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MINUTES

BELMONT HOUSING AUTHORITY

Regular Meeting

Town Hall, Room 1

December 28, 2010

1. Attendance: The attendance was taken at 6:00 P.M. Commissioners Leo Saidnawey, Donna Brescia, Don Becker and Ann Verrilli were present. Also present were the Executive Director, Donna Hamilton and Roger Colton. Commissioner Sallye Bleiberg was absent.

2. Meeting with Belmont Housing Authority Residents: There were no residents present at the meeting.

3. Reading and Approval of the Minutes of the Meetings:

-November 22, 2010 Regular Meeting: A motion was made by Don Becker, seconded by Donna Brescia, to approve the minutes of these meetings contingent upon the changes made by Commissioner Ann Verrilli. The vote was unanimous (4).

4. Bills and Communications:

Revolving Fund: Checks #246 through #322: A motion was made by Don Becker, seconded by Donna Brescia, to approve the checks on the Revolving Fund Warrant. The vote was unanimous (4).

4001:

MRVP – AHVP: Checks #17 and #18: A motion was made by Don Becker, seconded by Donna Brescia, to approve the checks on the MRVP – AHVP Warrant. The vote was unanimous (4).

689-1:

Section 8: EFT 12/1/2010: A motion was made by Don Becker, seconded by Donna Brescia, to approve the Section 8 EFT. The vote was unanimous (4).

5. Meeting with Roger Colton: The focus of this discussion pertained to lower utility rates for low income Belmont residents particularly with regard to the residents of Belmont Village who are responsible for paying their own utilities. Roger Colton provided the board with information concerning the application process for the Belmont Municipal Light Department and there was also some further discussion about enrolling tenants in the National Grid discount as well since Belmont Housing Authority residents are eligible for both. Eligibility is tied to the service address rather than the income because, by definition, if someone lives in a BHA unit, they are eligible based upon their residence.

Because of the fact that Section 8 tenants are also eligible, it was agreed that the Director would send information from the BMLD to all of the surrounding housing authorities who may also have tenants residing in Belmont.

5. Meeting with Roger Colton (continued):

It was further agreed that the Director would also contact the BMLD with regard to the 30% discount for the BHA because the authority pays for all utilities in its elderly public housing developments. Since the Belmont Housing Authority is the landlord, this program may not be applicable to the owner of the property however, if it is able to be approved the Director will subsequently contact dhcd concerning this matter.

A motion was made by Don Becker, seconded by Ann Verrilli, to approve the idea of a 30% rate discount from the Belmont Municipal Light Department for Section 8 and family housing by sending a list of addresses to both the BMLD and National Grid and if the authority is not able to provide the list of addresses, the Director will be authorized to send the application to all of the residents notifying them of this program and strongly encouraging them to participate. The vote was unanimous (4).

6. Executive Director's Report:

1. Monthly Modernization Report: In the future, the Director will provide two (2) versions of the monthly modernization report that will include the existing format *and* an abbreviated modernization report that includes only the most recent information on the projects.
2. Belmont Village Heating Systems: The board briefly discussed the issue of the location of the outside resets that appear to be creating a discrepancy in the indoor and the outdoor temperature readings. Although the resets have been adjusted to compensate for the difference, there will be some further discussion between the authority, dhcd and the engineers on the project before the project is completed.
3. Apartment Vacancies: It was agreed that Commissioner Ann Verrilli would email a list of five (5) apartment vacancies to the Director who will review these vacancies with regard to the circumstances that attributed to the length of the vacancy.

7. Agenda Items for Board Vote:

1. Vote to Approve Section 8 Utility Allowances: A motion was made by Don Becker, seconded by Donna Brescia, to approve the Section 8 Utility Allowances as presented. The vote was unanimous (4).

8. Report of Committees:

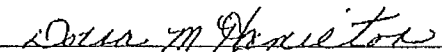
1. Belmont Housing Trust: The BHT is currently pursuing a couple of development options.

9. Unfinished Business:

10. New Business:

11. Next Meeting: The board agreed that the next regular board meeting will be held at 6:00 P.M. on January 24<sup>th</sup> in the Belmont Town Hall.

12. Adjournment: A motion was made by Don Becker, seconded by Ann Verrilli, to adjourn the meeting at 6:30 P.M. The vote was unanimous (5).

  
Donna M. Hamilton, Executive Director

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