

EAST HAMPTON HOUSING AUTHORITY MONTHLY BOARD MEETING

March 17, 2021 Minutes

I. CALL TO ORDER

TIME: 6:02 pm

COMMISSIONERS PRESENT: Tom Denman, Bonnie Berkovich, Beth Kelpen, Roseanne Amenta, Eric Gibson

STAFF PRESENT: Jodi Brazal, Dion Roccapriore, Sylena Krackowsky, Avery Brautigan – MSW intern

RESIDENTS PRESENT: Residents of 2, 6, 10, B3, D1, D6, D7, E4, E5

OTHER COMMUNITY MEMBERS: Kevin Reich

II. APPROVAL OF PREVIOUS MEETING MINUTES

RESULT: Pass

MOVER: Roseanne Amenta

SECONDER: Bonnie Berkovich

AYES: 4

NAYS: 0

ABSTENTIONS: 0

III. PAYMENTS OF BILLS AND FINANCIAL REPORT

RESULT: Pass

MOVER: Roseanne Amenta

SECONDER: Bonnie Berkovich

AYES: 3

NAYS: 0

ABSTENTIONS: 0

Discussion about Bellwood Court water project and costs associated.

IV. COMMUNICATIONS

No further communications at this time.

V. PUBLIC COMMENT

Resident of D1 – Would like to request to move public comments until after tenant commissioner. It would be more beneficial to make public comments after business is discussed.

Motion to add public comment to end of meeting

RESULT: Pass

MOVER: Bonnie Berkovich

SECONDER: Roseanne Amenta

AYES: 4

NAYS: 0

ABSTENTIONS: 0

Kevin Reich – Have been made aware via the newsletter that Comcast will no longer be offering bulk rate cable in agreeable terms. Would like to clarify about the source of this information.

VI. OLD BUSINESS

A. Active:

1. Board opening filled! Welcome Mr. Eric Gibson
 - Brings extensive experience in building and engineering to the board of directors
 - Will be fulfilling the position of vice chairman for the board of directors
 - The board of directors is now full
2. CDBG
 - No communication has been received regarding the grant
 - The paperwork has not been released yet
3. Sidewalks at Chatham – Temp fix by Grasshopper
 - There have been numerous problems for residents due to the frost heaves and crumbling of sidewalks
 - There was a poor base under the existing sidewalk cause rapid deterioration
 - Grasshopper temporarily addressed the sidewalk and improved the base of the existing sidewalk so that the sidewalk is safe to walk on
 - Concrete is a better material for this type of sidewalk
 - This could be addressed at the time of Bellwood repaving project to save on expenses

- Dion has the original information from when the sidewalks were installed, this will be reviewed

4. Bids Bellwood Repaving Project

- Three detailed bids must be received before proceeding
- Three existing companies have showed interest and will be contacted for an update
- The existing surface area will be repaved

B. Tabled:

1. Addition for Chatham Acres (tabled until estimate is received)

VII. NEW BUSINESS

1. Bulk Cable – No longer an option for EHHA with new leases in July as company is moving towards streaming and raising the cost to that of individual households.

- This was included in the newsletter to let residents know well in advance that this would occur
- Rent redetermination occurs in July and this will cause a change in rent
- This would address Costs for both Residents and the Housing Authority, allow those that are struggling to stay in their homes, and give the resident the right to choose
- Gap in funds:
 - Current charge per unit is \$50, the residents are charged \$45 which we increased from \$43 last July.
 - The Housing Authority currently pays the difference of over \$5/month per unit. The cost will increase to \$52.50/unit in July.
 - EHHA would need to cover the difference of \$525 per month or charge tenants the actual cost in the contract.
- The cost of the cable puts folks over the 30% rent threshold.
 - Currently several people with very low rents based on their income yet are paying 50-100% more because of the cable fee.
 - Currently have 4 apartments at risk of losing the homes because they cannot keep up with the rent and cable.
- Rent is the only income for the EHHA and currently we are not charging enough to cover the shortfall for this expense
- Residents pay for cable regardless of whether they want it or not
- Housing authority peers discussed that Comcast will be phasing out this service because of loss of income. The vast majority of other housing authorities give the choice to the residents to access cable on their own

VIII. VACANCY REPORT

- A. Chatham Acres: 0 Bellwood: 0
- Advertising will begin April 1st

XI. UPDATES & REPORTS

- A. MAINTENANCE PROJECTS
- Sidewalk update

- B. RESIDENT SERVICES COORDINATOR
 - Schedule of programs
 - Finishing energy assistance applications
 - Assisting with rent redetermination paperwork
- C. COMMISSION ON AGING
 - Senior center working to get vaccines completed
 - Working to focus on issues of housing and transportation for seniors in East Hampton
- D. TENANT COMMISSIONER
 - Cable discussion

IX. PUBLIC COMMENT

Residents of B3 & D1 appreciate the discussion regarding the change to cable services provided by the EHHA.

VI. ADJOURNMENT

Time: 7:20 pm
RESULT: Pass
MOVER: Bonnie Berkovich
SECONDER: Roseanne Amenta
AYES: 4
NAYS: 0
ABSTENTIONS: 0

Respectfully submitted by Sylena Krackowsky, LMSW, RSC

Cc: Board Members, Town Manager, and Town Council