



VILLAGE OF GREENPORT HOUSING AUTHORITY

236 Third Street • Greenport, NY 11944
Phone: (631)477-2391 x 208 • Fax: (631)477-1877

HOUSING AUTHORITY BOARD REGULAR MEETING AGENDA

September 13, 2022 at 5:00 PM

1. Informational Update:

VOUCHER/HAP PROGRAM

- a) 7 recertifications and 4 interims were performed for July 2022.
- b) This meeting will be combining August and September's HA Board Meetings.
- c) A new law was adopted into the New York State Register this month that prohibits landlords from discriminating against renters based on lawful sources of income, which includes Section 8. (see pamphlet attached).
- d) The Fair Market Rents were issued by HUD effective October 1st. An increase of 10 percent was allotted to the Nassau-Suffolk area. (see attached).
- e) Under the Consolidated Appropriations Act 2022, HUD has allotted housing authorities additional voucher and funds to combat homelessness. The VGHA was awarded 3 additional vouchers and \$46,485.36 in HAP and \$2,250.00 and \$750.00 in Admin funds. (see attached).

2. Informational Update:

COMMUNITY DEVELOPMENT

- a) Notice was given to the tenant residing in 213 Center Street of the changes to the lease. The notice informed the tenant that starting December 1st, the tenant would be responsible for propane and electric expenses.
- b) Board will continue to discuss rental increases for 278 2nd Street.

2022 Monthly Projected Income:

278 2 nd St, Unit # 1	\$1,375.00
278 2 nd St, Unit # 2	\$1,125.00
278 2 nd St, Unit # 3	\$1,175.00
213 Center St	\$1,125.00
Total Expected Revenue	\$4,800.00

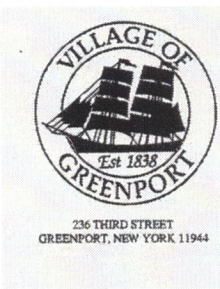
If you or anyone in your family is a person with disabilities and you require a reasonable accommodation in order to fully utilize our programs or services, please contact (or have your proxy contact) the Housing Authority office.

3. Resolutions:

- a) MOTION – to approve the minutes of the July 26, 2022 Board Meeting.
- b) MOTION – to ratify July 2022 accounts payable for the Housing Authority totaling \$106,713.55.
- c) MOTION – to ratify August 2022 accounts payable for the Housing Authority totaling \$103,448.15.
- d) MOTION – to ratify July 2022 accounts payable for the 213 Center Street totaling \$1,626.88.
- e) MOTION – to ratify August 2022 accounts payable for the 213 Center Street totaling \$1,061.50.
- f) MOTION – to ratify July 2022 accounts payable for 278 2nd Street totaling \$3,730.00.
- g) MOTION – to ratify August 2022 accounts payable for 278 2nd Street totaling \$3,544.25.
- h) MOTION – to discuss the increase of rents for 278 2nd Street.
- i) MOTION – to discuss changes to the new lease for 278 2nd Street.

4. Next meeting will be held on Tuesday, October 25, 2022 at 5:00pm.

5. Motion to adjourn.



Village of Greenport Housing Authority Regular Board Meeting

MINUTES

The regular monthly meeting was held on July 26, 2022.

Those present were: Tina Finne, Marilyn Corwin, Inga Van Eysden, Robert Brandt and Asha Gallacher: Meeting was called to order by Chairperson Tina Finne at 5:05pm.

1. Section 8 Housing Update:

- a) 6 recertifications and 7 interims were performed for June 2022.
- b) The June 28, 2022 board meeting was cancelled due to a lack of a quorum.
- c) The unaudited FASS was submitted on 6/21/2022 by Asha Gallacher, with the assistance of Lisa Caino at Cullen & Danowski, LLP.
- d) There is 1 voucher holder still searching for housing.
- e) Housing remains a crisis; lack of availability, property owners requesting higher rent increases, and landlords that are non-renewing participants in order to seek renters on the higher rent open market have caused a lower leasing rate for the VGHA and is depleting the VGHA's budget.

