

WINOOSKI HOUSING AUTHORITY
BOARD OF COMMISSIONERS
MINUTES OF October 7, 2020 REGULAR BOARD MEETING

A meeting of the Winooski Housing Authority Board of Commissioners was held electronically as allowed by special Vermont Statute due to COVID-19 requirements.

The meeting was called to order by Chair Potvin at 4:21 P.M. Upon roll call those present and absent were as follows:

COMMISSIONERS PRESENT: Chair Potvin, Vice Chair, Commissioner Patricia Raymond, Commissioner Robert Arnell, and Commissioner Nicole Mace

COMMISSIONER ABSENT: Commissioner Jay Lambert

OFFICERS PRESENT: Executive Director KR Decarreau

1. Approval of Agenda

Motion by Commissioner Mace: I move that the Agenda is approved with the change requested. Second by Commissioner Arnell

Motion Passes 4 - 0

2. Approve Minutes of September 2, 2020 meetings

Motion by Commissioner Arnell, Seconded by Commissioner Raymond

Motions passed 4 – 0 as amended.

3. Public Comment

No public in attendance

4. Update on Finances

See Board Notes. No Questions

5. Update of Activities During COVID 19 Operations

See Board Notes. ED Decarreau noted that staff are attempting to open community rooms at least part of the time to help manage loneliness and isolation through the winter.

6. RAD Update

See Board Notes

7. Rent Delinquency Report

See Board Notes.

ED Decarreau explained how the Rental Assistance program at the State of Vermont works and noted special issues with tenant who have had no changes in income and had not paid rent since moving in, well before COVID hit. Staff is reluctant to accept RA payments due to the condition that tenant could not be evicted for an equal number of months where RA was received after the program ends. We are concerned that rent would continue to go unpaid, exposing the Authority to significant losses.

8. Personnel Policy Changes

a. Use of WHA Cell Phones

See Board Notes and Policy

Commissioner Arnell moved *“Be it Resolved that the Board of Commissioners does hereby adopt the change of policy of the Use of Cell Phones as presented on October 14, 2020.”*

Commissioner Raymond seconded.

Motion carried 4 0

b. Professional Boundaries

See Board Notes and Policy

Discussion on whether it is possible to prohibit personal relationships between staff. Noted that this is “discouraged” but not prohibited, must be disclosed, cannot result in a direct supervisory relationship.

Commissioner Arnell moved *“Be it Resolved that the Board of Commissioners does hereby adopt the change of policy of the Professional as presented on October 14, 2020.”*

Commissioner Mace seconded.

Motion carried 4 0

9. Payment Standards

See Board Notes

ED Decarreau noted that Payment standards are not Board adopted and reflect between 90% - 110% of FMR. Questions about the impact of setting standards on finding rental units. ED Decarreau noted that staff will monitor the impact and adapt if necessary. ED Decarreau also noted the FMRs are based on the Burlington / South Burlington rates as established by HUD.

10. Five Year Plan

a. Place Based Vouchers

b. Preferences

See Board Notes

ED Decarreau agreed to find a time to go over how the programs under Section 8 work so that the Board can make informed decisions. A meeting will be scheduled.

11. Other Business – None

None

There being no further business, Commissioner Arnell moved to adjourn, seconded by Commissioner Raymond. Vote 4 — O. The meeting was adjourned by Chair Potvin at 5:13 PM.

Respectfully Submitted,

KR Decarreau