



THE HOUSING AUTHORITY OF THE CITY OF DANBURY

DOMENICO CHIEFFALO, CHAIRMAN
RAYMOND YAMIN, VICE CHAIRMAN
STANLEY WATKINS, TREASURER
ROSE MORRISON, COMMISSIONER
PAUL ESTEFAN, COMMISSIONER

MARY C. SISTRUNK, EXECUTIVE DIRECTOR

MINUTES

BOARD OF COMMISSIONERS

REGULAR MEETING

FEBRUARY 15, 2018

COMMISSIONERS PRESENT:

Domenico Chieffalo
Ray Yamin
Stan Watkins

STAFF PRESENT:

Mary C. Sistrunk
Jackie Elam
Devin Marra
Michael Dapolite
Jessie Castro
Kevin Barry
Dionne Carr
Kim Nolan

ATTENDEES:

Rose Morrison
Dwayne Locke

CALL TO ORDER: The Regular Meeting of the Board of Commissioners for the HACD was held on February 15, 2018 at 5:30 pm, at HACD 2 Mill Ridge Road Danbury, CT. Please contact Carolyn Sistrunk at (203) 743-8822 with any questions and / or comments. . Upon motion by Commissioner Watkins and second by Commissioner Chieffalo, the meeting was call to order.

PUBLIC COMMENTS: NONE

APPROVAL OF MINUTES-FEBRUARY 2018 REGULAR MEETING: The minutes of February, 2018 Regular Meeting were unanimously approved upon motion by Commissioner Watkins and second by Commissioner Chieffalo.

RESIDENT COUNCIL REPORT: Looking into a sub for Floyd while out on medical leave and getting more people to join.

AUTHORITY MANAGEMENT REPORTS PUBLIC HOUSING & HOUSING CHOICE VOUCHER PROGRAM:

Public Housing reviewed by Michael Dapolite-Asset Manager, HCV Housing reviewed by Jennifer DaSilva-HCV Manager

DECEMBER, 2017 FINANCIALS & CHECK REGISTER, Financials & Check Register Reports reviewed by Interim CFO Jackie Elam

RESOLUTION 1415 the Housing Authority of the City of Danbury's Board of Commissioners authorizes the Executive Director to submit the 2017 Section 8 Management Assessment Program Certification to the U.S. Department of Housing and Urban Development with 150 out of a possible 155 points, with an anticipated designation of High Performer for the fourth time once reviewed by HUD. Upon motion by Commissioner Watkins and second by Commissioner Yamin and third verbally by Resident Commissioner Morrison the resolution was unanimously adopted.

RESOLUTION 1416 the Housing Authority of the City of Danbury's Board of Commissioners authorizes the Executive Director to submit to the Connecticut Housing Finance Authority (CHFA) the HACD's 2018 Projected Annual Operating Budget for its State Elderly housing program. Upon motion by Commissioner Watkins and second by Commissioner Yamin the resolution was unanimously adopted.

RESOLUTION 1417 the Housing Authority of the City of Danbury's Board of Commissioners authorizes the Executive Director to submit to the Connecticut Housing Finance Authority (CHFA) the HACD's 2018 Projected Annual Operating Budget for its State Moderate Rental housing program. Upon motion by Commissioner Yamin and second by Commissioner Watkins the resolution was unanimously adopted.

RESOLUTION 1418 the Housing Authority of the City of Danbury's Board of Commissioners authorizes the Executive Director to submit to the Connecticut Housing Finance Authority (CHFA) the HACD's 2018 Projected Annual Operating Budget for its 25-Units housing program. Upon motion by Commissioner Watkins and second By Commissioner Yamin the resolution was unanimously adopted.

RESOLUTION 1419 the Housing Authority of the City of Danbury's Board of Commissioners authorizes the Executive Director to submit to the Connecticut Housing Finance Authority (CHFA) the HACD's 2018 Projected Annual Operating Budget for its 30-Units housing program. Upon motion by Commissioner Yamin and second by Commissioner Watkins the resolution was unanimously adopted.

RESOLUTION 1420 the Board of Commissioners for the Housing Authority of the City of Danbury authorizes the Executive Director to submit a formal request to Navigate Affordable Housing Partners to approve an increase to the Contract Rents, to become effective July 1, 2018. Upon motion by Commissioner Watkins and second by Commissioner Yamin the resolution was unanimously adopted.

Unit Size	Current Contract Rent	Proposed Contract Rent	Difference
2 bedroom	813.00	831.00	\$18.00
3 bedroom	891.00	911.00	\$20.00

RESOLUTION 1421 the Housing Authority of the City of Danbury submits this Conforming Resolution to Renew the Housing Assistance Payments Contract with the State of CT Department of Housing and the U.S. Department of Housing & Urban Development to continue subsidy to its 30-Units family housing property, effective August 1, 2017. **BE IT FURTHER RESOLVED**, that the Board of Commissioners for the Housing Authority of the City of Danbury authorizes the Executive Director to submit Contract Renewal forms to the U.S. Department of Housing and Urban Development's Multi-Family Housing Division and to the State of Connecticut Department of Housing for approval. Upon motion by Commissioner Yamin and second by Commissioner Watkins the resolution was unanimously adopted.

