

WINOOSKI HOUSING AUTHORITY
BOARD OF COMMISSIONERS
RESCHEDULED MEETING

4:15 P.M.
June 2, 2021

ZOOM Meeting
<https://us02web.zoom.us/j/8445637676>
Dial by your location
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Meeting ID: 844 563 7676

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(802) 655 2360 prior to noon on May 12.*

MINUTES

PRESENT: Diane Potvin, Chair; Pat Raymond, Vice Chair; Nicole Mace, Commissioner; Marnie Owen, Commissioner

OFFICER: K.R. Decarreau, Executive Director

ABSENT: Bobby Arnell, Commissioner

Meeting was called to order at 4:20 pm by Chair Potvin

1. Approve Agenda
No changes.
2. Approve Minutes of May 19, 2021
Motion by Commissioner Raymond, Seconded by Commissioner Owen.
Motion Carries 3 – 0 with Commissioner Mace abstaining.
3. Public Comment
No Public in attendance
4. Approval of Rent Collection Policy
ED Decarreau explained the purpose of the policy is to prevent tenants from becoming overwhelmed in back rent by addressing issues immediately and gave some background on the type of arrearage that would result in using the policy.
Commissioner Mace motioned as follows:
I move that the Board of Commissioners adopt the Rent Collection Policy as presented.

Commissioner Owen seconded the motion.

Motion carries 4 - 0

5. Approval of Project Based Voucher Policy

ED Decarreau reminded the Board of the purpose of using Place Based Vouchers in lieu of Housing Choice Vouchers in order to make sure we are in a position to use all of our HUD funding. We continue to find that clients with the Housing Choice Vouchers are unable to find suitable housing and our success rate is below 20%. The vacancy rate in the area is routinely below 1%.

Commissioner Mace asked about making sure the Place Based Vouchers were used in Winooski. This will be added to the policy during August meeting.

Commissioner Mace also asked about using the vouchers to support family housing. ED Decarreau noted the Champlain Housing Trust was building three bedroom units on Mallets Bay Avenue and we have started to look into possible families that could use the Homeownership option on their current voucher. Decarreau also noted that we needed to be sure we have available vouchers should we elect to expand our housing at Elm Street.

Commissioner Mace motioned as follows:

I move that the Board of Commissioners adopt the Place Based Voucher Policy as presented.

Commissioner Raymond seconded the motion.

Motion carries 4 - 0

6. Approval of Vacancy Payment Amendment to the Admin Plan

ED Decarreau noted that this is allowed under HUD rules. However, this is the first item to be discontinued if revenue from rents and HUD does not support the PBV vouchers to outside landlords (as approved above) and to Housing Choice Voucher participants.

Commissioner Owen motioned as follows:

I move that the Board of Commissioners adopt the Vacancy Payment Amendment as described in the memo.

Commissioner Raymond seconded the motion.

Motion carries 4 - 0

7. Other Business

None

There being no other business, Commissioner Mace moved to adjourn at 5:05 pm. Commissioner Raymond seconded.

Motion carried 4 – 0

Next Meeting: August 4, 2021