



THE HOUSING AUTHORITY OF THE CITY OF DANBURY

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

JEFF M. RIECK, EXECUTIVE DIRECTOR

MINUTES

BOARD OF COMMISSIONERS

REGULAR MEETING

AUGUST 20, 2020

COMMISSIONERS PRESENT:

Domenico Chieffalo
Raymond Yamin
Rose Morrison

STAFF PRESENT:

Jeff M. Rieck
Jeff Pagelson
Jackie Elam
Jessie Castro
Dionne Carr

BY ZOOM VIDEO CONFERENCE:

Devin Marra
Michael Dapolite
Kim Nolan

CALL TO ORDER: The Regular Meeting of the Board of Commissioners for the HACD was held on Thursday, August 20, 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 Yamin and seconded by Commissioner Chairman Chieffalo the meeting was call to order.

PUBLIC COMMENTS: NONE

APPROVAL OF MINUTES-AUG. 20th REGULAR MEETING: The minutes of August 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.

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

RESOLUTION 1615 Board of Commissioners for the Housing Authority of the City of Danbury authorizes the Executive Director to submit a renewal Designated Elderly Housing Plan to the Department of Housing and Urban Development to extend the elderly only designation for properties Wooster Manor and Putnam Towers. Commissioner Rose Morrison was asked by Chief Operating Officer Jackie Elam did she has any questions or concerns, she replied no. Upon motion by Commissioner Yamin and second by Chairman Chieffalo and verbally seconded by Commissioner Morrison the resolution was unanimously adopted.

RESOLUTION 1616 the Housing Authority of the City of Danbury Board of Commissioners authorizes the the Executive Director to submit to the Department of Housing and Urban Development the HACD's Fiscal Year 2021 and Five Year 2021-2025 Agency Plan inclusive of all public hearing comments. Upon motion by Commissioner Yamin and second by Chairman Chieffalo and verbally seconded by Commissioner Morrison the resolution was unanimously adopted.

RESOLUTION 1617 HACD Board of Commissioners authorizes the Executive Director to exercise the first (1st) year option to extend the contract for chimney cleaning and repair services awarded to Nobe Construction, LLC. Upon motion by Commissioner Yamin and second by Chairman Chieffalo and verbally seconded by Commissioner Morrison the resolution was unanimously adopted.

RESOLUTION 1618 Housing Authority of the City of Danbury Board of Commissioners authorizes the Executive Director to execute a contract for plumbing services with Magilla Construction in an amount not-to-exceed forty thousand dollars (\$40,000.00) for a one (1) year contract term, with the option to extend for four (4) additional one (1) year contract terms. Upon motion by Commissioner Yamin and second by Chairman Chieffalo and verbally seconded by Commissioner Morrison the resolution was unanimously adopted.

RESOLUTION 1619 Board of Commissioners for the Housing Authority of the City of Danbury authorizes the Executive Director to exercise the third (3rd) year option to extend the contract for Boiler Preventative Maintenance and Services awarded to Foley's Plumbing & Heating. Upon motion by Commissioner Yamin and second by Chairman Chieffalo and verbally seconded by Commissioner Morrison the resolution was unanimously adopted.

RESOLUTION 1620 Housing Authority of the City of Danbury's Board of Commissioners authorizes the Executive Director to maintain the current Payment Standards for its Housing Choice Voucher Program as established for towns covered in the Fairfield and Litchfield counties as follows, which becomes effective October 1, 2020: Upon motion by Commissioner Yamin and second by Chairman Chieffalo and verbally seconded by Commissioner Morrison the resolution was unanimously adopted.

	<u>Danbury</u>	<u>Litchfield</u>
Efficiency:	\$1,194	\$822
One Bedroom:	\$1,431	\$997
Two Bedroom:	\$1,828	\$1,283
Three Bedroom:	\$2,257	\$1,616
Four Bedroom:	\$2,761	\$1,739

Towns of: Danbury, Bethel, Brookfield, New Fairfield, Newtown, Redding, Ridgefield, Sherman

	Current HACD	2021 HUD	2021 HACD Proposed	% of 2021	Difference	% of Difference
	Payment Standards	Final FMR	Payment Standards	Proposed FMR	Current vs. Proposed	Current to Proposed
Efficiency	1140	1138	1194	105%	54	5%
One Bedroom	1414	1350	1431	106%	17	2%
Two Bedroom	1801	1725	1828	106%	27	2%

Three Bedroom	2208	2171	2257	104%	49	3%
Four Bedroom	2760	2557	2761	108%	1	0%

Towns of: Bridgewater, New Milford, Roxbury, Washington, Woodbury

	Current HACD	2021 HUD	2021 HACD Proposed	% of 2021	Difference	% of Difference
	Payment Standards	Final FMR	Payment Standards	Proposed FMR	Current vs. Proposed	Current to Proposed
Efficiency	808	806	822	102%	14	2%
One Bedroom	989	950	997	105%	8	1%
Two Bedroom	1262	1222	1283	105%	21	2%
Three Bedroom	1607	1525	1616	106%	9	1%
Four Bedroom	1726	1657	1739	105%	13	1%

