

## MINUTES

Regular Meeting of the Board of Commissioners  
Housing Authority of the City of New Haven  
360 Orange Street, New Haven, CT 06511  
Held on Tuesday, June 15, 2021 at 4:00 p.m.

### Those present included:

Erik Clemons, Chairman  
William Kilpatrick, Vice Chairman  
Foluke Morris, Commissioner  
Danya Keene, Commissioner  
Shenae Draughn, Secretary  
Maza Rey, ECC  
John Rafferty, ECC  
Yul Watley, Resident  
Various staff and public attendees via RingCentral

The Regular Meeting of the Board of Commissioners of the Housing Authority of New Haven was called to order at 4:04 p.m.

At Roll Call, Chairman Clemons, , Commissioner Morris and Commissioner Keene were present via RingCentral. Commissioner Kilpatrick joined at 4:06 p.m.

### **Approval of the Minutes from the May 18, 2021 Regular Meeting:**

Motion to approve the minutes was moved by Commissioner Keene and seconded by Commissioner Kilpatrick. Motion passed. All in favor.

### **Bills and Communications:**

**Vendor Commitments Report** totaling **\$ 13,338** (listed on page 1). This list consists of invoices that have been received and entered in the system but may not be ready for payment. A register of the paid invoices may be provided at the June 15, 2021 Board of Commissioners meeting.

**Bank Book Check Register** totaling **\$ 2,926,818.04** (listed on page 14). This list consists of invoices that have been paid from May 1 – May 31, 2021. Some major payments are A. Prete Construction Company, Inc (\$ 641,215) for McQueeney Commercial Space Renovations; Emphasys Computer Solutions (\$ 132,328) for annual software agreement; Paul B. Bailey Architect (\$ 61,746) for IQC A&E at McQueeney Commercial space; City of New Haven (\$ 37,023) for LCI, Bulk Trach & Fuel; JLY Enterprises LLC (\$ 170,655) for Scattered Sites Furnaces and Essex Lead Abatement; Reitman Personnel Services, Inc. (\$ 16,491) for temp services agencywide; United Illuminating (\$ 323,935) for various sites; Home Depot (\$48,281) for agency wide supplies; Anthem Blue Cross/blue Shield 160,042) for Medical insurance.

The total of both registers is **\$ 2,940,156.04**

Presented by Jack Rafferty

Accepted as stated

**Public Comments:**

Yul Watley greeted the Board and gave an update on the Angel Care Foundation.

**President's Report:**

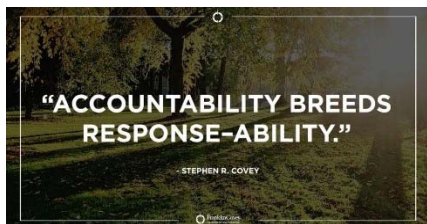
To: ECC/HANH Board of Commissioners

From: Shenae Draughn, Interim President

Date: June 15, 2021

**RE: President's June 2021 Report**

**I. Administrative**



Over the past 30 days, I've visited our developments and will continue to prioritize the needs of our residents. We've made some capital improvements with more to come in the upcoming months. I also completed an interview highlighting our work at ECC and submitted an OP-ED below in furtherance of our legislative agenda.

**[General Assembly: Act Now to Close The Housing Gap - Opera News \(dailyadvent.com\) OP-ED | General Assembly: Act Now to Close The Housing Gap | CTNewsJunkie](#)**

Today sadly marks the last Board Meeting for Rainbow Lin who will be retiring. Ms. Lin has served ECC with the dedication and enthusiasm. Under her leadership, she has:

1. Provided a comprehensive and succinct annual agency-wide budget by programs on time; and
2. Recouped >\$15 million development costs reimbursement from HUD, implemented clear accounting records and documentation for development projects; and
3. Closed the year-end financials, submitted the annual Financial Data Schedule to HUD early, and cleared the Finance audit finding deficiencies; and
4. Managed Information Technology that improved users' experiences and outsourced infrastructure/help center functions for efficiencies; and
5. Coached Human Resources/Administrative functions to increase staff development and reduce labor issues.

I have the honor and privilege to yet again speak of an impactful member of our team who served with purpose! Ms. Lin will be missed (especially her laughter) but we wish her well on her retirement. Thank you for your service!

ECC is “One Team, Meeting Expectations”! I’d like to acknowledge the steadfast work of our ECC team and some of their accomplishments are as follows:

### **Resident Highlights:**

- We have eleven (11) families who have made economic progress with employment, advanced education, savings and increased credit scores. These families are now working towards homeownership.
- We have a graduate from our CARES PILOT program who successfully accomplished her goals with the help of CARES Escrow funds! She is now a homeowner, event planner and author of a published children’s book.
- 5 CARES participants are currently working with a mortgage lender and realtor

### **CED**

- On May 8th, CED partnered alongside New Haven Public Schools to host the first annual Summer Fun Virtual Fair. Approximately 200 ECC/HANH residents completed parent surveys addressing their needs and interests for summer programming. CED played a huge role in the recruitment process and was able to recruit over 30 providers who participated in the event.
- CED unveiled a new handbook and trained 51 Building Attendants who volunteer across 8 developments.

### **Operations**

- Implemented a seamless Work Order Touch system that sync’s with our housing software to disperse work orders directly to the Building Maintenance Workers and a call center for all work orders.

### **IT**

- Performed major upgrade to ERP (Elite). We are now on the most current version electronic document/file management for tax credit resident files .

### **Planning and Modernization**

- HUD Lead Grant - Essex Townhouses (35 units) have been completed. Essex is now Lead Safe.
- McConaughy Storm & Sanitary Sewer Upgrades reached Substantial Completion, improving essential infrastructure.

### **Glendower**

- Submitted a HUD 202 Supportive Housing for the Elderly application that would provide funding of over \$18MM to construct a 51 unit elderly housing development at 34 Level Street. The MTW funds provided would leverage other funds at a 5:1 ratio.
- Glendower also submitted a \$500,000 grant application under the CHFA Housing Tax Credit Contribution program (HTCC) for Farnam Court Phase 2 B 9% to offset the escalating lumber pricing.

### 360 Management

- Successful completion of compliance audits with investors without findings.
- 360 Management will take over management of Mill River Phase I effective June 15, 2021.

### Time Extension Granted per Resolution #02-25/10-R

- Contract extension with Cohen’s Key Shop, Inc for Key & Lock Services from May 26, 2021 until June 30, 2021 (PO 21540-13325)
- Contract extension with Life Safety Services, LLC for Fire Extinguishers Inspection from May 31, 2021 until August 31, 2021 (PO 20306-12475)
- Contract extension with Ace Van & Storage, Inc. for Professional Moving and Storage Services from June 1, 2021 until August 31, 2021 (PO 20536-12630)
- Contract extension with Four Star Movers, Inc. for Professional Moving and Storage Services from June 1, 2021 until August 31, 2021 (PO 20535-12629)

