



Housing Authority of New Haven

Karen DuBois-Walton, Ph.D.  
President

## AGENDA

REGULAR MEETING OF THE BOARD OF COMMISSIONERS  
HOUSING AUTHORITY OF THE CITY OF NEW HAVEN  
360 ORANGE STREET, NEW HAVEN, CT 06511  
TUESDAY, February 15, 2022 at 4:00 P.M.

<https://v.ringcentral.com/join/862116179?pw=c5c8c9b37e4b2bff4524fe13c457e0bc>

Dial:16504191505

Access Code / Meeting ID: 862 116 179

1. Roll Call
2. Approval of the minutes from January 18, 2022
3. Bills and Communications
4. Public Comments (3 Minutes per Individual /15 Minutes per Group)
5. President's Report

### **ACTION ITEMS**

#### **FINANCE COMMITTEE:**

1. **Resolution #02-05/22-R;** Resolution Authorizing the Write- Off of Accounts Receivable of Former ECC/HANH Tenants of the Federal Public Housing Program Financial Statement Reporting Purposes

#### **P&D COMMITTEE:**

2. **Resolution #02-06/22-R;** Resolution Ratifying A Predevelopment Loan Agreement Between The Housing Authority Of The City Of New Haven (The "Authority") And The Glendower Group, Inc. Or An Affiliate Thereof For Certain Qualified Predevelopment Expenses For Rad Scattered Site Multifamily Redevelopment In An Amount Not To Exceed \$800,000 For The Period Commencing August 1, 2021 and Ending December 31, 2026.
3. **Resolution #02-07/22-R;** Resolution To Make Declaration Of Official Intent For Reimbursement Bonds For The St. Luke's Whalley Avenue Development Project

#### **SERVICES COMMITTEE:**

4. **Resolution #02-08/22-R;** Resolution Ratifying Authorization of the Section 3 Policy

MINUTES  
Special Meeting of the Board of Commissioners  
Housing Authority of the City of New Haven  
360 Orange Street, New Haven, CT 06511  
Held on Tuesday, January 18, 2022 at 4:00 p.m.

Those present included:

Erik Clemons, Chairman  
William Kilpatrick, Vice Chairman  
Danya Keene, Commissioner  
Alberta Witherspoon, Commissioner  
Karen DuBois-Walton, Secretary  
Shenae Draughn, ECC  
Christine Morgan, McCarter & English LLP  
Various staff and public attendees via RingCentral

The Special Meeting of the Board of Commissioners of the Housing Authority of New Haven was called to order at 4:23p.m.

At Roll Call, Chairman Clemons, Vice Chairman Kilpatrick, Commissioner Witherspoon, and Secretary DuBois-Walton were present in person in the boardroom. Commissioner Rivera-Bello and Commissioner Keene were present via RingCentral.

**Approval of the Minutes from the December 21, 2021 Regular Meeting:**

Motion to approve the minutes was moved by Commissioner Keene and seconded by Commissioner Witherspoon with the following corrections: The commission conducted the annual election of officers.

- Vice Chair – Commissioner Kilpatrick
- Assistant Treasurer – Commissioner Kilpatrick
- Assistant Secretary – Commissioner Witherspoon

Motion passed. All in favor.

**Bills and Communications:**

**Vendor Commitments Report** totaling \$ 39,141.68 (listed on page 4, this excludes paid inv. on report). 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 January 18, 2022, Board of Commissioners meeting.

**Bank Book Check Register** totaling \$ 2,248,102.54 (listed on page 15). This list consists of invoices that have been paid from December 1 – December 31, 2021. Healthy Home Solutions LLC DBA AERUS (\$ 37,100) to purchase COVID filtration & Ionization unit; EccoVia, Inc (\$ 61,360) for agency user access licenses. A Prete Construction Company, Inc (\$100,520) for McQueeney Commercial space renovations & RAD III; JLY Enterprises LLC (\$ 33,263) for McQueeney Commercial space; United Mechanical Resources Inc. (\$ 82,019) for various RAD properties HVAC services; Nobe Construction Company (\$ 14,482) for RAD; City of New Haven (\$ 35,384) for agencywide vehicle fuel and bulk trash & LCI services. United Illuminating (\$ 193,371) for various sites; Home Depot (\$ 95,971) for agency wide supplies; Oxford Health Plans, LLC (\$ 40,281) for agency medical insurance.

The total of both registers is \$ **2,287,244.22**

Presented by Natalia Rutenberg  
Read into the record by Secretary Karen DuBois-Walton  
Accepted as stated.

**Public Comments:** *Yul Watley, Resident*

To: ECC/HANH Board of Commissioners

From: Karen DuBois-Walton, Ph.D., President

Date: January 18, 2022

**RE: President's January 2022 Report—Annual Meeting**  
**I. Administrative**

Happy New Year!

As the Omicron variant of COVID-19 continues to ravage, ECC/HANH has felt the impacts in our communities and throughout our staff ranks. We have returned to an earlier phase of our re-opening plan and are again limiting visitors and reducing staff time onsite. We will continue operating in this manner until public health guidance suggests otherwise. I thank everyone for their continued understanding and dedication to keeping everyone safe. I recently spoke with the New Haven Independent about the impact of COVID-19, and you can read about that here: <https://bit.ly/3ztqlgl>.

We have noted several troubling and tragic residential fires around the country that have taken the lives of families in Philadelphia and New York City and displaced many. These fires seem related to faulty smoke detection systems and space heaters. We have taken proactive steps to ensure that inspections of our smoke detection systems are conducted and documented, and we are continuing to work with residents to eliminate the unsafe use of space heaters.

Congratulations to the Glendower Group team, who submitted two additional 9% low-income housing tax credit applications this round. These applications will support the redevelopment of Westville Manor and developments within the Scattered Sites portfolio. The team worked hard to submit competitive applications and we are hopeful that they will enable us to continue our track record of success. Through our PBV RFP process, we made additional awards to two other local developers seeking tax credits for important development projects in New Haven.

On Tuesday, January 11, 2022, I helped to kick off the United Way of Greater New Haven's latest Equity Challenge. This challenge engages community members in learning and action around housing equity issues. Take a moment to sign up and participate in the week long equity challenge by following this link: <https://www.uwgnh.org/equity/equity-challenge>.

While we, like many across our nation, were dismayed to see Congress end session last year without taking action on President Biden's Build Back Better agenda, we refuse to let this moment pass without ensuring significant investments in affordable housing. I recently penned an opinion piece in the New Haven Register to focus attention on the potential housing impact of this legislation. Click here to read my op-ed: <https://bit.ly/CTNeedsBBB>

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

- Contract extension with Northeast Electrical Supplies for electrical supplies from December 31 until September 30, 2022. (PO#21483-13491)
- Contract extension with the City of New Haven's Department of Public Works for the following:

Preventive Maintenance and Repairs to HANH Vehicles, Trailers, Gators, Bobcats, Lawnmowers, Weed Whackers, Plows, Sanders, Tenant Sweepers, Snow Blowers, Hedge Trimmers, Power Vacuums and Blowers from January 1, 2022, until February 28, 2022. (PO#20761-12866)

- Contract extension with Tyco Integrated Security for preventive maintenance, replacement and repair of security cameras from December 31, 2021, until September 30, 2022. (PO#20424-12633)
- Contract extension with The Frankson Fence Company for repair or replace various sections of metal chain link fencing including gates, railing, post, footing and fabric to match existing gates and fences from December 31, 2021, until September 30, 2022. (PO#21845-13478)
- Contract extension with Northeast Electrical Supplies for electrical supplies from December 31 until September 30, 2022. (PO#21483-13491)
- Contract extension with Life Safety & Supply, LLC for fire extinguishers services from September 30, 2021, until September 7, 2022. (PO#21483-13491)
- Contract extension with Yale Termite & Pest Elimination Company for pest control services from February 1, 2022, until May 30, 2022. (PO#20794-12846)

## II. Finance-November 2021 YTD Financials

November 2021	MTW Budget	MTW Actual	Variance	NON-MTW Budget	NON-MTW Actual	Variance	ELIMS Budget	ELIMS Actual	Variance	Total Budget	Total Actual	Total Variance
70500 TENANT REVENUE	214,968	345,427	130,459	-	-	-	-	-	-	214,968	345,427	130,459
70600 HUD REVENUE	17,577,303	15,434,260	(2,143,043)	36,659	35,181	(1,478)	-	-	-	17,613,961	15,469,441	(2,144,521)
70000 OTHER REVENUE	9,717	171,049	161,332	3,190,808	3,198,936	8,128	(1,556,314)	(1,622,406)	66,092	1,644,210	1,747,579	103,368
<b>70000 TOTAL REVENUE</b>	<b>17,801,988</b>	<b>15,950,736</b>	<b>(1,851,252)</b>	<b>3,227,466</b>	<b>3,234,117</b>	<b>6,650</b>	<b>(1,556,314)</b>	<b>(1,622,406)</b>	<b>66,092</b>	<b>19,473,140</b>	<b>17,562,447</b>	<b>(1,910,693)</b>
91000 OPERATING ADMINISTRATIVE	2,398,364	2,163,067	(235,298)	1,297,193	924,917	(372,277)	(1,556,314)	(1,622,406)	66,092	2,139,243	1,465,577	(673,666)
92500 TENANTS SERVICES	42,083	54,474	(12,390)	383,486	254,755	(128,731)	-	-	-	425,569	309,229	(116,340)
93000 UTILITIES	283,306	227,076	(56,229)	66,422	18,120	(48,301)	-	-	-	349,727	245,197	(104,530)
94000 MAINTENANCE	489,127	690,160	(201,032)	98,681	81,259	(17,422)	-	-	-	587,808	771,419	(183,611)
95000 PROTECTIVE SERVICES	24,501	20,845	(3,656)	4,237	1,608	(2,629)	-	-	-	28,737	22,453	(6,284)
96000 GENERAL EXPENSE	-	-	-	47,183	35,961	(11,222)	-	-	-	47,183	35,961	(11,222)
96100 INSURANCE PREMIUMS	110,429	155,109	(44,679)	639	-	639	-	-	-	111,068	155,109	(44,040)
96200 OTHER	309,826	281,488	(28,337)	-	-	-	-	-	-	309,826	281,488	(28,337)
96800 SEVERANCE EXPENSE	-	-	-	-	1,250	(1,250)	-	-	-	-	1,250	(1,250)
<b>96900 TOTAL OPERATING EXPENSES</b>	<b>3,657,636</b>	<b>3,592,218</b>	<b>65,418</b>	<b>1,897,840</b>	<b>1,317,870</b>	<b>579,970</b>	<b>(1,556,314)</b>	<b>(1,622,406)</b>	<b>66,092</b>	<b>3,999,161</b>	<b>3,287,682</b>	<b>711,479</b>
97100 EXTRAORDINARY MAINTENANCE	19,281	39,906	(20,625)	2,395	14,578	(12,183)	-	-	-	21,676	54,483	(32,807)
97200 CASUALTY LOSSES - NON CAPITALIZED	-	-	-	-	-	-	-	-	-	-	-	-
97300 HAP EXPENSE	12,668,901	10,384,125	(2,284,776)	-	-	-	-	-	-	12,668,901	10,384,125	(2,284,776)
97400 DEPRECIATION EXPENSE	569,317	293,342	(275,975)	61,741	47,049	(14,691)	-	-	-	631,057	340,391	(290,666)
<b>90000 OTHER EXPENSES</b>	<b>13,257,498</b>	<b>10,717,373</b>	<b>2,540,126</b>	<b>64,136</b>	<b>61,627</b>	<b>2,509</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>13,321,634</b>	<b>10,779,000</b>	<b>2,542,634</b>
<b>TOTAL EXPENSES</b>	<b>16,915,134</b>	<b>14,309,591</b>	<b>2,605,544</b>	<b>1,961,976</b>	<b>1,379,497</b>	<b>582,479</b>	<b>(1,556,314)</b>	<b>(1,622,406)</b>	<b>66,092</b>	<b>17,320,796</b>	<b>14,066,682</b>	<b>3,254,114</b>
RAD/DEV - MTW Fund Expenditures	(458,333)	-	(458,333)	(1,110,978)	(787,900)	(323,078)	-	-	-	(1,569,311)	(787,900)	(781,411)
Investment in the financing of affordable housing Dev	-	-	-	-	-	-	-	-	-	-	-	-
Reserve for interest on N/R	-	-	-	(1,214,090)	(1,359,608)	145,518	-	-	-	(1,214,090)	(1,359,608)	145,518
10010 Operating Transfer In	368,169	157,243	(210,926)	1,110,978	787,900	(323,078)	-	-	-	1,479,147	945,143	(534,005)
10020 Operating Transfer Out	(1,479,147)	(945,143)	(534,004)	-	-	-	-	-	-	(1,479,147)	(945,143)	(534,004)
<b>10000 EXCESS OF REVENUE OVER (UNDER) EXPENSES</b>	<b>(682,458)</b>	<b>853,245</b>	<b>(1,535,703)</b>	<b>51,401</b>	<b>495,012</b>	<b>(443,611)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(631,057)</b>	<b>1,348,257</b>	<b>(1,979,314)</b>
ADJ FOR DEPREICATION EXPENSE	569,317	293,342	(275,975)	61,741	47,049	(14,691)	-	-	-	631,057	340,391	(290,666)
<b>350 SURPLUS / (DEFICIT)</b>	<b>(113,141)</b>	<b>1,146,587</b>	<b>(1,259,728)</b>	<b>113,141</b>	<b>542,061</b>	<b>(428,920)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0</b>	<b>1,688,648</b>	<b>(1,688,648)</b>

## III. Operations

### A. Vacancy Rate

HANH's current occupancy rate for the month for December 2021 is 91%. 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 December 2021 is 62%. The agency goal is 95%. After many months of successfully reducing the TAR from a high in 2014, HANH saw the TAR reduced by over 75% prior to the COVID-19 pandemic. Rent collection has been poor over the past year and a half, however, staff is working with residents to get into compliance and to obtain rent relief resources through the city and state.

**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%	73.96	-7.21
<b>July</b>	100%	75.22%	-24.78
<b>August</b>	79.11%	68.87%	-10.24
<b>September</b>	76.04%	72.80%	-3.24
<b>October</b>	76.16%	71.75%	-4.41
<b>November</b>	75.98%	70.47%	-5.51%
<b>December</b>	76.46%	62.56%	-13.9%
<b>Average</b>	<b>78.07%</b>	<b>74.46%</b>	<b>-3.61%</b>

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

**CARES Program Highlights**

- 1 Graduated from CARES – Closed on home in East Haven
- 5 CARES households are scheduled to graduate from the CARES program at end of January 2022
- All 5 HOH’s plan to stay in their current unit & pay flat/market rental.
- 

S: Closed on her home Dec 21<sup>st</sup>, 2021, in East Haven, CT. Ms. S graduated with many accomplishments. She was not working when she moved into the CARES program. However, by year 2 in the program, she started working full-time at Yale University. During her time at Yale University, she received two promotions. She now holds a position as Senior Administrator for the Admissions department. She graduated with a Credit Score of 750 and a personal savings of \$10,000.

C. S: Currently a Senior at SCSU, Ms. S, is graduating from the Social Work program this May while both working and attending school full-time. Additionally, she currently has \$36,000.00 in personal savings. Once she graduates from SCSU, she would like to apply for the MSW program.

S. F: Graduated from University of Bridgeport with her MBA in Marketing December 2021. Ms. F works full-time as Transitional Job Coach with the Boys and Girls Village. She is currently working with the Financial Empowerment Center through our partnership and is working to increase her credit score and build savings as she plans to purchase a two-family home.

### **FSS Highlights**

In partnership with NH ChILD through the SEED Grant, CED hosted a graduation for 10 graduates working in Early Childhood who completed 6 college credits towards a Child Development Associate while attending classes on site at our developments since June 2021.

**K. C** - as a result of holding a full-time position over the last few months she has managed to increase her credit score over 30 points. It was 708 in and is now at 750.

**S. P** - has been working hard on paying down debts and her credit score has increased from 610 to 640.

**J. V & S. M** since having been given the green light to pursue a mortgage in September 2021, credit score has increased from 752 to 795.

**A. S** - FSS contract has been extended for 1 yr period as she has been working on retaining gainful employment, has managed to save over \$3,400, and has a FICO score of 728.

### **ECC Believes Highlights-**

CED alongside the STEP students partnered with NHECC to host an early childhood resource event.

- STEP Students helped plan, decorate, and host the event for 25 ECC/HANH families with children under the age of 4

### **Bridges of Hope Event**

Community Partner *Bridges of Hope* hosted a wonderful holiday event for our families living at Valley Townhouses, Q Ridge, and St. Anthony 1 and 2. Given out at the event were hats, gloves, gifts, and chic-fil-a meals.

### **Planning and Modernization**

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

#### **HUD Housing Related Hazards 2020**

- P&M responded to the HUD NOFA for the Housing Related Hazards for Fiscal Year 2020, due May 25, 2021. On September 29, 2021, ECC was awarded \$3,999,993., the highest amount to a Housing Authority, in the nation, to address the following Hazards at Scattered Sites, Essex, Crawford Manor, Wolfe: Smoke and Carbon monoxide, Radon, Mold and Vermin (high-rise buildings). Work will include inspections, testing, installation of equipment, treatments and post-abatement testing, as required. The grant covers abatements in buildings encompassing 402 units.

