



*Low income housing- supporting independence, creating opportunities*

## **Regular Meeting Notes October 28, 2024**

To: Commissioner Patricia Green  
Commissioner Gary Stroud  
Chair Elisha Underwood  
Commissioner Suzie Walker  
Vice Chair Michelle Wright

The meeting was noticed on Facebook, BHP website, and the Brattleboro Reformer. You are hereby notified that the October 28, 2024, regular meeting of Brattleboro Housing Partnerships Board of Commissioners will be held at 4:30 at the Hayes Court Community Room, 50 Garfield Drive, Brattleboro, VT

The agenda for the meeting is as follows:

1. Call to order: Chair Underwood called the meeting to order at 4:30. Also in attendance were Vice Chair Wright, Commissioner Green, Commissioner Stroud, Executive Director Hazzard, BHP Section 8 Manger DeAngelis, a number of residents and BCTV representatives. Commissioner Walker was not in attendance.
2. Resident/citizen participation and questions: Residents of Hayes Court asked about installing more cameras for security purposes. ED Hazzard responded that estimates are being sought for the best solutions. Other residents suggested possible energy improvements that could save money in on going costs. ED Hazzard responded that many projects are in the works, a lot depends on funding.
3. Review Minutes from the September 23, 2024 Meeting:
  - a. **Motion to accept the minutes of September 23, 2024 Meeting was made by Commissioner Stroud, seconded by Vice Chair Wright. Approved 4-0.**
4. Staff Reports Review:
  - a. Executive Director report and materials. ED Hazzard provided an update on the Hayes Court shooting incidents. Security is being increased with cameras, additional security presence, and more staff on site. Brattleboro Police working closely with staff.
  - b. Property Managers report: Reviewed reasons for vacancies. Commissioner Wright will work with ED Hazzard and Courtney Denofrio to review methods of presentation.
  - c. Section 8 Administrator: Housing Choice Voucher Program, Shelter Plus Care, Report
    - i. Review Section 8 Utility Allowances for 2025 which are the same as the Allowances
    - ii. **Motion to accept the Section 8 Utility Allowances for 2025 as presented made by Commissioner Stroud, seconded by Vice Chair Wright, Approved 4-0.**

*It is the mission of Brattleboro Housing Partnerships to ensure the provision of quality low income and affordable housing within viable communities to support independence and create opportunity*

5. Financial Review:
  - a. September 2024 check listings reviewed.
  - b. Board reviewed September 2024 financial comparable: ED Hazzard and David DeAngelis gave an explanation for the Section 8 reserves. Reserves are required by HUD, there is a large reserve amount because there are fewer vouchers issued because of lack of housing.
  - c. Check signing assignments: November – Commissioner Stroud, December- Commissioner Green, January- Vice- Chair Wright.
  
6. Board Business
  - a. Board reviewed proposed 2025 Health Insurance contribution for BHP employees
    - i. After discussion it was decided to delay this vote to the next meeting and get more information on possible plans.
  - b. Annual meeting: November 18, 2024 at noon in the Red Clover Commons Community room
  
7. Public Hearing
  - a. **Motion to Open the Public Hearing to review the proposed HUD waivers for the 2025-2026 Moving To Work Supplemental Plan made by Commissioner Stroud, seconded by Commissioner Green, approved 4-0**
  - b. Public comment will be included in public hearing notes
  - c. **Motion to Close the Public Hearing to review the proposed HUD waivers for the 2025-2026 Moving To Work Supplemental Plan made by Commissioner Green, seconded by Commissioner Stroud, approved 4-0**
  
8. Meeting Adjourned at 6:15 pm

*Christine Hazzard*

**BHP Secretary**

**November 1, 2024**