### II. Finance-April 2021 YTD Financials

April 2021												
	MTW Budget	MTW Actual	Variance	NON-MTW Budget	NON-MTW Actual	Variance	ELMS Budget	ELMS Actual	Variance	Total Budget	Total Actual	Total Variance
7000 TENANT REVENUE	862,872	1,285,833	432,161	-	-	-	-	-	-	862,872	1,285,833	432,161
7000 HUD REVENUE	57,571,183	59,608,291	2,035,031	265,034	853,496	(118,536)	-	-	-	57,836,317	59,762,787	1,925,483
7000 OTHER REVENUE	266,642	963,370	696,728	10,208,923	10,333,721	124,798	(5,147,100)	(5,684,513)	237,413	5,238,465	5,610,278	581,813
<b>70000 TOTAL REVENUE</b>	<b>58,660,697</b>	<b>61,857,417</b>	<b>3,196,720</b>	<b>10,473,927</b>	<b>10,487,217</b>	<b>13,290</b>	<b>(5,447,100)</b>	<b>(5,684,513)</b>	<b>237,413</b>	<b>63,938,253</b>	<b>66,770,321</b>	<b>2,832,068</b>
9000 OPERATING ADMIN STRA TIME	7,773,021	8,250,417	(477,396)	4,562,770	4,088,753	474,017	(5,147,100)	(5,684,513)	237,413	6,888,691	6,654,836	234,055
9000 TENANTS SERVICES	154,583	153,261	1,322	1,473,381	1,059,153	414,228	-	-	-	1,627,964	1,160,416	467,548
9000 UTILITIES	1,332,837	1,837,239	(504,402)	80,541	85,400	(4,859)	-	-	-	1,413,378	1,922,639	(509,261)
9000 MAINTENANCE	2,040,520	3,067,840	(1,027,320)	222,857	158,245	64,612	-	-	-	2,263,377	3,226,086	(962,699)
9000 PROTECTIVE SERVICES	100,363	93,508	6,855	15,064	7,704	7,360	-	-	-	115,427	101,212	14,215
9000 GENERAL EXPENSE	-	-	-	153,409	180,767	(27,358)	-	-	-	153,409	180,767	(27,358)
9000 INSURANCE PREMIUMS	379,508	554,791	(175,283)	-	-	-	-	-	-	379,508	554,791	(175,283)
9000 OTHER	1,110,417	1,230,243	(119,826)	-	-	-	-	-	-	1,110,417	1,230,243	(119,826)
9000 SUPPLIES EXPENSE	-	-	-	-	-	-	-	-	-	-	-	-
<b>90000 TOTAL OPERATING EXPENSES</b>	<b>12,693,249</b>	<b>15,237,266</b>	<b>(2,544,017)</b>	<b>6,499,822</b>	<b>5,569,602</b>	<b>930,220</b>	<b>(5,447,100)</b>	<b>(5,684,513)</b>	<b>237,413</b>	<b>13,946,071</b>	<b>15,162,789</b>	<b>(1,216,718)</b>
9700 EXTRA ORDINARY MAINTENANCE	564,075	-	564,075	-	-	-	-	-	-	564,075	-	564,075
9700 CAPITAL LOSSES - NONCAPITALISED	-	-	-	-	-	-	-	-	-	-	-	-
9700 HAND EXPENSE	28,116,086	35,691,537	(2,154,549)	-	-	-	-	-	-	28,116,086	35,691,537	(2,154,549)
9700 DEPRECIATION EXPENSE	2,874,628	2,878,824	(4,196)	85,900	200,317	(114,417)	-	-	-	2,960,528	3,079,141	(118,613)
<b>99000 OTHER EXPENSES</b>	<b>41,584,740</b>	<b>38,570,360</b>	<b>3,014,380</b>	<b>84,192</b>	<b>208,317</b>	<b>(124,125)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>41,668,932</b>	<b>38,778,458</b>	<b>3,890,474</b>
<b>TOTAL EXPENSES</b>	<b>54,278,019</b>	<b>53,807,626</b>	<b>470,393</b>	<b>6,584,014</b>	<b>5,778,919</b>	<b>805,095</b>	<b>(5,447,100)</b>	<b>(5,684,513)</b>	<b>237,413</b>	<b>59,617,032</b>	<b>53,923,497</b>	<b>5,693,535</b>
9800 OCV - MTW and Expenditures	(2,315,833)	(1,119,782)	(1,196,051)	(4,588,907)	(2,745,243)	(1,843,664)	-	-	-	(6,904,740)	(4,864,025)	(2,040,715)
Provision for the financing of a Florida Housing Dev	-	-	-	-	-	-	-	-	-	-	-	-
Debt service for the lease contract	-	(2,529,245)	2,529,245	(3,873,966)	(1,052,806)	2,821,160	-	-	-	(3,873,966)	(6,562,052)	2,688,086
9300 Operating Transfer In	507,874	370,949	136,925	3,157,839	2,181,825	976,014	-	-	-	3,665,713	2,552,774	1,112,939
9300 Operating Transfer Out	(3,665,810)	(2,852,738)	(813,072)	-	-	-	-	-	-	(3,665,810)	(2,852,738)	(813,072)
<b>9900 EXCESS OF REVENUE OVER (UNDER) EXPENSES</b>	<b>(1,617,322)</b>	<b>1,719,791</b>	<b>(3,336,113)</b>	<b>(1,110,087)</b>	<b>388,297</b>	<b>(1,498,384)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(2,496,225)</b>	<b>2,696,247</b>	<b>(5,192,472)</b>
ADJ FOR DEPRECIATION EXPENSE	2,874,628	2,878,824	(4,196)	85,900	200,317	(114,417)	-	-	-	2,960,528	3,079,141	(118,613)
<b>200 SURPLUS / (DEFICIT)</b>	<b>1,796,312</b>	<b>4,388,925</b>	<b>(2,592,613)</b>	<b>(1,220,014)</b>	<b>388,990</b>	<b>(1,609,004)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>465,596</b>	<b>3,169,918</b>	<b>(2,704,322)</b>

### III. Operations

#### A. Vacancy Rate

HANH’s current occupancy rate for the month for June 2021 is 93%. The agency goal is 96.00%. Attainment of this goal remains the primary objective for the Operations Department.

**B. Rent Collection**

*Rent Collection* – HANH’s rent collection for the year to date ending the month of June 2021 is 82%. The agency goal is 95%.

**Total Collected**

	<b>CY 2020</b>	<b>CY 2021</b>	<b>Variance</b>
<b>January</b>	79.40%	75.69%	-3.71
<b>February</b>	78.40%	76.19%	-2.21
<b>March</b>	72.77%	80.67%	7.9
<b>April</b>	70.27%	83.27%	12.5
<b>May</b>	79.95%	82.07%	2.12
<b>June</b>	81.17%	82.07%	-0.9
<b>July</b>	100%		
<b>August</b>	79.11%		
<b>September</b>	76.04%		
<b>October</b>	76.16%		
<b>November</b>	75.98%		
<b>December</b>	76.46%		
<b>Average</b>	<b>78.07%</b>	<b>79.98%</b>	

[Text Wrapping Break]

**Community and Economic Development (CED) Monthly Report**



**Planning and Modernization**

***Lead-Based Paint Capital Fund Program—Lead Grant Funding Years 2017 and 2020***

**HUD Lead Grant 2017**

- On January 16, 2018, HUD issued a NOFA for competitive grant applications under its Lead-Based Paint Capital Fund Program to identify and eliminate lead-based paint hazards in public housing. HUD announced 20 awards nation-wide on September 5, 2018. ECC/HANH received \$986,260, the amount requested. The identified properties are McConaughy Terrace, Essex Townhouses, and multiple Scattered Site East and Scattered Sites West properties. Properties will be remediated,

abated or encapsulated, as recommended by the selected Design team. The grant funds have been used to inspect and test ECC's portfolio properties which were built before 1978, the date when lead was no longer used in residential house paint. Project encompassing abatement in 299 units of housing went out to bid in one package November 25, 2019 P&M has been in communication with the CTDPH and NHDPH and the HUD Field Office, Office of Healthy Homes and HUD National office on our progress, as per requirement of the Grant and HUD and State of Connecticut and Local Regulations. Only one (1) bid came in and it was not deemed responsive. P&M revised a Request for Proposals for Indefinite Quantities Hazmat Contractors to enable ECC to address the required abatement which was to go to the July Board meeting. This solicitation resulted in 2 proposals which were deemed non responsive. P&M is currently addressing all units, the highest priority units first, by repackaging the work in 9 smaller solicitation packages. P&M met with our Procurement Director and the HUD Lead team in Washington, and they are in agreement with this approach. In the interim, P&M and Operations departments are continuing to perform HUD Guidelines-recommended interim control measures to temporarily remove lead hazards until Lead abatement contractors are on board. Regulation required testing after Interim Controls is being performed. We are proceeding according to our prioritization algorithm to address the units with greatest need (children under 6 years, and a lead finding). Due to the COVID, we have restricted our scheduled Interim Control Measures to exterior work, only, so as not to expose residents to workers within their homes. We will return to the interior prioritization list as soon as it is deemed safe to do so.