#### **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 nonresponsive. 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. Group 1 construction completed, and in closeout, and Group 2 will be completed January 28, 2022.
- Group 3 solicited 2 times. Contract awarded; Bid protest, contract pulled; Contract being extended after protest resolved. Notice to proceed September 1, 2021. Base abatement work completed; contract extended to accommodate long lead times on special order materials.
- Group 4 and Group 5, insufficient competition for award; Re-solicited as part of the HUD Grant 2020 redesign.
- Group 6, McConaughy, will be reworked for Interim Control Measures. Abatement will be conducted in conjunction with the Development project.
- Group 9, Essex, Contract awarded; work complete and closed out.
- Groups 7 was put out for quotes, February 2021 and did not receive responsive quotes. This was resolicited as part of the HUD Grant 2020 redesign.
- Group 8 was included in the HUD Grant 2020 redesign.
- 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. We are dividing the new design groupings into 3 small and one larger group, again, to attract smaller potentially MBE/WBE or Section 3 businesses.
- 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 instead of encapsulation, which will be the difference between Lead Safe and Lead Free in many units. This grant will also fund the residing of all but seven of the Scattered Site East and West Lead properties. 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 replacement 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. Removal instead of encapsulation will permanently remove the Lead risk. P&M selected an architect and environmental consultant. Exterior and Interior property inspections were completed in October 2021. Design development drawings are underway, prioritizing units with children under 6 and units with higher lead content.

## **CFP Tasks**

### ***P&M Projects 2020-2022***

- **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 original Scope of Work is, 100% complete. Related change order work completed with environmental testing. Final payment and closeout in process.
- **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, was 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. ADA entry vestibule is completed, and in use. The fire pump is on site. Fire Marshal required a change in electrical panels, a change order which added time. A portion of the work has been paid for by CARES funding. Work now anticipated to be complete February, 2022.
- **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 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. Wolfe Phase 1 excludes work requiring entry into resident units or requiring relocation of residents in an elderly and disabled population; Construction on the community room and corridors is completed. Laundry room and ADA entry are proceeding. A contract for Phase 2, for resident interior improvements has been awarded, and preconstruction surveys have been performed. 10-unit bathrooms will be replaced and miscellaneous other life health and safety improvements throughout the majority of the residential units.
- **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 were brought to the BOC. Substantial completion was reached 5/19/2021, with only minor punch list items remaining. This project has replaced all of the damaged and failing storm and sanitary



sewer lines which were 70 years old, vastly improving health and safety for the 198 families and 3 communal areas at McConaughy Terrace. Project is closed out.

- **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 and approved by the BOC, June 2021. All site inspections for the original scope have been completed. Draft reports have been reviewed edited and resubmitted to ECC. Resident youth has been hired as part of the consultants' Section 3 commitment to assist on the project.
- **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. Bids solicited in March for fencing and basement pipe abatement. Six bids received. Scope of work was rebid. Project awarded and pipe insulation abatement is 99% completed. Fencing will be installed in Spring, 2022.
- **Essex Envelope and Bathroom and Flooring Upgrades:** Project design is completed and was out for bid. This project will replace Roofs, Siding, Windows, Gutters and downspouts, provide code required AC sleeves, replace all bathrooms, and some flooring which is all beyond their Estimated Useful Life. This is a major improvement for residents of Essex Townhouses. Due to procurement issues the solicitation was cancelled, and the project put out to bid, again. Project awarded, and construction phase has begun.
- **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 was contacted, and monies will be available for a portion of the repairs. Project under Construction. Change orders completed include Fire Marshal request, and to cover damage to building and hydrant subsequent to design.
- **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 which will be managed by Operations with Operations funding.
- **295 Wilmot Road—West Rock Community Center:** Structural Engineering study and cost estimate solicited to support Operations. Two areas identified requiring structural shoring. Shoring quotes solicited, with only 1 quote significantly above the independent cost estimate, and therefore, not accepted. A redesign of the shoring for a more permanent solution is being sought, out for bid January 12, 2022. Design, procurement and construction will make reentry into the building by end of February 2022.

## **The Glendower Group**

- **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 completed and keys turned over on 10/13/21.
- **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 of former Farnam buildings completed.
  - HTCC application submitted 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. Awarded the full amount on October 8, 2021.
  - Substantial completion by April 6, 2022.
- **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 January 2022. 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 2022 or 2023.
  - 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.
  - Submitting LIHTC application on January 12, 2022.
  - Anticipated closing in 1st quarter of 2023.

▪ **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 Stanley Justice and Fulton Park
    - Development completed and leased.
  - Group IIB: Valley Townhomes
    - Closing anticipated by September 30,2021.
    - Submitted financing template to the Resource desk on November 2, 2021
    - HUD concept call completed on October 7, 2021.
    - Closing anticipated to be the March 1, 2022.
  - 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 October 31, 2021
    - Final completion for Celentano October 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.
- 90% 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. Application awarded in conjunction with the 9% award identified below.
- Closing anticipated to be on the 3<sup>rd</sup> quarter of 2022.

▪ **McConaughy Terrace 9%**

- Submitted a LIHTC application to CHFA on November 12, 2020.
- Application was awarded under the 2020 competitive LIHTC round. The 9% LIHTC award also included approval of the 4% award.
- Closing anticipated to be on the 3<sup>rd</sup> quarter of 2022.

Action Items

FINANCE COMMITTEE: *No Items*

P&D COMMITTEE:

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

**Resolution Number 01-01/22-S**

**RESOLUTION AUTHORIZING CHANGE ORDERS #7 AND #8 TO CONTRACT WITH  
J.A. ROSA CONSTRUCTION, LLC FOR FIRE PUMP AND VESTIBULE UPGRADES  
CONTRACT AT GEORGE CRAWFORD MANOR IN THE CUMULATIVE AMOUNT NOT  
TO EXCEED \$16,395.79 WITH NO FURTHER CHANGE IN CONTRACT TIME**

WHEREAS, on March 16, 2021, the Board of Commissioners authorized contract award #PM-20-C-439 for Fire Pump and Vestibule Upgrades at George Crawford Manor, 90 Park Street to J.A. Rosa Construction, LLC in the amount of \$386,674.00; and

WHEREAS, ECC/HANH executed a contract on April 20, 2021; and

WHEREAS, as work progressed, unforeseen conditions arose such as need for temporary entrance ramp; traffic markings & signage requested by the City; cell phone connection to phone entry system; additional walks & curbs; fire pump controller; damaged glazing replacement; sprinkler piping re-routing; and

WHEREAS, ECC/HANH has authorized Change Orders #1 through #6 in the cumulative amount of \$36,649.30 for these change orders which amounted to less than 10% and did not require Board authorization; and

WHEREAS, ECC/HANH is presenting Change Orders #7 and #8 in the cumulative amount of \$16,395.79 for replacing non-Code-compliant piping material in the area of the backflow preventer in the amount of \$10,858.51 (#7) and for replacing the existing deteriorated fire protection backflow preventer in the amount of \$5,537.18 (#8) with no further change in contract time bringing the adjusted contract value from \$423,323.30 to \$439,719.09; 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. We request Board of Commissioners authorization to execute Change Orders #7 and #8 to contract with J.A. Rosa Construction, LLC in the cumulative amount not to exceed \$16,395.79 as described above bringing the adjusted contract value from \$423,323.30 to \$439,719.09 with no further 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 Orders #7 and #8 to contract #PM-20-C-439 with J.A. Rosa Construction, LLC in the cumulative amount not to exceed \$16,395.79 for replacing non-Code-compliant piping material

in the area of the backflow preventer in the amount of \$10,858.51 (#7) and for replacing the existing deteriorated fire protection backflow preventer in the amount of \$5,537.18 (#8) bringing the adjusted contract value from \$423,323.30 to \$439,719.09 with no further change in contract time is hereby authorized.

- 2) The President be and hereby is authorized, empowered and directed to execute and deliver an agreement and expend the authorized funds.
- 3) The 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.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on January 18, 2022.

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

Hannah Sokal-Holmes presented this resolution. Motion passed unanimously.

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Karen DuBois-Walton, Ph. D.  
Secretary/President

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Date

REVIEWED:  
MCCARTER & ENGLISH, LLP  
GENERAL COUNSEL

By: \_\_\_\_\_  
Rolan Joni Young, Esq.  
A Partner

SERVICES COMMITTEE:

**HOUSING AUTHORITY OF THE CITY OF NEW HAVEN**

**RESOLUTION NUMBER -R01-02/22-S**

**RESOLUTION AUTHORIZING COLLECTIVE BARGAINING AGREEMENT WITH LOCAL 713 (MAINTENANCE & CLERICAL), COUNCIL 4 AFSCME, AFL-CIO, FOR THE PERIOD OF OCTOBER 1, 2021 THROUGH SEPTEMBER 30, 2024.**

**WHEREAS, the Housing Authority of the City of New Haven (HANH) and LOCAL 713 (Maintenance & Clerical), COUNCIL 4 AFSCME, AFL-CIO reached a Tentative Agreement in full and final settlement of their successor Collective Bargaining Agreement on December 7, 2021 and these TA's were ratified by the Union membership on January 14, 2022; and**

WHEREAS, the modifications and changes to the existing Agreement are reflected in the parties' Tentative Agreement attached and will be incorporated in the successor Collective Bargaining Agreement; and

**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 President to take such action and execute such documents as necessary to implement the provisions of this Resolution.
- 2) The President be and hereby is authorized, empowered, and directed to execute and deliver agreements and expend the authorized funds.
- 3) The 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.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on January 18, 2022.

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

Iris Collazo presented this resolution. Motion passed unanimously.

\_\_\_\_\_  
Karen DuBois-Walton  
Secretary/President

\_\_\_\_\_  
Date

REVIEWED:  
MCCARTER & ENGLISH, LLP  
GENERAL COUNSEL

By: \_\_\_\_\_  
Rolan Joni Young, Esq.  
A Partner

**Housing Authority of the City of New Haven  
RESOLUTION NUMBER 01-03/22-S**

Resolution ratifying an extension of time and authorizing the second and final year option to renew the contract with Home Services & More, LLC for plumbing services at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road and Westville Manor beginning January 7, 2022, and ending January 6, 2023 in the amount of \$118,500.00 bringing the total contract not to exceed amount from \$148,500.00 to \$267,000.00.

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WHEREAS, the Housing Authority of the City of New Haven (HANH) has identified a need for a Plumbing Contract for plumbing services, repair, and or replacement, preventive maintenance Plumbing Contract for plumbing services, repair, and or replacement, preventive maintenance and or emergency service at

McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road and Westville Manor; and

WHEREAS, on October 26, 2020, HANH issued a publicly advertised Invitation for Bid (IFB) for plumbing services. HANH received One (1) bid; and

WHEREAS, A determination was made that Home Services & More, LLC was the most responsible bidder. A recommendation was made to award a Contract to Home Services & More, LLC in an amount not to exceed \$118,500.00 for the period January 6, 2021, to January 7, 2022, with the option to renew for an additional One (1) year period; and

WHEREAS, on January 7, 2021, HANH approved PO # 21838-13480 with Home Services & More, LLC. for plumbing services, repair, and or replacement, preventive maintenance and or emergency service at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road and Westville Manor in the amount of \$118,500.00

WHEREAS, on September 29, 2021, HANH approved Change Order Number One (1) in the amount of \$30,000.00 with Home Services & More, LLC, to increase plumbing services due to a reduction in work hours for HANH BMW (Building Maintenance Worker) during COVID-19 pandemic bringing the total not to exceed amount from \$118,500.00 to 148,500.00; and

WHEREAS, HANH is now seeking to ratify an extension of time and authorizing the second and final year option to renew the contract with Home Services & More, LLC for plumbing services at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road and Westville Manor beginning January 7, 2022, and ending January 6, 2023 in the amount of \$118,500.00 bringing the total contract not to exceed amount from \$148,500.00 to \$267,000.00;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 COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN that:**

1. Resolution ratifying an extension of time and authorizing the second and final year option to renew the contract with Home Services & More, LLC for plumbing services at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road and Westville Manor beginning January 7, 2022, and ending January 6, 2023 in the amount of \$118,500.00 bringing the total contract not to exceed amount from \$148,500.00 to \$267,000.00 is approved.
2. The President be and hereby is authorized, empowered and directed to execute and deliver an agreement and expend the authorized funds.
3. The President be and hereby 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.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, January 18, 2022.

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

Lee Purvis presented this resolution. Motion passed unanimously.

Karen DuBois-Walton, Ph. D.  
Secretary/President

\_\_\_\_\_  
Date

REVIEWED:  
McCarter and English

By: \_\_\_\_\_  
Rolan Joni Young, Esq.  
A Senior Partner

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

**Resolution Number 01-04/22-S**

**RESOLUTION AUTHORIZING A MEMORANDUM OF UNDERSTANDING WITH THE  
COMMUNITY RESOURCES, INC. TO PARTNER ON A GRANT APPLICATION TO  
OPERATE THE AMERICAN JOBS CENTERS THROUGH REGIONAL WORKFORCE  
ALLIANCE**

**WHEREAS**, Elm City Communities/Housing Authority of New Haven (ECC/HANH) was approached by Community Resources, Inc. to partner on a response to the RPW issued by Regional Workforce Alliance to operate the American Jobs Centers; and

**WHEREAS**, ECC/HANH's mission includes the provision of services that support our residents' access to quality employment that aligns with their self-sufficiency goals; and

**WHEREAS**, CRI seeks to operate the main AJC site and to offer satellite mini-AJCs at three ECC/HANH locations; and

**WHEREAS**, ECC/HANH seeks to expand its ability to provide assessments, referrals, case management and employment programming to its residents; and

**WHEREAS**, the Memorandum of Understanding attached hereto as Exhibit A sets forth the terms and conditions pursuant to which the Authority will work with CRI to apply for the award and govern the operations if so awarded.



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

1. The Memorandum of Understanding with CRI, including all actions undertaken by the Authority thereunder, including expenditure of funds, be and hereby is authorized and directed; and
2. The President be and hereby is authorized, empowered, and directed to execute and deliver the Memorandum and such instruments and documents necessary and appropriate in connection herewith, upon such terms and conditions as set forth in Exhibit A and upon such additional terms and conditions the President, in consultation with the Chairman of the Board of Commissioners, determine reasonable and in the best interests of the Authority; and
3. The 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 foregoing.
4. This resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, January 18, 2022.

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

Secretary DuBois-Walton presented this resolution. Motion passed unanimously.

Karen DuBois-Walton, Ph. D.  
Secretary/President

\_\_\_\_\_  
Date

REVIEWED:  
McCarter and English

By: \_\_\_\_\_  
Rolan Joni Young, Esq.  
A Senior Partner

**Adjournment:** Motion to adjourn was made at 4:49 p.m. by Commissioner Keene and seconded by Commissioner Witherspoon. Motion passed unanimously.

**ADJOURNMENT**

# MEMORANDUM

**TO: All Board of Commissioners**

**FROM: John Rafferty, CFO**

**RE: Bills and Communications**

**DATE: February 15, 2022**

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Attached please find the following Two (2) lists:

**Vendor Commitments Report** totaling **\$ 71,175.40** (listed on page 3, this excludes paid inv. on report). 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 February 15, 2022, Board of Commissioners meeting.

**Bank Book Check Register** totaling **\$ 2,498,802.81** (listed on page 12). This list consists of invoices that have been paid from January 1 – January 31, 2021. A&A Office System, Inc (\$38,675) for HCV scanning services; A Prete Construction Company, Inc (\$66,158) for McQueeney Commercial space renovations & RAD III; Anthem Blue Cross/Blue Shield (\$417,903) for medical insurance for two months; Banton Construction Company (\$188,740) for Robert T. Wolfe upgrades & McQueeney Commercial space; JLY Enterprises LLC (\$ 28,700) for Scattered Site furnaces; Nobe Construction Company (\$ 16,180) for RAD; City of New Haven (\$ 29,074) for agencywide bulk trash & LCI services; United Illuminating (\$ 222,624) for various sites; Oxford Health Plans, LLC (\$ 44,128) for agency medical insurance; Elm City Carpentry (\$ 45,024) for Essex fencing & basement abatement.

The total of both registers is **\$ 2,569,978.21**

Attachments

# Elm City Communities

## Vendor Commitments - Detail Grouped By Vendor

Reporting only invoices received between 10/01/2021 and 01/31/2022.

