

Burlington Housing Authority
Meeting Minutes
April 15, 2010

Call to Order of Regular Meeting

The Regular Meeting of the Board of Commissioners was called to order at 6:34 pm on April 15, 2010 at 10 North Champlain Street by Chair Mike Knauer; with the following present: Commissioners Neil Wheelwright, Erin Baker, Sheila Gorski and Connie Krosney; Executive Director Paul Dettman; Director of Resident Services Kelley Newell; Resident Services Coordinator Sarah Russell; Director of Property Management Janet Dion; Director of Maintenance Chris Barrett and Special Projects Coordinator Matt Ham-Ellis.

1. Minutes of March 16, 2010 Regular Meeting

Two typographical errors in the minutes were noted.

Neil Wheelwright made a motion to accept the March 16, 2010 regular meeting minutes, as corrected. The motion was seconded by Connie Krosney and unanimously approved.

2. Forum: Residents of Champlain Apartments

Diane Kendrick, a Champlain Apartments resident, addressed the Board with her concerns about the smoke-free housing policy for the three elderly/disabled high rises. Connie Krosney asked Ms. Kendrick how the policy change will affect her. Ms. Kendrick stated that she will most likely quit smoking, but may have to move and feels that the policy represents further government encroachment in people's private lives.

3. Forum: Residents of other BHA Properties/General Public

No residents of other BHA properties or members of the general public were present. Paul Dettman shared a letter from a concerned citizen regarding the potential negative impact of the smoke-free housing policy on smokers with psychiatric disabilities.

4. HUD Annual Plan – FY2010

Connie Krosney made a motion to (1) approve the Annual Plan for FY2011, as presented (2) approve submission of the Plan to HUD and (3) authorize the Chair to execute (a) the PHA Certifications of Compliance with the PHA Plans and Related Regulations and (b) the Civil Rights Certification. The motion was seconded by Neil Wheelwright. Paul Dettman noted that the Resident Advisory Board had endorsed the Plan and provided minutes for the Public Hearing held on Tuesday, April 13. Following a brief discussion of the Plan details and the Certifications, the motion was approved unanimously.

5. Addendum to Section 8 HCV Administrative Plan

Paul Dettman briefly explained that the existing *Affirmatively Furthering Fair Housing* Amendment to the Section 8 Housing Choice Voucher Administrative Plan needed to be

revised to reference a new non-elderly disabled voucher initiative for which BHA intends to apply. Connie Krosney made a motion to approve the Affirmatively Furthering Fair Housing Addendum to Section 8 HCV Administrative Plan, as presented. The motion was seconded by Erin Baker and approved unanimously.

6. Revisions to Public Housing Admission & Continued Occupancy Policy/Section 8 HCV Administrative Policy

Paul Dettman stated that, based on the request from COTS to consider a homelessness preference, further Board discussion of policy changes was needed. Board members agreed to postpone action on proposed revisions to Public Housing and Section 8 policy, pending further discussion at the May Retreat.

7. FY2009 Annual Audit

Paul Dettman apologized for the delay with the FY2009 Annual Audit and stated that the FY2010 Audit would be completed in a more timely manner. He noted that there were no findings or areas of concerns. Jim Brown described the change in methodology regarding reporting on properties in which BHA has an ownership interest but which are separately audited on a calendar year basis.

8. Preliminary Financial Report – March 2010

Paul Dettman noted that all programs continued to have a year-to-date operating surplus. He advised that BHA had finally received notification of FSS coordinator funding for the calendar year. The anticipated retroactive payment for the first quarter of the calendar year will improve the Rental Assistance Program's bottom line.

9. Executive Director's Report

Paul Dettman explained that a change in the methodology and formula for calculating tenant rental income will lead to an approximate \$118,500 elderly AMP and \$33,000 family AMP reduction in public housing operating subsidy. This will affect both FY2010 and FY2011 budgets.

Board members discussed the upcoming sale of Wharf Lane Apartments, BHA's desire to purchase and preserve it as affordable housing and the implications of Champlain College's interest in it.

Paul Dettman provided updates on the Phoenix House project and acquisition of the Bouchett property.

10. Quarterly Resident Services Report

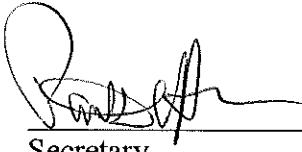
Board members reviewed the report and had follow-up questions on a number of specific program activities. Connie Krosney asked why Sophie's Place does not appear in the report. Paul Dettman explained that services at Sophie's were provided by WHBW, not by BHA staff.

11. May Board Retreat – May 18, 2010 – 4:00 PM

Board members reviewed the proposed agenda items for the May Board retreat. Paul Dettman advised that, due to have pressing priorities, he would not have a concrete proposal regarding a BHA staff evaluation procedure. Board members discussed the Executive Director's evaluation. Connie Krosney offered to take the lead and Sheila Gorski volunteered her assistance.

12. Other Business

There being no other business, Connie Krosney made a motion to adjourn. The motion was seconded by Neil Wheelwright and passed unanimously. The meeting adjourned at 8:41pm.



Secretary

RESOLUTION NUMBER 24-2010

BURLINGTON HOUSING AUTHORITY

SECRETARY'S CERTIFICATE

The undersigned Secretary of the Board of Commissioners of the Burlington Housing Authority ("BHA") hereby certifies that at a regularly scheduled meeting of the Board of Commissioners (the "Board") of BHA held on April 15, 2010 a quorum being present, the Board adopted the following resolution:

The Board moves to:

(1) approve the Annual Plan for FY2011, as presented (2) approve submission of the Plan to HUD and (3) authorize the Chair to execute (a) the PHA Certifications of Compliance with the PHA Plans and Related Regulations and (b) the Civil Rights Certification.

Dated at Burlington, Vermont this 26th day of May, 2010.

BURLINGTON HOUSING AUTHORITY

By:  _____

RESOLUTION NUMBER 25-2010

BURLINGTON HOUSING AUTHORITY

SECRETARY'S CERTIFICATE

The undersigned Secretary of the Board of Commissioners of the Burlington Housing Authority ("BHA") hereby certifies that at a regularly scheduled meeting of the Board of Commissioners (the "Board") of BHA held on April 15, 2010 a quorum being present, the Board adopted the following resolution:

The Board approves:

the Affirmatively Furthering Fair Housing Addendum to Section 8 HCV Administrative Plan, as presented.

Dated at Burlington, Vermont this 26th day of May, 2010.

BURLINGTON HOUSING AUTHORITY

By: 