

REGULAR MEETING OF THE HOUSING AUTHORITY
OF THE CITY OF MIDDLETOWN

May 13, 2019

The Monthly Meeting of the Housing Authority of the City of Middletown was held at the Middletown Housing Authority Board Room, 150 William St., Middletown, CT 06457 on Monday, May 13, 2018.

Chairman Noglow called the meeting to order at 5:07 p.m. and called the roll. Chairman Noglow turned the meeting over to Secretary Vasiliou. Mr. Vasiliou introduced Alisia Culver and John Elmer, the 2019 recipients of the Angelo Aresco Scholarship, to the Board and presented each of them the first installment of the award.

PRESENT: Evan Noglow, Chairman; Sebastian Santacroce, Vice-Chairman, Phil Cacciola, Commissioner; Larry Riley, Commissioner;

ALSO PRESENT: William Vasiliou, Secretary; Christine Juraska, Financial Manager; John Boccalatte, Esq.

ABSENT: Senova Stone, Commissioner (excused absence)

PUBLIC SESSION: None

FOLLOW-UP REPORT: None

APPROVAL OF MINUTES: On Motion by Vice Chairman Santacroce, seconded by Commissioner Cacciola, it was unanimously voted to approve the minutes of the Annual Meeting as submitted. Due to abstentions, the minutes of the March 11 and the April 8 meetings were tabled to the June meeting

APPROVAL OF BILLS: On motion by Vice Chairman Santacroce, seconded by Commissioner Cacciola; it was unanimously voted to approve the bills as submitted.

ACCOUNTS RECEIVABLE: Secretary Vasiliou reported on the 4/30/19 A/R which shows an increase of \$604.68 for Conn 9-2; an increase of \$2996.80 for Conn 9-3, an increase of \$5372.79 for Conn 9-4, a decrease of \$115.21 for Conn 9-5, an increase of \$53.00 for Conn State family, and a decrease of \$139.75 for E-101. Increases are due to retro rents applied to tenant accounts.

LEGAL ACTION: Attorney Boccalatte reported on his 4/30/19 report. There were no new cases opened this month. Collections were \$403.45.

FINANCIAL: Ms. Juraska reported the finance department is working on closing the books for end of fiscal year.

SECTION 8: Mr. Vasiliou reported that as of 5/7/19 there are 807 Section 8 units in place and the average HAP payment is \$789.25. Mr. Vasiliou also presented Resolution 2019-8 regarding Section 8 HAP Agreement for the Mary Shepard Home as follows:

HOUSING AUTHORITY OF THE CITY OF MIDDLETOWN

RESOLUTION 2019-8

WHEREAS: The Housing Authority of the City of Middletown (MHA) has established a Project-based Housing Choice Voucher Program (PBV) pursuant to 24 CFR 983;

WHEREAS: The MHA issued a Request for Application for up to a maximum of fifty (50) Project-based Housing Choice Vouchers (PBVs) in either the rehabilitation or new construction categories with a due date of November 18, 2016;

WHEREAS: The MHA received an application from Mary Shepard Home, LLP that upon review met and exceeded the minimum scoring standards for selection, and the MHA Board of Commissioners authorized the Executive Office to issue an award letter for 32 PBV and execute an Agreement to Enter into a Housing Assistance Payment (AHAP) Contract;

WHEREAS: Mary Shepard, LLP has completed its rehabilitation of the property and the property has been found to have met the conditions of the AHAP; and

WHEREAS AND FURTHERMORE: The PBV Program is allowed by statute since August 2016 to permit site-based waiting lists by location, and the Executive Office and HCV Staff have developed a set of compliance requirements to implement quality, fair housing and regulatory controls suitable for the resident selection process specifically at Mary Shepard Homes, LLP;

NOW, THERE, LET IT BE RESOLVED: that the Board of Commissioners of the Housing Authority of the City of Middletown hereby authorize the Executive Director to:

- 1) Execute a HAP Agreement for the term of 15 years
- 2) Implement use of a site-based waiting list for Mary Shepard Homes subject to ALL requirements and standards necessary to assure proper compliance with PBV program and fair housing requirements.