**Vendor: Carahsoft Technology Corporation**

Invoice Date	Invoice	Description	Check Date	Type	Chk/DD #	Combination	Amount
12/31/2021	IN1104428	Dec 2021 Services				102-60-000-00-000-0-419020-000	\$3,695.43
12/31/2021	IN1104428	Dec 2021 Services				211-50-000-00-037-0-419020-000	\$28.62
12/31/2021	IN1104428	Dec 2021 Services				214-50-000-00-035-0-419020-000	\$38.10
12/31/2021	IN1104428	Dec 2021 Services				215-50-000-00-029-0-419020-000	\$7.59
12/31/2021	IN1104428	Dec 2021 Services				220-50-000-00-012-0-419020-000	\$20.65
12/31/2021	IN1104428	Dec 2021 Services				223-50-000-00-016-0-419020-000	\$17.63
12/31/2021	IN1104428	Dec 2021 Services				230-50-000-00-023-0-419020-000	\$6.63
12/31/2021	IN1104428	Dec 2021 Services				231-50-000-00-000-0-419020-000	\$18.00
12/31/2021	IN1104428	Dec 2021 Services				232-50-000-00-000-0-419020-000	\$4.36
12/31/2021	IN1104428	Dec 2021 Services				233-50-000-00-000-0-419020-000	\$9.84
Invoice IN1104428 - Subtotal							<b>3,846.85</b>
<b>Carahsoft Technology Corporation - Subtotal</b>							<b>\$3,846.85</b>

**Vendor: City of New Haven**

Invoice Date	Invoice	Description	Check Date	Type	Chk/DD #	Combination	Amount
12/31/2021	.CI Dec 2021	Dec 2021 LCI				102-60-000-00-000-0-419009-000	\$27,238.91
Invoice LCI Dec 2021 - Subtotal							<b>27,238.91</b>
01/31/2022	LCI Jan 2022	Jan 2022 LCI				102-60-000-00-000-0-419009-000	\$27,238.91
Invoice LCI Jan 2022 - Subtotal							<b>27,238.91</b>
<b>City of New Haven - Subtotal</b>							<b>\$54,477.82</b>

**Vendor: Hartford Truck Equipment, Inc.**

Invoice Date	Invoice	Description	Check Date	Type	Chk/DD #	Combination	Amount
11/30/2021	62162	SNOW SPREADER - A08				211-50-000-00-037-0-443010-000	\$940.28
11/30/2021	62162	SNOW SPREADER - A08				214-50-000-00-035-0-443010-000	\$1,251.71
11/30/2021	62162	SNOW SPREADER - A08				215-50-000-00-029-0-443010-000	\$249.25
11/30/2021	62162	SNOW SPREADER - A08				220-50-000-00-012-0-443010-000	\$678.59
11/30/2021	62162	SNOW SPREADER - A08				223-50-000-00-016-0-443010-000	\$579.09

**Vendor Commitments - Detail**  
**Grouped By Vendor**

Reporting only invoices received between 10/01/2021 and 01/31/2022.

**Vendor: Hartford Truck Equipment, Inc.**

Invoice Date	Invoice	Description	Check Date	Type	Chk/DD #	Combination	Amount
11/30/2021	62162	SNOW SPREADER - A08				230-50-000-00-023-0-443010-000	\$217.91
11/30/2021	62162	SNOW SPREADER - A08				231-50-000-00-000-0-443010-000	\$591.53
11/30/2021	62162	SNOW SPREADER - A08				232-50-000-00-000-0-443010-000	\$143.28
11/30/2021	62162	SNOW SPREADER - A08				233-50-000-00-000-0-443010-000	\$323.36
Invoice 62162 - Subtotal							<b>4,975.00</b>
12/07/2021	62403	SNOW SPREADER - A08				211-50-000-00-037-0-443010-000	\$940.28
12/07/2021	62403	SNOW SPREADER - A08				214-50-000-00-035-0-443010-000	\$1,251.71
12/07/2021	62403	SNOW SPREADER - A08				215-50-000-00-029-0-443010-000	\$249.25
12/07/2021	62403	SNOW SPREADER - A08				220-50-000-00-012-0-443010-000	\$678.59
12/07/2021	62403	SNOW SPREADER - A08				223-50-000-00-016-0-443010-000	\$579.09
12/07/2021	62403	SNOW SPREADER - A08				230-50-000-00-023-0-443010-000	\$217.91
12/07/2021	62403	SNOW SPREADER - A08				231-50-000-00-000-0-443010-000	\$591.53
12/07/2021	62403	SNOW SPREADER - A08				232-50-000-00-000-0-443010-000	\$143.28
12/07/2021	62403	SNOW SPREADER - A08				233-50-000-00-000-0-443010-000	\$323.36
Invoice 62403 - Subtotal							<b>4,975.00</b>
<b>Hartford Truck Equipment, Inc. - Subtotal</b>							<b>\$9,950.00</b>

**Vendor: Online Information Services, Inc**

Invoice Date	Invoice	Description	Check Date	Type	Chk/DD #	Combination	Amount
01/31/2022	1109622	Jan 2022 services HCV				102-60-000-00-000-0-419020-000	\$492.00
Invoice 1109622 - Subtotal							<b>492.00</b>
<b>Online Information Services, Inc - Subtotal</b>							<b>\$492.00</b>

**Vendor: Reitman Personnel Services, Inc.**

Invoice Date	Invoice	Description	Check Date	Type	Chk/DD #	Combination	Amount
01/28/2022	76677	102-60				102-60-000-00-000-0-419017-000	\$700.20
01/28/2022	76677	958				958-00-000-00-000-0-419017-000	\$700.20
Invoice 76677 - Subtotal							<b>1,400.40</b>
<b>Reitman Personnel Services, Inc. - Subtotal</b>							<b>\$1,400.40</b>

## Vendor Commitments - Detail

### Grouped By Vendor

Reporting only invoices received between 10/01/2021 and 01/31/2022.

#### Vendor: Southern Connecticut Gas

Invoice Date	Invoice	Description	Check Date	Type	Chk/DD #	Combination	Amount
12/21/2021	19 CCF 3.638	215-029 VALLEY				215-00-000-00-029-0-433000-000	\$948.33
	Invoice 215-029 CCF 3.638 - Subtotal						<b>948.33</b>
	<b>Southern Connecticut Gas - Subtotal</b>						<b>\$948.33</b>

#### Vendor: Water Pollution Control

Invoice Date	Invoice	Description	Check Date	Type	Chk/DD #	Combination	Amount
12/23/2021	13-006 5 CCF	243-006				243-50-000-00-006-0-431001-000	\$60.00
	Invoice 243-006 5 CCF - Subtotal						<b>60.00</b>
	<b>Water Pollution Control - Subtotal</b>						<b>\$60.00</b>

#### Total for all Vendors

**71,175.40**

\*\*End of Report\*\*



Type	Check No.	DD No.	Date	Amount	Status	Void Date	Recorded Payee
DD	170497	25841	01/01/2022	\$ -	Posted	12/28/2021	Adrienne Simpson
DD	170498	25842	01/01/2022	\$ -	Posted	12/28/2021	Afrika Lynette Canady
DD	170499	25841	01/01/2022	\$ (124.00)	Posted		Adrienne Simpson
DD	170499	25843	01/01/2022	\$ -	Posted	12/28/2021	Alice J. Foskey
DD	170500	25842	01/01/2022	\$ (36.00)	Posted		Afrika Lynette Canady
DD	170500	25844	01/01/2022	\$ -	Posted	12/28/2021	Ana Falero
DD	170501	25843	01/01/2022	\$ (56.00)	Posted		Alice J. Foskey
DD	170501	25845	01/01/2022	\$ -	Posted	12/28/2021	Andre Lambert Sterling
DD	170502	25844	01/01/2022	\$ (164.00)	Posted		Ana Falero
DD	170502	25846	01/01/2022	\$ -	Posted	12/28/2021	Arriana Santana
DD	170503	25845	01/01/2022	\$ (12.00)	Posted		Andre Lambert Sterling
DD	170503	25847	01/01/2022	\$ -	Posted	12/28/2021	Artavia Boone
DD	170504	25846	01/01/2022	\$ (49.00)	Posted		Arriana Santana
DD	170504	25848	01/01/2022	\$ -	Posted	12/28/2021	Ashley Gibson
DD	170505	25847	01/01/2022	\$ (49.00)	Posted		Artavia Boone
DD	170505	25849	01/01/2022	\$ -	Posted	12/28/2021	Ayshnee Butler
DD	170506	25848	01/01/2022	\$ (16.00)	Posted		Ashley Gibson
DD	170506	25850	01/01/2022	\$ -	Posted	12/28/2021	Beulah Jones
DD	170507	25849	01/01/2022	\$ (49.00)	Posted		Ayshnee Butler
DD	170507	25851	01/01/2022	\$ -	Posted	12/28/2021	Brenda Leisa Dickey
DD	170508	25850	01/01/2022	\$ (19.00)	Posted		Beulah Jones
DD	170508	25852	01/01/2022	\$ -	Posted	12/28/2021	Brenda Sparks
DD	170509	25851	01/01/2022	\$ (132.00)	Posted		Brenda Leisa Dickey
DD	170509	25853	01/01/2022	\$ -	Posted	12/28/2021	Candi Foley
DD	170510	25852	01/01/2022	\$ (132.00)	Posted		Brenda Sparks
DD	170510	25854	01/01/2022	\$ -	Posted	12/28/2021	Carle Washington
DD	170511	25853	01/01/2022	\$ (49.00)	Posted		Candi Foley
DD	170511	25855	01/01/2022	\$ -	Posted	12/28/2021	Carmen Lozada
DD	170512	25854	01/01/2022	\$ -	Posted	01/05/2022	Carle Washington
DD	170512	25856	01/01/2022	\$ -	Posted	12/28/2021	Carol Suggs
DD	170513	25855	01/01/2022	\$ (57.00)	Posted		Carmen Lozada
DD	170513	25857	01/01/2022	\$ -	Posted	12/28/2021	Caroline Contreras
DD	170514	25856	01/01/2022	\$ (124.00)	Posted		Carol Suggs
DD	170514	25858	01/01/2022	\$ -	Posted	12/28/2021	Cassandra Moore
DD	170515	25857	01/01/2022	\$ (48.00)	Posted		Caroline Contreras
DD	170515	25859	01/01/2022	\$ -	Posted	12/28/2021	Chanel Highsmith
DD	170516	25858	01/01/2022	\$ (171.00)	Posted		Cassandra Moore
DD	170516	25860	01/01/2022	\$ -	Posted	12/28/2021	Chantel Whitehead
DD	170517	25859	01/01/2022	\$ (124.00)	Posted		Chanel Highsmith
DD	170517	25861	01/01/2022	\$ -	Posted	12/28/2021	Cherise D. White
DD	170518	25860	01/01/2022	\$ (56.00)	Posted		Chantel Whitehead
DD	170518	25862	01/01/2022	\$ -	Posted	12/28/2021	Ciera S Lewis
DD	170519	25861	01/01/2022	\$ (7.00)	Posted		Cherise D. White
DD	170519	25863	01/01/2022	\$ -	Posted	12/28/2021	Claressa McKnight
DD	170520	25862	01/01/2022	\$ (106.00)	Posted		Ciera S Lewis
DD	170520	25864	01/01/2022	\$ -	Posted	12/28/2021	Clorissa Rivera
DD	170521	25863	01/01/2022	\$ (49.00)	Posted		Claressa McKnight
DD	170521	25865	01/01/2022	\$ -	Posted	12/28/2021	Connie Mills
DD	170522	25864	01/01/2022	\$ (56.00)	Posted		Clorissa Rivera
DD	170522	25866	01/01/2022	\$ -	Posted	12/28/2021	Curnijah Howard
DD	170523	25865	01/01/2022	\$ (132.00)	Posted		Connie Mills
DD	170523	25867	01/01/2022	\$ -	Posted	12/28/2021	D'Juana Desilva
DD	170524	25866	01/01/2022	\$ (49.00)	Posted		Curnijah Howard
DD	170524	25868	01/01/2022	\$ -	Posted	12/28/2021	Daisy Bruno

DD	170525	25867	01/01/2022	\$ (40.00)	Posted		D'Juana Desilva
DD	170525	25869	01/01/2022	\$ -	Posted	12/28/2021	Danielle E Pagan
DD	170526	25868	01/01/2022	\$ (17.00)	Posted		Daisy Bruno
DD	170526	25870	01/01/2022	\$ -	Posted	12/28/2021	Desiree Rivera
DD	170527	25869	01/01/2022	\$ (107.00)	Posted		Danielle E Pagan
DD	170527	25871	01/01/2022	\$ -	Posted	12/28/2021	Dione Bennett
DD	170528	25870	01/01/2022	\$ (41.00)	Posted		Desiree Rivera
DD	170528	25872	01/01/2022	\$ -	Posted	12/28/2021	Domonique Denise Robinson
DD	170529	25871	01/01/2022	\$ (49.00)	Posted		Dione Bennett
DD	170529	25873	01/01/2022	\$ -	Posted	12/28/2021	Ericka Alis Cannon
DD	170530	25872	01/01/2022	\$ (16.00)	Posted		Domonique Denise Robinson
DD	170530	25874	01/01/2022	\$ -	Posted	12/28/2021	Faith H Thompson
DD	170531	25873	01/01/2022	\$ (49.00)	Posted		Ericka Alis Cannon
DD	170531	25875	01/01/2022	\$ -	Posted	12/28/2021	Fantasia Nyree Brodie
DD	170532	25874	01/01/2022	\$ (169.00)	Posted		Faith H Thompson
DD	170532	25876	01/01/2022	\$ -	Posted	12/28/2021	Gerardo Flores
DD	170533	25875	01/01/2022	\$ (164.00)	Posted		Fantasia Nyree Brodie
DD	170533	25877	01/01/2022	\$ -	Posted	12/28/2021	Helen Suggs
DD	170534	25876	01/01/2022	\$ (132.00)	Posted		Gerardo Flores
DD	170534	25878	01/01/2022	\$ -	Posted	12/28/2021	Hope Brodie
DD	170535	25877	01/01/2022	\$ (149.00)	Posted		Helen Suggs
DD	170535	25879	01/01/2022	\$ -	Posted	12/28/2021	Iniaara Allen
DD	170536	25878	01/01/2022	\$ (41.00)	Posted		Hope Brodie
DD	170536	25880	01/01/2022	\$ -	Posted	12/28/2021	Iris Hernandez-Cepeda
DD	170537	25879	01/01/2022	\$ (83.00)	Posted		Iniaara Allen
DD	170537	25881	01/01/2022	\$ -	Posted	12/28/2021	Irisbeth Rivera
DD	170538	25880	01/01/2022	\$ (49.00)	Posted		Iris Hernandez-Cepeda
DD	170538	25882	01/01/2022	\$ -	Posted	12/28/2021	Isabel Fuentes
DD	170539	25881	01/01/2022	\$ (12.00)	Posted		Irisbeth Rivera
DD	170539	25883	01/01/2022	\$ -	Posted	12/28/2021	Janet Santiago
DD	170540	25882	01/01/2022	\$ (169.00)	Posted		Isabel Fuentes
DD	170540	25884	01/01/2022	\$ -	Posted	12/28/2021	Jaquan Tyrese Brown
DD	170541	25883	01/01/2022	\$ (19.00)	Posted		Janet Santiago
DD	170541	25885	01/01/2022	\$ -	Posted	12/28/2021	Jasmine Capehart
DD	170542	25884	01/01/2022	\$ (124.00)	Posted		Jaquan Tyrese Brown
DD	170542	25886	01/01/2022	\$ -	Posted	12/28/2021	Jasmine Mcghee
DD	170543	25885	01/01/2022	\$ (23.00)	Posted		Jasmine Capehart
DD	170543	25887	01/01/2022	\$ -	Posted	12/28/2021	Jessica Smalls
DD	170544	25886	01/01/2022	\$ (23.00)	Posted		Jasmine Mcghee
DD	170544	25888	01/01/2022	\$ -	Posted	12/28/2021	Jessica Gentile
DD	170545	25887	01/01/2022	\$ (23.00)	Posted		Jessica Smalls
DD	170545	25889	01/01/2022	\$ -	Posted	12/28/2021	Jonte Sykes
DD	170546	25888	01/01/2022	\$ (57.00)	Posted		Jessica Gentile
DD	170546	25890	01/01/2022	\$ -	Posted	12/28/2021	Joslyn Lockwood
DD	170547	25889	01/01/2022	\$ (56.00)	Posted		Jonte Sykes
DD	170547	25891	01/01/2022	\$ -	Posted	12/28/2021	Joyce L Dumas
DD	170548	25890	01/01/2022	\$ (132.00)	Posted		Joslyn Lockwood
DD	170548	25892	01/01/2022	\$ -	Posted	12/28/2021	Juana M Ramirez
DD	170549	25891	01/01/2022	\$ -	Posted	01/05/2022	Joyce L Dumas
DD	170549	25893	01/01/2022	\$ -	Posted	12/28/2021	Julia lassogna
DD	170550	25892	01/01/2022	\$ (66.00)	Posted		Juana M Ramirez
DD	170550	25894	01/01/2022	\$ -	Posted	12/28/2021	Kathya Villahermosa
DD	170551	25893	01/01/2022	\$ (57.00)	Posted		Julia lassogna
DD	170551	25895	01/01/2022	\$ -	Posted	12/28/2021	Katilia T Trujillo
DD	170552	25894	01/01/2022	\$ (49.00)	Posted		Kathya Villahermosa
DD	170552	25896	01/01/2022	\$ -	Posted	12/28/2021	Kenneth Henry
DD	170553	25895	01/01/2022	\$ (49.00)	Posted		Katilia T Trujillo
DD	170553	25897	01/01/2022	\$ -	Posted	12/28/2021	Latonia R Moye
DD	170554	25896	01/01/2022	\$ (85.00)	Posted		Kenneth Henry
DD	170554	25898	01/01/2022	\$ -	Posted	12/28/2021	Latoya T Pierre Brown
DD	170555	25897	01/01/2022	\$ (132.00)	Posted		Latonia R Moye
DD	170555	25899	01/01/2022	\$ -	Posted	12/28/2021	Letanya Marie Irby
DD	170556	25898	01/01/2022	\$ (49.00)	Posted		Latoya T Pierre Brown