2. Community Development:

- a) The repairs to 278 2nd Street #3 have been completed. The board members were polled on June 21, 2022 to approve additional repairs which included installing new cabinets, light fixtures and plumbing totaling \$3,945.
- b)

3. Resolutions:

- a) MOTION – was made to approve the minutes of the June 7, 2022 Board Meeting. Inga Van Eysden made motion; Marilyn Corwin carried.
- b) MOTION – was made to ratify additional repairs for 278 2nd Street totaling \$3,945. Inga Van Eysden made motion; Tina Finne carried.
- c) MOTION – was made to ratify accounts payable for June 2022 for the Housing Authority totaling \$102,990.91. Inga Van Eysden made motion; Marilyn Corwin carried.
- d) MOTION – was made to ratify accounts payable for June 2022 for 213 Center Street totaling \$1,041.58. Inga Van Eysden made motion; Tina Finne carried.
- e) MOTION – was made to ratify accounts payable for June 2022 for 278 2nd Street totaling \$24,462.47. Inga Van Eysden made motion; Marilyn Corwin carried.

- f) MOTION – was made to change the lease terms of 213 Center Street to have the tenant pay for the utilities of propane and electric as a rental increase. Inga Van Eysden made motion; Marilyn Corwin carried.
 - g) MOTION – was made to table the increase of rents to 278 2nd Street. Inga Van Eysden made motion; Marilyn Corwin carried.
 - h) MOTION – was made to table the new lease template for 278 2nd Street. Inga Van Eysden made motion; Marilyn Corwin carried.
4. Next meeting will be held on Tuesday, September 27, 2022.
 5. Tina Finne made motion to adjourn, Inga Van Eysden carried. Meeting adjourned at 5:36pm.

Respectfully submitted by Tina Finne, Board Chairperson

Financial Data Schedule - Monthly Revenue & Expenses (HAP REGISTER) - AUGUST 2022

Account Description	78	TOTAL VOUCHERS	TOTAL HAP, PORT, UTILITIES	96,522.00	35.00
Vouchers Leased on last day of month	77				
New Vouchers Issued/No Lease/Searching	1				
REVENUE:					
706 PHA HUD Operating Grants	\$ 93,870.00				
706a Admin fee revenues	\$ 9,628.00				
711 Interest Earned - HAP	\$ -				
714 Fraud recovery	\$ -				
700 TOTAL REVENUE	\$ 103,498.00	78	96,522.00	35.00	
EXPENSES:					
Administrative					
912 Auditing fees					
911 Salaries - Asha (\$28.43), Robert Column E, Paul Column F 2 payperiods	\$ 3,980.64				
911a Medical	\$ 2,118.74				
911b Dental	\$ 169.48				
911c Pension T4 15.7%, T5 12.9%	\$ 624.96				
914 Payroll Taxes FICA	\$ 304.52				
915 Employee Benefit Contribution TOTAL	\$ 3,217.70	0	0	0	0
917 Nina JG Stewart, Esq					
916 A Gallacher Reimb					
918 A Gallacher Mileage	\$ 41.25				
916 Office Expenses Total	\$ -				
910 Administrative Total	\$ 6,334.90				
962 Other General Expenses (Office Rent)	\$ 550.00				
969 TOTAL OPERATING EXPENSES	\$ 6,926.15				
970 EXCESS OPERATING REVENUE OVER OPERATING EXPENSES					
973.1 PHA Utility Allowance	\$ 36.00				
973.2 HAP payments	\$ 96,486.00				
973 PORT payments	\$ -				
(HAP, PORT and UTILITY TOTAL)	\$ 96,522.00				
(HAP, PORT and UTILITY TOTAL)	\$ 96,522.00				
HAP & UTIL less Port payments	\$ 9,628.00				
1117 Net ADMIN	\$ 2,701.85				
1118 Total Hap Revenue	\$ 93,870.00				
1118-020 Net HAP	\$ (2,652.00)				
900 TOTAL EXPENSES	\$ 103,448.15	78	96,522.00	35.00	
1000 EXCESS (DEFICIENCY) OF TOTAL REVENUE OVER (UNDER) TOTAL EXPENSES	\$ 49.85				

Starting this Village FYE 2023, HA will be charged 75% of payroll expenses 25% difference will come from CD on a monthly basis.

