

Housing Authority of the Town of Windsor
Board of Commissioners
Regular Meeting
Wednesday, July 20, 2022 at 3:00 p.m.
Community Room, Shad Run Terrace
UNAPPROVED MINUTES

Commissioner Gutcheon, Chair, called the meeting to order at 3:00 p.m.

1. Roll Call

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

2. Public Comment and Written Communications

The following members of the public spoke to the Board:

Barbara Elmore
Marvin Baker
Vicky Arnesen

3. Approval of Minutes

a. June 27, 2022

Commissioner Freeman moved to approve the minutes of June 27, 2022. Commissioner Engelmann seconded.

To approve the minutes of June 27, 2022	Aye: Engelmann, Freeman, Gutcheon, Jaamal
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4. Report of Tenant Commissioner

Commissioner Jaamal discussed issues with the closeout of the Millbrook Village rehab, specifically around Community Room access. He asked about the timeline for Renter's Rebate applications and workshops to help tenants understand their lease. Executive Director Rob Cappelletti answered Mr. Jaamal's questions and discussed the status of the Millbrook Village project.

5. Chair's Report

Commissioner Gutcheon, Chair, reported on the status of contract negotiations with WHA's management services contract awardee.

6. Presentation on Windsor Affordable Housing Plan

Eric Barz, Windsor's Town Planner, spoke to the Board about the Affordable Housing Plan passed by the Town Planning and Zoning Commission on July 12. He discussed the current state of housing affordability in Windsor, the populations most stressed by the cost of housing, and the particular pressures contributing to the problem. He outlined his plans for interagency cooperation going forward. A

conversation ensued about strategies the WHA can use to help move Windsor toward its affordability goals.

Commissioner Freeman left the meeting at 4:15 p.m.

7. Financial Report

Following questions from the Board, Mr. Jaamal moved to accept the June 2022 financial statements. Ms. Engelmann seconded.

To accept the financial statements of June 2022	Aye: Engelmann, Gutcheon, Jaamal.
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8. Management Reports

Mr. Cappelletti responded to questions and concerns raised in public comment. He walked the Board through his written report and answered many questions from the Board.

9. New Business

- a. Resolution 2022-06: Schedule of Allowances for Tenant Furnished Utilities and Appliances
- b. Resolution 2022-07: Fair Market Rents and Payment Standards

Mr. Cappelletti walked the Board through these two Section 8-related resolutions. Their purpose is to increase the help provided to our voucher holders by raising rent and utility standards to the maximum permitted by HUD. These payments are 100% federally funded.

Mr. Jaamal moved to adopt Resolution 2022-06: Schedule of Allowances for Tenant Furnished Utilities and Appliances and Resolution 2022-07: Fair Market Rents and Payment Standards. Ms. Engelmann seconded.

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.
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10. Old Business

None.

11. Adjournment

With no further business, the meeting adjourned at 4:55 p.m.