DD	170556	25900	01/01/2022	\$ -	Posted	12/28/2021	Lillie Louise Cunningham
DD	170557	25899	01/01/2022	\$ (174.00)	Posted		Letanya Marie Irby
DD	170557	25901	01/01/2022	\$ -	Posted	12/28/2021	Luisa Millano-Garcia
DD	170558	25900	01/01/2022	\$ (141.00)	Posted		Lillie Louise Cunningham
DD	170558	25902	01/01/2022	\$ -	Posted	12/28/2021	Margie Roman
DD	170559	25901	01/01/2022	\$ (155.00)	Posted		Luisa Millano-Garcia
DD	170559	25903	01/01/2022	\$ -	Posted	12/28/2021	Maria Ivette Martinez
DD	170560	25902	01/01/2022	\$ (47.00)	Posted		Margie Roman
DD	170560	25904	01/01/2022	\$ -	Posted	12/28/2021	Maria L Correa
DD	170561	25903	01/01/2022	\$ (74.00)	Posted		Maria Ivette Martinez
DD	170561	25905	01/01/2022	\$ -	Posted	12/28/2021	Maria R Langston
DD	170562	25904	01/01/2022	\$ (56.00)	Posted		Maria L Correa
DD	170562	25906	01/01/2022	\$ -	Posted	12/28/2021	Marilyn G Guffey
DD	170563	25905	01/01/2022	\$ (162.00)	Posted		Maria R Langston
DD	170563	25907	01/01/2022	\$ -	Posted	12/28/2021	Mary A Lopez
DD	170564	25906	01/01/2022	\$ (56.00)	Posted		Marilyn G Guffey
DD	170564	25908	01/01/2022	\$ -	Posted	12/28/2021	Mayra Oules
DD	170565	25907	01/01/2022	\$ (112.00)	Posted		Mary A Lopez
DD	170565	25909	01/01/2022	\$ -	Posted	12/28/2021	Mi-kerria Shaw
DD	170566	25908	01/01/2022	\$ (42.00)	Posted		Mayra Oules
DD	170566	25910	01/01/2022	\$ -	Posted	12/28/2021	Migdalia Flores
DD	170567	25909	01/01/2022	\$ (56.00)	Posted		Mi-kerria Shaw
DD	170567	25911	01/01/2022	\$ -	Posted	12/28/2021	Nakia Lashaun Culbreath
DD	170568	25910	01/01/2022	\$ (56.00)	Posted		Migdalia Flores
DD	170568	25912	01/01/2022	\$ -	Posted	12/28/2021	Nancy Marilyn Estrada
DD	170569	25911	01/01/2022	\$ (17.00)	Posted		Nakia Lashaun Culbreath
DD	170569	25913	01/01/2022	\$ -	Posted	12/28/2021	Nataile Rodriguez
DD	170570	25912	01/01/2022	\$ (124.00)	Posted		Nancy Marilyn Estrada
DD	170570	25914	01/01/2022	\$ -	Posted	12/28/2021	Natasha White
DD	170571	25913	01/01/2022	\$ (99.00)	Posted		Nataile Rodriguez
DD	170571	25915	01/01/2022	\$ -	Posted	12/28/2021	Natasha C Clay
DD	170572	25914	01/01/2022	\$ (49.00)	Posted		Natasha White
DD	170572	25916	01/01/2022	\$ -	Posted	12/28/2021	Natasha Laureano
DD	170573	25915	01/01/2022	\$ (56.00)	Posted		Natasha C Clay
DD	170573	25917	01/01/2022	\$ -	Posted	12/28/2021	Nichol Monique Batts
DD	170574	25916	01/01/2022	\$ (155.00)	Posted		Natasha Laureano
DD	170574	25918	01/01/2022	\$ -	Posted	12/28/2021	Nydia Romero
DD	170575	25917	01/01/2022	\$ (124.00)	Posted		Nichol Monique Batts
DD	170575	25919	01/01/2022	\$ -	Posted	12/28/2021	Olga Mojica
DD	170576	25918	01/01/2022	\$ (4.00)	Posted		Nydia Romero
DD	170576	25920	01/01/2022	\$ -	Posted	12/28/2021	Pamela Greene
DD	170577	25919	01/01/2022	\$ (160.00)	Posted		Olga Mojica
DD	170577	25921	01/01/2022	\$ -	Posted	12/28/2021	Paula A Barnes
DD	170578	25920	01/01/2022	\$ (56.00)	Posted		Pamela Greene
DD	170578	25922	01/01/2022	\$ -	Posted	12/28/2021	Perry Flowers
DD	170579	25921	01/01/2022	\$ (9.00)	Posted		Paula A Barnes
DD	170579	25923	01/01/2022	\$ -	Posted	12/28/2021	Preziosa Flores
DD	170580	25922	01/01/2022	\$ (159.00)	Posted		Perry Flowers
DD	170580	25924	01/01/2022	\$ -	Posted	12/28/2021	Reneta Mitchell
DD	170581	25923	01/01/2022	\$ (82.00)	Posted		Preziosa Flores
DD	170581	25925	01/01/2022	\$ -	Posted	12/28/2021	Rodsheida Mabry
DD	170582	25924	01/01/2022	\$ (47.00)	Posted		Reneta Mitchell
DD	170582	25926	01/01/2022	\$ -	Posted	12/28/2021	Rosa Santiago
DD	170583	25925	01/01/2022	\$ (49.00)	Posted		Rodsheida Mabry
DD	170583	25927	01/01/2022	\$ -	Posted	12/28/2021	Rosaura Luciano
DD	170584	25926	01/01/2022	\$ (169.00)	Posted		Rosa Santiago
DD	170584	25928	01/01/2022	\$ -	Posted	12/28/2021	Roscheyla Prieto-Quinones
DD	170585	25927	01/01/2022	\$ (37.00)	Posted		Rosaura Luciano
DD	170585	25929	01/01/2022	\$ -	Posted	12/28/2021	Sandra L Council
DD	170586	25928	01/01/2022	\$ (49.00)	Posted		Roscheyla Prieto-Quinones
DD	170586	25930	01/01/2022	\$ -	Posted	12/28/2021	Sandy M Gaskin
DD	170587	25929	01/01/2022	\$ (19.00)	Posted		Sandra L Council
DD	170587	25931	01/01/2022	\$ -	Posted	12/28/2021	Sarah M Kendrick



DD	170588	25930	01/01/2022	\$ (15.00)	Posted		Sandy M Gaskin
DD	170588	25932	01/01/2022	\$ -	Posted	12/28/2021	Sean Michael Flowers
DD	170589	25931	01/01/2022	\$ (123.00)	Posted		Sarah M Kendrick
DD	170589	25933	01/01/2022	\$ -	Posted	12/28/2021	Shalanda Rena Wiggins
DD	170590	25932	01/01/2022	\$ (98.00)	Posted		Sean Michael Flowers
DD	170590	25934	01/01/2022	\$ -	Posted	12/28/2021	Shamira White
DD	170591	25933	01/01/2022	\$ (164.00)	Posted		Shalanda Rena Wiggins
DD	170591	25935	01/01/2022	\$ -	Posted	12/28/2021	Shanice M. Calloway
DD	170592	25934	01/01/2022	\$ (49.00)	Posted		Shamira White
DD	170592	25936	01/01/2022	\$ -	Posted	12/28/2021	Shaquonda Rashaya Hunte
DD	170593	25935	01/01/2022	\$ (56.00)	Posted		Shanice M. Calloway
DD	170593	25937	01/01/2022	\$ -	Posted	12/28/2021	Sharmayla Adams
DD	170594	25936	01/01/2022	\$ -	Posted	01/05/2022	Shaquonda Rashaya Hunte
DD	170594	25938	01/01/2022	\$ -	Posted	12/28/2021	Sharron E Fogle
DD	170595	25937	01/01/2022	\$ (124.00)	Posted		Sharmayla Adams
DD	170595	25939	01/01/2022	\$ -	Posted	12/28/2021	Shatora McCotter
DD	170596	25938	01/01/2022	\$ (23.00)	Posted		Sharron E Fogle
DD	170596	25940	01/01/2022	\$ -	Posted	12/28/2021	Sherita Alania Taylor
DD	170597	25939	01/01/2022	\$ (56.00)	Posted		Shatora McCotter
DD	170597	25941	01/01/2022	\$ -	Posted	12/28/2021	Sor Perez
DD	170598	25940	01/01/2022	\$ (49.00)	Posted		Sherita Alania Taylor
DD	170598	25942	01/01/2022	\$ -	Posted	12/28/2021	Stephanie Marie Cox
DD	170599	25941	01/01/2022	\$ (169.00)	Posted		Sor Perez
DD	170599	25943	01/01/2022	\$ -	Posted	12/28/2021	Susan Davis
DD	170600	25942	01/01/2022	\$ (49.00)	Posted		Stephanie Marie Cox
DD	170600	25944	01/01/2022	\$ -	Posted	12/28/2021	Synitra Culbreath
DD	170601	25943	01/01/2022	\$ (99.00)	Posted		Susan Davis
DD	170601	25945	01/01/2022	\$ -	Posted	12/28/2021	Taccarra Smith
DD	170602	25944	01/01/2022	\$ (14.00)	Posted		Synitra Culbreath
DD	170602	25946	01/01/2022	\$ -	Posted	12/28/2021	Tamika Bennett
DD	170603	25945	01/01/2022	\$ (66.00)	Posted		Taccarra Smith
DD	170603	25947	01/01/2022	\$ -	Posted	12/28/2021	Tamika Bratton
DD	170604	25946	01/01/2022	\$ -	Posted	01/05/2022	Tamika Bennett
DD	170604	25948	01/01/2022	\$ -	Posted	12/28/2021	Tanya A. Solomon
DD	170605	25947	01/01/2022	\$ (219.00)	Posted		Tamika Bratton
DD	170605	25949	01/01/2022	\$ -	Posted	12/28/2021	Tatiana Bojka
DD	170606	25948	01/01/2022	\$ (126.00)	Posted		Tanya A. Solomon
DD	170606	25950	01/01/2022	\$ -	Posted	12/28/2021	Teneshia Monique Harrington
DD	170607	25949	01/01/2022	\$ (49.00)	Posted		Tatiana Bojka
DD	170607	25951	01/01/2022	\$ -	Posted	12/28/2021	Terese Edwina Stevenson
DD	170608	25950	01/01/2022	\$ (88.00)	Posted		Teneshia Monique Harrington
DD	170608	25952	01/01/2022	\$ -	Posted	12/28/2021	Theresa L Burks
DD	170609	25951	01/01/2022	\$ (107.00)	Posted		Terese Edwina Stevenson
DD	170609	25953	01/01/2022	\$ -	Posted	12/28/2021	Tiffaine Brodie
DD	170610	25952	01/01/2022	\$ (16.00)	Posted		Theresa L Burks
DD	170610	25954	01/01/2022	\$ -	Posted	12/28/2021	Tiffany Dixon
DD	170611	25953	01/01/2022	\$ (99.00)	Posted		Tiffaine Brodie
DD	170611	25955	01/01/2022	\$ -	Posted	12/28/2021	Toni Way
DD	170612	25954	01/01/2022	\$ (49.00)	Posted		Tiffany Dixon
DD	170612	25956	01/01/2022	\$ -	Posted	12/28/2021	Tonya Perkins
DD	170613	25955	01/01/2022	\$ (16.00)	Posted		Toni Way
DD	170613	25957	01/01/2022	\$ -	Posted	12/28/2021	Trenna Soares
DD	170614	25956	01/01/2022	\$ (65.00)	Posted		Tonya Perkins
DD	170614	25958	01/01/2022	\$ -	Posted	12/28/2021	Tyrell J Pearson
DD	170615	25957	01/01/2022	\$ (124.00)	Posted		Trenna Soares
DD	170615	25959	01/01/2022	\$ -	Posted	12/28/2021	Valeka Williams
DD	170616	25958	01/01/2022	\$ (49.00)	Posted		Tyrell J Pearson
DD	170616	25960	01/01/2022	\$ -	Posted	12/28/2021	Vanessa Myers
DD	170617	25959	01/01/2022	\$ (99.00)	Posted		Valeka Williams
DD	170617	25961	01/01/2022	\$ -	Posted	12/28/2021	Victoria C Allen
DD	170618	25960	01/01/2022	\$ (112.00)	Posted		Vanessa Myers
DD	170618	25962	01/01/2022	\$ -	Posted	12/28/2021	Wilma Rivera
DD	170619	25961	01/01/2022	\$ (106.00)	Posted		Victoria C Allen

DD	170619	25963	01/01/2022	\$ -	Posted	12/28/2021	Yarisbel Diaz
DD	170620	25962	01/01/2022	\$ (248.00)	Posted		Wilma Rivera
DD	170620	25964	01/01/2022	\$ -	Posted	12/28/2021	Yolanda Marte
DD	170621	25963	01/01/2022	\$ (189.00)	Posted		Yarisbel Diaz
DD	170621	25965	01/01/2022	\$ -	Posted	12/28/2021	Yvette Gray
DD	170622	25964	01/01/2022	\$ -	Posted	01/05/2022	Yolanda Marte
DD	170622	25966	01/01/2022	\$ -	Posted	12/28/2021	Zaira Leticia Salinas Ramos
DD	170623	25965	01/01/2022	\$ (99.00)	Posted		Yvette Gray
DD	170624	25966	01/01/2022	\$ (16.00)	Posted		Zaira Leticia Salinas Ramos
DD	0	25990	01/04/2022	\$ (565.00)	Posted		La Voz Hispana Newsprint
DD	0	25989	01/04/2022	\$ (164.49)	Posted		Knight's Inc
DD	0	25993	01/04/2022	\$ (660.00)	Posted		Penfield Communications
DD	0	25988	01/04/2022	\$ (17,329.30)	Posted		Infoshred, LLC
DD	0	25992	01/04/2022	\$ (9,300.00)	Posted		Nobe Construction Company
DD	0	25994	01/04/2022	\$ (775.00)	Posted		Stanley Convergent Security Solutions, Inc.
DD	0	25987	01/04/2022	\$ (89.00)	Posted		Eagle Leasing Company
DD	0	25991	01/04/2022	\$ (1,200.00)	Posted		Moore's Yard Care
DD	0	25995	01/04/2022	\$ (2,310.00)	Posted		United Mechanical Resources Inc.
Check	170746	0	01/04/2022	\$ (215.29)	Posted		Home Depot
Check	170747	0	01/04/2022	\$ (10,385.00)	Posted		Blosky & Associates
Check	170748	0	01/04/2022	\$ (185.46)	Posted		De Lage Landen Financial Services, Inc
Check	170749	0	01/04/2022	\$ (140.49)	Posted		Frontier Communications of Company
Check	170750	0	01/04/2022	\$ (69.85)	Posted		HD Supply Facilities Maintenance, Ltd
Check	170751	0	01/04/2022	\$ (515.01)	Posted		Marcum LLP
Check	170752	0	01/04/2022	\$ (11,404.32)	Posted		Regional Water Authority
Check	170753	0	01/04/2022	\$ (179.91)	Posted		Teletrac Navman US LTD
Check	170754	0	01/04/2022	\$ (1,809.49)	Posted		Tyco Intergrated Security, LLC
Check	170755	0	01/04/2022	\$ (10,952.21)	Posted		United Illuminating
Check	170756	0	01/04/2022	\$ (6,982.09)	Posted		United Illuminating
Check	170757	0	01/04/2022	\$ (5,575.53)	Posted		Yale Termite & Pest Elimination Corp.
DD	0	25997	01/05/2022	\$ (297.20)	Posted		Cohen Key Shop
DD	0	25999	01/05/2022	\$ (3,708.00)	Posted		Reitman Personnel Services, Inc.
DD	0	25998	01/05/2022	\$ (3,272.50)	Posted		Home Services & More, LLC
DD	0	25996	01/05/2022	\$ (4,730.11)	Posted		Carahsoft Technology Corporation
DD	0	26005	01/05/2022	\$ (4,630.50)	Posted		Reitman Personnel Services, Inc.
Check	170758	0	01/05/2022	\$ (1,100.00)	Posted		Spectrum Seminars
Check	170759	0	01/05/2022	\$ (873.60)	Posted		T-Mobile
Check	170760	0	01/05/2022	\$ (2,280.44)	Posted		Verizon Wireless
Check	170761	0	01/05/2022	\$ (295.44)	Posted		Verizon Wireless
Check	170762	0	01/05/2022	\$ (2,519.69)	Posted		Verizon Wireless
Check	170763	0	01/05/2022	\$ (1,835.05)	Posted		City of New Haven
Check	170764	0	01/05/2022	\$ (301.12)	Posted		Comcast Cable
Check	170765	0	01/05/2022	\$ (86.46)	Posted		F.W. Webb Company
Check	170766	0	01/05/2022	\$ (133.68)	Posted		Frontier Communications of Company
Check	170767	0	01/05/2022	\$ (53.70)	Posted		Frontier Communications of Company
Check	170768	0	01/05/2022	\$ (34.30)	Posted		HD Supply Facilities Maintenance, Ltd
Check	170769	0	01/05/2022	\$ (37.03)	Posted		W.B. Mason Company Inc
DD	170770	26000	01/05/2022	\$ (338.00)	Posted		Carle Washington
DD	170771	26001	01/05/2022	\$ (114.00)	Posted		Joyce L Dumas
DD	170772	26002	01/05/2022	\$ (98.00)	Posted		Shaquonda Rashaya Hunte
DD	170773	26003	01/05/2022	\$ (112.00)	Posted		Tamika Bennett
DD	170774	26004	01/05/2022	\$ (82.00)	Posted		Yolanda Marte
Check	170775	0	01/05/2022	\$ (971.77)	Posted		Southern Connecticut Gas
Check	170776	0	01/05/2022	\$ (905.00)	Posted		Supreme Corporation
Check	170777	0	01/05/2022	\$ -	Posted	01/05/2022	Water Pollution Control
Check	170778	0	01/05/2022	\$ -	Posted	01/05/2022	Water Pollution Control
Check	170779	0	01/05/2022	\$ -	Posted	01/05/2022	Water Pollution Control
Check	170780	0	01/05/2022	\$ -	Posted	01/05/2022	Water Pollution Control
Check	170781	0	01/05/2022	\$ -	Posted	01/05/2022	Water Pollution Control
Check	170782	0	01/05/2022	\$ -	Posted	01/05/2022	Water Pollution Control
Check	170783	0	01/05/2022	\$ -	Posted	01/05/2022	Water Pollution Control
Check	170784	0	01/05/2022	\$ -	Posted	01/05/2022	Water Pollution Control
Check	170785	0	01/05/2022	\$ (1,858.78)	Posted		Water Pollution Control

