

WINOOSKI HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REGULAR MEETING

4:15 P.M.
May 10, 2022

ZOOM Meeting
<https://us02web.zoom.us/j/8445637676>
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(802) 655 2360 prior to noon on May 10.*

AGENDA

PRESENT: Diane Potvin, Chair; Pat Raymond, Vice-Chair; Nicole Mace,
Commissioner, Marnie Owen, Commissioner, Abeer Al Zubaidy, Commissioner

OFFICERS: KR Decarreau, Executive Director

The meeting was called to order by Chair Potvin at 4:14

1. Approve Agenda

Start with Appointment of Board Members, then follow as listed.

2. Approve Minutes of March 31, 2022

Motion to approve by Commissioner Owen. Second by Commissioner Al
Zubaidy

Motion carries 3 – 0 Commissioner Raymond abstain and Commissioner
Mace not yet present.

3. Public Comment

No members of the public.

4. Discussion of Offering a Voucher Preference for Housed Families

See notes. ED Decarreau explained the data distributed – and noted that
this referred to unsubsidized tenants only. This is a high risk population
that is heavily rent burdened and t significant risk for eviction.

ED Decarreau also noted that we will raise our fair market rents to 120% of the HUD rates as allowed. Vermont State Housing is also raising the rent limits.

Commissioner Mace noted that we have vouchers available and should use this.

ED Decarreau noted that there is concern that families who are rent burdened may also be living in apartments that we cannot fund either due to overcrowding, living conditions, or rent amounts exceeding our limits.

Commissioner Mace supported keeping our policy to anyone rent burdened and not limiting to VERAP participants.

5. Discussion of Change to Leave Time

See Notes

There was a discussion about the benefit of a shared sick back.

Commissioner Owen noted that generally speaking was supportive of combined time off based on her experience. The Board was also supportive.

6. Review of Emergency Management Policy

See Notes

Commissioner Mace asked if this policy were available from other Housing Authorities. ED Decarreau noted that most sample policies included procedures and other specifics and others are older and not specific to Winooski's risks.

7. Update on CHC's Work with St. Stephens

See Notes.

8. Appointment of Board Members for Franklin Elm and Spring Barlow Corporations.

ED Decarreau noted that the goal is to have a small council for each building to discuss how the building runs. Also noted that meeting in multiple languages at once is difficult.

Commissioner Al Zubaidy noted that the school engages parents of students by meeting individually.

Appointed to Franklin Elm Board: Commissioner Al Zubaidy and Owen

Appointed to Spring Barlow Board: Commissioners Raymond and Potvin

9. Other Business

ED Decarreau requested Board Members attend the Planning Commission's public hearing to advocate for the changes that will make building family sized housing more affordable.

On Playground: Commissioner Al Zubaidy noted that we should take more options rather than a single idea. Look for games and books that have cultural appeal to many folks. This will hold up games from other places as an enrichment opportunity for everyone.

ED Decarreau noted that the HeadStart planning is moving along well. Commissioner Mace noted that if we can deliver the renovations that we can have a full day program.

Adjourn:

Motion to adjourn by Commissioner Raymond, Seconded by Commissioner Mace.

Motion carried 5 – 0 at 5:25.

*** Executive Session as Needed ***