

WINOOSKI HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REGULAR MEETING

4:15 P.M.
June 8, 2022

MINUTES

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

OFFICERS: KR Decarreau, Executive Director

Meeting is called to order by Chair Potvin at 4:20 pm

1. Approve Agenda
No changes
2. Approve Minutes of May 10, 2022
Commissioner Raymond moved to approve Minutes of May 10, 2022.
Commissioner Mace seconded the motion.
Motion carried 4 – 0.
3. Public Comment
No public present
4. Approval of New Employee Leave Policy
ED Decarreau reviewed Board Notes.
Commissioner Mace recommended that we pass the motion pending attorney review.
Commissioner Al Zubaidy clarified that the six days in the Sick Bank were per person, assigned to the person, not the company.
Commissioner Mace moved to approve the approved changes to the leave policy pending review by our attorney.
Commissioner Raymond seconded the motion.
Motion carried 4 – 0.

5. Approval of FSLA policy adaptation

ED Decarreau reviewed Board Notes.

Commissioner Raymond clarified the exempt vs. non-exempt.

Commissioner Al Zubaidy questioned who was working overtime. ED explained that mostly this is maintenance with the exception of an emergency.

Commissioner Mace moved to approve the approved changes to the FSLA policy pending review by our attorney and restating the allowance to consider all approved time off toward time worked.

Commissioner Raymond seconded the motion.

Motion carried 4 – 0.

6. Approval of Preference for Applicants at Risk of Losing Housing

ED Decarreau reviewed Board Notes.

Commissioner Mace preferred to reduce the amount of rent burdened to 40% of income.

ED Decarreau explained that the reason 40% worked was that if someone was going to stay in their current housing, we could fund them at 40% of income. We could not fund them if it is any higher.

Commissioner Al Zubaidy asked if the size of the family impacted the decision. ED Decarreau explained that family size normally impact the amount of subsidy we provide, which will lower the amount the family pays, making it much easier to keep the family under the 40% burden.

ED Decarreau also noted that housing would still have to comply with housing codes, rent would have to be at or under the fair market rents (FMR) allowed by HUD, and the property would not be overcrowded. WHA with BHA and VSHA advocated for a change in how FMRs are calculated with the local administrator for HUD.

Commissioner Raymond motion to approve the policy as written with a change to 40% of rent burden.

Commissioner Al Zubiady seconded the motion.

Motion carried 4 – 0.

7. Update on Planning Commission Work on Affordable Family Housing Language

Language is working through the process.

8. Other Business

Community Organizer at Elm Street. Meeting is scheduled. Goal is to continue to continue to meet. Representatives to a decision-making body is not the way to go with the cultures involves. Using a Town Meeting format.

Working with Efficiency Vermont on an opportunity to increase the heating and cooling systems at the family properties.

ED Decarreau noted that some of the interpretation of fire codes are at odds how tenants decorate their homes. We are working toward a better understanding of how the codes are applied.

9. Adjourn:

Commissioner Raymond motion to adjourn at 4:46 pm.

Commissioner Al Zubiady seconded the motion.

Motion carried 3 – 0. (Commissioner Mace left the call)