Check	170786	0	01/05/2022	\$	(41.55)	Posted		Water Pollution Control
Check	170787	0	01/05/2022	\$	(2,226.50)	Posted		Water Pollution Control
Check	170788	0	01/05/2022	\$	(3,169.36)	Posted		Water Pollution Control
Check	170789	0	01/05/2022	\$	(424.53)	Posted		Water Pollution Control
Check	170790	0	01/05/2022	\$	(1,804.24)	Posted		Water Pollution Control
Check	170791	0	01/05/2022	\$	(7,740.43)	Posted		Water Pollution Control
Check	170792	0	01/05/2022	\$	(5,756.79)	Posted		Water Pollution Control
Check	170793	0	01/05/2022	\$	(329.00)	Posted		William Kilpatrick
DD	0	26009	01/06/2022	\$	(565.00)	Posted		La Voz Hispana Newsprint
DD	0	26008	01/06/2022	\$	(70.00)	Posted		Cohen Key Shop
DD	0	26013	01/06/2022	\$	(17,296.18)	Posted		Trinity New Haven Housing Two Limited Partnership
DD	0	26011	01/06/2022	\$	(19,882.15)	Posted		Trinity New Haven Housing LP
DD	0	26014	01/06/2022	\$	(14,830.55)	Posted		Trinity Rowe Limited Partnership
DD	0	26007	01/06/2022	\$	(22,406.37)	Posted		Brookside I Associates LLC
DD	0	26006	01/06/2022	\$	(16,590.07)	Posted		Brookside 2 Associates LLC
DD	0	26012	01/06/2022	\$	(7,738.56)	Posted		Trinity New Haven Housing Three LP
DD	0	26010	01/06/2022	\$	(11,158.00)	Posted		Rockview 1 Associates LLC
Check	170794	0	01/06/2022	\$	(7,307.05)	Posted		Southern Connecticut Gas
Check	170795	0	01/06/2022	\$	(4,149.24)	Posted		Southern Connecticut Gas
Check	170796	0	01/06/2022	\$	(388.12)	Posted		Southern Connecticut Gas
Check	170797	0	01/06/2022	\$	(1,948.52)	Posted		Southern Connecticut Gas
Check	170798	0	01/06/2022	\$	(2,187.51)	Posted		Southern Connecticut Gas
Check	170799	0	01/06/2022	\$	(6,225.46)	Posted		Southern Connecticut Gas
Check	170800	0	01/06/2022	\$	(821.06)	Posted		Southern Connecticut Gas
Check	170801	0	01/06/2022	\$	(4,915.24)	Posted		Southern Connecticut Gas
Check	170802	0	01/06/2022	\$	(293.50)	Posted		Coreen Toussaint
Check	170803	0	01/06/2022	\$	(494.64)	Posted		Comcast Cable
Check	170804	0	01/06/2022	\$	(303.52)	Posted		Comcast Cable
Check	170805	0	01/06/2022	\$	(848.16)	Posted		Southern Connecticut Gas
Check	170806	0	01/06/2022	\$	(1,812.45)	Posted		Southern Connecticut Gas
Check	170807	0	01/06/2022	\$	(964.63)	Posted		Southern Connecticut Gas
Check	170808	0	01/06/2022	\$	(94.68)	Posted		Southern Connecticut Gas
Check	170809	0	01/06/2022	\$	(121.88)	Posted		Southern Connecticut Gas
Check	170810	0	01/06/2022	\$	(185.38)	Posted		Southern Connecticut Gas
Check	170811	0	01/06/2022	\$	(4,219.18)	Posted		United Illuminating
Check	170812	0	01/06/2022	\$	(200.67)	Posted		United Illuminating
Check	170813	0	01/06/2022	\$	(245.13)	Posted		United Illuminating
Check	170814	0	01/06/2022	\$	(284.42)	Posted		United Illuminating
Check	170815	0	01/06/2022	\$	(178.64)	Posted		United Illuminating
Check	170816	0	01/07/2022	\$	(2,188.34)	Posted		HD Supply Facilities Maintenance, Ltd
Check	170817	0	01/07/2022	\$	(4,119.60)	Posted		CWPM, LLC
Check	170818	0	01/07/2022	\$	(34,258.31)	Posted		Mechanical Heating and Air Conditioning, Inc
Check	170819	0	01/07/2022	\$	(314.07)	Posted		United Mechanical Resources Inc.
Check	170820	0	01/07/2022	\$	(283.28)	Posted		Skyview Ridgefield LLC
Check	170821	0	01/07/2022	\$	-	Posted	01/07/2022	Home Services & More, LLC
Check	170822	0	01/07/2022	\$	(1,101.00)	Posted		Home Services & More, LLC
Check	170823	0	01/07/2022	\$	(625.99)	Posted		Southern Connecticut Gas
Check	170824	0	01/07/2022	\$	(4,319.25)	Posted		Southern Connecticut Gas
Check	170825	0	01/07/2022	\$	(2,430.92)	Posted		Southern Connecticut Gas
Check	170826	0	01/07/2022	\$	(846.77)	Posted		Southern Connecticut Gas
Check	170827	0	01/07/2022	\$	(32.77)	Posted		F.W. Webb Company
Check	170828	0	01/07/2022	\$	(4,264.66)	Posted		Home Depot
Check	170829	0	01/07/2022	\$	(8,344.60)	Posted		Home Depot
DD	0	26015	01/10/2022	\$	(964.72)	Posted		Cohen Key Shop
DD	0	26016	01/10/2022	\$	(879.17)	Posted		CWPM, LLC
DD	0	26018	01/10/2022	\$	(3,886.79)	Posted		United Mechanical Resources Inc.
DD	0	26017	01/10/2022	\$	(47,399.98)	Posted		Tractor Supply Company
Check	170830	0	01/10/2022	\$	(163.81)	Posted		Aramark Refreshment Services
Check	170831	0	01/10/2022	\$	(270.90)	Posted		Frontier Communications of Company
Check	170832	0	01/10/2022	\$	(1,513.26)	Posted		Frontier Communications of Company
Check	170833	0	01/10/2022	\$	(53.01)	Posted		Frontier Communications of Company
Check	170834	0	01/10/2022	\$	(53.01)	Posted		Frontier Communications of Company
Check	170835	0	01/10/2022	\$	(53.01)	Posted		Frontier Communications of Company

Check	170836	0	01/10/2022	\$	(53.01)	Posted		Frontier Communications of Company
Check	170837	0	01/10/2022	\$	(137.62)	Posted		Frontier Communications of Company
Check	170838	0	01/10/2022	\$	(53.01)	Posted		Frontier Communications of Company
Check	170839	0	01/10/2022	\$	(506.99)	Posted		HD Supply Facilities Maintenance, Ltd
Check	170840	0	01/10/2022	\$	(1,976.12)	Posted		Johns Refuse & Recycling, LLC
Check	170841	0	01/10/2022	\$	(1,976.12)	Posted		Johns Refuse & Recycling, LLC
Check	170842	0	01/10/2022	\$	(3,221.35)	Posted		Regional Water Authority
Check	170843	0	01/10/2022	\$	(486.69)	Posted		Southern Connecticut Gas
Check	170844	0	01/10/2022	\$	(361.77)	Posted		Southern Connecticut Gas
Check	170845	0	01/10/2022	\$	-	Posted	01/10/2022	Water Pollution Control
Check	170846	0	01/10/2022	\$	(862.28)	Posted		Water Pollution Control
Check	170847	0	01/10/2022	\$	(2,118.82)	Posted		Water Pollution Control
Check	170848	0	01/10/2022	\$	(675.44)	Posted		Water Pollution Control
Check	170849	0	01/10/2022	\$	(3,121.66)	Posted		Water Pollution Control
Check	170850	0	01/10/2022	\$	(151,992.96)	Posted		360 Management Group. Co.
Check	170851	0	01/10/2022	\$	(354.00)	Posted		Aflac
Check	170852	0	01/10/2022	\$	(82.34)	Posted		Sunwealth Project Pool 14 LLC
Check	170853	0	01/10/2022	\$	(2,555.47)	Posted		Water Pollution Control
Check	170854	0	01/10/2022	\$	(2,725.04)	Posted		Delta Dental of New Jersey, Inc
Check	170855	0	01/10/2022	\$	(2,896.28)	Posted		Home Depot
Check	170856	0	01/10/2022	\$	(57.52)	Posted		Frontier Communications of Company
Check	170857	0	01/10/2022	\$	(61.42)	Posted		Frontier Communications of Company
DD	0	26022	01/11/2022	\$	-	Posted	01/11/2022	Reitman Personnel Services, Inc.
DD	0	26020	01/11/2022	\$	-	Posted	01/11/2022	CWPM, LLC
DD	0	26019	01/11/2022	\$	-	Posted	01/11/2022	AMTEC
DD	0	26021	01/11/2022	\$	-	Posted	01/11/2022	NuEnergen, LLC
DD	0	26025	01/11/2022	\$	(3,562.26)	Posted		Reitman Personnel Services, Inc.
DD	0	26023	01/11/2022	\$	(32,298.96)	Posted		CWPM, LLC
DD	0	26024	01/11/2022	\$	(8,666.67)	Posted		NuEnergen, LLC
DD	0	26026	01/11/2022	\$	(5,243.86)	Posted		360 Management Group. Co.
DD	0	26028	01/11/2022	\$	(5,250.00)	Posted		The Narrative Project, LLC
DD	0	26027	01/11/2022	\$	(38,675.00)	Posted		A&A Office System, Inc
Check	170858	0	01/11/2022	\$	(221.92)	Posted		Corporate Mailing Services LLC
Check	170859	0	01/11/2022	\$	-	Posted	01/11/2022	A. Prete Construction Company, Inc
Check	170860	0	01/11/2022	\$	-	Posted	01/11/2022	Ace Van & Storage, Inc.
Check	170861	0	01/11/2022	\$	-	Posted	01/11/2022	B Squared Engineering, LLC
Check	170862	0	01/11/2022	\$	-	Posted	01/11/2022	Brian Breeding
Check	170863	0	01/11/2022	\$	(55.32)	Posted		Comcast Cable
Check	170864	0	01/11/2022	\$	(276.17)	Posted		Comcast Cable
Check	170865	0	01/11/2022	\$	(13,837.66)	Posted		Comcast Cable
Check	170866	0	01/11/2022	\$	(615.66)	Posted		Comcast Cable
Check	170867	0	01/11/2022	\$	(92.55)	Posted		Frontier Communications of Company
Check	170868	0	01/11/2022	\$	(141.12)	Posted		Frontier Communications of Company
Check	170869	0	01/11/2022	\$	(92.55)	Posted		Frontier Communications of Company
Check	170870	0	01/11/2022	\$	(6,370.48)	Posted		Torello Tire Inc.
DD	0	26030	01/12/2022	\$	(9,080.00)	Posted		Enviromed Services, Inc.
DD	0	26034	01/12/2022	\$	(6,880.00)	Posted		Nobe Construction Company
DD	0	26029	01/12/2022	\$	(10,151.60)	Posted		Christopher Williams Architects, LLC
DD	0	26035	01/12/2022	\$	(49,140.00)	Posted		Patterson & Associate Consulting, LLC
DD	0	26032	01/12/2022	\$	(950.00)	Posted		Lothrop Associates, LLP
DD	0	26033	01/12/2022	\$	(18,000.00)	Posted		McCarter & English, LLP
DD	0	26031	01/12/2022	\$	(28,700.46)	Posted		JLY Enterprises LLC
DD	0	26036	01/12/2022	\$	(2,900.00)	Posted		Upper Room Unlimited LLC
DD	0	26037	01/12/2022	\$	(1,232.55)	Posted		DLT Solutions.LLC
Check	170871	0	01/12/2022	\$	(45,023.68)	Posted		Elm City Carpentry
Check	170872	0	01/12/2022	\$	(19,775.08)	Posted		United Illuminating
Check	170873	0	01/12/2022	\$	(2,554.53)	Posted		United Illuminating
Check	170874	0	01/12/2022	\$	(2,648.92)	Posted		United Illuminating
Check	170875	0	01/12/2022	\$	(2,714.10)	Posted		United Illuminating
Check	170876	0	01/12/2022	\$	(12,958.05)	Posted		United Illuminating
Check	170877	0	01/12/2022	\$	(297.44)	Posted		United Illuminating
Check	170878	0	01/12/2022	\$	(221.28)	Posted		United Illuminating
Check	170879	0	01/12/2022	\$	(269.67)	Posted		United Illuminating

Check	170880	0	01/12/2022	\$	(147.97)	Posted	United Illuminating
Check	170881	0	01/12/2022	\$	(1,864.86)	Posted	United Illuminating
Check	170882	0	01/12/2022	\$	(690.55)	Posted	United Illuminating
Check	170883	0	01/12/2022	\$	(55.54)	Posted	United Illuminating
Check	170884	0	01/12/2022	\$	(766.34)	Posted	W. B. Mason Company Inc
Check	170885	0	01/12/2022	\$	(17.10)	Posted	HD Supply Facilities Maintenance, Ltd
DD	0	26077	01/13/2022	\$	(200.00)	Posted	Stevie Jackson
DD	0	26073	01/13/2022	\$	(660.00)	Posted	Penfield Communications
DD	0	26052	01/13/2022	\$	(3,835.99)	Posted	Infoshred, LLC
DD	0	26075	01/13/2022	\$	(200.00)	Posted	Rufus Williams
DD	0	26039	01/13/2022	\$	(200.00)	Posted	Alberta Witherspoon
DD	0	26065	01/13/2022	\$	(200.00)	Posted	Marta Laboy
DD	0	26068	01/13/2022	\$	(200.00)	Posted	Olivia Lewis
DD	0	26049	01/13/2022	\$	(200.00)	Posted	Doris J Doward
DD	0	26038	01/13/2022	\$	(200.00)	Posted	Alberta W Golden
DD	0	26042	01/13/2022	\$	(200.00)	Posted	Brenda J Harris
DD	0	26060	01/13/2022	\$	(200.00)	Posted	Linda Cross
DD	0	26055	01/13/2022	\$	(200.00)	Posted	Judy Cosby
DD	0	26076	01/13/2022	\$	(200.00)	Posted	Shantour Jackson
DD	0	26069	01/13/2022	\$	(200.00)	Posted	Patricia Mabry
DD	0	26063	01/13/2022	\$	(200.00)	Posted	Major Banks
DD	0	26044	01/13/2022	\$	(200.00)	Posted	Christy A Pedini
DD	0	26071	01/13/2022	\$	(200.00)	Posted	Paul A Kates
DD	0	26070	01/13/2022	\$	(200.00)	Posted	Patricia Thorpe
DD	0	26064	01/13/2022	\$	(200.00)	Posted	Maritza Baez
DD	0	26046	01/13/2022	\$	(200.00)	Posted	Deborah Hudson
DD	0	26045	01/13/2022	\$	(200.00)	Posted	David Anderson
DD	0	26043	01/13/2022	\$	(200.00)	Posted	Bruce Gatling
DD	0	26058	01/13/2022	\$	(200.00)	Posted	Lagreta Riles
DD	0	26047	01/13/2022	\$	(200.00)	Posted	Dennis Nathaniel Jenkins
DD	0	26040	01/13/2022	\$	(200.00)	Posted	Alicia M Spencer
DD	0	26062	01/13/2022	\$	(200.00)	Posted	Maggie Hamrick
DD	0	26048	01/13/2022	\$	(200.00)	Posted	Donna Santiago
DD	0	26078	01/13/2022	\$	(200.00)	Posted	Teresa Nela Caporale
DD	0	26054	01/13/2022	\$	(200.00)	Posted	Jonathan Stewart
DD	0	26074	01/13/2022	\$	(200.00)	Posted	Perry Lamar Gary
DD	0	26066	01/13/2022	\$	(200.00)	Posted	Miguel Avila
DD	0	26079	01/13/2022	\$	(200.00)	Posted	Willard E. Ford
DD	0	26041	01/13/2022	\$	(200.00)	Posted	Billy Ray Mathews
DD	0	26053	01/13/2022	\$	(200.00)	Posted	Jessica Wilkerson
DD	0	26072	01/13/2022	\$	(200.00)	Posted	Pedro Octavio Jimenez
DD	0	26050	01/13/2022	\$	(200.00)	Posted	Eric D Jowers
DD	0	26051	01/13/2022	\$	(200.00)	Posted	Hector A Lozada-Osorio
DD	0	26067	01/13/2022	\$	(200.00)	Posted	Noraima Avila
DD	0	26057	01/13/2022	\$	(200.00)	Posted	Kelly Nichols
DD	0	26080	01/13/2022	\$	(200.00)	Posted	William F Staton
DD	0	26059	01/13/2022	\$	(200.00)	Posted	Lavern Davis
DD	0	26061	01/13/2022	\$	(200.00)	Posted	Luz E Torres
DD	0	26056	01/13/2022	\$	(200.00)	Posted	Keith Davis
Check	170886	0	01/13/2022	\$	(66,158.00)	Posted	A. Prete Construction Company, Inc
Check	170887	0	01/13/2022	\$	(188.00)	Posted	Postmaster
Check	170888	0	01/13/2022	\$	(20,468.00)	Posted	Best Western Executive Hotel
Check	170889	0	01/13/2022	\$	(1,300.00)	Posted	Ace Van & Storage, Inc.
Check	170890	0	01/13/2022	\$	(200.00)	Posted	Al Mccoy Langston
Check	170891	0	01/13/2022	\$	(200.00)	Posted	Annette Yancey
Check	170892	0	01/13/2022	\$	(191.90)	Posted	Aramark Refreshment Services
Check	170893	0	01/13/2022	\$	(200.00)	Posted	Avis Grant
Check	170894	0	01/13/2022	\$	(68.98)	Posted	Federal Express Corp.
Check	170895	0	01/13/2022	\$	(200.00)	Posted	Giovanna Latina
Check	170896	0	01/13/2022	\$	(4,480.16)	Posted	HD Supply Facilities Maintenance, Ltd
Check	170897	0	01/13/2022	\$	(1,121.08)	Posted	Hearst Media Services Connecticut, LLC
Check	170898	0	01/13/2022	\$	(6.59)	Posted	Home Depot
Check	170899	0	01/13/2022	\$	(200.00)	Posted	Janet Poole

