



WELLESLEY HOUSING AUTHORITY
109 Barton Road, Wellesley, Massachusetts 02481

Board Meeting Agenda

Thursday, August 17, 2023- 9:00 AM

Wellesley Police Department- Kingsbury Room

485 Washington Street, Wellesley, MA 02482

<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. July 27, 2023, [Resolution #2023-48](#)
4. Financial Reports
 - a. Approval of August Bill Payments/Warrant [Resolution #2023-49](#)
 - b. Monthly Financial Statements
 - i. July 2023 [Received and Place on file \(no approval needed\)](#)
5. TAR Report by Development (Tenant Accounts Receivable)
6. Executive Director Report [Received and Place on file \(no approval needed\)](#)
7. Chairperson Report
8. Committee Reports
 - a. Redevelopment Committee
 - b. Sustainability
9. Resident Community Meeting Update
 - a. [Discussion:](#) River Street
10. Old Business
 - a. Pet Policy [Resolution #2023-42](#)
 - b. Parking Policy [Resolution #2023-46](#)
 - c. Memorandum of Understanding with Nick's Towing & Recovery Service [Resolution #2023-47](#)
11. Public Comment
12. Other Business – Consideration of any matter not known about, or which could not have been reasonably foreseen within 48 hours if this meeting.
13. Adjournment



Wellesley Housing Authority

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Wellesley Housing Authority
Board Meeting Minutes
Thursday, August 17th, 2023- 9:00am
Wellesley Police Department- Kingsbury Room

1. Roll Call

The meeting was called to order at 9:00 with the following Commissioners present:

Odessa Sanchez, Chair

Maura Renzella, Commissioner, Vice Chair

Renee Spencer, Commissioner

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

2. Citizen Speak – none

3. Approval of Minutes

- a. July 27, 2023 Minutes Resolution #2023-48

Upon a duly made motion by Commissioner Renzella and seconded by Commissioner Spencer to approve the minutes of the Meeting held on May 25th, 2023.

The motion passed by roll call vote as follows:

Commissioner Renzella- Yes

Commissioner Spencer- Yes

Commissioner Sanchez- Yes

4. Financial Reports

- a. Approval of August Bill Payments/Warrant Resolution #2023-49

Upon a duly made motion by Commissioner Renzella and seconded by Commissioner Spencer, the motion passed by a roll call vote as follows:

Commissioner Renzella- Yes

Commissioner Spencer- Yes

Commissioner Sanchez- Yes

b. Monthly Financial Statements

- i. July 2023 Received and placed on file (no approval needed)



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5. T.A.R. Report by Development (Tenant Accounts Receivable)

6. Executive Director Report- received and placed on file. Jacqueline Sullivan- E.D. gave board a breakdown of ED report. Noted in report-

Weston Road property watch work is now done.

7. Chairperson Report - none

8. Committee Reports

a. Redevelopment Committee – none

b. Sustainable Committee

Chair Sanchez and E.D. Sullivan recently met with members of the Climate Action Committee, and Sustainable Wellesley (August 10th 2023) Volunteers, Phyllis Theermann and Mary Gard reached out to discuss a few new ways to improve energy efficiency, and save money while lowering emission (a Town of Wellesley goal voted by Town Meeting) in Housing Authority properties.

Following the meeting with Sustainable Wellesley, E.D. Sullivan received an email from [MassNAHRO](#), National Association of Housing and Redevelopment Officials, regarding advocacy for supporting the need for EEAC to prioritize energy efficiency in state public housing.

The board discussed writing a “ Mission and Vision “ letter to show our support.

Upon a duly made motion by Commissioner Renzella and seconded by Commissioner Spencer

Resolution # 2023- 50 for the board to draft a letter to the EEAC/ MassSave. Motion passed by a roll call vote as follows:

Commissioner Renzella- Yes

Commissioner Spencer- Yes

Commissioner Sanchez- Yes

9. Resident Community Meeting Update

a. Meeting scheduled for August 16th 2023 at 11am. Location: River St Apartments

The Resident Meeting was attended by Commissioners Maura Renzella and Odessa Sanchez.

About 6 River St. tenants attended the meeting and the following concerns were raised:

Parking, Parking Policy, Violation of parking rules, Parking in fire lane, parking in previously assigned spaces after spot is relinquished. Visitor policies- questions, No visitor parking available, Doorway breaches and other safety concerns. Some tenants expressed they don't always feel safe.

Side B sidewalk cracked and walking hazard.

Back door propped open with rock constantly.

Visiting nurses must use coin meters in public lot. WHA website is not easy for some to navigate. Tenant suggested WHA use a tool to improve the quality of site. Tenant named a program called WYSIWYG that he suggested may help the WHA site work better.



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WYSIWYG (pronounced wiz-ee-wig) is a type of editing software that allows users to see and edit content in a form that appears as it would when displayed on an interface, webpage, slide presentation or printed document.

This completes the Resident Meeting notes submitted.

10. Old Business

a. Pet Policy Resolution #2023-42

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

Commissioner Renzella- Yes, Commissioner Spencer- Yes, Commissioner Sanchez- Yes

b. Parking Policy Resolution #2023- 46

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

Commissioner Renzella- Yes, Commissioner Spencer- Yes, Commissioner Sanchez- Yes

c. Memorandum of Understanding with Nick's Towing & Recovery Service Resolution #2023- 47

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

Commissioner Renzella- Yes, Commissioner Spencer- Yes, Commissioner Sanchez- Yes

11. Public Comment – none

12. Other Business- Consideration of any matter not known about, or which could not have been reasonably foreseen within 48 hours of this meeting.

13. Adjournment

Upon a duly made motion by Commissioner Renzella and seconded by Commissioner Spencer, the meeting was adjourned at 9: 59 am by a roll call vote as follows:

Commissioner Renzella- Yes

Commissioner Spencer- Yes

Commissioner Sanchez- Yes

ACTION ITEMS: No specific order



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- Establish Board goals and define what direction WHA Board wants to go.
- Have board members become familiar with WHA rental lease.
- Create a Sustainability Wish List

OTHER

- Energy audits – Commissioner Renzella – in process