TERMINATED
DECEASED
ABSORBED
RELINQUISHED

TOTAL PORT IN 0
TOTAL PORT OUT 0
TOTAL CASH DISBURSEMENTS 0

FDS - 213 Center St & 278 2nd Street Monthly Revenue & Expenses - July 2022

\$ 4,401.00 50.00

Account Description	REVENUE: 213 Center	REVENUE: 278 2nd Street		
	213 Center	UNIT 1 - 8124	UNIT 2 - 8327	UNIT 3 HOUSE
Rent	\$ 1,125.00	\$ 1,375.00	\$ 1,125.00	\$ 1,175.00
Late Fees/Credits	\$ 50.00			
TOTAL REVENUE	\$ 1,175.00	\$ 1,375.00	\$ 1,125.00	\$ 1,175.00
	EXPENSES: 213 Center	EXPENSES: 278 2nd Street		
	213 CENTER	UNIT 1 - 8124	UNIT 2 - 8327	UNIT 3 - 8328 HOUSE - 8590 RE/8361 SW
Utilities				
Electric	\$ 70.83			\$ 14.25
Water/Sewer	\$ 90.63			\$ 117.09
Propane/Heating Oil				
Admin				
Salaries & Benefits	\$ 777.42			
Payment Agreement to Village				
Total	\$ 938.88	\$ -	\$ -	\$ 3,109.68
	MAINTENANCE: 213 Center	MAINTENANCE: 278 2nd Street		
	213 CENTER	UNIT 1	UNIT 2	UNIT 3 HOUSE
Maintenance Repairs/Other				
Southold Ace Hardware				\$ 34.99
American Bankers Ins Co of FL	\$ 688.00			\$ 41.41
Mattituck Enviro Services				\$ 190.00
Pine Oaks Landscaping				\$ 266.40
Total Expenses	\$ 688.00	\$ -	\$ -	\$ 266.40
	\$ 1,626.88			\$ 266.40
MONTHLY FINANCIAL SUMMARY	213 CENTER	278 2nd STREET		
Interest Earned				
Total Revenue	\$ 1,175.00	\$ 3,675.00		
Total Expenses	\$ 1,626.88	\$ 3,730.00		
NET REVENUE	\$ (451.88)	\$ (55.00)		
EXCESS (DEFICIENCY) OF TOTAL REVENUE OVER (UNDER) TOTAL EXPENSES	\$ (451.88)	\$ (55.00)		

1000

FDS - 213 Center St & 278 2nd Street Monthly Revenue & Expenses - August 2022

\$ 4,800.00 50.00

Account Description	REVENUE: 213 Center	REVENUE: 278 2nd Street			
	213 Center	UNIT 1 - 8124	UNIT 2 - 8327	UNIT 3	HOUSE
Rent	\$ 1,125.00	\$ 1,375.00	1,125.00	\$ 1,175.00	
Late Fees/Credits	\$ 50.00				
TOTAL REVENUE	\$ 1,175.00	\$ 1,375.00	\$ 1,125.00	\$ 1,175.00	\$ 3,675.00
EXPENSES:	EXPENSES: 213 Center	EXPENSES: 278 2nd Street			
	213 CENTER	UNIT 1 - 8124	UNIT 2 - 8327	UNIT 3 - 8328	HOUSE - 8590 RE/8361 SW
Utilities					
Electric	\$ 59.59				\$ 12.09
Water/Sewer	\$ 64.17				\$ 117.09
Propane/Heating Oil	\$ 180.83				
Admin					
Salaries & Benefits (Asha, Robert, Paul)	\$ 527.91				\$ 1,583.73
Payment Agreement to Village					\$ 1,000.00
Total	\$ 832.50	\$ -	\$ -	\$ -	\$ 2,712.91
	MAINTENANCE:	MAINTENANCE: 278 2nd Street			
	213 Center	UNIT 1	UNIT 2	UNIT 3	HOUSE
Maintenance Repairs/Other					
JP McHale Pest Mgmt	\$ 229.00				
Mattituck Enviro Services					\$ 81.34
Pine Oaks Landscaping					\$ 750.00
Total Expenses	\$ 229.00	\$ -	\$ -	\$ -	\$ 831.34
	\$ 1,061.50				\$ 831.34
MONTHLY FINANCIAL SUMMARY	213 CENTER	278 2nd STREET			
Interest Earned					
Total Revenue	\$ 1,175.00		\$ 3,675.00		
Total Expenses	\$ 1,061.50		\$ 3,544.25		
NET REVENUE	\$ 113.50		\$ 130.75		
EXCESS (DEFICIENCY) OF TOTAL REVENUE OVER (UNDER) TOTAL EXPENSES	\$ 113.50		\$ 130.75		