RESOLUTION 1422 the Board of Commissioners for the Housing Authority of the City of Danbury authorizes the Executive Director to submit a formal request to CT Department of Housing to approve an increase to the Contract Rents, to become effective upon acceptance and proper and required notification to residents. Upon motion by Commissioner Watkins and second by Commissioner Yamin the resolution was unanimously adopted.

Unit Size	Current Contract Rent	Proposed Contract Rent	Difference
2 bedroom	909.00	918.00	\$9.00
3 bedroom	1032.00	1042.00	\$10.00

RESOLUTION 1423 the Board of Commissioners for the Housing Authority of the City of Danbury authorizes the Executive Director to obtain new signature cards for all banking accounts under the ownership and control of the Housing Authority, assigning personnel with the consent and advice of the Board of Commissioners. Upon motion by Commissioner Watkins and second by Commissioner Watkins the resolution was unanimously adopted.

CHAIRMAN'S REPORT: NONE

NEW BUSINESS: NONE

ADJOURNMENT: The HACD Meeting was adjourned by 6:00 pm upon motion by Commissioner Watkins, seconded by Commissioner Yamin.



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Kevin Barry
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Kim Nolan

ATTENDEES:

Rose Morrison
Dwayne Locke

CALL TO ORDER: The Regular Meeting of the Board of Commissioners for the DHA CORP was held on February 15, 2018 at 5:30 pm, at HACD 2 Mill Ridge Road Danbury, CT. Please contact Carolyn Sistrunk at (203) 743-8822 with any questions and / or comments. . Upon motion by Commissioner Watkins and second by Commissioner Yamin, the meeting was call to order.

PUBLIC COMMENTS: NONE

APPROVAL OF MINUTES-FEBRUARY 2018 REGULAR MEETING: The minutes of February, 2018 Regular Meeting were unanimously approved upon motion by Commissioner Watkins and second by Commissioner Yamin

RESIDENT COUNCIL REPORT: None

AUTHORITY MANAGEMENT REPORTS PUBLIC HOUSING & HOUSING CHOICE VOUCHER PROGRAM:

Public Housing reviewed by Michael Dapolite-Asset Manager, HCV Housing reviewed by Jennifer DaSilva-HCV Manager

DECEMBER, 2017 FINANCIALS, Financials Reports reviewed by Interim CFO Jackie Elam

RESOLUTION 215 the Board of Commissioners for the DHA Corp. authorizes the Executive Director to obtain new signature cards for all banking accounts under the ownership and control of the DHA Corp., assigning personnel with the consent and advice of the Board of Commissioners. Upon motion by Commissioner Yamin and second by Commissioner Watkins the resolution was unanimously adopted.

RESOLUTION 216 the DHA Corp's Board of Commissioners authorizes the Executive Director, through Millennium Real Estate Services, to submit to the Connecticut Housing Finance Authority (CHFA) the HACD's 2018 Projected Annual Operating Budget for its Ives Manor housing program. Upon motion by Commissioner Yamin and second by Commissioner Watkins the resolution was unanimously adopted.

CHAIRMAN'S REPORT: NONE

NEW BUSINESS: NONE

ADJOURNMENT: The DHA CORP Meeting was adjourned by 6:05 pm upon motion by Commissioner Yamin, seconded by Commissioner Watkins.



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CALL TO ORDER: The Regular Meeting of the Board of Commissioners for the HACD CORP was held on February 15, 2018 at 5:30 pm, at HACD 2 Mill Ridge Road Danbury, CT. Please contact Carolyn Sistrunk at (203) 743-8822 with any questions and / or comments. . Upon motion by Commissioner Yamin and second by Commissioner Watkins, the meeting was call to order.

PUBLIC COMMENTS: NONE

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RESIDENT COUNCIL REPORT: None

AUTHORITY MANAGEMENT REPORTS PUBLIC HOUSING & HOUSING CHOICE VOUCHER PROGRAM:

Public Housing reviewed by Michael Dapolite-Asset Manager, HCV Housing reviewed by Jennifer DaSilva-HCV Manager

DECEMBER, 2017 FINANCIALS, Financials Reports reviewed by Interim CFO Jackie Elam

RESOLUTION 271 the Board of Commissioners for the HACD Corp. authorizes the Executive Director to obtain new signature cards for all banking accounts under the ownership and control of the HACD Corp., assigning personnel with the consent and advice of the Board of Commissioners. Upon motion by Commissioner Yamin and second by Commissioner Watkins the resolution was unanimously adopted.

CHAIRMAN'S REPORT: NONE

NEW BUSINESS: DHDC-58 Units completed & fully occupied Phase 1, want to add another Board of Director to DHDC, next phase additional tax credit deals. 98 Elm-trying to close at the end of the month, requested zoning certificate, looking for funding opportunity

ADJOURNMENT: The HACD CORP Meeting was adjourned by 6:10 pm upon motion by Commissioner Watkins, seconded by Commissioner Yamin.