unintentionally





Wellesley Housing Authority Board Meeting
Online Remote Meeting Minutes
Wednesday, November 16, 2022 – 9:00 AM

1. Roll Call

The meeting was called to order at 9 with the following Commissioners present:

Janice Coduri, Chairperson;

Lisa Heyison, Commissioner;

Maura Renzella, Commissioner;

Odessa Sanchez, Commissioner,

Also Present: Jacqueline Sullivan, Executive Director, Ann-Mara Lanza, and Select Board Liaison.

Commissioner Coduri welcome newly appointed Commissioner Lisa Heyison.

2. Citizen Speak – none

3. Approval of Minutes

a. October 24, 2022 Resolution #2022-79

Upon a duly made motion by Commissioner Renzella and seconded by Commissioner Sanchez, the resolution was approved by a roll call vote as follows:

Commissioner Coduri – yes

Commissioner Heyison – present

Commissioner Renzella – yes

Commissioner Sanchez - yes

b. October 28, 2022 Resolution #2022-80

Upon a duly made motion by Commissioner Renzella and seconded by Commissioner Sanchez, the resolution was approved by a roll call vote as follows:

Commissioner Coduri – yes

Commissioner Heyison – present

Commissioner Renzella – yes

Commissioner Sanchez – yes

4. Financial Reports

a. Approval of November Bill Payments/Warrant Resolution 2022-81

Upon a duly made motion by Commissioner Renzella and seconded by Commissioner Heyison, the resolution was approved by a roll call vote as follows:

Commissioner Coduri – yes

Commissioner Heyison – yes

Commissioner Renzella – yes

Commissioner Sanchez – yes



b. Monthly Financial statements

October 2022 – received and placed on file (no approval needed)

5. TAR report by development (Tenant Accounts Receivable)

No report due to software problems. Ed Sullivan noted that there were 5 move-ins for the month of October.

6. Executive Director’s Report

ED Sullivan stated that she has received several accommodation requests that will involve moving people from second floor apartments to first floor apartments.

7. Chairperson Report

Commissioner Coduri reported on issues of CPC on funding of approved request for the Washington Street Community center. This issue will be discussed and resolved at the CPC meeting of November 21, 2022. Commissioner Coduri also reported on a citizen request to address the Community Room improvements as well as other concerns at Washington Street. She noted that these concerns are currently being addressed.

8. Committee Reports

a. Redevelopment Committee – no report

b. Sustainability Committee –

Commissioner Sanchez reported that she is beginning to look at sources of funding for some sustainability projects. The Board then discussed the need to prioritize initiatives and agreed to a special meeting where this would be an agenda item.

9. Old Business

a. Discussion: Amended Fair Housing Marketing Plan [Resolution #2022-82](#)

ED Sullivan explained a change in statistical reporting that would more accurately reflect the composition of current residents. This is reflected in the changes to the policy and also shows that WHA is meeting affirmative action goals.

Upon a duly made motion by Commissioner Sanchez and seconded by Commissioner Heyison, the resolution was approved by a roll call vote as follows:

Commissioner Coduri – yes

Commissioner Heyison – yes

Commissioner Renzella – yes

Commissioner Sanchez – yes

b. Discussion: Language Access Plan [Resolution #2022-83](#)

Tabled until the December meeting

10. New Business

a. Discussion: Reasonable Accommodation Policy [Resolution #2022-84](#)

This was a first reading of the policy and there was a discussion on the appropriateness of the word “enjoy” in the policy with both perspectives presented. The Board will resolve this issue at the next meeting when the policy will be voted.

As part of this discussion, it was noted that there is a need for a room use policy. Commissioner Sanchez will write a first draft to be presented to the Board.



Wellesley Housing Authority

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11. Adjournment

Upon a duly made motion by Commissioner Renzella and seconded by Commissioner Heyison, the resolution was approved by a roll call vote as follows:

Commissioner Coduri – yes

Commissioner Heyison – yes

Commissioner Renzella – yes

Commissioner Sanchez – yes

The meeting was adjourned at 10:37 AM

ACTION ITEMS

- Commissioner Heyison will work with ED Sullivan on gift project for seniors.
- Commissioner Sanchez will share information on sustainability projects and potential funding.
- Commissioner Coduri will plan a meeting to prioritize sustainability issues, capital projects and future policies.
- Commissioner Sanchez will write a first draft of a room use policy.