- Groups 1 & 2 contracts for Scattered Sites West properties, awarded, Spring 2021 start up
- Group 3 solicited 2 times. Contract awarded; Bid protest, contract pulled.
- Group 4 and Group 5, insufficient competition for award; To be resolicited.
- Group 6, McConaughy, out for bid
- Group 9, Essex, Contract awarded; work complete
- Groups 7 was put out for quotes, February, 2021, and did not receive responsive quotes. This will be resolicited after Scope review.
- Group 8 is pending solicitation release in May, 2021
- P&M hosted pre-solicitation informational sessions to increase interest in the work, have contacted many contractors by email and by telephone to raise awareness. Solicitation packages are being staggered to allow time for smaller contractors to have time to respond. We brought the scopes down in size to attract more response from contractors.
- Given the new funding through HUD Lead Grant 2020, Planning & Modernization is reworking the abatement design in the above mentioned Lead solicitation Groupings to include removal of the lead as opposed to encapsulation, which will be the difference between Lead Safe and Lead Free in many units. We are very fortunate to have the funding to make our Scattered sites homes even safer.

### **HUD Lead Grant 2020**

- P&M responded to a NOFA for an additional **\$3,700,000** in Lead Abatement funds to heal the gap in funding from the original grant, and to be able to approach the

abatement by removal of the lead as opposed to encapsulation, in many units. On May 11, 2021, HUD announced lead grant awards. ECC/HANH received the full **\$3,700,000** requested. This funding will permit removal of degraded Lead based paint siding on multiple scattered site homes and the replacement of lead painted windows and interior construction components, making our homes healthier for families. The removal instead of encapsulation will permanently remove the Lead risk.

## **CFP Tasks**

### ***P&D Projects 2020***

- **Scattered Sites: Heating and Gas Conversion:** Contract Documents completed. Contract out to bid in September 2019, yielded only one bid, 40% over cost estimate. Re-procurement yielded responsive bid approved by the Board. Construction started April 15, 2021 and work is in progress, 70% complete.
- **Crawford Manor: ADA Entrance and Access Improvements and Fire Panel and Fire Pump Replacement:** ECC rescinded previously awarded contract due to COVID considerations.  
Project was repackaged to perform PH1- ADA entry and fire pump renovations. PH 2, Fire Panel replacement work which requires entry into resident units in an Elderly development, has been postponed until deemed safe to proceed, due to COVID. Seven (7) bids were received for Phase 1 vestibule and fire pump replacement. In March 2021, Board approved contract award. Contract executed and Construction has begun. A portion of the work will be paid for by CARES funding.
- **Robert T. Wolfe Renovations:** A team of architects, engineers, environmental consultants, Operations and Planning and Modernization staff completed a survey of critical needs, health, life and safety considerations. Cost estimates were evaluated, and prioritized projects selected for design; bids were solicited and 2 non-responsive bids submitted. Project to be resolicited. **An elevator consultant** was procured to design for elevator repairs, which were procured separately; ECC Indefinite Quantities Architect assisted in approaching repairs in a novel way saving ECC almost \$500,000 on the repairs. Currently both elevators are running. Due to COVID, the Phase 1 of the project has been revised to exclude work requiring entry into resident units or requiring relocation of residents in an elderly and disabled population; Revised Construction Documents for common area upgrades prepared. Solicitation released in March, construction start anticipated June 2021, Notice of Award meeting, 6/4/2021. A portion of the work for the ADA entry will be paid for by CARES funding. Phase 2 has moved forward, including work requiring entrance in residential units Project was designed and solicited receiving only 1 bid, well over the independent cost estimate. Bidder will be debriefed, however, PH2 will be resolicited to engage greater competition.
- **McConaughy Terrace:** Sanitary and Storm Sewer Improvements; Two (2) bids were received, and the contract was awarded to the lowest responsible

bidder. Construction started August, 2020, replacing sanitary and storm sewers in sequence; delayed start due to COVID planning for safety of the community. Construction proceeded on schedule, however due to discovery and removal of contaminated soils, a wintertime extension has been given. Additional soil disposal costs and general conditions cost are coming before the BOC this month. Substantial completion was reached 5/19/2021, with only minor punchlist items remaining. This project has replaced all of the damaged and failing storm and sanitary sewer lines which were 50 years old, vastly improving health and safety for the 198 families and 3 communal areas at McConaughy Terrace.

- **Physical Needs Assessments:** P&M solicited the services of architects and engineers to provide Physical Needs Assessments (PNAs) and Capital Needs Assessments for RAD which are recommended for planning capital and development projects. Procurement scheduled virtual interviews with both respondents. A contractor has been selected by the team and a resolution is before the BOC, June, 2021.

- **Essex Envelope and Site Fencing:** Project design completed. Scope of project included roof, gutter, siding, window, AC sleeve, asbestos pipe insulation abatement and fencing replacement. Project scope revised to include only Site fencing and asbestos pipe insulation, as these portions can be addressed without unit entry during COVID. Project will be paid for by CARES funding. Bids solicited in March for fencing and basement pipe abatement. Six bids received. Scope of work will be resolicited, due to procurement and Section 3 concerns.

- **Essex Envelope and Bathroom and Flooring Upgrades**

Project design is 99% completed and will be going out for bid in June. Covid Cares funding is available for a portion of the work. This project will replace Roofs, Siding, Windows, Gutters and downspouts, provide code required AC sleeves, replace all bathrooms, and some flooring which are all beyond their Estimated Useful Life. This is a major improvement for Essex Townhouses.

- **ECC Design Standard Specifications:** P&M has updated the standard design and construction specifications in a comprehensive manner, soliciting input from the Glendower Group, Operations and 360 Management, to create a practical document for in-house and Consultant use. Project is completed.

- **425B Eastern Street:** P&M solicited A&E and environmental design services for a vacancy rehabilitation project. 425B Eastern Street sustained significant structural and cosmetic damage due to a fire. Solicitation received several bids; contract awarded. ECC's insurance company contacted and monies will be available for a portion of the repairs. Project Notice to Proceed is given for 6/15/2021, when Construction will begin.

- **IQC Vacancy Contractor:** P&M and Operations working together to support vacant unit upgrade needs through management of 2 IQC painting and clean out contracts, one for high rise units and one for units with residential rates. **Current contracts expired; Operation solicited quotes for new contracts.**



## The Glendower Group/Special Projects

### **Farnam Courts Phase II**

- For the purpose of Financing Glendower bifurcated the redevelopment of Phase II into two phases – 4% and 9%.
- Glendower Farnam Courts 4% , LLC (closest to Farnam 1), will consist of 45 units and Glendower Farnam Courts 9%, LLC will consist of 66 units including 52 affordable, a community building, and a park.
- 100% drawing completed on January 24, 2020.
- Haynes Construction has been selected to be the General Contractor for Phase II.
- **Farnam Courts Phase II 4%**
  - Successfully closed on July 7, 2020.
  - Notice to proceed issued to begin work on July 13, 2020
  - Construction is ongoing and on schedule
  - Substantial completion by September 2021.
- **Farnam Courts Phase II 9%**
  - Successfully closed on December 17, 2020
  - Notice to proceed issued to begin vertical and demolition work on December 18, 2021.
  - Construction is ongoing and on schedule.
  - Vertical and infrastructure to be completed by April 30, 2022
  - Demolition to be completed by June 17, 2021.
  - Submitted an HTCC application on June 1, 2021, for additional funding in the amount of \$500,000 due to offset the cost of the sharp increase in lumber pricing across construction nationally caused by the Covid pandemic.

