



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 16, 2017

COMMISSIONERS PRESENT:

Domenico Chieffalo
Raymond Yamin
Stan Watkins

STAFF PRESENT:

Mary C. Sistrunk
Kathy Quallen
Jackie Elam
Jennifer Delaney
Devin Marra
Michael Dapolite
Kevin Barry
Dionne Carr
Kim Nolan

Attendees:

Dwayne Locke
Peter Green

CALL TO ORDER: The Regular Meeting of the Board of Commissioners for the HACD was held on February 16, 2017 at 5:30 pm, at 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

APPROVAL OF MINUTES-JANUARY 2017 REGULAR MEETING: The minutes of January, 2017 Regular Meeting was 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 Jackie Elam-Chief Operating Officer

DECEMBER, 2016 FINANCIALS, PHAS INDICATOR & CHECK REGISTER: Financials, PHAS Indicator & Check Register Reports reviewed by Kathleen Quallen Chief Financial Officer

RESOLUTION 1374 the HACD Board of Commissioners 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, 2017. Upon motion by Commissioner Watkin and second by Commissioner Yamin the resolution was unanimously adopted.

Unit Size	Current Contract Rent	Proposed Contract Rent	Difference
2 bedroom	804.00	812.00	\$8.00
3 bedroom	881.00	890.00	\$9.00

RESOLUTION 1375 the Housing Authority of the City of Danbury's Board of Commissioners authorizes the Executive Director to establish the attached Utility Allowance schedule, for Federal Public Housing Scattered Site units, effective March 1, 2017. Upon motion by Commissioner Yamin and second by Commissioner Watkins the resolution was unanimously adopted.

RESOLUTION 1376 the Board of Commissioners for the Housing Authority of the City of Danbury authorizes the Executive Director to submit the 2016 Section 8 Management Assessment Program Certification to the U.S. Department of Housing and Urban Development with 145 out of a possible 155 points, with an anticipated designation of High Performer once reviewed by HUD. Upon motion by Commissioner Watkin and second by Commissioner Yamin the resolution was unanimously adopted.

SEMAP

2016

Indicator #	Description	Available Points	Points Earned
1	Selection from Waiting List	15	15
2	Rent Reasonableness	20	20
3	Adjusted Income	20	15
4	Utility Allowance	5	5
5	HQS Quality Control	5	5
6	HQS Enforcement	10	10
7	Expanding Housing Opportunity	5	5
8	Payment Standard	5	5
9	Annual Reexaminations	10	10
10	Tenant Rent Calculations	5	5
11	Pre Contract HQS	5	5
12	Annual Inspections	10	10
13	Lease Up	20	15
14	FSS	20	20
15	Deconcentration Bonus	5	0
TOTAL	Maximum Points	160	-
TOTAL	Possible Points HACD	155	145

Section 8 Management Assessment Program Certification

Total Percentage 95%

High Performer

High Performer	90+Percent
Standard Performer	61-89 Percent
Troubled	<=60 Percent

RESOLUTION 1377 the Board of Commissioners of the HACD hereby authorizes the Executive Director to submit the annual unaudited FASS report for the year end 12/31/16. Upon motion by Commissioner Yamin and second by Commissioner Watkins the resolution was unanimously adopted.

RESOLUTION 1378 Housing Authority Board of Commissioners authorizes the Executive Director to contract with Agera Energy and Champion Energy for a weighted average fixed all-in price of \$0.0822/kWh for a twenty four (24) month period commencing April 2017. Upon motion by Commissioner Watkin and second by Commissioner Yamin the resolution was unanimously adopted.

CHAIRMAN'S REPORT: NONE

NEW BUSINESS: NONE

ADJOURNMENT: The HACD Meeting was adjourned by 6:35 pm upon motion by Commissioner Yamin, seconded by Commissioner Watkin.



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CALL TO ORDER: The Regular Meeting of the Board of Commissioners for the DHA CORP was held on February 16, 2017 at 5:30 pm, at 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: What staff is require to report to work when there a snowstorm, contractors at Crosby Manor are not cleaning up after work has been completed.

APPROVAL OF MINUTES-JANUARY 2017 REGULAR MEETING: The minutes of January, 2017 Regular Meeting was unanimously approved upon motion by Commissioner Yamin and second by Commissioner Watkins.

RESIDENT COUNCIL REPORT: Ives-Illegal parking need more signs, Crosby Manor -mail boxes to be lowered

AUTHORITY MANAGEMENT REPORTS PUBLIC HOUSING & HOUSING CHOICE VOUCHER PROGRAM:
Public Housing reviewed by Michael Dapolite-Asset Manager, HCV Housing reviewed by Jackie Elam-
Chief Operating Officer

DECEMBER, 2016 FINANCIALS: Financial Reports reviewed by Kathleen Quallen Chief Financial Officer

RESOLUTION: NONE

CHAIRMAN'S REPORT: NONE

NEW BUSINESS: NONE

ADJOURNMENT: The DHA CORP Meeting was adjourned by 6:40 pm upon motion by Commissioner Watkins, seconded by Commissioner Chieffalo and verbally by Commissioner Yamin.



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DECEMBER, 2016 FINANCIALS: Financial Reports reviewed by Kathleen Quallen Chief Financial Officer

RESOLUTION: NONE

CHAIRMAN'S REPORT: NONE

NEW BUSINESS: NONE

ADJOURNMENT: The HACD CORP Meeting was adjourned by 6:44 pm upon motion by Commissioner Watkins, seconded by Commissioner Yamin.