



THE HOUSING AUTHORITY OF THE CITY OF DANBURY

DOMINECO CHIEFFALO, CHAIRMAN,
RAYMOND YAMIN, VICE CHAIRMAN
ROSE MORRISON, COMMISSIONER

JEFF M. RIECK, EXECUTIVE DIRECTOR

MINUTES

BOARD OF COMMISSIONERS

REGULAR MEETING

OCTOBER 15, 2020

COMMISSIONERS PRESENT:

Domenico Chieffalo
Raymond Yamin
Rose Morrison

STAFF PRESENT:

Jeff M. Rieck
Jeff Pagelson
Jessie Castro
Jennifer Delaney
Devin Marra
Dionne M. Carr
Santa Rodriguez
Kathi Alba

BY ZOOM VIDEO CONFERENCE:

Jackie Elam
Kim Nolan
Paul Lambert-360 Benefit Advisor

CALL TO ORDER: The Regular Meeting of the Board of Commissioners for the HACD was held on Thursday, October 15, 2020 at 5:30pm, at 2 Mill Ridge Rd. Danbury, CT. Please contact Jeff M. Rieck at (203) 744-2500 with any questions and/or comments. Upon motion by Commissioner Chairman Chieffalo and seconded by Commissioner Yamin the meeting was call to order.

PUBLIC COMMENTS: NONE

APPROVAL OF MINUTES-SEPTEMBER 17TH REGULAR MEETING: The minutes of September 2020 Regular Meeting was unanimously approved upon motion by Commissioner Yamin and second by Chairman Chieffalo and verbally seconded by Commissioner Morrison the minutes were approved.

RESIDENT COUNCIL REPORT: NONE

AUTHORITY MANAGEMENT REPORTS PUBLIC HOUSING & HOUSING CHOICE VOUCHER PROGRAM:

Public Housing reviewed by Michael Dapolite & Jessie Castro-Asset Managers & HCV Housing reviewed by Jennifer Delaney Sec 8 Manager & Jackie Elam Chief Operating Officer.

AUGUST 2020 FINANCIAL REPORTS: Financial Reports reviewed by Jeffrey Pagelson Chief Financial Officer.

HEALTH BENEFIT PRESENTATION: 360 Corporate Benefit Advisors, Paul Lambert CEBS, CIC, CLU Managing Director presented the health benefit stating that there will be 9% premium increase, housing will absorb the increase, dental and vision will remain the same, Oxford Medical Insurance still is the cheapest in Ct. The presentation was by video Zoom.

RESOLUTION 1625 Board of Commissioners for the Housing Authority of the City of Danbury authorizes the Executive Director to accept the health insurance as presented, remaining with the current health insurance carriers (UHC/Oxford for medical and Anthem for dental and vision) and pay the monthly premiums effective December 1, 2020. Upon motion by Vice-Chairman Yamin, Chairman Chieffalo and second verbally by Commissioner Morrison the resolution was unanimously adopted.

RESOLUTION 1626 the Housing Authority of the City of Danbury Board of Commissioners authorizes the the Executive Director to submit an application to the Department of Housing & Urban Development, requesting additional Mainstream Vouchers up to the maximum award available through December 31, 2020. Upon motion by Vice-Chairman Yamin, Chairman Chieffalo and second verbally by Commissioner Morrison the resolution was unanimously adopted.

RESOLUTION 1627 Board of Commissioners of the HACD authorizes the Executive Director to request an increase of the base rental amounts for the Moderate Rental housing program. The request shall be submitted to the Connecticut Housing Finance Authority for final review and approval, after the resident comment period, the increase will become effective no sooner than January 1, 2021. Upon motion by Vice-Chairman Yamin, Chairman Chieffalo and second verbally by Commissioner Morrison the resolution was unanimously adopted.

Moderate Rental 2021 Rent Increase

ANALYSIS OF CURRENT FAMILIES

Total Existing Households: 226

Unit Size by Bedroom	Current Base Rent	Proposed Increase	Amount of Increase	Number of Families Affected	Number of Families fully affected by increase	Number of Families not Affected
2	\$398	\$408	\$10	63	60	103
3	\$417	\$427	\$10	20	18	28
4	\$386	\$436	\$50	0	0	12
TOTALS				83	78	143

- 78 families will experience a full \$10 increase.
- 5 families will experience a partial increase.
- 143 families will not experience a change in rent amount.

RESOLUTION 1628 Board of Commissioners for the Housing Authority of the City of Danbury authorizes the Executive Director to Board of Commissioners for the Housing Authority of the City of Danbury authorizes the Executive Director to adopt and implement the proposed Utility Allowance Schedule for the Housing Choice Voucher Program, effective December 1, 2020.

