

**Montpelier Housing Authority
Regular Meeting
June 15, 2021**

The meeting was called to order at 6:05 p.m. by Chairman Larson, with Commissioners Hannon Schultheis present. Commissioner Zern arrived at 6:20 p.m. Commissioners Stevens-Favorite was absent.

Agenda Item II - Approval of Agenda

The agenda was approved with no changes.

Agenda Item III – Approval of Minutes

Commissioner Hannon moved that the minutes of the May 18, 2021 meeting be approved with a change. Commissioner Schultheis seconded the motion. In the discussion that followed Commissioner Hannon asked that Agenda Item VII regarding the Emergency Housing Vouchers be revised to clarified that three local housing authorities were awarded 15 vouchers each for a total of 45 vouchers not MHA receiving 45. It was decided to add the word “collectively” after awarded. Commissioner Hannon moved that the minutes be accepted as amended. Commissioner Schultheis seconded the motion and it passed unanimously.

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

Mrs. Troiano discussed the April financial reports and answered questions.

The Section 8 Program deficit continues to decrease. In fact the HAP expenses have been less than the HAP income for the first four months of the calendar year. We currently have 118 vouchers in use and one voucher issued.

Administrative salaries are higher than budgeted for April due to a three pay period month.

Agenda Item V – Executive Director’s Report

As reported, Mrs. Troiano noted that the loan to install the sprinkler system at Gould Apartments was paid in full this month. She also informed the Board that the driveway from Northfield Street to the first parking lot needs re-paving so we may need to borrow more money from CCHF or MHA Management fee reserves to complete that work.

Agenda Item VI- Discussion and Action 2022 Budget

Mrs. Troiano presented the budget Gordon/Griffin had prepared and answered questions. She noted that the salaries, benefits and non-routine maintenance are as approved by the Board at the May 18, 2021 meeting. Pro-rations of administrative expenses remain the same as last year. Chairman Larson commented on the large increase in operating subsidy over the current fiscal year.

Mrs. Troiano noted that Congress had increased funding in several HUD programs including public housing operating subsidies and Section 8 HAP payments but reminded the Board that funding was on a calendar year basis and the second half of our fiscal year (Jan- June 2022) could be funded at a lower rate.

After further discussion, Commissioner Hannon moved that the FY22 Operating Budget be approved as presented and that Chairman Larson be authorized to sign HUD required resolution. Commissioner Schultheis seconded the motion and it passed unanimously. (see attached resolution)

There being no further business the meeting was adjourned at 6:50pm.

Respectfully submitted,

Jo Ann Troiano, Secretary