



**APPROVED BILLS FOR THE MONTH OF AUGUST**

**ITEM #6**

Motion was made to approve the bills for the month of August 2015 as presented.

MOTION: Ken Bishop

VOTE: Unanimous

SECOND: Art Miller

**EXECUTIVE DIRECTOR'S REPORT FOR THE MONTH OF AUGUST**

**ITEM #7**

In addition to the body of the written report, Kevin Nelson reported that the budget game in Washington continues. We are still looking at an 84% proration for public housing, a 73% proration for Section 8, along with an estimated cut of 7% for the Capital Fund Program, which translates into approximately \$30,000 for Capital Fund. These numbers are based on the Senate bill, which is higher than the House, which means things could get worse. There is talk of a government shutdown or a continuing resolution. There is also a rumor that HUD is considering another recapture, similar to the one that occurred several years ago where HUD took back \$1.1 million in subsidies. The industry filed a lawsuit based on that recapture, and it is hoped that it will be concluded some time in December. The Judge stated that the housing industry will submit its brief first, and then HUD gets to review it and submit their brief afterward. It is expected that the Judge will rule based on submitted briefs rather than a trial.

The renovation project at Meadowview Manor is almost finished, with hand railings being installed. Next year we will do some planting and landscaping. Kevin stated that because of the fine work done by Joe Ganino, Paul Hoydick and Brenda Rosado, no tenants had to be relocated during the renovation process, which saved the Authority a lot of money. Kevin added that we are also appreciative of what the tenants had to endure during the process.

Kevin added that Liz continues to budget for PILOT in MR, and it is possible that we may have to pay it in 2016.

The Authority issued an RFP for a camera system for our two family developments. There has been damage to the family units, the roof of the maintenance building and the playground at Hearthstone. A sophisticated system will also be able to focus on apartments and may assist us in identifying unauthorized residents. Kevin will report on this once submissions are received. Commissioner Bishop questioned if it will be a digital system and Kevin said he would look into it.

Kevin explained that our Baldwin resident, Dan Cook, has been writing letters to the editor of the Stratford Start about the heat issue. The editor called Kevin and they have been leaving messages for each other. Kevin is trying to explain the Authority's process for turning the heat on and that we have received no other complaints. Mr. Cook is persistent and has been complaining about this matter since he moved here in 2011.

MOTION: Barbara English

VOTE: Unanimous

SECOND: Evelyn Garofolo

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

MOTION: Evelyn Garofolo

VOTE: Unanimous

SECOND: Ken Bishop

**FINANCE DIRECTOR'S REPORT**

**ITEM #8**

Liz Sulik explained that all the statements are for the period ending June 30, 2015. The first one is for MR-71, Meadowview Manor, our state family units. The period ended with a net loss of \$19,251.67.

The second statement is for E5, 179, 201, the state elderly units, which are Shiloh and Lucas Gardens. We ended the period with a net loss of 23,381.09.

The third statement was for CT 27-1A, 1B, 2, 3, 5, our federal family and elderly projects. This statement was presented by Asset Management Project (AMP). AMP 100 represents our family units (Hearthstone and 496 Sedgewick Avenue, 27-1A and 27-5), which recognized a \$66,901.30 gain, and AMP 200, our elderly units (Elm Terrace, Kennedy and Baldwin, 27-1B, 27-2 and 27-3) ended the six month period with a loss of \$36,627.48.

The final financial statement was for our DSS Program, which recognized a gain of \$15,923.89.

Motion was made to accept the Finance Director's report as presented.

MOTION: Evelyn Garofolo VOTE: Unanimous

SECOND: Ken Bishop

**HOUSING AUTHORITY ATTORNEY'S REPORT**  
**ITEM #9**

Attorney Florek reported that he reviewed the Agency Plan and made suggested changes to the document. October will be the six month period since his last report so he will be presenting a report on the figures for the collections and the evictions over the past six months.

MOTION: Evelyn Garofolo VOTE: Unanimous

SECOND: Ken Bishop

**DISPOSAL OF ASSETS**  
**ITEM #10**

**Resolution #14-2015**

Resolved: That the following assets be disposed of to the dump as they are determined to have no scrap, salvage or sale value:

**FEDERAL:**

<u>Asset Number</u>	<u>Item</u>
012231	Hotpoint Refrigerator (97 Griffen Street)
012135	30" Hotpoint Stove (386 Woodend Road)
012918	Chair (Admin. Office)

MOTION: Ken Bishop VOTE: Unanimous

SECOND: Evelyn Garofolo

**NEW BUSINESS**  
**ITEM #11**

There was no new business to report.

Commissioner Ken Bishop moved to take the SHA Annual Plan for 2016 off the table. Motion was seconded by Commissioner Miller. Vote was unanimous.

**Resolution #15-2015**

RESOLVED: That the SHA Annual Plan for 2016 be approved as presented, including form **HUD-50075** (Pages 1-4), changes made and listed in the Summary of Significant Changes – Amendment #1, and Capital Fund Program – Five Year Action Plan (FFY 2016-2020) including the Annual Statement Performance and Evaluation Report, Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program (FFY 2013, 2014, 2015 and 2016). Also, the Chairman is authorized to execute **Form HUD-50077**, entitled ***PHA Certifications of Compliance with the PHA Plans and Related Regulation: Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan*** and **Form HUD-50077-CR**, entitled ***Civil Rights Certification***.

Under discussion, Ken Bishop questioned what the Annual Plan consisted of. Kevin Nelson and Attorney Florek explained that the Plan consists of a HUD template, the ACOP, the Section 8 Admin Plan, and includes any documents, policies, leases and rules that changed for the current year. The commissioners will receive a complete book consisting of all the updated policies, procedures and leases when approved by HUD. Kevin added that we use the document to address certain problems we have encountered through the year. For example, this year we had a problem with unauthorized tenants, so we changed the amount of time a tenant is allowed to have a visitor stay with them.

Attorney Florek explained that the housing authority operates under three sources of law consisting of the State of Connecticut, HUD regulations which are based on federal law, and state housing regulations which are based on state law. One does not trump the other.

Commissioner Bishop noted that in the ACOP (15.3 – Flat Rents, page 65), the second sentence, “*were* be made” needs to be changed to “*will* be made”. Also, in the Admin Plan (Page 82), the first sentence, “temporary *of* long-term nature” needs to be changed to “temporary *or* long-term nature”.

Commissioner Bishop questioned the VAWA Preference and asked how the Authority differentiates or determines the priority. Kevin explained that one of these does not have priority over the other; however, venture and VAWA both take precedence over someone else on the waiting list.

Kevin Nelson stated that the changes made by Commissioner Bishop will be incorporated into the Annual Plan for 2016.

Commissioner Bishop made a motion to approve Resolution #15-2015 with the following amendments: in the ACOP (15.3 – Flat Rents, page 65), the second sentence, “*were* be made” needs to be changed to “*will* be made”. Also, in the Admin Plan (Page 82), the first sentence, “temporary *of* long-term nature” needs to be changed to “temporary *or* long-term nature”.

MOTION: Ken Bishop

VOTE: Unanimous

SECOND: Art Miller

**ADJOURNMENT**

**ITEM #12**

Motion was made to adjourn.

MOTION: Ken Bishop

VOTE: Unanimous

SECOND: Art Miller

Adjournment: 12:37 p.m.

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Kevin S. Nelson, Secretary