

**Montpelier Housing Authority  
Regular Meeting**

**September 20, 2022**

The meeting was called to order at 6:10 pm by Chairman Larson with Commissioner Zern present. Commissioners Stevens-Favorite, Schultheis and Hannon participated by telephone.

**Agenda Item II - Approval of Agenda**

The agenda was approved with no changes.

**Agenda Item III – Public Participation**

There was no public participation.

**Agenda Item IV- Approval of Minutes**

Commissioner Hannon moved that the minutes of the June 21, 2022 meeting be accepted as written. Commissioner Stevens-Favorite seconded the motion and it passed as unanimously.

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

Mrs. Troiano discussed the year-end financial reports. We ended the year in good condition across all programs. In public housing our positive year-end balance was due to increased operating subsidies. For Section 8, it was higher lease ups and a continued increase in HAP. Of course, the large increase in management was due to the PHADA law suit settlement.

Mrs. Troiano also reviewed the status of the reserves for the three program areas. We have nearly \$400,000 in operating reserves for Pioneer. The Section 8 Voucher Program has \$146,778. in reserves of which \$91,000 can be used for any housing purpose. The Management Fee reserves which are the least restrictive and are nearly \$225,000.

**Agenda Item VI- Executive Directors Report**

In addition to the written report, Mrs. Troiano expanded on the Lane Shops sale. This is a long process with the actual sale expected to be mid-March of 2023. This process has taken a lot of our time. They have had representatives touring the property and individual apartments, radon, lead, and asbestos testing which also involved entering well over half of the apartments, as well as many document requests.

The three additional Section 8 Vouchers will be welcomed. As of October 1<sup>st</sup> we will have 118 of our current 122 vouchers under lease. We have two voucher holders looking and currently have a long waiting list.

**Agenda Item VII- Discussion and Action Pioneer Parking Policy**

Mrs. Troiano discussed the proposed Parking Policy for Pioneer Apartments. A similar policy was adopted at Prospect Place. Once adopted, all current tenants and those on waiting list will be notified. After a short discussion during which questions were answered and concerns addressed, Commissioner Zern moved that the Pioneer Parking Policy be adopted as presented. Commissioner Stevens-Favorite seconded the motion and it passed unanimously.

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There being no further business, the meeting was adjourned at 7:40 pm

Respectfully submitted,

Jo Ann Troiano, Secretary