

Monticello Housing Authority
76 Evergreen Drive
Monticello, NY 12701
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www.monticelloha.org

Attendance: Myrtle McKinney-Allen, Chairperson; Deshawn Hines, Board Member; Tanita Owens, Board Member; Rosalind Natale, Executive Director;

Key: P – Present; A – absent without notice; S- absent with reason of sickness; B – absent with notice of business; V- absent by reason of vacation; BR- absent by reason of bereavement.

Absent: B- Julian Dawson, Board Member;

Guests: Diana Carbelo- Community Member, James Snowden- Village Manager, Michael Banks- Village Trustee, Jada Jones- Tenant, Vanetta Lane- Tenant, Syreeta Kimble- Staff Member, Mailin Concepcion- Staff Member, Wanda Pace- Community Member;

Public Comment:

Jada Jones thanked the HA for sending regards for the loss of her father. Jones also states that there is resident and non-resident traffic near her unit and that the police do not come when she calls them. Jones states that it is dark in that area and that additional lighting may deter this traffic. As well, Jones states that she would like the office waiting room to be opened to the public.

Michael Banks requested permission from the HA to name the community garden in memory of Elaine Williams who recently passed away.

1. Roll Call

2. Opening Statement-

“ADEQUATE NOTICE OF THIS SCHEDULED MEETING, AS REQUIRED BY THE OPEN PUBLIC MEETINGS ACT, HAS BEEN PROVIDED BY THE FILING NOTICE OF THE MEETING WITH THE MUNICIPAL CLERK AND POSTING OF SAID NOTICE ON THE OFFICIAL BULLETIN BOARD IN THE MUNICIPAL GOVERNMENT CENTER.” THIS INFORMATION IS ALSO AVAILABLE ON THE MHA WEBSITE- WWW.MONTICELLOHA.ORG

3. Old business-

a. Board Minutes for regular meeting held April 7, 2022 are offered for acceptance;

Motion Tabled

4. Commissioner's Report- McKinney reports that she would like the door to the office waiting room to be opened. McKinney also states that Natale should not use her signature stamp and that Natale did not have the authority to hire the new FSS Coordinator or LIPH Coordinator. Natale explained that these items should be discussed outside of the public meeting.

5. Director's Report-

a. Housing Choice Voucher-

1. Continuing to process applications- Natale explained that many families are having trouble finding units. MHA is granting maximum extensions to assist families with lease up.
2. All areas of program reporting are up to date
3. Repayments are being enforced and collected. Highest rate of recovery recognized by HUD. Currently collecting \$1500+ per month.

b. Public Housing-

1. Evictions are progressing- One (1) is fully completed and unit was recovered in poor condition, two (2) more evictions are near completion, eight (8) are stayed due to pending ERAP, four (4) evictions progressing. Repayments have been made with two (2) individuals. The eviction will be stayed so long as they maintain repayment as agreed.

c. Family Self Sufficiency-

1. New FSS Coordinator has made great progress in getting program files updated and engaging participants.
2. MHA has developed a new FSS Action Plan as directed by HUD to reflect new mandatory program criteria. A copy was presented to the board members.

d. Director's updates- Pertaining to the information during public comment, Natale explained that she will install lighting in the dark area by unit 20 to deter traffic.

1. Welcome our new Board Members- Deshawn Hines and Tanita Owens!
2. REAC UPCS Inspection 5/18/22- MHA received a 52. This was an increase from the previous score of 45 in 2019. Natale wrote two (2) appeals to increase the score from 52 to 60 and achieve the passing score that was deserved. The appeal was granted. See letter from HUD. Score was miscalculated upon issuance of determination. Natale wrote another letter to have the calculation reviewed and updated in the system. HUD letter, appeal letter, and updated report and score were presented for review.
3. SEMAP certification was completed timely. MHA score was 79% and has improved since the last scoring in 2019, prior to covid. The status has been updated from Troubled to Standard. A zero score was received for two (2) indicators. Natale will issue an appeal as these ratings are inaccurate.

4. Danielle Call is resigning from the PH Rental Coordinator position. The position will be advertised and listed with the Center for Workforce Development, Unemployment, and SUNY Sullivan.
5. Still awaiting FHEO determination on discrimination complaint.
6. New light posts at Liberty Street are completed. New cameras are easily visible.
7. Fence panels were replaced and have been cut again.
8. Boiler work was completed. Since replacing bleeders and computer components, the boilers have been operating more efficiently and reliably.
9. Discuss Tenant Event of 9/26- Natale explained that there is a family engagement event taking place on 9/26. This event will offer food, backpacks, haircuts, face painting, crafts, bounce house, and community resources from other outreach agencies.
10. Discuss Tenant Election- No petitions received last attempt. Reissuing notice for election.
11. Natale described the updated tenant, landlord, and applicant portals on website. These will provide ease and simplified program access for families.

6. New Business-

a. Approval and recognition of the following FSS Graduates- Mailin Concepcion, FSS Coordinator, presented graduation certificates to Eileen Boman and Francheska Lopez. Marian Brown will come to the office to collect her award and graduation check.

Marian Brown	\$3,686.36
Eileen Boman	\$3,708.00
Francheska Lopez	\$14,746.49

Motion by Hines, Second by Owens, unanimous

7. Resolutions- Resolution(s) to approve item(s) above
8. Executive Session- Motion to enter executive session made by Hines, Second by Owens, unanimous.
9. Financial review- Invoices/invoice abstract, budget performance, bank statements/reconciliations for March through July are presented for review and approval.

Motion Tabled

10. Adjournment

The Monticello Housing Authority will make every effort to assure that meetings are accessible to persons with disabilities.