Unit Type	0 BR	1 BR	2BR	3BR	4BR	5BR
HEATING						
Garden/Row House 2021						
a. Natural Gas	44	58	79	99	120	139
b. Electric	55	74	100	125	151	176
c. Bottle Gas	77	103	139	174	210	245
d. Oil	75	100	135	168	204	237

Single Family	2021					
a. Natural Gas	58	78	94	118	134	156
b. Electric	73	99	119	150	169	197
c. Bottle Gas	102	138	165	208	235	274
d. Oil	99	133	160	201	228	265
High Rise	2021					
a. Natural Gas	45	51	61	74	87	105
b. Electric	51	62	76	94	116	135
Mobile Home	2021					
a. Natural Gas	44	53	69	88	110	
b. Electric	56	67	87	112	140	
c. Bottle Gas	78	94	121	155	194	
d. Oil	75	91	117	150	188	
	0 BR	1 BR	2BR	3BR	4BR	5BR
Cooking						
a. Natural Gas	7	9	12	15	19	20
b. Electric	13	16	22	27	34	36
c. Bottle Gas	12	16	21	27	33	35
Water Heat						
a. Natural Gas	9	11	15	19	23	25
b. Electric	16	20	27	34	42	45
c. Bottle Gas	15	20	26	33	41	44
d. Oil	14	18	25	31	38	41
Electricity	44	57	76	94	116	126
Range	4	4	4	4	4	4
Refrigerator	4	4	5	5	5	7
Trash	33	33	33	33	33	33
Water	49	76	105	141	163	192
Sewer	12	17	22	29	33	38
TOTAL ALLOWANCE						

Upon motion by Vice-Chairman Yamin, Chairman Chieffalo and second verbally by Commissioner Morrison the resolution was unanimously adopted.

RESOLUTION 1629 Board of Commissioners for the Housing Authority of the City of Danbury authorizes the Executive Director to research, select, and purchase kiosks for all properties in an amount not to exceed two hundred and ninety thousand dollars (\$290,000.00) with funding provided through the CARES, FEMA, and non-federal dollars. Upon motion by Vice-Chairman Yamin, Chairman Chieffalo and second verbally by Commissioner Morrison the resolution was unanimously adopted.

RESOLUTION 1630 Housing Authority of the City of Danbury Board of Commissioners authorizes the Executive Director to exercise the fourth (4th) and final year option to extend the contract for Cleaning Services awarded to Horizon Services Company. Upon motion by Vice-Chairman Yamin, Chairman Chieffalo and second verbally by Commissioner Morrison the resolution was unanimously adopted.

CHAIRMAN'S REPORT: None

NEW BUSINESS: None

EXECUTIVE SESSION: Tabled to next month meeting November 19th, 2020 Upon motion by Vice-Chairman Yamin, and second verbally by Commissioner Morrison the executive session was tabled.

ADJOURNMENT: The HACD Meeting was adjourned by 6:10 pm upon motion by Vice Chairman Yamin and verbally seconded by Commissioner Morrison.



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Kim Nolan
Paul Lambert-360 Benefit Advisor

CALL TO ORDER: The Regular Meeting of the Board of Commissioners for the DHA CORP was held on Thursday, October 15, 2020 at 5:30pm, at 2 Mill Ridge Rd. Danbury, CT. Please contact Jeff M. Rieck at (203) 744-2500 with any questions and/or comments. Upon motion by Commissioner Chairman Chieffalo and seconded by Commissioner Yamin the meeting was call to order.

PUBLIC COMMENTS: NONE

APPROVAL OF MINUTES-SEPTEMBER 17TH REGULAR MEETING: The minutes of September 2020 Regular Meeting was unanimously approved upon motion by Commissioner Yamin and second by Chairman Chieffalo and verbally seconded by Commissioner Morrison the minutes were approved.

RESIDENT COUNCIL REPORT: NONE

AUTHORITY MANAGEMENT REPORTS PUBLIC HOUSING & HOUSING CHOICE VOUCHER PROGRAM: Public Housing reviewed by Michael Dapolite & Jessie Castro-Asset Managers & HCV Housing reviewed by Jennifer Delaney Sec 8 Manager & Jackie Elam Chief Operating Officer.

AUGUST 2020 FINANCIAL REPORTS: Financial Reports reviewed by Jeffrey Pagelson Chief Financial Officer.

RESOLUTION-NONE

CHAIRMAN'S REPORT: NONE

NEW BUSINESS: NONE

ADJOURNMENT: The DHA CORP Meeting was adjourned by 6:11pm upon motion by Vice Chairman Yamin and verbally seconded by Commissioner Morrison.



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RESIDENT COUNCIL REPORT: NONE

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AUGUST 2020 FINANCIAL REPORTS: Financial Reports reviewed by Jeffrey Pagelson Chief Financial Officer.

RESOLUTION 341 HACD CORP, Board of Commissioners authorizes the Executive Director to exercise the fourth (4th) and final year option to extend the contract for Cleaning Services awarded to Horizon Services Company. Upon motion by Vice-Chairman Yamin, Chairman Chieffalo and second verbally by Commissioner Morrison the resolution was unanimously adopted.

CHAIRMAN'S REPORT: None

NEW BUSINESS: None

EXECUTIVE SESSION: Tabled to next month meeting Upon motion by Vice-Chairman Yamin, and second verbally by Commissioner Morrison the executive session was tabled.

ADJOURNMENT: The HACD CORP Meeting was adjourned by 6:15 pm upon motion by Vice Chairman Yamin and verbally seconded by Commissioner Morrison.