### **Westville Manor**

- The Authority submitted a 9% LIHTC application in November 2016 to complete the offsite component on the Rockview Phase II site and was awarded. - Contract closing for Rockview Phase 2 occurred on June 20, 2019.
- The Authority issued an RFQ for a Master Planner for Westville Manor and selected a team composed of Ken Boroson Architects and Torti Gallas Planners.
- The planning team has begun scheduling the necessary steps to prepare for the first application for on-site redevelopment with a target of November, 2021. This application will address the first phase of Westville Manor consisting of 50 total units and will include the 21 unit 3-story main building.

- It is anticipated that funding for the final Westville Manor on-site phase consisting of 59 units will be submitted under the 9% LIHTC CHFA round in Fall 2022.
- The master Planning Team held a series of meetings and charrettes in September 2018 and will completed a final recommendation to stakeholders in January 2019. The Authority submitted a RAD application for Westville Manor and was awarded.
- It was determined that a Planned Development District (PDD) was the best approach to the redevelopment of the site. A PDD application was submitted to the City of New Haven in January 2019 that will include the redevelopment of 109 units on site of which 80% will be RAD replacement units and 20% unrestricted. The Board of Alders approved the PDD in April 2019.

### **RAD Portfolio Award**

- The Authority received a portfolio award, inclusive of 13 developments, detailed herein. They have been grouped as follows:
  - Group I: Motley, Bush, Harvey and Newhall Garden
    - Development completed and leased.
  - Group IIA: Waverly and St Anthony and Fulton Park
    - Development completed and leased.
  - Group IIB: Valley Townhomes
    - Closing anticipated by September 30,2021.
    - Submitting financing template to the Resource desk on May 20, 2021
    - Waiting on date from HUD to conduct concept.
  - Group III: McQueeney, and Celentano
    - Closed February 27, 2020.
    - Construction began on March 9, 2020.
    - Construction activities are **COVID delay of 8 weeks**. State and nationwide slowdowns and shutdowns are being monitored for possible schedule overruns.
    - Final completion for McQueeney July 31, 2021
    - Final completion for Celentano July 31, 2021
  - Group IV: Ruoppolo and Fairmont,
    - Closed on March 11, 2021.
    - Construction began March 15, 2021
    - Final completion for Fairmont Heights May 31, 2022
    - Final completion for Ruoppolo Manor May 31, 2022.

### **McConaughy Terrace**

- For the purpose of Financing Glendower bifurcated the redevelopment into two phases – 4% and 9% Low Income Housing Tax Credit applications.

- Glendower McConaughy Terrace 4%, LLC will consist of 92 affordable units and Glendower McConaughy Terrace 9%, LLC will consist of 104 affordable and 26 market rate units.
- 100% drawing completed on October 31, 2021 for the 9% phase.
- LaRosa Building Group, LLC has been selected to be the General Contractor for the Development.
- **McConaughy Terrace 4%**
  - Submitted a LIHTC application to CHFA on November 12, 2021.
- **McConaughy Terrace 9%**
  - Submitted a LIHTC application to CHFA on November 12, 2021.
  - Application was awarded under the 2020 competitive LIHTC round. The 9% LIHTC award also included approval of the 4% award.

**ACTION ITEMS:**

**The Housing Authority of the City of New Haven**

Resolution # 06-39/21-R

**RESOLUTIONS RATIFYING, AUTHORIZING, AND TO THE EXTENT NECESSARY, REAUTHORIZING CERTAIN ACTS IN CONNECTION TO THE CONTRACT AGREEMENT BETWEEN THE AUTHORITY AND NEW HAVEN REVITALIZATION, LLC (THE “CONTRACTOR”) DUE TO CALCULATION ERROR IN THE PREVIOUS RESOLUTION**

**WHEREAS**, Elm City Communities/Housing Authority of the City of New Haven (ECC/HANH) has been awarded a portfolio Rental Assistance Demonstration (RAD) award allowing for conversion of 1,183 public housing units to project-based Section 8 rental assistance. RAD conversions permit access to private debt and equity to address properties’ immediate and long-term capital needs; and

**WHEREAS**, responses were due August 19, 2016. HANH received three (3)

Proposals from, The Concourse Group, Freeman Companies, LLC, TAG Associates dba New Haven Revitalization, LLC; and

**WHEREAS**, a three-member scoring committee reviewed and scored the proposals. All three firms scored in the RFP-defined “acceptable” or “potentially acceptable” range and were invited to interviews on September 7 and 8, 2016. Following interviews, TAG Associates dba New Haven Revitalization, LLC was the highest ranked firm and was requested to enter into contract negotiations. Best and final submission was due by September 19, 2016; and

**WHEREAS**, resolution Number 09-88/16-R authorized the Authority and Contractor, New Haven Revitalization, LLC entered into an initial one (1) year contract effective as of October 1, 2016 through September 31, 2017 to provide RAD Consulting Services with up to four (4) one year options available to be exercised by the Authority. The yearly cost of year one was approved for \$884,142; and

**WHEREAS**, resolution Number 02-16/17-R authorized ratification to Amendment #1 to the RAD Consultant Services Contract to provide Construction Administration Services in a not to exceed amount of \$228,167.94 for Construction Administration services for Farnam Courts Phase 1 and Retro-Commissioning services for Newhall Gardens in a not to exceed amount of \$17,654, respectively bringing the contract total to a not to exceed amount of \$1,129,963.94; and

**WHEREAS**, resolution Number 08-119/17-R authorized second year option and change order number 1 for additional services to the RAD Consultant Services Contract in a not to exceed amount of \$429,469, bringing the contract total to \$1,559,432.94 until September 30, 2018; and

**WHEREAS**, Resolution Number 09-137/17-R authorized the second-year option for the period commencing October 1, 2017 through September 30, 2018 in the amount of \$884,142.00. On the October 16, 2018 ED report the contract was extended from September 30, 2018 to December 31, 2018. The second-year option raised the contract total to a not to exceed amount of \$2,443,574.94; and

**WHEREAS**, resolution # 02-17/18-R authorized additional services to the 2<sup>nd</sup> year option in the amount of \$323,172, bringing the new not to exceed contract total to \$2,766,746.94. This will allow for the continued submission of required financing applications to CHFA, DOH, Federal Home Loan Bank, DECD, the Connecticut Green Bank and the solicitation of selection of tax credit syndicators/investors and construction and permanent lenders for Groups 2 and 3; and

**WHEREAS**, resolution Number 09-99/18-R clarification to the “Now, Therefore..” clause in resolution 09-137/17-R to include the Fiscal impact that is needed to effectuate the option and allow funds to be expended. As such, This Resolution hereby amends Resolution 09-137/17-R to include the fiscal impact of \$884,142 FY18 in the “Now Therefore...” clause; and

**WHEREAS**, resolution Number 12-138/18-R authorized the third-year option to renew in the amount of \$655,318.15 bringing the total contract amount to \$3,442,065.90 for the period commencing January 1, 2019 to September 30, 2019; and

**WHEREAS**, resolution Number 09-75/19-R authorized the fourth-year option in the amount of \$500,000.00 bringing the total contract amount to \$3,922,065.09 for the period commencing October 1, 2019 to September 30, 2020; and

**WHEREAS**, resolution Number 03-13/20-S authorized an amendment to the total contract value due to calculation error in resolution number 09-137/17-R, 12-138/18-R and 09-75-/19-R. The total contract value shall be credited a total amount of \$313,212 bringing the contract value to \$3,608,853.09; and

**WHEREAS**, in accordance with resolution #10-129/18-R for the Revised Procurement Policy approved by the Board of Commissioners on October 16, 2018, all contracts greater than \$150,000.00 inclusive of all optional years and all Change Orders and amendments in excess of 10% or \$50,000.00 (whichever is higher) and which result in a total contract greater than \$150,000.00 must be approved by the Board of Commissioners prior to execution; and

