



*Low income housing- supporting independence, creating opportunities*

## **Notice of Regular Meeting**

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 27, 2025, regular meeting of Brattleboro Housing Partnerships Board of Commissioners will be held at 4:30 at the Samuel Elliot Apartments Community Room, 107 Elliot Street, Brattleboro, VT

The agenda for the meeting is as follows:

1. Call to order:
2. Review Minutes from the September 22, 2025 Regular Meeting:
  - a. **Potential Motion: To accept the minutes of September 22, 2025 Regular Meeting**
3. Resident and public participation:
4. Staff Reports:
  - a. Executive Director report:
  - b. Occupancy Director report:
  - c. Program and Occupancy Data review
  - d. Resident Services report newsletters and calendars
  - e. Section 8 Program
    - i. HUD Review Fair Market Rents for 2026 and proposed Section 8 Voucher Payment Standards and Utility Allowances for 2026
    - ii. **Potential Motion: Motion to approve proposed Section 8 Voucher Payment Standards and Utility Allowances for 2026**
5. Financial Review:
  - a. August 2025 Comparable
  - b. Review August and September 2025 check listing
  - c. Review BHP expenses over \$10,000.
  - d. Check signing assignments: November – Commissioner Walker, December – Commissioner Green.

*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*

- e. Review Drafts of 2026 Tax Credit Budgets for Red Clover Commons 1 and 2 and A.W. Richards
  - i. **Potential Motion: Approve 2026 Tax Credit Budgets for Red Clover Commons 1 and 2 and A.W. Richards**
- f. Review 2026 Employee Health Insurance costs
  - i. **Potential Motion: Approve 2026 Employee Health Insurance contribution as recommended by the board**
  - ii. **Potential Motion: Schedule a special meeting to review Employee Health Insurance costs and approve contribution**
- 6. Special Projects update:
  - a. Melrose Redevelopment update:
    - i. Review proposal for consultant to oversee board and staff engagement and planning for the Melrose Terrace project.
    - ii. **Potential Motion: Approve proposal for consultant to oversee board and staff engagement and planning for the Melrose Terrace project.**
  - b. Safety:
    - i. \$20,877.10 estimate for surveillance cameras Hayes Court Community Building and one residential building, \$13,387.76 estimate for exterior cameras Moore Court
- 7. Board Business:
  - a. Board review of SEVCA Client Representative Sector Board Member nomination
    - i. **Potential Motion: Nominate Commissioner Gary Stroud for SEVCA Client Representative Sector Board Member**
  - b. Annual meeting November 17, 2025 at noon.
- 8. BHOI: Proposed grant seeking request
  - a. **Potential motion: Approve potential grant seeking request**
- 9. **Potential Motion: Enter into Executive Session as needed**
- 10. Adjourn