Check	170900	0	01/13/2022	\$	(200.00)	Posted	Ralph Berryman
Check	170901	0	01/13/2022	\$	(200.00)	Posted	Rosemary Morris
Check	170902	0	01/13/2022	\$	(200.00)	Posted	Russell Roberson
DD	0	26081	01/14/2022	\$	(50.00)	Posted	Crumble Law Group, LLC
DD	0	26082	01/14/2022	\$	(240.00)	Posted	Holly A Bryk
Check	170903	0	01/14/2022	\$	(454.62)	Posted	Southern Connecticut Gas
Check	170904	0	01/14/2022	\$	(859.26)	Posted	Southern Connecticut Gas
Check	170905	0	01/14/2022	\$	(1,655.74)	Posted	Southern Connecticut Gas
Check	170906	0	01/14/2022	\$	(169.83)	Posted	Southern Connecticut Gas
Check	170907	0	01/14/2022	\$	(253.18)	Posted	W.B. Mason Company Inc
DD	0	26083	01/18/2022	\$	(7,319.59)	Posted	360 Management Group. Co.
Check	170908	0	01/18/2022	\$	(5,000.00)	Posted	Marcum LLP
Check	170909	0	01/18/2022	\$	(10,242.12)	Posted	United Illuminating
Check	170910	0	01/18/2022	\$	(130.27)	Posted	United Illuminating
Check	170911	0	01/18/2022	\$	(214.33)	Posted	United Illuminating
Check	170912	0	01/18/2022	\$	(156.24)	Posted	United Illuminating
Check	170913	0	01/18/2022	\$	(476.40)	Posted	United Illuminating
Check	170914	0	01/18/2022	\$	(199.43)	Posted	United Illuminating
Check	170915	0	01/18/2022	\$	(1,289.66)	Posted	United Illuminating
Check	170916	0	01/18/2022	\$	(3,276.89)	Posted	United Illuminating
Check	170917	0	01/18/2022	\$	(19.76)	Posted	United Illuminating
Check	170918	0	01/18/2022	\$	(250.00)	Posted	Eryka L Claudio
Check	170919	0	01/18/2022	\$	(797.63)	Posted	Staples Business Advantage
Check	170920	0	01/18/2022	\$	(3,586.40)	Posted	Regional Water Authority
Check	170921	0	01/18/2022	\$	(567.12)	Posted	Southern Connecticut Gas
Check	170922	0	01/18/2022	\$	(6,063.65)	Posted	United Illuminating
DD	0	26106	01/19/2022	\$	(2,494.00)	Posted	360 Management Group. Co.
DD	0	26105	01/19/2022	\$	(2,494.00)	Posted	360 Management Group. Co.
DD	0	26104	01/19/2022	\$	(2,610.00)	Posted	360 Management Group. Co.
DD	0	26103	01/19/2022	\$	(2,856.00)	Posted	360 Management Group. Co.
DD	0	26102	01/19/2022	\$	(3,024.00)	Posted	360 Management Group. Co.
DD	0	26101	01/19/2022	\$	(2,340.00)	Posted	360 Management Group. Co.
DD	0	26100	01/19/2022	\$	(3,770.94)	Posted	360 Management Group. Co.
DD	0	26099	01/19/2022	\$	(7,372.95)	Posted	360 Management Group. Co.
DD	0	26084	01/19/2022	\$	(1,049.62)	Posted	360 Management Group. Co.
DD	0	26085	01/19/2022	\$	(6,430.75)	Posted	360 Management Group. Co.
DD	0	26086	01/19/2022	\$	(8,705.28)	Posted	360 Management Group. Co.
DD	0	26087	01/19/2022	\$	(199.00)	Posted	360 Management Group. Co.
DD	0	26088	01/19/2022	\$	(89.00)	Posted	360 Management Group. Co.
DD	0	26089	01/19/2022	\$	(860.00)	Posted	360 Management Group. Co.
DD	0	26090	01/19/2022	\$	(375.92)	Posted	360 Management Group. Co.
DD	0	26091	01/19/2022	\$	(237.08)	Posted	360 Management Group. Co.
DD	0	26092	01/19/2022	\$	(895.92)	Posted	360 Management Group. Co.
DD	0	26093	01/19/2022	\$	(430.50)	Posted	360 Management Group. Co.
DD	0	26094	01/19/2022	\$	(161.00)	Posted	360 Management Group. Co.
DD	0	26095	01/19/2022	\$	(242.00)	Posted	360 Management Group. Co.
DD	0	26096	01/19/2022	\$	(207.33)	Posted	360 Management Group. Co.
DD	0	26097	01/19/2022	\$	(240.91)	Posted	360 Management Group. Co.
DD	0	26098	01/19/2022	\$	(5,405.57)	Posted	360 Management Group. Co.
Check	170923	0	01/19/2022	\$	(1,166.50)	Posted	Autoscribe Corporation
Check	170924	0	01/19/2022	\$	(742.50)	Posted	Frontier Communications of Company
Check	170925	0	01/19/2022	\$	(89.89)	Posted	HD Supply Facilities Maintenance, Ltd
Check	170926	0	01/19/2022	\$	(44,128.00)	Posted	Oxford Health Plans, LLC
Check	170927	0	01/19/2022	\$	(74.94)	Posted	Regional Water Authority
Check	170928	0	01/19/2022	\$	(57.31)	Posted	Regional Water Authority
Check	170929	0	01/19/2022	\$	(48.50)	Posted	Regional Water Authority
Check	170930	0	01/19/2022	\$	(560.60)	Posted	Standard Insurance Company.
Check	170931	0	01/19/2022	\$	(30,217.03)	Posted	United Illuminating
Check	170932	0	01/19/2022	\$	(1,283.23)	Posted	United Illuminating
Check	170933	0	01/19/2022	\$	(64.14)	Posted	United Illuminating
Check	170934	0	01/19/2022	\$	(465.46)	Posted	United Illuminating
Check	170935	0	01/19/2022	\$	(20,071.29)	Posted	United Illuminating
Check	170936	0	01/19/2022	\$	(6,422.96)	Posted	United Illuminating

Check	170937	0	01/19/2022	\$ (5,595.34)	Posted		United Illuminating
Check	170938	0	01/19/2022	\$ (254.51)	Posted		United Illuminating
Check	170939	0	01/19/2022	\$ (3,233.47)	Posted		United Illuminating
Check	170940	0	01/19/2022	\$ (24,805.28)	Posted		McGriff Insurance Services Inc
DD	0	26111	01/20/2022	\$ (565.00)	Posted		La Voz Hispana Newsprint
DD	0	26108	01/20/2022	\$ (52.00)	Posted		AFSCME PEOPLE Committee
DD	0	26107	01/20/2022	\$ (10.00)	Posted		AFSCME PEOPLE Committee
DD	0	26110	01/20/2022	\$ (5,395.90)	Posted		Kronos Incorporated
DD	0	26109	01/20/2022	\$ (99.00)	Posted		Eagle Leasing Company
DD	0	26112	01/20/2022	\$ (36,463.40)	Posted		The Computer Company Inc
DD	0	26113	01/20/2022	\$ (1,106.00)	Posted		Pride Cleaning Pros, LLC
Check	170941	0	01/20/2022	\$ (877.65)	Posted		Aflac
Check	170942	0	01/20/2022	\$ (2,508.80)	Posted		Afscme Local 713/afscme Council 4
Check	170943	0	01/20/2022	\$ (134.40)	Posted		Afscme Local 818
Check	170944	0	01/20/2022	\$ (210,666.40)	Posted		Anthem Blue Cross/Blue Shield
Check	170945	0	01/20/2022	\$ (207,236.26)	Posted		Anthem Blue Cross/Blue Shield
Check	170946	0	01/20/2022	\$ (143.93)	Posted		Corporate Mailing Services LLC
Check	170947	0	01/20/2022	\$ (160.00)	Posted		Online Information Services, Inc
Check	170948	0	01/20/2022	\$ (46.33)	Posted		Home Depot
Check	170949	0	01/20/2022	\$ (1,474.15)	Posted		Home Depot
Check	170950	0	01/20/2022	\$ (750.00)	Posted		Johnson Controls Inc
Check	170951	0	01/20/2022	\$ (554.28)	Posted		Northwest Interpreters, Inc.
Check	170952	0	01/20/2022	\$ -	Posted	01/20/2022	Online Information Services, Inc
Check	170953	0	01/20/2022	\$ (1,213.41)	Posted		Southern Connecticut Gas
Check	170954	0	01/20/2022	\$ (565.52)	Posted		Southern Connecticut Gas
Check	170955	0	01/20/2022	\$ (928.89)	Posted		United Illuminating
Check	170956	0	01/20/2022	\$ (35.56)	Posted		United Illuminating
DD	0	26114	01/21/2022	\$ (882.00)	Posted		Berchem Moses PC
DD	0	26117	01/21/2022	\$ (18,124.00)	Posted		Housing Insurance Services, Inc.
DD	0	26115	01/21/2022	\$ (20,122.50)	Posted		Emphasys Computer Solutions
DD	0	26116	01/21/2022	\$ (1,830.00)	Posted		Home Services & More, LLC
DD	0	26118	01/21/2022	\$ (1,200.00)	Posted		Moore's Yard Care
DD	0	26119	01/21/2022	\$ (9,637.50)	Posted		The Computer Company Inc
DD	0	26121	01/21/2022	\$ (2,922.94)	Posted		United Mechanical Resources Inc.
DD	0	26120	01/21/2022	\$ (5,250.00)	Posted		The Narrative Project, LLC
Check	170957	0	01/21/2022	\$ (1,217.30)	Posted		Comcast Cable
Check	170958	0	01/21/2022	\$ (79.97)	Posted		HD Supply Facilities Maintenance, Ltd
Check	170959	0	01/21/2022	\$ (88,526.15)	Posted		Johnson Controls US Holdings LLC
Check	170960	0	01/21/2022	\$ (561.94)	Posted		Legal Shield
Check	170961	0	01/21/2022	\$ (100.00)	Posted		Massmutual Va.
Check	170962	0	01/21/2022	\$ (711.65)	Posted		Metropolitan Life Insurance Company USA
Check	170963	0	01/21/2022	\$ (3,050.00)	Posted		New Haven Parking Authority
Check	170964	0	01/21/2022	\$ (630.00)	Posted		New Haven Parking Authority
Check	170965	0	01/21/2022	\$ (630.00)	Posted		New Haven Parking Authority
Check	170966	0	01/21/2022	\$ (912.00)	Posted		Online Information Services, Inc
Check	170967	0	01/21/2022	\$ (9,020.22)	Posted		Standard Insurance Company.
Check	170968	0	01/21/2022	\$ (110.00)	Posted		United Way of Greater New Haven
Check	170969	0	01/21/2022	\$ (150.00)	Posted		Yale New Haven Hospital
DD	0	26123	01/24/2022	\$ (4,658.00)	Posted		Berchem Moses PC
DD	0	26125	01/24/2022	\$ (11,147.00)	Posted		Enviromed Services, Inc.
DD	0	26126	01/24/2022	\$ (10,695.00)	Posted		Hartford Truck Equipment, Inc.
DD	0	26122	01/24/2022	\$ (94,956.76)	Posted		Banton Construction Company
DD	0	26127	01/24/2022	\$ (2,370.00)	Posted		Rubino Enterprises LLC
DD	0	26124	01/24/2022	\$ (21,064.79)	Posted		Bureau Veritas Technical Assesments LLC
Check	170970	0	01/24/2022	\$ (374.76)	Posted		Aramark Refreshment Services
Check	170971	0	01/24/2022	\$ (344.22)	Posted		Home Depot
Check	170972	0	01/24/2022	\$ (5.10)	Posted		Marilyn Correa
DD	0	26128	01/25/2022	\$ (19,600.00)	Posted		Rubino Enterprises LLC
Check	170973	0	01/25/2022	\$ (1,899.63)	Posted		Deluxe Business Form
Check	170974	0	01/25/2022	\$ (51,116.98)	Posted		United Illuminating
Check	170975	0	01/25/2022	\$ (908.31)	Posted		HD Supply Facilities Maintenance, Ltd
Check	170976	0	01/25/2022	\$ (2,834.14)	Posted		Ricoh USA Inc
Check	170977	0	01/25/2022	\$ (3,000.00)	Posted		State Of Connecticut

Check	170978	0	01/25/2022	\$	(219.25)	Posted		Torello Tire Inc.
Check	170979	0	01/25/2022	\$	(36.06)	Posted		Kimberly Johansen
Check	170980	0	01/25/2022	\$	(142.50)	Posted		OTC Brands, INC
DD	0	26255	01/26/2022	\$	(301.55)	Posted		Cohen Key Shop
DD	0	26257	01/26/2022	\$	(19,989.40)	Posted		United Mechanical Resources Inc.
DD	0	26256	01/26/2022	\$	(1,600.00)	Posted		Ideal Printing Co. Inc
Check	171107	0	01/26/2022	\$	(2,116.50)	Posted		Southern Connecticut Gas
Check	171108	0	01/26/2022	\$	(512.69)	Posted		Southern Connecticut Gas
Check	171109	0	01/26/2022	\$	(78.61)	Posted		Southern Connecticut Gas
Check	171110	0	01/26/2022	\$	(1,299.07)	Posted		Southern Connecticut Gas
Check	171111	0	01/26/2022	\$	(252.02)	Posted		Southern Connecticut Gas
Check	171112	0	01/26/2022	\$	-	Posted	02/10/2022	League of Women Voters of Connecticut, Inc.
Check	171113	0	01/26/2022	\$	(4,511.15)	Posted		Standard Insurance Company.
DD	0	26264	01/27/2022	\$	(565.00)	Posted		La Voz Hispana Newsprint
DD	0	26259	01/27/2022	\$	(54,785.44)	Posted		Cdw Government Inc
DD	0	26260	01/27/2022	\$	(26,474.89)	Posted		Housing Authority of the City of New Haven
DD	0	26261	01/27/2022	\$	(2,987.81)	Posted		Housing Authority of the City of New Haven
DD	0	26265	01/27/2022	\$	(195.54)	Posted		New Horizon Communications Corp
DD	0	26267	01/27/2022	\$	(88.66)	Posted		Ringcentral, Inc
DD	0	26268	01/27/2022	\$	(88.66)	Posted		Ringcentral, Inc
DD	0	26262	01/27/2022	\$	(2,700.00)	Posted		Housing Development Fund, Inc.
DD	0	26258	01/27/2022	\$	(539.84)	Posted		Carahsoft Technology Corporation
DD	0	26266	01/27/2022	\$	(2,170.00)	Posted		Rebel Interactive Group, LLC
DD	0	26263	01/27/2022	\$	(16,250.00)	Posted		Kelly Group Consultants LLC
Check	171114	0	01/27/2022	\$	(3,202.96)	Posted		Delta Dental of New Jersey, Inc
Check	171115	0	01/27/2022	\$	(456.38)	Posted		Southern Connecticut Gas
Check	171116	0	01/27/2022	\$	(573.36)	Posted		Southern Connecticut Gas
Check	171117	0	01/27/2022	\$	(1,332.00)	Posted		United Illuminating
Check	171118	0	01/27/2022	\$	(273.74)	Posted		United Illuminating
Check	171119	0	01/27/2022	\$	(350.88)	Posted		United Illuminating
Check	171120	0	01/27/2022	\$	(218.00)	Posted		Aramark Refreshment Services
DD	0	26270	01/28/2022	\$	(1,128.24)	Posted		Housing Authority of the City of New Haven
DD	0	26271	01/28/2022	\$	(2,370.00)	Posted		Rubino Enterprises LLC
DD	0	26269	01/28/2022	\$	(18,121.44)	Posted		360 Management Group Co.
Check	171121	0	01/28/2022	\$	(193.35)	Posted		Comcast Cable
Check	171122	0	01/28/2022	\$	(3,057.86)	Posted		HD Supply Facilities Maintenance, Ltd
Check	171123	0	01/28/2022	\$	(2,819.92)	Posted		Ricoh USA Inc
Check	171124	0	01/28/2022	\$	(240.00)	Posted		Mechanical Heating and Air Conditioning, Inc
Check	171125	0	01/28/2022	\$	(156.58)	Posted		A Royal Flush, Inc
Check	171126	0	01/28/2022	\$	(1,720.21)	Posted		Chamberlain Court Condominium Association, Inc.
Check	171127	0	01/28/2022	\$	(967.46)	Posted		W.B. Mason Company Inc
DD	0	26276	01/31/2022	\$	(756.00)	Posted		Berchem Moses PC
DD	0	26279	01/31/2022	\$	(1,924.00)	Posted		Cohen Key Shop
DD	0	26281	01/31/2022	\$	(2,710.00)	Posted		EnviroMed Services, Inc.
DD	0	26284	01/31/2022	\$	(19.85)	Posted		Infoshred, LLC
DD	0	26275	01/31/2022	\$	(93,782.84)	Posted		Banton Construction Company
DD	0	26278	01/31/2022	\$	(516.42)	Posted		Claribel Osorio
DD	0	26287	01/31/2022	\$	(697.50)	Posted		Kenneth Boroson Architects, LLC
DD	0	26283	01/31/2022	\$	(3,454.50)	Posted		Home Services & More, LLC
DD	0	26272	01/31/2022	\$	(10,558.75)	Posted		212 Exchange Street LLC
DD	0	26292	01/31/2022	\$	(529.44)	Posted		Schataria McKiver
DD	0	26285	01/31/2022	\$	(529.44)	Posted		Jasmine Yvonne Johnson
DD	0	26288	01/31/2022	\$	(4,800.00)	Posted		Moore's Yard Care
DD	0	26289	01/31/2022	\$	(174.96)	Posted		Ringcentral, Inc
DD	0	26277	01/31/2022	\$	(1,375.40)	Posted		Christopher Williams Architects, LLC
DD	0	26280	01/31/2022	\$	(516.42)	Posted		Doris J Kierce
DD	0	26273	01/31/2022	\$	(516.42)	Posted		Amanda McCrea
DD	0	26282	01/31/2022	\$	(516.42)	Posted		Gwendolyn Mccrea
DD	0	26274	01/31/2022	\$	(529.44)	Posted		Ashley Shemone Keen
DD	0	26293	01/31/2022	\$	(529.44)	Posted		Shayla Foreman
DD	0	26291	01/31/2022	\$	(516.42)	Posted		Sarah Esther Garcia
DD	0	26290	01/31/2022	\$	(516.42)	Posted		Rosa Maria Gonzalez
DD	0	26286	01/31/2022	\$	(529.44)	Posted		Jerry L. Blue



