

Minutes

The Commissioners of the Housing Authority of the City of Willimantic met in a special meeting at the Housing Authority offices, 49 West Avenue, Willimantic, Connecticut at 7:00 p.m. on Wednesday, April 27, 2016. The meeting was called to order by the Chairman. Upon roll call, those present and absent were as follows:

PRESENT	ABSENT
John Naumec	
Linda Stevens	
Jean Gaskin	
John Schwenk	
Michele Nahas	

The Minutes of the previous meeting were unanimously accepted as read.

CORRESPONDENCE:

3/22/16 CT, Dept of Housing, 2015-2016 Resident Service Coordinator, - Budget Rescission.

Undated ECSU, Town Wide, Town Pride Event Notice.

3/31/16 NAHRO Monitor.

Undated CHFA, 9% LIHTC Funding Round Scoring.

Undated CHFA, Marcella Eastman Terrace, SSHP Development Summary.

PUBLIC TIME:

Beth Oberlander, resident, came to express her concerns with the proposed rent increase. She is also happy that the Housing Authority is taking steps to renovate the property where she resides.

William Lassiter, Nancy Andrews, Desmond Von Bora, Angel Diaz, Heidi Kraft, Andrew Martin residents and members of the Jonathan Trumbull Resident Council came to introduce themselves as well as discuss expanding resident council opportunities to other developments. Concerns were expressed by Andrew that conditions are not being maintained the way that he would like them to be where he resides.

Arka Mikel, RSC, and five students from ECSU came to observe a public meeting and ask questions regarding the residents, policy making and funding. They worked with the residents at John Ashton Towers as part of their schooling.

Marisely Jimenez, Senior Leasing Clerk, was in attendance to translate for bi-lingual needs. She also stated that she was happy with the progress being made at the Housing Authority to plan for renovations.

No one else was present.

EXECUTIVE DIRECTOR'S REPORT:

The report of the Executive Director is attached herewith and hereby made a part of these minutes.

Resolution #3934

The following resolution, #3934 was introduced by Commissioner Gaskin, read in full and considered:
BE IT RESOLVED: That the following Voucher Checks are approved as paid:

Project Conn 10-1-2-5	Transfer to COF	\$ 75,000.00
	Transfer to COF	\$ 85,271.97
Project MR-7	Transfer to COF	\$ 29,845.95
Project MR-34	Transfer to COF	\$ 30,086.71
Project MR-50 Section 8	Transfer to COF	\$ 39,563.83
Project E-22	Transfer to COF	\$ 9,671.57
Project E-87	Transfer to COF	\$ 12,909.48
Central Office Fund		#13829 - 14119

Commissioner Gaskin moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Stevens and upon roll call, the "Ayes" and "Nays" were as follows:

"AYES"
John Naumec
Jean Gaskin
Linda Stevens
John Schwenk
Michele Nahas

"NAYS"
None

The Chairman thereupon declared said motion carried and said resolution adopted.

Resolution #3935

The following resolution, #3935 was introduced by Commissioner Stevens, read in full and considered:
BE IT RESOLVED: That the revised Management Plan for Terry Court, MR-7, establishing annual income and expenses of Three hundred, sixty eight thousand, three hundred twenty dollars and no cents (\$368,320.00) and changes to the rent and utility schedules as indicated below, be hereby adopted subject to the approval of the Connecticut Housing Finance Authority.

Base Rents for each type of apartment:

<u>Apartment Type</u>	<u>Present Rent</u>	<u>Proposed Rent</u>
2 Bedroom	\$355.00	\$395.00

Utility Allowance for each type of apartment:

<u>Apartment Type</u>	<u>Present UA</u>	<u>Proposed UA</u>
2 Bedroom	\$180.00	\$178.00

Commissioner Stevens moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Nahas and upon roll call, the "Ayes" and "Nays" were as follows:

<u>"AYES"</u>	<u>"NAYS"</u>
John Naumec	None
Jean Gaskin	
Linda Stevens	
John Schwenk	
Michele Nahas	

The Chairman thereupon declared said motion carried and said resolution adopted.

Resolution #3936

The following resolution, #3936 was introduced by Commissioner Schwenk, read in full and considered:

BE IT RESOLVED: That the revised Management Plan for Marcella Eastman Curran Terrace, MR-34, establishing annual income and expenses of Four hundred, sixty seven thousand,

one hundred eighty dollars and no cents (\$467,180.00) and changes to the rent and utility schedules as indicated below, be hereby adopted subject to the approval of the Connecticut Housing Finance Authority.