**Housing Authority of the City of Danbury
Housing Choice Voucher
Federal Section 8 Program**

2021 Payment Standards

Towns Of:

**Danbury, Bethel, Brookfield, New Fairfield, Newtown,
Redding, Ridgefield, Sherman**

Studio	\$1194
One Bedroom	\$1431
Two Bedroom	\$1828
Three Bedroom	\$2257
Four Bedroom	\$2761

Towns of:

Bridgewater, New Milford, Roxbury, Washington, Woodbury

Studio	\$822
One Bedroom	\$997
Two Bedroom	\$1283
Three Bedroom	\$1616
Four Bedroom	\$1739

Effective 10/01/2020

RESOLUTION 1621 the 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 establish the Shelter Plus Care Program's Payment Standards for the Danbury and Litchfield geographical area at 100% of the FMR effective October 1, 2020. Upon motion by Commissioner Yamin and second by Chairman Chieffalo and verbally seconded by Commissioner Morrison the resolution was unanimously adopted.

Towns of: Danbury, Bethel, Brookfield, New Fairfield, Newtown, Redding, Ridgefield, Sherman

	HUD Proposed <i>100% FMR</i>	HACD Current 2019	HACD Proposed 2020	Change from Current
Studio	\$1138	\$1140	\$1138	-\$2
One Bedroom	\$1350	\$1360	\$1350	-\$10

Towns of: Bridgewater, New Milford, Roxbury, Washington, Woodbury

	HUD Proposed <i>100% FMR</i>	HACD Current 2019	HACD Proposed 2020	Change from Current
Studio	\$806	\$770	\$806	\$36
One Bedroom	\$950	\$916	\$950	\$34

**Housing Authority of the City of Danbury
SHELTER PLUS CARE PROGRAMS**

2021 Payment Standards

Towns Of:

**Danbury, Bethel, Brookfield, New Fairfield, Newtown,
Redding, Ridgefield, Sherman**

Studio	\$1138
One Bedroom	\$1350

Towns of:

Bridgewater, New Milford, Roxbury, Washington, Woodbury

Studio	\$806
One Bedroom	\$950

Effective 10/01/2020

RESOLUTION 1622 Board of Commissioners of the Housing Authority of the City of Danbury authorizes the Executive Director to Housing Authority of the City of Danbury's Board of Commissioners authorizes the Executive Director to submit the Annual Progress Report to the U.S. Department of Housing & Urban Development for Shelter Plus Care Grant CT0128L1E051810, for the reporting year July 1, 2019 through June 30, 2020. Upon motion by Commissioner Yamin and second by Chairman Chieffalo and verbally seconded by Commissioner Morrison the resolution was unanimously adopted.

CHAIRMAN REPORT: None

NEW BUSINESS: None

ADJOURNMENT: The HACD Board Meeting was adjourned by 6:02 pm upon motion by Commissioner Yamin and Chairman Chieffalo seconded verbally by Commissioner Morrison the meeting was adjourned.



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BY ZOOM VIDEO CONFERENCE:

Devin Marra
Michael Dapolite
Kim Nolan

CALL TO ORDER: The Regular Meeting of the Board of Commissioners for the DHA CORP was held on Thursday, August 20, 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-AUG. 20th REGULAR MEETING: The minutes of August 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.

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

RESOLUTION: NONE

CHAIRMAN REPORT: NONE

NEW BUSINESS: NONE

ADJOURNMENT: The DHA CORP Board Meeting was adjourned by 6:02 pm upon motion by Commissioner Yamin and Chairman Chieffalo seconded verbally by Commissioner Morrison the meeting were adjourned.



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CALL TO ORDER: The Regular Meeting of the Board of Commissioners for the HACD CORP was held on Thursday, August 20, 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 Yamin and seconded by Commissioner Chairman Chieffalo the meeting was call to order.

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

RESOLUTION 339 the Board of Commissioners for the HACD Corp. authorizes the Executive Director to execute a contract for plumbing services with Magilla Construction in an amount not-to-exceed five thousand dollars (\$5,000.00) for a one (1) year contract term, with the option to extend for four (4) additional one (1) year contract terms. Upon motion by Commissioner Yamin, and second by Chairman Chieffalo, verbally by Commissioner Morrison the resolution was unanimously adopted.

RESOLUTION 340 Board of Commissioners of the Housing Authority of the City of Danbury authorizes the Executive Director to exercise the third (3rd) year option to extend the contract for Boiler Preventative Maintenance and Services awarded to Foley's Plumbing & Heating. Upon motion by Commissioner Yamin, and second by Chairman Chieffalo and verbally by Commissioner Morrison the resolution was unanimously adopted.

CHAIRMAN REPORT: NONE

NEW BUSINESS: NONE

ADJOURNMENT: The HACD CORP. Board Meeting was adjourned by 6:05 pm upon motion by Commissioner Yamin and Chairman Chieffalo seconded verbally by Commissioner Morrison the meeting was adjourned.