DD	0	26294	01/31/2022	\$ (7,417.94)	Posted	Ringcentral, Inc
DD	0	26295	01/31/2022	\$ (2,829.68)	Posted	Carahsoft Technology Corporation
Check	171128	0	01/31/2022	\$ (1,537.36)	Posted	Glendower Farnam Courts II 4%, LLC
Check	171129	0	01/31/2022	\$ (5,705.77)	Posted	Glendower Farnam Courts II 9%, LLC
Check	171130	0	01/31/2022	\$ (300.00)	Posted	Ace Van & Storage, Inc.
Check	171131	0	01/31/2022	\$ (516.42)	Posted	Adrienne M Vines
Check	171132	0	01/31/2022	\$ (6,811.85)	Posted	AM/PM Glass & Metal Fab., LLC
Check	171133	0	01/31/2022	\$ (153.09)	Posted	Aramark Refreshment Services
Check	171134	0	01/31/2022	\$ (516.42)	Posted	Aysia C Payne
Check	171135	0	01/31/2022	\$ (7,960.00)	Posted	Eagle Elevator Company, Inc.
Check	171136	0	01/31/2022	\$ (68.96)	Posted	HD Supply Facilities Maintenance, Ltd
Check	171137	0	01/31/2022	\$ (529.44)	Posted	Jazmin Boria
Check	171138	0	01/31/2022	\$ (516.42)	Posted	Keara Locke
Check	171139	0	01/31/2022	\$ (11,649.63)	Posted	United Illuminating
Check	171140	0	01/31/2022	\$ (27,238.91)	Posted	City of New Haven
Check	171141	0	01/31/2022	\$ (199.90)	Posted	Federal Express Corp.
Check	171142	0	01/31/2022	\$ (312.00)	Posted	Online Information Services, Inc

**Total Payments Issued**

**\$ (2,498,802.81)**

## **President's Report**

To: ECC/HANH Board of Commissioners

From: Karen DuBois-Walton, Ph.D., President

Date: February 15, 2022

### **RE: President's February 2022 Report—Annual Meeting**

#### **I. Administrative**

Happy Black History Month! This has been a busy time as we continue to work under COVID-19 precautions and find the best ways to maintain the services upon which our residents depend.

February also marks the beginning of the CT Legislative Session. We have been working in advance of the start of session to ensure that our bill from last year expanding PHA jurisdiction is raised this session. In preliminary meetings with the Housing Committee co-chairs they have committed to this effort. We are also engaged in the Open Communities Alliance's Growing Together CT coalition. Growing Together CT seeks to increase the supply of quality affordable housing by increasing requirements on suburban towns and through investment in equitable urban revitalization. ECC/HANH along with the YWCA in Hartford are co-chairing the equitable urban revitalization committee. Through this advocacy, we will launch a multi-city grassroots engagement process to develop strategies for urban wealth creation and ownership, quality affordable rental, and place-making and community building. The Growing Together CT coalition launched on February 15<sup>th</sup>, 2022.

At the local level, ECC/HANH engages in the development of local housing policy in part through membership on the Affordable Housing Commission and through public input through other forums. Recently the AHC submitted its inaugural report summarizing the first 6 months of work. Some of the recommendations included creation of a rental registry, revisions to the Inclusionary Zoning ordinance, and investment of ARP dollars in affordable housing. See here for more on the presentation to the New Haven Board of Alders Legislation Committee: [https://www.newhavenindependent.org/article/bmr\\_registry](https://www.newhavenindependent.org/article/bmr_registry)

ECC/HANH has been planning for the ending of the eviction moratorium scheduled for February 15<sup>th</sup>. Recognizing that the economic disruption has not ended and that the disruption impacts both tenants and landlords, we seek a balanced approach that continues a safety net for our families and provides relief to landlords.

In other resident support initiatives, LEAP recently opened a new site at Ross-Woodward School on the East side of the city and seeks to partner with us to engage families. CED and LEAP staff went door to door engaging families and offering this program and other program materials to

families at Essex, Quinnipiac Terrace, St. Anthony's and Eastview Terrace. Thank you to our CED team and our partners at LEAP. See here for an article in the New Haven Independent [https://www.newhavenindependent.org/article/leap\\_leaps\\_into\\_quinnipiac\\_meadows](https://www.newhavenindependent.org/article/leap_leaps_into_quinnipiac_meadows)

And finally, thank you to our IT team led by Donna Piccirilli, VP of IT whose work developing on updated website was recognized by the Council of Large Public Housing Authorities (CLPHA). Donna was invited to present our website to other communications team members on the CLPHA webinar this month.

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

- Contract extension with Hartford Truck & Equipment for snow & vehicle equipment from February 28, 2022 to August 31, 2022. (PO#21814-13464)

**II. Finance-December 2021 YTD Financials**

December 2021												
	MTW Budget	MTW Actual	Variance	NON-MTW Budget	NON-MTW Actual	Variance	ELIMS Budget	ELIMS Actual	Variance	Total Budget	Total Actual	Total Variance
70500 TENANT REVENUE	322,452	525,060	202,608	-	-	-	-	-	-	322,452	525,060	202,608
70600 HUD REVENUE	26,365,954	23,845,354	(2,520,600)	54,988	(59,201)	(114,189)	-	-	-	26,420,942	23,786,153	(2,634,789)
70000 OTHER REVENUE	14,575	262,846	248,271	4,786,212	4,713,183	(73,028)	(2,334,472)	(2,405,892)	71,420	2,466,316	2,570,138	103,822
<b>70000 TOTAL REVENUE</b>	<b>26,702,982</b>	<b>24,633,260</b>	<b>(2,069,721)</b>	<b>4,841,200</b>	<b>4,653,982</b>	<b>(187,217)</b>	<b>(2,334,472)</b>	<b>(2,405,892)</b>	<b>71,420</b>	<b>29,209,710</b>	<b>26,881,350</b>	<b>(2,328,359)</b>
91000 OPERATING ADMINISTRATIVE	3,597,547	3,306,487	291,060	1,945,790	1,244,539	701,251	(2,334,472)	(2,405,892)	71,420	3,208,865	2,145,134	1,063,731
92500 TENANTS SERVICES	63,125	58,092	5,033	575,228	220,721	354,508	-	-	-	638,353	278,813	359,541
93000 UTILITIES	424,958	458,969	(34,011)	99,632	27,358	72,274	-	-	-	524,591	486,327	38,263
94000 MAINTENANCE	733,691	1,231,282	(497,591)	148,022	49,884	98,137	-	-	-	881,713	1,281,166	(399,454)
95000 PROTECTIVE SERVICES	36,751	37,410	(659)	6,355	1,608	4,747	-	-	-	43,106	39,018	4,088
96000 GENERAL EXPENSE	-	-	-	70,774	67,424	3,350	-	-	-	70,774	67,424	3,350
96100 INSURANCE PREMIUMS	165,644	244,065	(78,421)	959	-	959	-	-	-	166,603	244,065	(77,462)
96200 OTHER	464,738	423,350	41,388	-	-	-	-	-	-	464,738	423,350	41,388
96800 SEVERANCE EXPENSE	-	-	-	-	1,250	(1,250)	-	-	-	-	1,250	(1,250)
<b>96900 TOTAL OPERATING EXPENSES</b>	<b>5,486,454</b>	<b>5,759,654</b>	<b>(273,200)</b>	<b>2,846,760</b>	<b>1,612,785</b>	<b>1,233,975</b>	<b>(2,334,472)</b>	<b>(2,405,892)</b>	<b>71,420</b>	<b>5,998,742</b>	<b>4,966,547</b>	<b>1,032,195</b>
97100 EXTRAORDINARY MAINTENANCE	28,922	39,906	(10,984)	3,593	14,828	(11,235)	-	-	-	32,514	54,733	(22,219)
97200 CASUALTY LOSSES - NON CAPITALIZED	-	-	-	-	-	-	-	-	-	-	-	-
97300 HAP EXPENSE	19,003,351	15,948,903	3,054,448	-	-	-	-	-	-	19,003,351	15,948,903	3,054,448
97400 DEPRECIATION EXPENSE	853,975	440,013	413,962	92,611	70,574	22,037	-	-	-	946,586	510,587	435,999
<b>90000 OTHER EXPENSES</b>	<b>19,886,248</b>	<b>16,428,822</b>	<b>3,457,426</b>	<b>96,204</b>	<b>85,402</b>	<b>10,802</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>19,982,451</b>	<b>16,514,223</b>	<b>3,468,228</b>
<b>TOTAL EXPENSES</b>	<b>25,372,702</b>	<b>22,188,476</b>	<b>3,184,226</b>	<b>2,942,963</b>	<b>1,698,186</b>	<b>1,244,777</b>	<b>(2,334,472)</b>	<b>(2,405,892)</b>	<b>71,420</b>	<b>25,981,193</b>	<b>21,480,770</b>	<b>4,500,423</b>
RAD/DEV - MTW Fund Expenditures	(687,500)	(732,374)	44,874	(1,666,467)	(1,095,572)	(570,895)	-	-	-	(2,353,967)	(1,827,946)	(526,021)
Investment in the financing of affordable housing Dev	-	-	-	-	-	-	-	-	-	-	-	-
Reserve for interest on N/R	-	-	-	(1,821,135)	(2,039,422)	218,287	-	-	-	(1,821,135)	(2,039,422)	218,287
10010 Operating Transfer In	552,254	461,856	90,398	1,666,467	1,095,572	570,895	-	-	-	2,218,721	1,557,428	661,293
10020 Operating Transfer Out	(2,218,721)	(1,557,428)	(661,293)	-	-	-	-	-	-	(2,218,721)	(1,557,428)	(661,293)
<b>10000 EXCESS OF REVENUE OVER (UNDER) EXPENSES</b>	<b>(1,023,687)</b>	<b>616,838</b>	<b>(1,640,525)</b>	<b>77,101</b>	<b>916,373</b>	<b>(839,272)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(946,586)</b>	<b>1,533,212</b>	<b>(2,479,798)</b>
ADJ FOR DEPREICATION EXPENSE	853,975	440,013	413,962	92,611	70,574	22,037	-	-	-	946,586	510,587	435,999
<b>350 SURPLUS / (DEFICIT)</b>	<b>(169,712)</b>	<b>1,056,851</b>	<b>(1,226,563)</b>	<b>169,712</b>	<b>986,947</b>	<b>(817,235)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0</b>	<b>2,043,799</b>	<b>(2,043,799)</b>

**III. Operations**

**A. Vacancy Rate**

HANH's current occupancy rate for the month for January 2022 is 91%. 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 January 2022 is 65.5%. The agency goal is 95%. After many months of successfully reducing the TAR from a high in 2014, HANH saw the TAR reduced by over 75% prior to the COVID-19 pandemic. Rent collection has been poor over the past year and a half, however, staff is working with residents to get into compliance and to obtain rent relief resources through the city and state.

**Total Collected**

	<b>CY 2021</b>	<b>CY 2022</b>	<b>Variance</b>
<b>January</b>	75.69%	65.57%	-10.12
<b>February</b>	76.19%		
<b>March</b>	80.67%		
<b>April</b>	83.27%		
<b>May</b>	82.07%		
<b>June</b>	73.96%		
<b>July</b>	75.22%		
<b>August</b>	68.87%		
<b>September</b>	72.80%		
<b>October</b>	71.75%		
<b>November</b>	70.47%		
<b>December</b>	62.56%		
<b>Average</b>	78.07%		

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

**CARES Program Highlights**

- 5 participants graduated from CARES – All households agreed to remain in their current unit and are scheduled to pay flat/market rental effective 2/1/2022.
- 7 new participants entering the CARES program.
- **M. B** and family graduated in January. Having originally immigrated from Africa, M.B HOH & Co head have worked towards self-sufficiency by seeking full time employment,

increased their savings significantly & worked with our community partners, Neighborhood Housing Services and CT Association of Human Services. M. B received a pre-approval this month to purchase a home and is actively working with his realtor to find a two-family home. His family currently has \$32,000 in personal saving, a REEF Account balance \$18,000 and a credit score of 660.

- **B. T** - is gainfully employed on a F/T basis. While participating in the FSS program and having received the IEE benefits she has been able to save \$35,058 besides her \$4,827 accrued in escrow.
- **J. S** - started the program on 08/01/2017 and has saved over \$5,000 so far, with a FICO credit score of 817. He has been employed at the same location for the past 12 years and earns over \$32,000 yearly. This month, he was given the “green light” to pursue his dream of becoming a homeowner.
- **S. F** - started the program on 01/01/2017 and has saved \$4,917 to date with a FICO credit score of 678. She has been employed at Yale Hospital for the last 10 years and earns \$42,251 yearly. This month, she was given the “green light” to pursue her dream of becoming a homeowner.

### **FSS Highlights**

Partnership between The New Haven Financial Empowerment Center established in 2019 with ECC/HANH through the Cities for Financial Empowerment Grant.

Outcomes to date:

- **201** ECC/HANH residents received services from FEC
- **189** direct referrals from ECC/HANH
  - Residents from MTW Programs, including HUD FSS, CARES and Workable Families
  - Key element was continued Case Management from ECC/HANH Coordinators
- Coordinated efforts resulted in:
  - **129,103k debt reduction** (37 residents)
  - Average credit score **648** after receiving services (201 residents)
  - **315** one-on-one budgeting sessions
  - **175** outcomes achieved (individual goals reached)

### **ECC Believes Highlights**

- Hosted event to distribute a diaper, masks, wipes, and Covid home tests distribution in which **22** families registered to attend.
- Currently recruiting for the *Young & Fun* reading groups that will be held monthly families with children between the ages of 3 and 6. Facilitated by SCSU MSW Intern.
- Youth Enrolled in ECC Believes Programs: **149**

- Coordinating Community Canvassing event with LEAP to take place in February throughout Quinnipiac Meadows.

## **Planning and Modernization**

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

#### **HUD Housing Related Hazards 2020**

- P&M responded to the HUD NOFA for the Housing Related Hazards for Fiscal Year 2020, due May 25, 2021. On September 29, 2021, ECC was awarded \$3,999,993., the highest amount to a Housing Authority, in the nation, to address the following Hazards at Scattered Sites, Essex, Crawford Manor, Wolfe: Smoke and Carbon monoxide, Radon, Mold and Vermin (high-rise buildings). Work will include inspections, testing, installation of equipment, treatments and post-abatement testing, as required. The grant covers abatements in buildings encompassing 402 units. Scheduling has begun with CO & smoke detectors (HUD stated priority), and Radon testing and mitigation.

#### **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 nonresponsive. 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. Group 1 construction completed, and in closeout, and Group 2 will be completed January 28, 2022.
- Group 3 solicited 2 times. Contract awarded; Bid protest, contract pulled; Contract being extended after protest resolved. Notice to proceed September 1, 2021. Base abatement work completed; contract extended to accommodate long lead times on special order materials.
- Group 4 and Group 5, insufficient competition for award; Re-solicited as part of the HUD Grant 2020 redesign.
- Group 6, McConaughy, will be reworked for Interim Control Measures. Abatement will be conducted in conjunction with the Development project.
- Group 9, Essex, Contract awarded; work complete and closed out.
- Groups 7 was put out for quotes, February 2021 and did not receive responsive quotes. This was resolicited as part of the HUD Grant 2020 redesign.
- Group 8 was included in the HUD Grant 2020 redesign.
- 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. We are dividing the new design groupings into 3 small and one larger group, again, to attract smaller potentially MBE/WBE or Section 3 businesses.
- 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 instead of encapsulation, which will be the difference between Lead Safe and Lead Free in many units. This grant will also fund the residing of all but seven of the Scattered Site East and West Lead properties. 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 replacement 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. Removal instead of encapsulation will permanently remove the Lead risk. P&M selected an architect and environmental consultant. Exterior and Interior property inspections were completed in

October 2021. Design development drawings are underway, prioritizing units with children under 6 and units with higher lead content. Quarterly update submitted to HUD 2/10/2022.

