

Motion was made to accept the Executive Director's report for the month of March 2014.

MOTION: Barbara English VOTE: Unanimous

SECOND: Evelyn Garofolo

FINANCE DIRECTOR'S REPORT

ITEM #5

Liz Sulik explained there was no report this month.

HOUSING AUTHORITY ATTORNEY'S REPORT

ITEM #6

Attorney Florek explained that his report presented last month in its new format will be presented again in a few months. He updated the Board on the two current litigation matters. Regarding the CHRO complaint, we received notice that the investigator has recommended dismissing the tenant's complaint for lack of reasonable cause. In most cases, CHRO concurs with the recommendation of the investigator. The second litigation matter regarding the termination of a landlord's Section 8 assistance is still proceeding. He will update the Board as things progress.

Attorney Florek stated that the Meadowview Manor grant closing is completed and the renovations will begin soon.

Attorney Florek informed the Board that the SHA will begin implementing the Trespass Policy passed by the board. The Authority will compile a list of individuals not welcome on Housing Authority property and that list will be circulated to the tenants, posted at several Authority locations and provided to the Police Department. The individuals targeted are those who have engaged in criminal activity, drug-related activity, etc. If any of the listed individuals come onto Housing Authority property, they are considered trespassers, which opens them up to a criminal prosecution of trespass. Additionally, if any of the existing tenants are inviting or allowing these individuals on the property, the tenant can be evicted for violating their dwelling lease. Attorney Florek added that as a result of the implementation of this policy, we may get some pushback from tenants. He added that we are comfortable the way our policy is drafted that it would pass approval by the court process.

Commissioner Bishop asked if any other authorities have implemented this same policy. Attorney Florek responded that many authorities have a policy, including the Milford Housing Authority. Kevin added that he has spoken to the Milford Housing Authority and was told the policy has never been challenged by an individual there.

Motion was made to accept the Housing Authority Attorney's report as presented.

MOTION: Ken Bishop VOTE: Unanimous

SECOND: Barbara English

SHA PROJECT-BASED VOUCHERS

ITEM #7

Kevin Nelson explained that this item will remain tabled. He explained to Commissioner Bishop the Section 8 Program and Project Based Vouchers and the difference between the two. He explained that we recently issued an RFP for project based vouchers but the scoring needed to be adjusted, so the RFP will be reworked and re-advertised in the near future.

Motion was made by Commissioner Bishop to table the SHA Project-Based Vouchers. The Motion was seconded by Commissioner Garofolo. Vote was unanimous.

SHA ETHICS POLICY

ITEM #8

Kevin Nelson explained that Attorney Florek has done a lot of work on this policy revolving around a conflict of interest issue that arose and is mainly for employees and their dealings with contractors or vendors of the Housing Authority. It is currently being reviewed to see if it needs to be revised in any way. The Town has a conflict of interest policy for all of its boards and agencies; however, the Housing Authority is such a quasi-independent entity from the Town that we are not sure we want that conflict of

interest policy to pertain to the Board in its totality. What we do want is to prohibit and control behavior that could lead to a potential conflict of interest where somebody (board member, contractor or employee) has an incentive to do something that is not above board. At the same time, we want to avoid those situations that are completely innocent and which would be banned under a policy.

Motion was made by Commissioner English to table the SHA Ethics Policy. The Motion was seconded by Commissioner Garofolo. Vote was unanimous.

STATEMENT OF SIGNIFICANT AMENDMENT
ITEM #9

Kevin Nelson explained that HUD needed to approve an amendment to our Capital Fund Plan as part of our Agency Plan. As part of this, we need to have a Statement of Significant Amendment, which basically states that if the Authority is going to make any of the changes listed in this amendment, the Housing Authority will advertise for 45 days, get public comment and hold a public hearing before the amendment(s) are made. All other amendments not listed are considered informal. The amendment presented to the Board is considered an informal amendment and will be Resolution #9-2014, which, once approved, will be adopted to the Agency Plan. This amendment language is preferred by HUD and will replace our current language.

Resolution #9-2014

Statement of Significant Amendment

The Stratford Housing Authority will consider the following criteria in determining a significant amendment or modification to the CFP 5-Year Action Plan:

- changes to rent or admissions policies or organization of the waiting list
- additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund
- any change with regard to demolition or disposition, designation, homeownership programs or conversions activities
- any change with regard to Capital Fund financing, development, or mixed finance proposal

*An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments.

Kevin S. Nelson, Executive Director

MOTION: Barbara English

VOTE: Unanimous

SECOND: Evelyn Garofolo

NEW BUSINESS

ITEM #10

There was no new business to report.

ADJOURNMENT

ITEM #11

Motion was made to adjourn.

MOTION: Ken Bishop

VOTE: Unanimous

SECOND: Barbara English

Adjournment: 12:54 p.m.

Kevin S. Nelson, Secretary