



**MINUTES OF THE REGULAR MEETING
BOARD OF COMMISSIONERS
OCTOBER 18, 2012**

COMMISSIONERS PRESENT:

Domenico Chieffalo
Raymond Yamin
Stan Watkins
Jim Zeh
Paul Estefan
Kim Nolan, General Counsel

STAFF PRESENT:

Carolyn Sistrunk
Kathy Quallen
Michael Dapolite
Jackie Elam
Devin Luciano

ATTENDEES:

Rose Morrison
Ruth Hoggard
Juan Fabian
Mr. DeSousa
Martin Morgado
Bruce Whitaker

CALL TO ORDER - The Regular Meeting of the Board of Commissioners for the HACD was called to order at 5:31 PM at Glen Apartment Danbury, Connecticut 06810 upon motion by Commissioner Watkins, seconded by Commissioner Yamin, the meeting was called to order.

PUBLIC COMMENTS

Mr Fabian 45 High Ridge Road -Resident received letter must pay by 10/22/2012. Resident Haven't work in nine month received unemployment benefits on 10/24/2012. Upon question by Chairman, will pay by 10/24/2012. Resident also stated that we never have opportunity to someone who will listen. No care for Hispanic community-HACD went into daughter room without permission. The matter was referred to Mr Dapolite for review

DeSousa

Three years ago made application, haven't received letter. The matter was referred to Mr. Dapolite.

SPECIAL COMMENTS - HACD BOARD OF COMMISSIONERS-CHAIRMAN

1. Special Presentation To Alex Fish From Connecticut General Assembly And Housing Authority Of The City Of Danbury For Modernizing Basketball Court At Laurel Gardens.
2. Appointment of Commissioner, Paul Estefan, to the BOC.

APPROVAL OF SEPTEMBER 20, 2012 REGULAR MEETING: Upon motion by Commissioner Watkins, seconded by Commissioner Yamin, the minutes of the September 20, 2012 meeting were unanimously approved

CITY WIDE RESIDENT LEADERSHIP COUNCIL REPORT: Ms. Hoggard reported that the Resident Council is focused upon upcoming Annual Meeting November 19, 2012. Ms. Hoggard reported that the Citywide Resident Leadership Council's Annual meeting will center on a theme of encouraging participation for open leadership seats-Moderate Rental, Scattered Sites. No elections will be conducted because it's an off year.

AUTHORITY MANAGEMENT REPORT: HACD's Executive Director reviewed the Operational Recovery Agreement and Redevelopment Progress including CHFA Meeting for September, 2012. HACD's Public Housing Operations/HCV Reports (September, 2012) were reported by Michael Dapolite and Ms Jackie Elam, respectively.

Public Housing

- A. Wait List 1493
- B. Occupancy 82
- C. Collection – 91%
- D. Re-certifications 82 % on schedule
- E. Inspections- 62%. Moderate Rental inspections underway on course to meet 100%
- F. Work Orders-84%
- G. Evictions YTD - 6

HCV

- A. Vouchers – HCV 683: SPC-30; DSS-672; PBV-19
- B. Voucher Utilization 85% of 5
- C. HCV Funding Allocated-568,989; HCV Funding Expended-629,171 through reserves

FINANCIAL OPERATING STATEMENT: The August 2012 Financial statement was unanimously accepted by the Board of Commissioners. The financial statement included check register for all invoices over \$25,000 in accordance with the Recovery Agreement. HACD's CFO also reviewed the PHAS financial (76%) and management projections (76%) for August, 2012. Privatization of financial functions underway with growing efficiencies:

1. Vendors getting paid
2. Procedures are in place to ensure that Federal and State funds are not separation systems

- A. RESOLUTION 1014** - authorizes the Executive Director to enter into a contract with Winters Bros. to provide Refuse Services in the amount of sixty six thousand five hundred eighty six dollars and fifty six cents (\$66,586.56) for a term of one (1) year with the option to extend for four (4) additional one year terms. The BOC Chairman's disclosed a potential of conflict of interest and recused himself in accordance HACD's Procurement policy. Vice-Chairman, Ray Yamin, presided over this Resolution and will execute the certified resolution. Upon motion by Commissioner Estefan, seconded by Commissioner Zeh, the resolution was unanimously adopted.
- B. RESOLUTION 1021** authorizes the Executive Director to establish the Housing Choice Voucher Program's Payment Standards for the Danbury geographical area between 103% and 110% FMR, and the Litchfield County area between 100% and 110% FMR according to the following schedule, effective October 1, 2012 pending approval of a Waiver Request to the Department of Housing and Urban Development. Upon motion by Commissioner Watkins, seconded by Commissioner Estefan, the resolution was unanimously adopted.

EXECUTIVE SESSION: Upon motion by Commissioner Estefan and seconded by Commissioner Zeh, the Board of Commissioners adjourned to Executive Session at 6:03 pm for the following purpose:

1. Request from Newbury Renaissance and Savings Bank of Danbury to Increase Affordable Land Use Restrictions' Income Limits. Present-BOC, Savings Bank of Danbury, General Counsel, Executive Director, CFO.

ADJOURNMENT OF EXECUTIVE SESSION: Upon motion by Commissioner Estefan and seconded by Commissioner Zeh, the Board of Commissioners adjourned the Executive Session and tabled **RESOLUTION 1017**

RESOLUTION 1017 authorizes the Executive Director to amend the Newbury Renaissance Affordable Land Use Restrictions to conform to the CHFA Income limits. Upon a motion by Commissioner Estefan, seconded by Commissioner Watkins, the resolution was tabled

2. **EXECUTIVE SESSION:** Upon motion by Commissioner Estefan and seconded by Commissioner Zeh, the Board of Commissioners adjourned to Executive Session at 6:03 pm for the following purpose: State Property Portfolio-Redevelopment Strategy. BOC, Bruce Whitaker – Millennium Realty Inc., General Counsel, Executive Director, CFO.

ADJOURNMENT OF EXECUTIVE SESSION: Upon a motion by Commissioner Watkins, seconded by Commissioner Zeh, the Executive Session was adjourned at 7:26 pm.

ADJOURNMENT OF EXECUTIVE SESSION: Upon motion by Commissioner Estefan and seconded by Commissioner Zeh, the Board of Commissioners adjourned the Executive Session.

RESOLUTION 1017 authorizes the Executive Director to amend the Newbury Renaissance Affordable Land Use Restrictions to conform to the CHFA Income limits. Upon a motion by Commissioner Estefan, seconded by Commissioner Zeh, the resolution was tabled

CHAIRMAN'S REPORT – NONE

NEW BUSINESS - NONE

A D J O U R N M E N T The adjournment (7:27 PM) of the Regular Meeting of the Board of Commissioners for the HACD was unanimously approved upon a motion by Commissioner Yamin and seconded by Commissioner Watkins.