

AGENDA
RUTLAND HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REGULAR MEETING
TEMPLEWOOD COURT, 5 TREMONT STREET, RUTLAND
Monday, September 12, 2022
8:00 AM

SECTION 1

CALL TO ORDER

TENANT CONCERNS

BOARD EDUCATION

Out of Reach, National Low Income Housing Coalition Report, Vermont 2022
Monthly Opioid Update -August, 2022, Vermont Department of Health

MEDIA

SASH Support & Services at Home Allies and Care Givers, Paul Post, Rutland
Magazine, Fall 2022, Volume 16, Issue 1

APPROVAL of the MINUTES

Approval of the Minutes of the Regular Meeting of August 8, 2022

CONSENT AGENDA

Manifests: Section 8 #429 through #532 and Direct Deposit #2634
through #2638 and HAP Breakdown by Program
Manifests Public Housing #19040 through #19140
Credit Card Utilization Report 07/22/2022-8/22/222
Manifests: Payroll: 08/10/2022 and 08/24/2022

CEO REPORT

- Staffing Update – Tara Chandler Introduction
- AMA Consulting Services – Agency Health Check (see attached)
- Cell Tower Consultant Discussion
- Templewood Court Electrical System
- On Line Rental Exchange - Tenant Screening and Collections

- Griswold Update
- CSJ Update
- Preliminary Application Discussion
- Family Self Sufficiency NOFO (see attached, Basic Facts About HUD's Self-Sufficiency Program, Center on Budget and Policy Priorities)

SECTION 2

REPORTS AND DISCUSSION ITEMS

- Finance/Administration Report
 - Consolidated Budget Comparison – FYE 03/31/2022
 - Variance Report-FYE 03/31/2022
 - Cash Flow Report July, 2022
 - New Phone System
 - RHA Staff Handbook Updates 2022
 - RHA Update September, 2022
- Property Management
 - Property Management Report for August, 2022
- Section 8 Program Report and Update
 - Section 8 Program Report
 - HAP Funding and Projected HAP Expenses, August, 2022
 - HAP Cash Flow Tracking, August, 2022
 - 2023 HUD Fair Market Rent Announcement and Impact on RHA Payment Standards (see attached)
 - RAD OCAF Adjustments – 1.8% 2021, 3% 2022 Independent Entity Agreement Vermont State Housing Authority
 - Section 8 Landlord Monetary Incentives (see attached HCV Landlord Handbook)
 - 2022 Fair Share Vouchers Allocation (see attached)
- Resident Services Program
 - Resident Services Program Report September, 2022
 - SASH Expansion Brandon-HTRC ½ Panel
 - SASH Calendars, Templewood Court and Sheldon Towers, September, 2022

- SASH Flash, September 2022 Templewood Court and Sheldon Towers Panel
- SASH Flash, September, 2022 Rutland Community Full Panel
- SASH Flash, September, 2022 Rutland Community Half Panel
- SASH Flash, September, 2022 Castleton/Fair Haven Panel

INFORMATIONAL ITEMS:

- A. Consolidated Aged Delinquency Reports 08/2022
- B. Collections Report – 08/2022
- C. Lease Violations/Evictions - 08/2022

OLD BUSINESS/NEW BUSINESS

EXECUTIVE SESSION

Status CEO Evaluation (Karl Anderson)

ACTION ITEMS

ADJOURNMENT OF BOARD MEETING

DATE OF NEXT REGULAR MEETING: October 17, 2022, 8:00 a.m., RHA, Templewood Court, 5 Tremont Street, Rutland, VT 05701