SOME EXAMPLES:

Margaret is seeking an apartment and is told by a landlord, who has an available apartment that Margaret can afford with her housing voucher, that vouchers are not accepted. Is this a valid reason to refuse to rent to Margaret?

No. The law requires that an apartment may not be denied to an applicant because of the use of a voucher.

Gwen receives child support from the father of her children, and with this support she is qualified to rent an available apartment. The landlord tells her that he does not take into account child support because fathers sometimes stop paying.

This is discriminatory. The landlord may evict a tenant who fails to pay the rent, but may not refuse to rent on speculation of future inability to pay based on the possibility that child support won't be paid.

During the pandemic, Theresa has fallen behind in her rent and has applied for emergency rental assistance to pay her arrears. After being deemed eligible for rental assistance, Theresa's landlord reports that they do not want the money, they just want her out. **This is discriminatory. The landlord may not refuse ERAP because it is a lawful source of income. Additional ERAP tenant protections can be found at <https://otda.ny.gov/ERAP>.**

Luis is denied the use of fitness equipment available to other tenants because he receives governmental housing assistance to pay part of his rent. Is this lawful?

No. Equal terms, conditions and privileges cannot be denied to a tenant on the basis of the source of the tenant's income.

FILING A COMPLAINT at the DIVISION

If you believe that you have discriminated against by a housing provider with regard to your lawful source of income, you can file a complaint with the New York State Division of Human Rights. A complaint must be filed with the Division within one year of the alleged discriminatory act. To file a complaint:

- Visit the Division's website, at WWW.DHR.NY.GOV, and download a complaint form. Completed complaints should be signed and returned to the Division, by email, fax, mail or in person.
- Stop by a Division office in person.
- Contact one of the Division's offices, by telephone or by mail, to obtain a complaint form and/or other assistance in filing a complaint.

For more information or to find the regional office nearest to you, visit the Division's website WWW.DHR.NY.GOV. You can also call the Division's toll-free HOTLINE at **(888)392-3644**.

Your complaint will be investigated by the Division, and if the Division finds probable cause to believe discrimination has occurred, your case will be sent to a public hearing, or the case may proceed in state court. There is no fee charged to you for these services.

If the Commissioner of Human Rights finds in your favor following the hearing, the relief awarded to you may include such remedies as a cease-and-desist order, provision of housing that was denied, and monetary compensation for the harm you suffered.



SOURCE OF INCOME DISCRIMINATION

in Housing

ONE FORDHAM PLAZA
BRONX, NEW YORK 10458
1-888-392-3644
TTY: 718-741-8300
WWW.DHR.NY.GOV

Asha Gallacher

From: NY_PH_Director <NY_PH_Director@hud.gov>
Sent: Thursday, September 1, 2022 11:01 AM
Cc: D'Ancona, Luigi; Ingram, Christopher J; Murphy, Norman W; Yip, Suen Ping
Subject: HUD Publishes FY 2023 Fair Market Rents



