

Housing Authority of the Town of Windsor

Votes of the
Board of Commissioners
Regular Meeting
July 20, 2022

Commissioners present: Engelmann, Freeman (left at 4:15), Gutcheon, Jaamal.

Commissioners absent: McKay

Issue	Vote
To approve the minutes of June 27, 2022	Aye: Engelmann, Freeman, Gutcheon, Jaamal.
To accept the financial statements of June 2022	Aye: Engelmann, Gutcheon, Jaamal.
To adopt Resolution 2022-06: Schedule of Allowances for Tenant Furnished Utilities and Appliances and Resolution 2022-07: Fair Market Rents and Payment Standards	Aye: Engelmann, Gutcheon, Jaamal.
To adjourn	Aye: Engelmann, Gutcheon, Jaamal.

Resolution 2022-06: Schedule of Allowances for Tenant-Furnished Utilities and Appliances

WHEREAS: The WHA has historically adopted the State of Connecticut Department of Housing (DOH) Utility Allowance Schedule updated annually by DOH as attached.

RESOLUTION: THEREFORE, NOW, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE Town of Windsor THAT THE PROPOSED ALLOWANCES FOR TENANT-FURNISHED UTILITIES AND OTHER SERVICES FOR THE SECTION 8 PROGRAM IS HEREBY ADOPTED, EFFECTIVE JANUARY 1, 2022.



**Windsor Housing Authority
Housing Choice Voucher Program
Utility Allowance Schedule
01/01/2022 - 12/31/2022**

Services↓	Bedroom Size→	0	1	2	3	4	5	6
		Utility Type↓						
Heating: (S21)								
Single	Natural Gas	46	70	81	94	116	128	141
Family	Oil	81	94	108	127	157	173	189
	Electric	59	74	99	111	130	143	157
	Propane/Bottle Gas	96	128	161	186	225	247	273
Heating: (R21)								
Row& Garden	Natural Gas	32	58	73	87	102	112	123
	Oil	59	78	97	116	135	148	165
Apts.	Electric	49	62	83	96	117	129	142
	Propane/Bottle Gas	87	100	135	167	193	212	234
Heating: (H21)								
High Rise	Natural Gas	25	51	65	80	87	96	106
	Oil	54	67	89	108	116	127	140
	Electric	37	49	68	86	105	116	127
	Propane/Bottle Gas	58	83	128	154	193	212	234
Heating: (M21)								
Mobile Home	Coal (Kerosene)	27	33	48	57	67		
	Oil	70	86	103	121	146		
	Propane/Bottle Gas	93	112	151	177	209		
Cooking	Natural Gas	8	10	13	17	20	24	27
	Electric	9	11	14	18	21	23	25
	Propane/Bottle Gas	13	16	22	29	35	42	48
Water Heating: (Hot H20)	Natural Gas	20	25	34	50	67	74	81
	Oil	19	30	40	59	78	97	116
	Electric	40	49	56	63	70	77	84
	Propane/Bottle Gas	29	42	58	80	103	112	125
Electricity:		29	36	47	54	64	82	85
Cold Water: Sewer:		25	39	66	93	120	147	174
Trash:		11	21	42	63	84	106	127
Refrigerator:		35	35	35	35	35	35	35
Range/Stove:		3	3	3	3	4	4	4
Gas Service Fee: Other		2	2	3	3	4	4	4
		18	18	18	18	18	18	18

Resolution 2022-07: Fair Market Rents and Payment Standards

WHEREAS: the Housing Authority of the Town of Windsor has annual payment standards for the Housing Choice Voucher Program; and

WHEREAS: the Secretary of the U.S. Department of Housing and Urban Development establishes the fair market rent standards annually; and

WHEREAS: the payment standards go into effect July 1, 2022; and

WHEREAS: the payment standards must be established between 90-110 percent of the fair market rents; and

WHEREAS: the payment standards for the Housing Authority of the Town of Windsor will be set at 110 % of the fair market rents; and

WHEREAS: the payment standards are as follow:

	O BR	1 BRS	2BRS	3BRS	4BRS
Final FY 2022 FMR:	\$960	\$1,170	\$1,450	\$1,790	\$2,120
FY 2022 WHA Pmnt Standard:	\$1056	\$1,287	\$1,595	\$1,969	\$2,332
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FY 2021 FMR:	\$980	\$1,200	\$1,480	\$1,840	\$2,150
FY 2021 WHA Payment Standard:	\$890	\$1,140	\$1,376	\$1,711	\$2,150

NOW, THEREFORE, BE IT RESOLVED: that the Commissioners of the Housing Authority of the Town of Windsor approve the fair market rents for the Housing Choice Voucher program effective July 1, 2022 and authorize the Executive Director to implement these new fair market rents.