

MONTPELIER HOUSING AUTHORITY
Regular Meeting
January 17, 2017

The meeting was called to order at 6:00 p.m. by Chairman McCullough with Commissioners Audy, Larson and Zern present. Commissioner Coble was absent.

Agenda Item II – Approve Agenda

The Agenda was approved with no changes

Agenda Item III – Approval of Minutes

Commissioner Larson moved that the minutes of the November 15, 2016 regular meeting be accepted as written. Commissioner Audy seconded the motion and it passed unanimously.

Agenda Item IV – Review of Vouchers, Bank Statements and Financial Reports

Vouchers and bank statements and were made available for Commissioners to review.

Mrs. Troiano noted that the January Section 8 housing assistance payments and administrative fees were deposited into our account on December 30 resulting in a larger than normal balance in the checking account on December 31, 2016

As of January 1 we had 110 vouchers under lease. We have no idea at this point what our funding levels will be in 2017.

Gould Apartments is finally showing a healthy balance after a year of high vacancies resulting in large expenditures for painting and flooring replacements. We were able to make a full payment in lieu of taxes to the city this year.

Agenda Item V - Executive Director's Report

In addition to the written report Mrs. Troiano informed the Board that the final rule banning smoking in public housing units was published in the Federal Register with an effective date of February 3, 2017. Housing Authorities have until August 3, 2018 (18 months) to fully implement the rule. Mrs. Troiano plans to work with tenants, SASH, and the others to provide education to the tenants well in advance of implementing the rule at Pioneer Apartments.

Agenda Item VI – Section 8 Voucher Program

Mrs. Troiano presented the proposed Section 8 Payment Standards. She explained the rationale for setting them at the percentages of the Fair Market Rents outlined in the chart. After a short discussion Commissioner Audy moved that the 2017 Section 8 Voucher Payment Standards be adopted as presented. Commissioner Larson seconded the motion and it passed unanimously.

Chairman McCullough had asked that a discussion of the possibility of closing the waiting list be placed on the agenda.

Mrs. Troiano provided information on the current waiting list and potential for issuing vouchers. After a short discussion it was the consensus of the Board that the waiting list not be closed at this time.

There being no further business the meeting was adjourned at 6:40 pm.

Respectfully submitted

Jo Ann Troiano, Secretary