HUD NEWS

U.S. Department of Housing and Urban Development – Marcia L. Fudge, Secretary
Office of Public Affairs, Washington, DC 20410

HUD No. 22-161
HUD Public Affairs
202-708-0685
2022
HUD.gov/Press

FOR RELEASE
Thursday
September 1,

HUD Publishes FY 2023 Fair Market Rents

FMRs Will Make It Easier for Families with Housing Vouchers – Including Vouchers Created Under this Administration – to Use Their Vouchers to Access Affordable Housing

WASHINGTON – The U.S. Department of Housing and Urban Development (HUD) today published Fair Market Rents (FMRs) for Fiscal Year 2023. FMRs, published annually, are an estimate of the amount of money that would cover gross rents (rent and utility expenses) on 40 percent of the rental housing units in an area. Nationally, FMRs will increase by an average of approximately 10 percent, enabling more households with housing vouchers to access affordable, stable housing. For FY23, HUD is using private sector data to estimate changes in FMRs to address a temporary data availability challenge and to align with market conditions. The basic methodology that HUD uses to estimate FMRs remains the same.

“One of the reasons that housing voucher holders are unable to use those vouchers is because the value of their vouchers has not kept up with rapid rent increases,” **said HUD Secretary Marcia L. Fudge.** “These new FMRs will make it easier for voucher holders facing this challenge to access affordable housing in most housing markets, while expanding the range of housing opportunities available to households. The new FMRs reflect the reality of housing unaffordability for many households, while supporting our efforts to improve affordability and accessibility for all Americans. HUD and the Biden-Harris Administration recognize the burdens of housing costs and are committed to expanding access to affordable housing through a wide range of necessary efforts, from boosting housing supply to providing more vouchers to help households with higher housing costs.”

Because rents have risen so quickly recently, voucher holders are increasingly unable to find units available to rent within HUD payment standards. The new FMR levels announced today will enable the voucher program to keep up with rent increases in the private market. These new FMRs will allow voucher holders to access and secure leases in more units so that they can benefit from the housing affordability and stability that vouchers provide.

HUD is required by law to set FMRs every year. FMRs, which go into effect on October 1, are used in several HUD programs, including to determine the maximum amount that a Housing Choice Voucher will cover. [Click here to view the FY23 FMRs.](#) A fact sheet on the FY23 FMRs is available [here](#).

Since taking office, the Biden-Harris Administration has repeatedly acted to help vulnerable renter households attain quality and stable housing. For example:

- The American Rescue Plan and FY22 budget collectively provided nearly 100,000 new housing choice vouchers. This includes about 20,000 new flexible incremental housing choice vouchers that HUD expects to allocate in coming weeks via formula to most communities across the country.
- The President's FY23 budget proposes 200,000 additional housing vouchers.
- In June, HUD announced \$43 million in FY21 funding to fund approximately 4,000 new incremental housing choice vouchers, or "Stability Vouchers," focused on people experiencing unsheltered homelessness, including in rural areas.
- The American Rescue Plan also included \$5 billion to create housing and services for people experiencing or at risk of homelessness, and provided tens-of-billions of dollars for Emergency Rental Assistance, which improved housing stability for over 6 million unique households, including 700,000 HUD-assisted households.

Due to significant interruptions in public data sources caused by COVID-19, HUD supplemented public data with data from private sources to ensure the accuracy of the FY23 FMRs. This methodological change – which incorporated public feedback through a [notice of proposed changes](#) – is only applicable to FY23. Calculating the FY23 FMRs in this way ensures that FMRs accurately reflect recent, steep rent increases in many communities and will make it easier for households in those communities to use their vouchers to rent affordable homes.

###

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. More information about HUD and its programs is available at www.hud.gov and <https://espanol.hud.gov>.

You can also connect with HUD on [social media](#) and follow Secretary Fudge on [Twitter](#) and [Facebook](#) or sign up for news alerts on [HUD's Email List](#).

[HUD COVID-19 Resources and Fact Sheets](#)

We hope that you will want to continue receiving information from HUD.