**WHEREAS**, resolution Number #09-79/20-R authorized the authorization of the fifth-year option in the amount of \$228,170.00 bringing the total contract amount to \$3,837,023.09 for the period commencing October 1, 2020 to September 30, 2021. This will be the final amendment to this contract. Per HUD guidelines contracts cannot exceed five years.; and

**WHEREAS**, additionally, the resolution authorized the amendment to the contract value due to calculation error in resolution 03-13/20-S. The total contract value shall had totaled \$3,169,424.09 not \$3,179,424.09; and

**WHEREAS**, this resolution is seeking authorization to amend and clarify the previously approved contract value due to calculation error resulting from board-approved resolutions 08-119/17-R and 02-17/18-R resolutions not being reflected in the last approved board resolution 09-79-20-R. The total board-approved contract value for the five years is \$3,837,023.09.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN, that:**

1. Resolution authorizing clarification of the board approved contract for the five years to be \$3,837,023.09.
2. The President is hereby authorized to take any and all such action and execute such documents as necessary to effectuate the terms and conditions of this Resolution.
3. This Resolution shall take effect immediately.

Motion was made by Commissioner Morris and seconded by Commissioner Keene.

Edward LaChance presented this resolution. Motion passed unanimously.

**Housing Authority of the City of New Haven**

Resolution #06-40/21-R

**RESOLUTION AUTHORIZING MTW COMMITMENT IN THE AMOUNT OF UP TO \$3,000,000 FOR THE 34 LEVEL STREET HUD 202 ELDERLY HOUSING DEVELOPMENT**

**WHEREAS**, To further the goals of the West Rock redevelopment plan the Housing Authority of the City of New Haven purchased 34 Level Street on February 27, 2020; and

**WHEREAS**, the property is currently a vacant skilled nursing facility. The subject is comprised of a 43,339 square foot building, constructed on a 6.00-acre site, in New Haven, Connecticut. The improvements were built in 1958, and are in very poor condition, with no functional utility for the current use. The property has been vacant since the nursing home was closed in 2010; and

**WHEREAS**, The redevelopment plan is to demolish the existing building(s) and redevelop the subject property as a 50 unit elderly development that will allow for the elderly to live independently even as residents may require more assistance with activities of daily living. Through this redevelopment Glendower is planning to construct a 50-unit HUD 202 Elderly Housing Development with the following characteristics:

- Housing that is physically designed to promote the long-term wellness of elderly persons and allow them to age in place; and
- Provision of a robust package of services that support the health and social well-being of elderly persons; and
- The leverage of Capital Advance funds with other financing sources to maximize the number of units created per dollar of HUD funding; and

**WHEREAS**, Glendower is seeking ratification to the submission of 202 Supportive Housing for the Elderly Program application to the US Department of Housing and Urban Development that is due May 26, 2021.

**WHEREAS**, The total development costs for this proposed 51-unit development is \$18,717,225. In addition to the requested MTW funds of up to \$3,000,000, sources include \$4,052,688 in HUD 202 Capital Advance funds, \$6,922,300 in 4% LIHTC equity, \$3,547,237 in private lending, and \$25,000 in owner equity. The proposed use of \$3,000,000 in MTW costs will leverage in excess of \$15,000,000 of non-HANH funds. This is a leverage ratio of 5:1.

**WHEREAS**, should Glendower be successful in obtaining award for the Elderly Program the Authority MTW contribution shall be in the amount of up to \$3,000,000.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN that:**

4. The firm commitment of up to \$3,000,000 for the 34 Level Street Elderly Development project is hereby confirmed and acknowledged; and
5. The Executive Director be and is hereby authorized to take any and all such action and execute such documents as necessary to effectuate the terms and conditions of this Resolution.
6. This Resolution shall take effect immediately.

Motion was made by Commissioner Morris and seconded by Commissioner Kilpatrick.

Edward LaChance presented this resolution. Motion passed unanimously.

**ELM CITY COMMUNITIES  
Housing Authority of the City of New Haven**

**Resolution Number 06-41/21-R**

**RESOLUTION AUTHORIZING CHANGE ORDERS #16 AND #17 TO CONTRACT WITH  
EARTHWORKS EXCAVATING & LANDSCAPING, INC. FOR SANITARY & STORM SEWER  
IMPROVEMENTS AT MCCONAUGHY TERRACE IN THE AMOUNT NOT TO EXCEED \$57,691.26  
WITH NO CHANGE IN CONTRACT TIME**

**WHEREAS**, ECC/HANH determined a need to improve the sanitary and storm sewer systems at McConaughy Terrace; and

**WHEREAS**, on February 18, 2020, following a public solicitation process, the Board of Commissioners approved Resolution #02-05/20-R authorizing contract award #PM-19-C-295 to Earthworks Excavating & Landscaping, Inc. for Sanitary & Storm Sewer System Improvements at McConaughy Terrace in the amount not to exceed \$908,450 for completion in 180 calendar days from Notice to Proceed; and

**WHEREAS**, as the contract has progressed, conditions were uncovered necessitating contract modifications; and

**WHEREAS**, ECC/HANH has already executed CO #1 through CO #15 in the cumulative amount of \$69,621.79 for unforeseen site conditions such as buried manhole, new yard drains, sanitary lateral re-routing, etc. bringing the amended contract value from \$908,450.00 to \$978,071.79; and

**WHEREAS**, these cumulative changes were less than ten percent of the contract value and did not require Board of Commissioners authorization; and

**WHEREAS**, in the course of excavation, analysis of areas of removed project soil were found to require specialized handling and disposal; and

**WHEREAS**, under a Construction Change Directive, ECC/HANH authorized the soil to be removed from the site and transported to an approved disposal facility in accordance with applicable environmental regulations while the contractor prepared a determination of final costs, and authorized an contract extension of time of one hundred and ten (110) days; and

**WHEREAS**, these soil removal, transport and disposal costs are now included in Change Order #16 for Board approval in the amount of \$56,274.31; and

**WHEREAS**, in addition, per agreement with the contractor, calculation of a change order for General Conditions was to be held and added in one change order at the end of the project; this calculation involved Change Orders #9, #12, #13 and #14 for a cumulative value of \$1,416.95 for Change Order #17; and

**WHEREAS**, upon authorization of Change Order #16 and #17, the adjusted contract value will increase from \$978,071.79 to \$1,035,763.05; and

**WHEREAS**, in accordance with resolution #10-129/18-R for the Revised Procurement Policy approved by the Board of Commissioners on October 16, 2018, all Contracts greater than \$150,000.00 inclusive of all optional years and all Change Orders and amendments in excess of 10% or \$50,000.00 (whichever is higher) and which result in a total contract greater than \$150,000.00 must be approved by the Board of Commissioners prior to execution. We request Board of Commissioners authorization to execute Change Order #16 and #17 in the combined amount not to exceed \$57,691.26 with Earthworks Excavating & Landscaping, Inc. as described above bringing the contract value from \$978,071.79 to \$1,035,763.05 with no change in contract time.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN THAT:**

- 1) Change Order #16 in the amount not to exceed \$56,243.31 and Change Order #17 in the amount not to exceed \$1,416.95 to contract #PM-19-C-295 with Earthworks Excavating & Excavating, Inc. for contract modification work described above bringing the contract value from \$978,071.79 to \$1,035,763.05 with no change in contract time are hereby authorized.
- 2) The Interim President be and hereby is authorized, empowered and directed to execute and deliver agreements and expend the authorized funds.



- 3) The Interim President be and hereby is authorized, empowered and directed to take any and all such ancillary action necessary and appropriate to fulfill the intent of the foregoing.
- 4) The resolution shall take effect immediately.

Motion was made by Commissioner Kilpatrick and seconded by Commissioner Keene.

