MINUTES OF BOARD OF COMMISSIONERS
REGULAR MEETING

OCTOBER - 2013
HACD
DHA CORP
HACD CORP
THE HOUSING AUTHORITY OF THE CITY OF DANBURY

DOMENICO CHIEFFALO, CHAIRMAN
DIRECTOR
RAYMOND YAMIN, VICE
CHAIRMAN STANLEY
WATKINS, TREASURER
JAMES ZEH,
COMMISSIONER PAUL
ESTEFAN, COMMISSIONER

CAROLYN SISTRUNK, EXECUTIVE

MINUTES OF THE REGULAR MEETING
BOARD OF COMMISSIONERS

October 18, 2013

COMMISSIONERS PRESENT:
Domenico Chieffalo
Raymond Yamin
Stan Watkins
Commissioner Zeh (Excused)
Kim Nolan, General Counsel

STAFF PRESENT:
Carolyn Sistrunk
Kathy Quallen
Jackie Elam
Michael Dapolite

CALL TO ORDER - The Regular Meeting of the Board of Commissioners for the Housing Authority of the City of Danbury was called to order at 5:30 PM at HACD Headquarters, 2 Mill Hill Ridge Road, Danbury, Connecticut 06811 Upon motion by Commissioner Watkins, seconded by Commissioner Estefan, the meeting was called to order.

PUBLIC COMMENTS - NONE

APPROVAL OF SEPTEMBER, 2013 REGULAR MEETING
The minutes of the September 20, 2013 Regular Meeting were approved. Upon motion by Commissioner Watkins, seconded by Commissioner Yamin, the meeting was called to order.

CITY WIDE RESIDENT LEADERSHIP COUNCIL REPORT: NONE

AUTHORITY MANAGEMENT REPORT: the HACD's Executive Director reviewed the Operational Recovery Agreement and Redevelopment Progress for August, 2013.
FINANCIAL OPERATING STATEMENT: The second quarter 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 and management projections for Second Quarter, 2013.

RESOLUTIONS

RESOLUTION 1093 authorizes the Executive Director to enter into a contract extension with Hat City Maintenance to provide cleaning services for a term of one (1) year and an amount not to exceed twenty thousand dollars ($20,000). Upon motion by Commissioner Watkins, seconded by Commissioner Estefan, the resolution was unanimously adopted.

RESOLUTION #1095 AMENDING RESOLUTION #1094 authorizes the Executive Director to establish the Housing Choice Voucher Program’s 2014 Payment Standards for the Danbury geographical area and the Litchfield County area between 100% and 110% of the Fair Market Rents according to the following schedule, effective October 1, 2013; and

<p>| Towns of: Danbury, Bethel, Brookfield, New Fairfield, Newtown, Redding, Ridgefield, Sherman |
|---------------------------------------------------------------|-------------------|-----------------|------------------|-------------------|</p>
<table>
<thead>
<tr>
<th>2014 Final FMR</th>
<th>2013 Adopted Payment Standards</th>
<th>Difference</th>
<th>% of Difference</th>
<th>2014 Proposed Payment Standards</th>
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<tbody>
<tr>
<td>Efficient</td>
<td>1022</td>
<td>981</td>
<td>41</td>
<td>1022</td>
</tr>
<tr>
<td>One Bedroom</td>
<td>1165</td>
<td>1125</td>
<td>40</td>
<td>1281</td>
</tr>
<tr>
<td>Two Bedroom</td>
<td>1576</td>
<td>1512</td>
<td>64</td>
<td>1654</td>
</tr>
<tr>
<td>Three Bedroom</td>
<td>1965</td>
<td>1810</td>
<td>155</td>
<td>1965</td>
</tr>
<tr>
<td>Four Bedroom</td>
<td>2486</td>
<td>2244</td>
<td>242</td>
<td>2486</td>
</tr>
</tbody>
</table>

The Board of Commissioners for the Housing Authority of the City of Danbury accepts amending Resolution 1094 presented at the Regular September meeting changing the Litchfield County chart to reflect the following:

| Towns of: Bridgewater, New Milford, Roxbury, Washington Woodbur |
|---------------------------------------------------------------|-------------------|-------------------|
|-----------------------------|----------------------|--------------------------|-------------------------------|-------------------------------|-----------------------------------|
| Efficiency                  | 817                  | 750                      | 817                           | 108.9%                        | 0                                 | 0.00%                             |
| One Bedroom                 | 913                  | 762                      | 838                           | 110.0%                        | -74.8                            | -8.19%                            |
| Two Bedroom                 | 1116                 | 978                      | 1075                          | 110.0%                        | -40.2                            | -3.60%                            |
| Three Bedroom               | 1433                 | 1239                     | 1362                          | 110.0%                        | -70.1                            | -4.89%                            |
| Four Bedroom                | 1612                 | 1469                     | 1612                          | 109.7%                        | 0                                | 0.00%                             |

Upon motion by Commissioner Watkins, seconded by Commissioner Estefan, the resolution was unanimously adopted.
RESOLUTION 1096 authorizes the Executive Director to advertise the opening of its State Moderate Rehab Program, (25 and 30 Units) 2 and 3 bedroom waiting lists effective November 4, 2013. Upon motion by Commissioner Watkins, seconded by Commissioner Estefan, the resolution was unanimously adopted

RESOLUTION 1097 authorizes the Executive Director to put forth a formal request to CHFA to increase the current base rents for the Glen Apartments/State Elderly program to be effective January 1, 2014. Upon motion by Commissioner Watkins, seconded by Commissioner Estefan, the resolution was unanimously adopted