We safeguard our lists and do not rent, sell, or permit the use of our lists by others, at any time, for any reason.



FY 2023 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2023 Nassau-Suffolk, NY HUD Metro FMR Area FMRs for All Bedroom Sizes

Final FY 2023 & Final FY 2022 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2023 FMR	\$1,536	\$1,914	\$2,297	\$2,952	\$3,245
FY 2022 FMR	\$1,372	\$1,695	\$2,065	\$2,642	\$2,911

Suffolk County, NY is part of the Nassau-Suffolk, NY HUD Metro FMR Area, which consists of the following counties: Nassau County, NY; and Suffolk County, NY. All information here applies to the entirety of the Nassau-Suffolk, NY HUD Metro FMR Area.

Fair Market Rent Calculation Methodology

[Show/Hide Methodology Narrative](#)

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

1. **Calculate the Base Rent:** HUD uses 2016-2020 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area as the new basis for FY2023, provided the estimate is statistically reliable. For FY2023, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

If an area does not have a reliable 2016-2020 5-year estimate, HUD checks whether the area has had at least 1 minimally reliable estimate in any of the past 3 years, or estimates that meet the 50% margin of error test described above. If so, the FY2023 base rent is the average of the inflated ACS estimates.

If an area has not had a minimally reliable estimate in the past 3 years, HUD uses the estimate for the area's corresponding metropolitan area (if applicable) or State non-metropolitan area as the basis for FY2023.

2. **Calculate the Basis for Recent Mover Adjustment Factor:** HUD has changed the calculation of the FY2023 Recent Mover Factor from previous years due to the unavailability of ACS₂₀₂₀ 1-year estimates. The Census Bureau did not release standard 1-year estimates from the 2020 American Community Survey (ACS) due to the impacts of the COVID-19 pandemic on data collection. For FY2023, HUD uses a multi-pronged approach that includes private sources of rental data.

Asha Gallacher

From: newhcvcs <newhcvcs@hud.gov>
Sent: Monday, August 29, 2022 8:21 AM
To: Asha Gallacher
Subject: IMPORTANT: Housing Choice Vouchers Program, Fair Share Vouchers Allocation

Follow Up Flag: Follow up
Flag Status: Flagged

August 29, 2022

Village of Greenport Housing Authority
NY146

Dear Executive Director:

This is your public housing agency's award of new vouchers under the Consolidated Appropriations Act 2022 (P.L. 117-103). For more information on these awards, please see PIH Notice 2022-29.

The Consolidated Appropriations Act 2022 (P.L. 117-103) appropriated \$200 million for new incremental vouchers pursuant to a method, as determined by HUD, which may include a formula that may include such factors as severe cost burden, overcrowding, substandard housing for very low-income renters, homelessness, and administrative capacity. The allocation method is required to include rural and urban areas. The Act further provides HUD with the discretion to specify additional terms and conditions for the use of these vouchers to ensure that PHAs provide vouchers for use by survivors of domestic violence, or individuals and families who are homeless, as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11302(a)), or at risk of homelessness, as defined in section 401(1) of such Act (42 U.S.C. 11360(1)). Note that HUD is encouraging but not requiring PHAs to institute preferences to only serve these populations with the new vouchers.

To help PHAs expeditiously lease these vouchers, HUD is using a portion of the CY 2022 Appropriations Act \$30 million administrative fee set-aside to provide a one-time special fee of \$750 for each voucher awarded. This is a Special Fee in addition to those listed in PIH 2022-14.

The following table provides the details for your agency's HCV award:

Housing Choice Vouchers Awarded: 3	
Housing Assistance Payments	Special Fees
\$46,485.36	\$2,250.00
Effective: October 1, 2022	Effective: October 1, 2022

For more information on this allocation of vouchers, see PIH Notice 2022-29. If your agency would like to accept this award, no action is required. If your PHA wishes to decline this award, please reply to NewHCVS@hud.gov by **Friday, September 2, 2022**, or they will be deemed accepted. If you miss this deadline, please contact NewHCVs@hud.gov if you wish to return this award.