Hannah Sokal Holmes presented this resolution. Motion passed unanimously.

**ELM CITY COMMUNITIES**  
**Housing Authority of the City of New Haven**

**Resolution Number 06-42/21-R**

**RESOLUTION AUTHORIZING CONTRACT AWARD TO BUREAU VERITAS TECHNICAL ASSESSMENTS, LLC TO PERFORM PHYSICAL NEEDS ASSESSMENTS IN AN AMOUNT NOT TO EXCEED \$225,888.37 FOR ONE YEAR FROM NOTICE TO PROCEED WITH OPTIONS TO RENEW FOR ONE YEAR UP TO FOUR ADDITIONAL YEARS**

WHEREAS, the United States Department of Housing and Urban Development (HUD) requires housing authorities to evaluate their housing stock each five years; and

WHEREAS, ECC/HANH performed the last comprehensive Physical Needs Assessments under a contract awarded in 2014; and

WHEREAS, on February 8, 2021, ECC/HANH issued Request for Proposals #PM-21-RFP-449 for Agency-wide Physical Needs Assessment services whereby one or more qualified firms could be selected to perform the HUD required assessments. Responses were due March 30, 2021; and

WHEREAS, HANH received two (2) proposals from:

- Bureau Veritas Technical Assessments, LLC (Owings Mills, MD)
- AEI Consultants (Boston, MA); and

WHEREAS, a three-member scoring committee reviewed and scored the proposals; and

WHEREAS, Bureau Veritas received the highest score and was invited to participate in a scope debriefing meeting on June 2, 2021; and

WHEREAS, the contractor has been debriefed and has acknowledged and included all required scope items; and

WHEREAS, HANH is recommending contract award to Bureau Veritas Technical Assessments, LLC in the amount not to exceed \$225,888.37 for one year with 1-year renewal options for up to four additional years; and

WHEREAS, in accordance with resolution #10-129/18-R for the Revised Procurement Policy approved by the Board of Commissioners on October 16, 2018, all Contracts greater than \$150,000.00 inclusive of all optional years and all Change Orders and amendments in excess of 10% or \$50,000.00 (whichever is higher) and which result in a total contract greater than \$150,000.00 must be approved by the Board of Commissioners prior to execution; and

WHEREAS, we request Board of Commissioners authorization to execute a contract with Bureau Veritas Technical Assessments, LLC in the amount not to exceed \$225,888.37 for agency-wide Physical Needs Assessments for one year with 1-year renewal options for up to four additional years.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN THAT:**

- 1) The award of contract #PM-21-C-449 to Bureau Veritas Technical Assessments, LLC in an amount not to exceed \$225,888.37 for Agency-wide Physical Needs Assessments for one year with renewal options for up to four additional years is hereby authorized.
- 2) The Interim President be and hereby is authorized, empowered and directed to execute and deliver an agreement and expend the authorized funds.
- 3) The Interim President be and hereby is authorized, empowered and directed to take any and all such ancillary action necessary and appropriate to fulfill the intent of the foregoing.
- 4) The resolution shall take effect immediately.

Motion was made by Commissioner Morris and seconded by Commissioner Keene.

Hannah Sokal Holmes presented this resolution. Motion passed unanimously.

**Chairman Clemons made a motion to table this resolution; it was seconded by Commissioner Morris. All in favor. Resolution 06-43/21-R was tabled.**

**Housing Authority of the City of New Haven**

**Resolution Number 06-44/21-R**

**RESOLUTION AUTHORIZING A CONTRACT WITH CONNECTICUT INTERLOCAL RISK MANAGEMENT AGENCY (CIRMA) FOR WORKERS COMPENSATION INSURANCE AGENCY WIDE FOR A ONE YEAR PERIOD COMMENCING ON JULY 1, 2021 AND ENDING ON JUNE 30, 2022 FOR A TOTAL NOT TO EXCEED CONTRACT AMOUNT OF \$579,964.00.**

WHEREAS, HANH's Broker / Agent of Record / Consultant, Resurgens Risk Management, Inc., conducted a competitive procurement to identify a contractor to provide comprehensive insurance for the protection of employees in case of an injury incurred while working; and

WHEREAS, HANH's Broker / Agent of Record / Consultant, Resurgens Risk Management, Inc., two (2) responses; and

WHEREAS, Upon completion of the review and evaluations of proposals, it was deemed by Resurgens Risk Management, Inc., that Connecticut Interlocal Risk Management Agency (CIRMA) had submitted the most responsive proposal for HANH's Workman's Compensation Insurance; and

WHEREAS, Connecticut Interlocal Risk Management Agency (CIRMA) quoted HANH's Workman's Compensation Insurance premium at an amount not to exceed \$579,964.00 for a one-year period commencing on July 1, 2021 and ending on June 30, 2022; and

WHEREAS, in accordance with resolution 07-54/01-R approved by the Board of Commissioners on July 24, 2001, all contracts greater than \$50, 000, 00 must be approved by the Board of Commissioners; and

WHEREAS, HANH seeks approval of the contract with Connecticut Interlocal Risk Management Agency (CIRMA) in the amount of \$579,964.00 for a one-year period commencing on July 1, 2021 and ending on June 30, 2022; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN that the contract with Connecticut Interlocal Risk Management Agency (CIRMA) for Workers Compensation Insurance Agency wide for a one year period commencing July 1, 2021 and ending on June 30, 2022 for a total not to exceed contract amount of \$579,964.00 is authorized and the Executive Director be and hereby is authorized, empowered and directed to act on behalf of HANH to take all such actions as are necessary or appropriate to cause to be prepared, execute and finalize, upon such terms as the Executive Director deems necessary and appropriate and in the best interest of HANH, the agreement contemplated hereby.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN that:**

1. The Board authorizes the Executive Director to take such action and execute such documents as necessary to implement the provisions of this Resolution.
2. This Resolution shall take effective immediately.

Motion was made by Commissioner Morris and seconded by Commissioner Keene.

Iris M. Rodriguez presented this resolution. Motion passed unanimously.

**Housing Authority of the City of New Haven**

**Resolution 06-45/21-R**

**Resolution Approving Change Order Number Eight (8) to the Contract with  
Haz-Pros, Inc. for Removal and Disposal of Asbestos, Lead and Mold  
Containing Materials Agency wide extending the contract from September 30, 2021 to April  
30, 2022 for an additional amount of \$60,000.00 bringing the total contract  
amount from \$336,428.00 to \$396,428.00.**

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WHEREAS, on June 29, 2017, HANH authorized PO # 20195-12427 with Haz-Pros, Inc. under State Contract # 16PSX0110 set to expire April 30, 2022 for abatement and removal of hazardous materials for one year commencing June 29, 2017 through June 30, 2018 for a total contract amount not to exceed \$48,500.00; and

WHEREAS, On May 15, 2018, the Board of Commissioners approved Resolution Number #05-47/18-R authorizing Change Order Number One (1) in the amount of 47,000.00 with Haz-Pros, Inc. for removal and disposal of asbestos, lead and mold containing materials agency wide for one year commencing on July 1, 2018 and ending on June 30, 2019 bringing the contract amount from \$48,500.00 to 95,500.00; and

WHEREAS, On September 18, 2018, the Board of Commissioners approved Resolution Number #05-47/18-R authorizing #09-114/18-R authorizing Change Order Number Two (2) to the Contract with Haz-Pros, Inc. for Removal and Disposal of Asbestos, Lead and Mold Containing Materials Agency wide for an additional amount of \$84,300.00 bringing the total contract amount from \$95,500.00 to \$179,800.00; and.

WHEREAS, On April 19, 2019 Resolution the Board of Commissioners approved Resolution Number #04-20/19-R authorizing Change Order Number Three (3) to the Contract with Haz-Pros, Inc. for the Abatement and Demolition of the Boiler Room at 295 Wilmot Road for an additional amount of \$106,628.00 bringing the total contract amount from \$179,800.00 to \$286,428.00.