RESOLUTION 1098 authorizes the Executive Director to put forth a formal request to CHFA to increase the current base rents for the State Moderate Rental Apartments/State Family program to be effective January 1, 2014. Upon motion by Commissioner Watkins, seconded by Commissioner Estefan, the resolution was unanimously adopted

RESOLUTION 1099 authorizes the Executive Director to submit the Fiscal Year 2012 Financial Statement to the State of Connecticut and the Department of Housing and Urban Development. HACD external auditor will make a formal presentation November 2013. Upon motion by Commissioner Watkins, seconded by Commissioner Estefan, the resolution was unanimously adopted

RESOLUTION 1100 authorizes the Executive Director to submit to the Connecticut Housing Finance Authority (CHFA) the HACD's 2014 Management Plans and Budgets for State Moderate Rental. Upon motion by Commissioner Watkins, seconded by Commissioner Estefan, the resolution was unanimously adopted

RESOLUTION 1101 authorizes the Executive Director to submit to the Connecticut Housing Finance Authority (CHFA) the HACD's 2014 Management Plans and Budgets for State Elderly. Upon motion by Commissioner Watkins, seconded by Commissioner Estefan, the resolution was unanimously adopted

RESOLUTION 1102 authorizes the Executive Director to submit to the Connecticut Housing Finance Authority (CHFA) the HACD's 2014 Management Plans and Budgets for 25 Units. Upon motion by Commissioner Watkins, seconded by Commissioner Estefan, the resolution was unanimously adopted

RESOLUTION 1103 authorizes the Executive Director to submit to the Connecticut Housing Finance Authority (CHFA) the HACD's 2014 Management Plans and Budgets for 30 units. Upon motion by Commissioner Watkins, seconded by Commissioner Estefan, the resolution was unanimously adopted
RESOLUTION 1104 authorizes the Executive Director to execute an emergency noncompetitive procurement authorizes the Executive Director to enter into an agreement with BDO PHA Finance for a total amount not to exceed sixty thousand ($60,000.00) commencing October 17, 2013. Upon motion by Commissioner Watkins, seconded by Commissioner Estefan, the resolution was unanimously adopted.

CHAIRMAN'S REPORT - NONE

ADJOURNMENT- The HACD BOC was adjourned at 6:03 pm upon motion by Commissioner Watkins, seconded by Commissioner Estefan.
THE HOUSING AUTHORITY OF THE CITY OF DANBURY

DOMENICO CHIEFFALO, CHAIRMAN
DIRECTOR
RAYMOND YAMIN, VICE
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COMMISSIONERS PRESENT:
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Raymond Yamin
Stan Watkins
Commissioner Zeh (Excused)
Kim Nolan, General Counsel

STAFF PRESENT:
Carolyn Sistrunk
Kathy Quallen
Jackie Elam
Michael Dapolite

CALL TO ORDER - The Regular Meeting of the Board of Commissioners for the DHA HOUSING CORP was called to order at 6:03 PM at HACD Headquarters, 2 Mill Hill Ridge Road, Danbury, Connecticut 06811 Upon motion by Commissioner Watkins, seconded by Commissioner Estefan, the meeting was called to order.

PUBLIC COMMENTS - NONE

APPROVAL OF SEPTEMBER, 2013 REGULAR MEETING
The minutes of the September 20, 2013 Regular Meeting were approved.
Upon motion by Commissioner Watkins, seconded by Commissioner Yamin, the meeting was called to order.

CITY WIDE RESIDENT LEADERSHIP COUNCIL REPORT: NONE

AUTHORITY MANAGEMENT REPORT: the HACD's Executive Director reviewed the Operational Recovery Agreement and Redevelopment Progress for August, 2013.
FINANCIAL OPERATING STATEMENT: The second quarter 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 and management projections for Second Quarter, 2013

RESOLUTIONS

CHAIRMAN'S REPORT - NONE

ADJOURNMENT- The HACD BOC was adjourned at 6:05 pm upon motion by Commissioner Watkins, seconded by Commissioner Estefan.
THE HOUSING AUTHORITY OF THE CITY OF DANBURY

DOMENICO CHIEFFALO, CHAIRMAN
DIRECTOR
RAYMOND YAMIN, VICE
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STAFF PRESENT:
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Kathy Quallen
Jackie Elam
Michael Dapolite

CALL TO ORDER - The Regular Meeting of the Board of Commissioners for the HACD CORP was called to order at 6:05 PM at HACD Headquarters, 2 Mill Hill Ridge Road, Danbury, Connecticut 06811. Upon motion by Commissioner Watkins, seconded by Commissioner Estefan, the meeting was called to order.

PUBLIC COMMENTS - NONE

APPROVAL OF SEPTEMBER, 2013 REGULAR MEETING
The minutes of the September 20, 2013 Regular Meeting were approved. Upon motion by Commissioner Watkins, seconded by Commissioner Yamin, the meeting was called to order.

CITY WIDE RESIDENT LEADERSHIP COUNCIL REPORT: NONE

AUTHORITY MANAGEMENT REPORT: The HACD's Executive Director reviewed the Operational Recovery Agreement and Redevelopment Progress for August, 2013.
FINANCIAL OPERATING STATEMENT: The second quarter 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 and management projections for Second Quarter, 2013

RESOLUTIONS

CHAIRMAN'S REPORT - NONE

ADJOURNMENT- The HACD BOC was adjourned at 6:09 pm upon motion by Commissioner Watkins, seconded by Commissioner Estefan.