The Executive Director may impose additional conditions as necessary and prudent to comply to assure adequate resident selection controls and may acquire direct administration of the waiting list should the property fail to comply with the necessary requirements.

On Motion by Commissioner Cacciola, seconded by Commissioner Riley, it was unanimously voted to adopt Resolution 2019-8, and waive reading of the same.

PERSONNEL: None

MAINTENANCE: 195 work orders completed in April.

MODERNIZATION: Sbona Parking lot gate - Integrated Technical Systems was low bid for gate project. TS: (Electrical Switchgear) – Holzner has completed sidewalk portion and prepping for Eversource to pull wires from pole to new transformer; Eversource installed new meter.; Sbona:(Greenhouse Roofs/Balcony glass) – Reviewing close-out documents and awaiting warranties. (Sbona Roof) – Reviewing proposed construction budget and fees submitted by Capital Studio and Silver Pertrucelli Architects. No word from Garland whether they will perform warranty repairs. Material still on site. (Schindler Elevator) – contract expires August for 150 Williams St. elevator.; Pre-REAC Preventative Maintenance - Driveway crack filling completed at Sbona.

OLD BUSINESS: None

NEW BUSINESS: Mr. Vasiliou presented the annual update to the maximum income limits for admission to the CT State Family and Elderly complexes effective May 1, 2019 as published by HUD. On motion by Commissioner Cacciola, seconded by Vice Chairman Santacroce; it was unanimously voted to adopt Resolutions 2019-9 and 2019-10, and waive reading of same.

RESOLUTION 2019-9

BE IT RESOLVED by the Commission of the Housing Authority of the City of Middletown that the maximum income limits for admission to State of Connecticut Moderate Rental Housing be increased per the attached Certificate of Approval.

CERTIFICATE OF APPROVAL

The Housing Authority of the City of Middletown has established and fixed, by an appropriate Resolution of said Authority, the income limits for Tenant Admission to State of Connecticut Moderate Rental Housing Complex MR-11, MR 11A & MR 47A as follows:

For Admission: The maximum income limits for admission have been determined in accordance with the Connecticut General Statutes, Section 8-115a and 8-119g.

For Continued Occupancy: The maximum income limits for continued occupancy in Moderate Rental Housing are equal to 125% of the admission limits for such housing.

Admission Limits: Continued Occupancy Limits

\$52,850 for 1 person	\$66,063 for 1 person
60,400 for 2 persons	75,500 for 2 persons
67,950 for 3 persons	84,938 for 3 persons
75,500 for 4 persons	94,375 for 4 persons
81,550 for 5 persons	101,938 for 5 persons
87,600 for 6 persons	109,500 for 6 persons
93,650 for 7 persons	117,063 for 7 persons
99,700 for 8 persons	124,625 for 8 persons

RESOLUTION 2019-10

BE IT RESOLVED by the Commission of the Housing Authority of the City of Middletown that the maximum income limits for admission to State of Connecticut Elderly Housing be increased per the attached Certificate of Approval.

CERTIFICATE OF APPROVAL

The Housing Authority of the City of Middletown has established and fixed, by an appropriate Resolution of said Authority, the income limits for Tenant Admission to State of Connecticut Elderly Housing Complex E-101 as follows:

For Admission: The maximum income limits for admission have been determined in accordance with the Connecticut General Statutes, Section 8-115a and 8-119g.

Admission Limits

\$52,850 for 1 person
\$60,400 for 2 persons

OTHER BUSINESS: Mr. Vasiliou informed the Commission about the Liberty Bank Outreach Program. They will be doing landscaping work at Monarca Place and Marino Manor. He also notified them of his meeting at the Mayors' office regarding the economic development.

There being no further business to come before the Commission, on motion Commissioner Riley, seconded by Commissioner Cacciola, it was unanimously voted to adjourn the monthly meeting at 6:00 p.m.

William Vasiliou
Secretary