WHEREAS, On June 23, 2019 the Board approved Contract Time Extension per Resolution #02-25/10-R with Haz-Pro, Inc for Asbestos & Mold abatement from June 30, 2019 until September 30, 2019 (P.O. # 20195-12427)

WHEREAS, On September 17, 2019 the Board approved Contract Time Extension per Resolution #02-25/10-R with Haz-Pro, Inc for Asbestos & Mold abatement from September 30, 2019 until December 31, 2019 (P.O. # 20195-12427)

WHEREAS, On November 19, 2019, the Board of Commissioners approved Resolution Number #11-98/19-R authorizing Change Order Number Six (6) to the Contract with Haz-Pros, Inc. for Removal and Disposal of Asbestos, Lead and Mold Containing Materials Agency wide commencing on January 1, 2020 and ending on September 30, 2020 for an additional amount of \$50,000.00 bringing the total contract amount from \$286,428.00 to \$336,428.00.

WHEREAS, On September 15, 2020 the Board approved Contract Time Extension per Resolution #02-25/10-R with Haz-Pros Inc. for abatement of mold, lead & asbestos material from October 1, 2020 to September 30, 2021. (PO 20195-12427)

WHEREAS, HANH is now seeking Board approval for Change Order Number Eight (8) to the Contract with Haz-Pros, Inc. for Removal and Disposal of Asbestos, Lead and Mold Containing Materials Agency wide extending the contract from September 30, 2021 to April 30, 2022 for an additional amount of \$60,000.00 bringing the total contract amount from \$336,428.00 to \$396,428.00;and

WHEREAS, in accordance with resolution 10-129/18-R for the Revised Procurement Policy, approved by the Board of Commissioners on October 16, 2018, all Contracts greater than \$150,000.00 inclusive of all optional years and all Change Orders and amendments in excess of 10% or \$50,000.00 (whichever is higher) and which results in a total contract greater than \$150,000.00 must be approved by the Board of Commissioners prior to execution; and

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONES OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN** that Change Order Number Eight (8) to the Contract with Haz-Pros, Inc. for Removal and Disposal of Asbestos, Lead and Mold Containing Materials Agency wide extending the contract from September 30, 2021 to April 30, 2022 for an additional amount of \$60,000.00 bringing the total contract amount from \$336,428.00 to \$396,428.00 is authorized and the Interim President be and hereby is authorized, empowered and directed to act on behalf of HANH to take all such actions as are necessary or appropriate to cause to be prepared, execute and finalize, such terms as the Interim President deems necessary and appropriate and in the best interest of HANH, the agreement contemplated hereby.

Motion was made by Commissioner Kilpatrick and seconded by Commissioner Morris.

Lee Purvis presented this resolution. Motion passed unanimously.

**Housing Authority of the City of New Haven  
Resolution Number 06-46/21-R**

RE: **RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN TO ENTER INTO AN AGREEMENT TO ENTER INTO A HOUSING ASSISTANCE PAYMENT (AHAP) CONTRACT WITH BEACON COMMUNITIES SERVICES LLC FOR FORTY (40) PROJECT BASED UNITS FOR INITIAL TERM OF TWENTY (20) YEARS WITH AN OPTION TO RENEW FOR AN ADDITIONAL 20 YEARS AT THE AUTHORITY'S SOLE DISCRETION.**

**WHEREAS**, July 13, 2020 ECC/HANH issued a Request for Proposals (RFP) for Housing Choice Voucher (HCV/Section 8) Project-Based Assistance Program to Support the Development of Affordable Housing and

**WHEREAS**, The RFP was a “rolling process”, which is a first come, first serve basis and proposals will be accepted for consideration on a continuous basis until ECC/HANH determines that funding or vouchers are no longer available; and

**WHEREAS**, Beacon Communities LLC responded to the RFP and proposes to allocating 40 Project Based Vouchers

**WHEREAS**, Beacon Communities LLC plans to allocate twenty vouchers immediately to residents on the ECC/HANH Housing Choice Voucher wait list.

The remaining twenty vouchers will be allocated to existing families residing at Parkside Village I. When these units become vacant, the vouchers will be allocated to applicants on ECC/HANH Housing Choice Voucher wait list.

**WHEREAS**, project based assistance will be provided for 20 years, subject to the availability of funds, with an option to renew for an additional 20 years at the sole discretion of the Authority for the 20 units set forth in Exhibit A attached hereto; and

**WHEREAS**, the contract units and the proposed contract rents set forth in Exhibit A and attached hereto are within the reasonable rent limits established by the U.S. Department of Housing and Urban Development (HUD); and

**WHEREAS**, the Authority may not enter into a AHAP contract for these units until they receive environmental approval under 24 CFR Part 58 and subsidy layering review by the U.S. Department of Housing and Urban Development to prevent excess public subsidies; and

**WHEREAS**, ECC/HANH is requesting for approval to enter into Agreement to enter into a Housing Assistance Payments Contract (AHAP) for the purpose of creating a formal agreement between the PHA and the project owner before construction or rehabilitation begins.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN THAT:**

1. The Executive Director be and hereby is authorized, empowered and directed to act on behalf of HANH to take all such actions as are necessary or appropriate to cause to be prepared, execute and finalize, upon such terms as the Executive Director deems necessary and appropriate and in the best interest of HANH, to enter into an Agreement to enter into a Housing Assistance Payments (AHAP) Contract with Beacon Communities LLC for forty (40) project based units.

Motion was made by Commissioner Kilpatrick and seconded by Commissioner Keene.

Tim Regan presented this resolution. Motion passed unanimously.

**Housing Authority of the City of New Haven  
Resolution Number 06-47/21-R**

**RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN TO ENTER INTO AN AGREEMENT TO ENTER INTO A HOUSING**

**ASSISTANCE PAYMENT (AHAP) CONTRACT WITH DIXWELL HOUSING ASSOCIATES LLC TWENTY (20) PROJECT BASED UNITS FOR INITIAL TERM OF TWENTY (20) YEARS WITH AN OPTION TO RENEW FOR AN ADDITIONAL 20 YEARS AT THE AUTHORITY'S SOLE DISCRETION.**

**WHEREAS**, July 13, 2020 ECC/HANH issued a Request for Proposals (RFP) for Housing Choice Voucher (HCV/Section 8) Project-Based Assistance Program to Support the Development of Affordable Housing and

**WHEREAS**, The RFP was a "rolling process", which is a first come, first serve basis and proposals will be accepted for consideration on a continuous basis until ECC/HANH determines that funding or vouchers are no longer available; and

**WHEREAS**, Dixwell Housing Associates LLC Foundation responded to the RFP and proposes to allocating 20 Project Based Vouchers

**WHEREAS**, Dixwell Housing Associates LLC will be allocating eight vouchers to be filled from the ECC/HANH Housing Choice Voucher wait list.

**WHEREAS**, project based assistance will be provided for 20 years, subject to the availability of funds, with an option to renew for an additional 20 years at the sole discretion of the Authority for the 20 units set forth in Exhibit A attached hereto; and

**WHEREAS**, the contract units and the proposed contract rents set forth in Exhibit A and attached hereto are within the reasonable rent limits established by the U.S. Department of Housing and Urban Development (HUD); and

**WHEREAS**, the Authority may not enter into a AHAP contract for these units until they receive environmental approval under 24 CFR Part 58 and subsidy layering review by the U.S. Department of Housing and Urban Development to prevent excess public subsidies; and

**WHEREAS**, ECC/HANH is requesting for approval to enter into Agreement to enter into a Housing Assistance Payments Contract (AHAP) for the purpose of creating a formal agreement between the PHA and the project owner before construction or rehabilitation begins.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN THAT:**

1. The Executive Director be and hereby is authorized, empowered and directed to act on behalf of HANH to take all such actions as are necessary or appropriate to cause to be prepared, execute and finalize, upon such terms as the Executive Director deems necessary and appropriate and in the best interest of HANH, to enter into an Agreement to enter into a Housing Assistance Payments (AHAP) Contract with Dixwell Housing Associates LLC for twenty (20) project based units.