Base Rents for each type of apartment:

<u>Apartment Type</u>	<u>Present Rent</u>	<u>Proposed Rent</u>
1 Bedroom	\$320.00	\$350.00
2 Bedroom	\$355.00	\$395.00
3 Bedroom, Duplex	\$375.00	\$415.00
3 Bedroom, Single	\$410.00	\$450.00
4 Bedroom	\$450.00	\$500.00

Utility Allowance for each type of apartment:

<u>Apartment Type</u>	<u>Present UA</u>	<u>Proposed UA</u>
1 Bedroom	\$140.00	\$137.00
2 Bedroom	\$180.00	\$178.00
3 Bedroom, Duplex	\$200.00	\$233.00
3 Bedroom, Single	\$215.00	\$241.00
4 Bedroom	\$270.00	\$300.00

Commissioner Schwenk moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Gaskin and upon roll call, the "Ayes" and "Nays" were as follows:

"AYES"	"NAYS"
John Naumec	None
Jean Gaskin	
Linda Stevens	
John Schwenk	
Michele Nahas	

The Chairman thereupon declared said motion carried and said resolution adopted.

Resolution #3937

The following resolution, #3937 was introduced by Commissioner Nahas, read in full and considered:

BE IT RESOLVED: That the revised Management Plan for Jonathan Trumbull Terrace, E-22, establishing annual income and expenses of Ninety seven thousand dollars and no cents (\$97,000.00), and changes to the rent schedule as indicated

below, be hereby adopted subject to the approval of the Connecticut Housing Finance Authority.

Base Rents for each type of apartment:

<u>Apartment Type</u>	<u>Present Rent</u>	<u>Proposed Rent</u>
0 Bedroom	\$275.00	\$300.00
1 Bedroom	\$300.00	\$325.00

Commissioner Nahas moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Gaskin and upon roll call, the "Ayes" and "Nays" were as follows:

<u>"AYES"</u>	<u>"NAYS"</u>
John Naumec	None
Jean Gaskin	
Linda Stevens	
John Schwenk	
Michele Nahas	

The Chairman thereupon declared said motion carried and said resolution adopted.

Resolution #3938

The following resolution, #3938 was introduced by Commissioner Schwenk, read in full and considered:
BE IT RESOLVED: That the revised Management Plan for Father Honan Terrace, E-87, establishing annual income and expenses of Two Hundred Six thousand, five hundred seventy dollars and no cents (\$206,570.00), and changes to the rent schedule as indicated below, be hereby adopted subject to the approval of the Connecticut Housing Finance Authority.

Base Rents for each type of apartment:

<u>Apartment Type</u>	<u>Present Rent</u>	<u>Proposed Rent</u>
1 Bedroom, Single	\$295.00	\$320.00
1 Bedroom, Double	\$310.00	\$335.00

Commissioner Schwenk moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Stevens and upon roll call, the "Ayes" and "Nays" were as follows:

"AYES"
John Naumec
Jean Gaskin
Linda Stevens
John Schwenk
Michele Nahas

"NAYS"
None

The Chairman thereupon declared said motion carried and said resolution adopted.

Resolution #3939

The following resolution, #3939 was introduced by Commissioner Gaskin, read in full and considered:

BE IT RESOLVED: That the revised Management Plan for Hevrin Terrace, establishing annual income and expenses of Six hundred, eighty seven thousand, seven hundred and twenty dollars and no cents (\$687,720.00) be hereby adopted subject to the approval of the Connecticut Housing Finance Authority.

Commissioner Gaskin moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Stevens and upon roll call, the "Ayes" and "Nays" were as follows:

"AYES"
John Naumec
Jean Gaskin
Linda Stevens
John Schwenk
Michele Nahas

"NAYS"
None

The Chairman thereupon declared said motion carried and said resolution adopted.

Discussion:

The Board discussed Project Basing some of its Section 8 Vouchers to allow an for increases in rents at some of the State Housing Developments, while continuing affordability for its existing residents. We also discussed this option to assist the developer for the Hurley Building. The Housing Authority will be working to make this happen.

OTHER BUSINESS:

No further business was discussed.

PUBLIC TIME:

No one from the public was present.

EXECUTIVE SESSION:

The Board went into executive session to discuss employee and tenant issues at 8:05 PM. The Board returned to regular session at 8:25 PM.

There being no further business to come before the Board, it was moved, seconded, and carried that the meeting adjourn. The Chair thereupon declared the meeting adjourned at 8:28 p.m.

Respectfully submitted,

Kim Haddad
Secretary