Motion was made by Commissioner Keene and seconded by Commissioner Morris.

Tim Regan presented this resolution. Motion passed unanimously.

**Housing Authority of the City of New Haven**

**Resolution Number 06-48/21-R**  
**RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF**  
**NEW HAVEN TO**  
**ENTER INTO AN AGREEMENT TO ENTER INTO A HOUSING ASSISTANCE**  
**PAYMENT (AHAP)**  
**CONTRACT WESTMOUNT DEVELOPMENT GROUP LLC FOR THIRTY TWO (32)**  
**PROJECT**  
**BASED UNITS PROJECT BASED UNITS FOR INITIAL TERM OF TWENTY (20)**  
**YEARS WITH AN**  
**OPTION TO RENEW FOR AN ADDITIONAL 20 YEARS AT THE AUTHORITY'S**  
**SOLE DISCRETION.**

**WHEREAS**, July 13, 2020 ECC/HANH issued a Request for Proposals (RFP) for Housing Choice Voucher (HCV/Section 8) Project-Based Assistance Program to Support the Development of Affordable Housing and

**WHEREAS**, The RFP was a “rolling process”, which is a first come, first serve basis and proposals will be accepted for consideration on a continuous basis until ECC/HANH determines that funding or vouchers are no longer available; and

**WHEREAS**, Westmount Development Group LLC responded to the RFP and proposes to allocating 32 Project Based Vouchers

**WHEREAS**, Westmount Development Group LLC will be allocating thirty-two vouchers for Hill Central to be filled from the ECC/HANH Housing Choice Voucher wait list.

**WHEREAS**, project based assistance will be provided for 20 years, subject to the availability of funds, with an option to renew for an additional 20 years at the sole discretion of the Authority for the 20 units set forth in Exhibit A attached hereto; and

**WHEREAS**, the contract units and the proposed contract rents set forth in Exhibit A and attached hereto are within the reasonable rent limits established by the U.S. Department of Housing and Urban Development (HUD); and

**WHEREAS**, the Authority may not enter into a AHAP contract for these units until they receive environmental approval under 24 CFR Part 58 and subsidy layering review by the U.S. Department of Housing and Urban Development to prevent excess public subsidies; and

**WHEREAS**, ECC/HANH is requesting for approval to enter into Agreement to enter into a Housing Assistance Payments Contract (AHAP) for the purpose of creating a formal agreement between the PHA and the project owner before construction or rehabilitation begins.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN THAT:**

1. The Executive Director be and hereby is authorized, empowered and directed to act on behalf of HANH to take all such actions as are necessary or appropriate to cause to be prepared, execute and finalize, upon such terms as the Executive Director deems necessary and appropriate and in the best interest of HANH, to



enter into an Agreement to enter into a Housing Assistance Payments (AHAP) Contract with Westmount Development Group LLC for thirty two (32) project based units.

Motion was made by Commissioner Kilpatrick and seconded by Commissioner Keene.

Tim Regan presented this resolution. Motion passed unanimously.

**Housing Authority of the City of New Haven  
Resolution Number 06-49/21-R  
RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF  
NEW HAVEN TO  
ENTER INTO AN AGREEMENT TO ENTER INTO A HOUSING ASSISTANCE  
PAYMENT (AHAP)  
CONTRACT WITH THE NATIONAL HOUSING PARTNERSHIP (NHP)  
FOUNDATION FOR  
EIGHT (8) PROJECT BASED UNITS FOR INITIAL TERM OF TWENTY (20) YEARS  
WITH AN OPTION  
TO RENEW FOR AN ADDITIONAL 20 YEARS AT THE AUTHORITY'S SOLE  
DISCRETION.**

**WHEREAS**, July 13, 2020 ECC/HANH issued a Request for Proposals (RFP) for Housing Choice Voucher (HCV/Section 8) Project-Based Assistance Program to Support the Development of Affordable Housing and

**WHEREAS**, The RFP was a “rolling process”, which is a first come, first serve basis and proposals will be accepted for consideration on a continuous basis until ECC/HANH determines that funding or vouchers are no longer available; and

**WHEREAS**, The National Housing Partnership (NHP) Foundation responded to the RFP and proposes to allocate 8 Project Based Vouchers

**WHEREAS**, The National Housing Partnership (NHP) Foundation will be allocating eight vouchers to be filled from the ECC/HANH Housing Choice Voucher wait list.

**WHEREAS**, project based assistance will be provided for 20 years, subject to the availability of funds, with an option to renew for an additional 20 years at the sole discretion of the Authority for the 20 units set forth in Exhibit A attached hereto; and

**WHEREAS**, the contract units and the proposed contract rents set forth in Exhibit A and attached hereto are within the reasonable rent limits established by the U.S. Department of Housing and Urban Development (HUD); and

**WHEREAS**, the Authority may not enter into a AHAP contract for these units until they receive environmental approval under 24 CFR Part 58 and subsidy layering review by the U.S. Department of Housing and Urban Development to prevent excess public subsidies; and

**WHEREAS**, ECC/HANH is requesting for approval to enter into Agreement to enter into a Housing Assistance Payments Contract (AHAP) for the purpose of creating a formal agreement between the PHA and the project owner before construction or rehabilitation begins.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN THAT:**

1. The Executive Director be and hereby is authorized, empowered and directed to act on behalf of HANH to take all such actions as are necessary or appropriate to cause to be prepared, execute and finalize, upon such terms as the Executive Director deems necessary and appropriate and in the best interest of HANH, to enter into an Agreement to enter into a Housing Assistance Payments (AHAP) Contract with The National Housing Partnership (NHP) Foundation for eight (8) project based units.

Motion was made by Commissioner Morris and seconded by Commissioner Keene.

Tim Regan presented this resolution. Motion passed unanimously.

**ELM CITY COMMUNITIES  
Housing Authority of the City of New Haven**

**Resolution Number 06-50/21-R**

**RESOLUTION AUTHORIZING A MEMORANDUM OF AGREEMENT FOR THE NEW HAVEN CHILDREN'S IDEAL LEARNING DISTRICT SERVICES AND USE OF HANH COMMUNITY ROOM SPACE WITH NHCHILD**

**WHEREAS**, the Housing Authority of the City of New Haven (ECC/HANH) along with other community providers are partnering to provide access to needed services to support the Residents of ECC; and

**WHEREAS**, the successful partnership depends upon the safe sharing of confidential information on clients amongst the involved partners; and

**WHEREAS**, the attached memoranda of agreement was prepared to set forth the terms and conditions pursuant to which NHCHiLD will provide certain services for HANH residents, at no cost to HANH, HANH will permit the use of certain community room space for this purpose and certain tasks to be performed by HANH in connection therewith; and

**WHEREAS**, ECC/HANH seeks to partner in the NH ChILD and sees value in partnering in this way to provide housing and supportive resources to individuals served by the NH ChILD who qualify for affordable housing.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN** that the Memorandum of Agreement for the Provision of Services and use of Community Room Space, a copy of which is attached hereto as Exhibit A, be and hereby is authorized; and the President be and hereby is authorized, empowered and directed to execute and deliver the agreement, in substantially the form as attached hereto, and to take any and all such actions as are necessary or appropriate or ancillary thereto, upon such terms and conditions as the President deems necessary and appropriate and in the best interest of ECC/HANH.

Motion was made by Commissioner Keene and seconded by Commissioner Morris.

LaToya McCrea presented this resolution. Motion passed unanimously.

**ADJOURNMENT:**

Motion to adjourn was made at 4:56 p.m. by Chairman Clemons and seconded by Commissioner Kilpatrick. Motion passed unanimously.