## **CFP Tasks**

### ***P&M Projects 2020-2022***

- **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 original Scope of Work is, 100% complete. Related change order work completed with environmental testing. Final payment and closeout in process.
- **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, was 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. ADA entry vestibule is completed, and in use. The fire pump is on site. Fire Marshal required a change in electrical panels, a change order which added time. A portion of the work has been paid for by CARES funding. Work now anticipated to be complete February, 2022.
- **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 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. Wolfe Phase 1 excludes work requiring entry into resident units or requiring relocation of residents in an elderly and disabled population; Construction on the community room and corridors is completed. Laundry room and ADA entry are proceeding. A contract for Phase 2, for resident interior improvements has been awarded, and preconstruction surveys have been performed. 10-unit bathrooms will be replaced and miscellaneous other life health and safety improvements throughout the majority of the residential units. Work begins February, 2022.
- **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 were brought to the BOC. Substantial completion was reached 5/19/2021, with only minor punch list items remaining. This project has replaced all of the damaged and failing storm and sanitary sewer lines which were 70 years old, vastly improving health and safety for the 198 families and 3 communal areas at McConaughy Terrace. Project is closed out.

- **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 was selected and approved by the BOC, June 2021. All site inspections for the original scope have been completed. Draft reports have been reviewed edited and resubmitted to ECC, and are under final review. Resident youth has been hired as part of the consultants' Section 3 commitment to assist on the project.
- **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. Bids solicited in March for fencing and basement pipe abatement. Six bids received. Scope of work was rebid. Project awarded and pipe insulation abatement is 99% completed. Fencing will be installed in Spring, 2022.
- **Essex Envelope and Bathroom and Flooring Upgrades:** This project will replace Roofs, Siding, Windows, Gutters and downspouts, provide code required AC sleeves, replace all bathrooms, and some flooring which is all beyond their Estimated Useful Life. This is a major improvement for residents of Essex Townhouses. Due to procurement issues the solicitation was cancelled, and the project put out to bid, again. Project awarded, and construction phase has begun.
- **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 was contacted, and monies will be available for a portion of the repairs. Project has reached substantial completion. Change order work completed including Fire Marshal request, and repairs to damage subsequent to design.

- **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 which will be managed by Operations with Operations funding.
- **295 Wilmot Road—West Rock Community Center:** Structural Engineering study and cost estimate solicited to support Operations. Two areas identified requiring structural shoring. Shoring quotes solicited, with only 1 quote significantly above the independent cost estimate, and therefore, not accepted. Quotes were solicited for the shoring between Buildings 1&2 and a contract has been awarded. Design, procurement and construction will make reentry into the building by end of February 2022.

### The Glendower Group

- **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 completed and keys turned over on 10/13/21.
- **Farnam Courts Phase II 9%**
  - Successfully closed on December 17, 2020
  - Notice to proceed issued to begin vertical and demolition work on December 18, 2020.
  - Construction is ongoing and on schedule.
  - Vertical and infrastructure to be completed by April 30, 2022
  - Demolition of former Farnam buildings completed.
  - HTCC application submitted 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. Awarded the full amount on October 8, 2021.
  - Substantial completion by April 6, 2022.
- **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 January 2022. 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 2022 or 2023.
  - 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.
  - Submitted a 9% LIHTC application for on-site Phase 1 on January 12, 2022.
  - Anticipated closing in 1st quarter of 2023.
- **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 Stanley Justice and Fulton Park**
        - Development completed and leased.
      - **Group IIB: Valley Townhomes**
        - Submitted financing template to the Resource desk on November 2, 2021
        - HUD concept call completed on October 7, 2021.
        - Closing anticipated to be the March 1, 2022.
      - **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 October 31, 2021

- Final completion for Celentano October 31, 2021
  - Conversion to permanent financing anticipated to be completed by March 31, 2022.
- **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.
  - 90% 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. Application awarded in conjunction with the 9% award identified below.
  - Closing anticipated to be on the 3<sup>rd</sup> quarter of 2022.
- **McConaughy Terrace 9%**
  - Submitted a LIHTC application to CHFA on November 12, 2020.
  - Application was awarded under the 2020 competitive LIHTC round. The 9% LIHTC award also included approval of the 4% award.
  - Closing anticipated to be on the 3<sup>rd</sup> quarter of 2022.
  
- **Scattered Sites**
  - Scattered site is multifamily redevelopment which includes 88 units located in various part of the city. The developments are: 23 Chamberlain Street, 54 Kingswood Drive, 63 Fulton Street, 425 Eastern Street, 437 Easter Street, 1361 Quinnipiac Ave, 1368 Quinnipiac Ave, 1370 Quinnipiac Ave, 1376 Quinnipiac Ave, 1378 Quinnipiac Ave, 1381 Quinnipiac Ave, and 1435 Quinnipiac Ave.
  - Submitted a 9% LIHTC application on January 12, 2022.
  - Anticipated closing in 2nd quarter of 2023.

**ACTION ITEMS**

**Finance Committee**

**MEMORANDUM**

**TO: Board of Commissioners**

**DATE: February 15, 2022**

**FROM: Karen DuBois-Walton, President**

**RE: Resolution Authorizing the Write- Off of Accounts Receivable of Former ECC/HANH Tenants of the Federal Public Housing Program Financial Statement Reporting Purposes**

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**ACTION:** Recommend that the Board of Commissioners pass Resolution #02-05/22-R

**TIMING:** Immediately

**DISCUSSION:** ECC/ECC/HANH has accounts receivable balances for individuals that are no longer tenants. These balances need to be removed from our Financial Reporting systems. In writing these accounts off for financial reporting purposes, the accounts receivable detail will still remain in our Low-Income Housing system for possible collection efforts. The dollar amounts will simply not carry over to the Financial Reporting system, thus lowering the net accounts receivable balance to an amount closer to what is expected to be collected as required under Generally Accepted Accounting Principles (GAAP) for financial statement reporting.

Any tenant leaving ECC/HANH with an outstanding balance is to be denied re-admission to ECC/HANH and all other PHA's until all outstanding obligations are satisfied. Therefore, information regarding any outstanding accounts receivable will be maintained on Tenant Ledgers in the Low-Income Housing component of our computer system for review and possible reporting as allowed by HUD.

ECC/HANH is currently carrying a \$5,412.80 balance for 11 vacated tenants from the 1<sup>st</sup> Quarter FY 2022, a period ending 12/31/2021. This amount

includes residents that are deceased, terminally ill and in nursing homes. It also includes residents that have been evicted or skip leaving no forwarding address.

**FISCAL IMPACT:** None

**STAFF:** John Rafferty, Sr. VP of Finance, IT & Administration

**ELM CITY COMMUNITIES**  
**Housing Authority of The City of New Haven**  
**RESOLUTION #02-05/22-R**

**RESOLUTION AUTHORIZING THE WRITE-OFF OF FORMER TENANT ACCOUNTS  
RECEIVABLE (TAR) FOR THE LOW-INCOME PUBLIC HOUSING (LIPH) PROGRAM FOR  
THE PERIOD ENDING 12/31/2021 IN THE AMOUNT OF \$5,412.80**

WHEREAS, ECC/HANH's is responsible for the management and operation of all projects under the Federal Consolidate Program; and

WHEREAS, in the course of such operation, certain tenants of these developments discontinue occupancy leaving outstanding balances for rents and other charges with the Authority; and

WHEREAS, efforts were made to collect all outstanding balances while tenants remain in possession; and

WHEREAS, ECC/HANH has previously contracted with Collection Company of America during FY 2009 to pursue collection of outstanding balances, but effects proved to be unsuccessful; and

WHEREAS, ECC/HANH is currently carrying \$5,412.80 balance for 11 vacated tenants through December 31,2021; and

WHEREAS, while ECC/HANH will remove the balances from ECC/HANH's Financial Reporting systems, the obligations of these former tenants will remain in the Low-Income Housing System for possible future collections; and

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

1. The write-off for financial reporting purposes of all former tenant's accounts receivable balances accrued through December 31, 2021 for LIPH program in the amount of \$5,412.80 is hereby authorized.
2. The President be and is hereby authorized, empowered, and directed to take any and all such action ancillary, related and/or necessary action to fulfill the foregoing purposes and the purposes of this resolution.
3. This resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on February 15, 2022.

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Karen DuBois-Walton, Ph.D.

Secretary/President.

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Date

REVIEWED:

MCCARTER & ENGLISH, LLP

GENERAL COUNSEL

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**Housing Authority of the City of New Haven  
Proposed Tenant Accounts Receivable Write-offs  
For the Quarter Ended December 31, 2021**

<b>Resident Name</b>	<b>Tax ID</b>	<b>AMP</b>	<b>Unit ID</b>	<b>Move Out Date</b>	<b>Current Balance</b>	<b>Sec. Dep. Paid Balance</b>	<b>Net Balance</b>
Charlease Carter	XXX-XX-4454	AMP 001 - Westville Mar	37013	11/04/2021	\$ 938.00	\$ 83.00	\$ 855.00
Anthony Harris	XXX-XX-9058	AMP 004 - McConaughy	35521	12/01/2021	\$ 499.00	\$ -	\$ 499.00
Melissa Lynn Diaz	XXX-XX-7929	AMP 004 - McConaughy	35449	09/30/2021	\$ 1,635.80	\$ -	\$ 1,635.80
Samaria Thomas	XXX-XX-7998	AMP 004 - McConaughy	35518	10/31/2021	\$ 265.00	\$ 83.00	\$ 182.00
Elias E Frizzelle	XXX-XX-3823	AMP 011 - Charles T McI	28060	02/29/2020	\$ 100.00	\$ -	\$ 100.00
Linda Mayes	XXX-XX-5743	AMP 011 - Charles T McI	28058	02/29/2020	\$ 59.00	\$ -	\$ 59.00
Wanda Fuentes	XXX-XX-0628	AMP 016 - Quinnipiac Te	72043	11/01/2021	\$ 11.00	\$ -	\$ 11.00
Khasema Grier	XXX-XX-6462	AMP 017 - Quinnipiac Te	73074	10/31/2021	\$ 372.00	\$ -	\$ 372.00
Eboni Whittle	XXX-XX-3093	AMP 020 - Essex Townh	23605	10/01/2021	\$ 1,276.00	\$ 226.00	\$ 1,050.00
George Pearson	XXX-XX-9907	AMP 075 - William T Rov	75016	06/04/2021	\$ 72.00	\$ -	\$ 72.00
Loraine Hatcher	XXX-XX-0736	AMP 075 - William T Rov	75020	10/31/2021	\$ 185.00	\$ -	\$ 185.00
<b>Grand total Unsettled Amounts for all Development</b>					<b>\$ 5,412.80</b>	<b>\$ 392.00</b>	<b>\$ 5,020.80</b>



**P&D COMMITTEE**

**MEMORANDUM**

DATE: February 15, 2022

TO: Board of Commissioners

FROM: Karen DuBois-Walton, Ph.D., President

**RE: RESOLUTION RATIFYING A PREDEVELOPMENT LOAN AGREEMENT BETWEEN THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN (THE “AUTHORITY”) AND THE GLENDOWER GROUP, INC. OR AN AFFILIATE THEREOF FOR CERTAIN QUALIFIED PREDEVELOPMENT EXPENSES FOR RAD SCATTERED SITE MULTIFAMILY REDEVELOPMENT IN AN AMOUNT NOT TO EXCEED \$800,000 FOR THE PERIOD COMMENCING AUGUST 1, 2021 AND ENDING DECEMBER 31, 2026.**

ACTION: Recommend that the Board of Commissioners adopt Resolution Number 02-06/22-R

TIMING: Immediately

DISCUSSION: The Housing Authority of the City of New Haven d/b/a Elm City Communities (“ECC”) hereby request authorization from the Board of Commissioners to make an interim predevelopment loan in the amount of \$800,000 to carry out the redevelopment of 88 units known as the RAD SCATTERED SITE MULTIFAMILY REDEVELOPMENT (“Project”) which is inclusive of: 23 Chamberlain Street, 54 Kingswood Drive, 63 Fulton Street, 425 Eastern Street, 437 Easter Street, 1361 Quinnipiac Ave, 1368 Quinnipiac Ave, 1370 Quinnipiac Ave, 1376 Quinnipiac Ave, 1378 Quinnipiac Ave, 1381 Quinnipiac Ave, and 1435 Quinnipiac Ave. The Owner will enter into a Predevelopment Loan that sets forth the terms and condition for repayment of the predevelopment loan by the Owner upon the earlier of: (i) the financial closing for the Project; or (ii) December 31, 2026, whichever occurs sooner.

The obligation of the Owner to repay the Predevelopment Loan shall be evidenced by a Predevelopment Note. Owner’s liability under such note shall

only extend to its interest in the Project Documents as assigned to the Authority pursuant to the Assignment of Project Documents and Consent to Assignment of Contract, except with respect to certain enumerated carve-outs for fraud and misrepresentation. Each contractor paid from the loan funds must consent to the assignment to the Authority of its contract with the Developer or the Owner. Contractor agrees to recognize, honor and be bound by the terms, provisions and conditions of the Assignment.

This resolution is seeking authorization for a predevelopment loan for an amount of \$800,000 which will be pay by the Owner upon the earlier of: (i) the financial closing for 34 Level Street; or (ii) December 31, 2022.

FISCAL IMPACT:       \$800,000

STAFF:                   Shenae Draughn, Senior Vice President

Rolan Joni Young, Esq.

A Partner

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

Resolution #02-06/22-R

**RESOLUTION RATIFYING A PREDEVELOPMENT LOAN AGREEMENT BETWEEN THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN (THE “AUTHORITY”) AND THE GLENDOWER GROUP, INC. OR AN AFFILIATE THEREOF FOR CERTAIN QUALIFIED PREDEVELOPMENT EXPENSES FOR RAD SCATTERED SITE MULTIFAMILY REDEVELOPMENT IN AN AMOUNT NOT TO EXCEED \$800,000 FOR THE PERIOD COMMENCING AUGUST 1, 2021 AND ENDING DECEMBER 31, 2026.**

**WHEREAS**, The Housing Authority of the City of New Haven d/b/a Elm City Communities (“ECC”) hereby request authorization from the Board of Commissioners to make an interim predevelopment loan in the amount of \$800,000 to carry out the redevelopment of the RAD Scattered Site Multifamily redevelopment (“the Project”); and

**WHEREAS**, the Owner will enter into a Predevelopment Loan that sets forth the terms and condition for repayment of the predevelopment loan by the Owner upon the earlier of: (i) the financial closing for the Project; or (ii) December 31, 2026; and

**WHEREAS**, the Glendower instrumentality will serve as Developer and has or will establish an owner entity to own the improvements and shall ground lease the property from ECC; and

**WHEREAS**, the obligation of the Owner to repay the Predevelopment Loan shall be evidenced by a Predevelopment Note. Owner’s liability under such note shall only extend to its interest in the Project Documents as assigned to the Authority pursuant to the Assignment of Project Documents and Consent to Assignment of Contract, except with respect to certain enumerated carve-outs for fraud and misrepresentation; and

**WHEREAS**, each contractor paid from the loan funds must consent to the assignment to the Authority of its contract with the Developer or the Owner. Contractor agrees to recognize, honor and be bound by the terms, provisions and conditions of the Assignment; and

**WHEREAS**, this resolution is seeking authorization for a predevelopment loan for an amount of \$800,000 which will be paid by the Owner upon the earlier of: (i) the financial closing for the Project; or (ii) December 31, 2026.

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

1. The Pre-development Loan Agreement between the Authority and the Developer in an amount of not to exceed \$800,0000 for the period commencing August 1, 2021 and ending upon the earlier of: (i) the financial closing for the Project; or (ii) December 31, 2022 is hereby approved.
2. The President 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.
3. This Resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on February 15, 2022.

\_\_\_\_\_  
Karen DuBois-Walton, Ph. D.  
President

\_\_\_\_\_  
Date

REVIEWED:  
MCCARTER & ENGLISH, LLP  
GENERAL COUNSEL

By: \_\_\_\_\_  
Rolan Joni Young, Esq.  
A Partner





## MEMORANDUM

DATE: February 15, 2021

TO: Board of Commissioners

FROM: Karen DuBois-Walton, Ph.D., President

RE: **RESOLUTION TO MAKE DECLARATION OF OFFICIAL INTENT FOR REIMBURSEMENT BONDS FOR THE ST. LUKE'S WHALLEY AVENUE DEVELOPMENT PROJECT**

---

ACTION: Recommend that the Board of Commissioners adopt Resolution Number 02-07/22-R

TIMING: Immediately

DISCUSSION: The Internal Revenue Service has promulgated regulations (the "Regulations") under the Internal Revenue Code of 1986, as amended (the "Code") that govern the allocation of the proceeds of tax-exempt debt issued to reimburse expenditures paid by a borrower of tax-exempt debt, prior to the issuance of such debt. Such Regulations set forth the circumstances under which allocations of proceeds to reimburse such prior expenditures shall be treated as an expenditure of proceeds on the date of such allocations.

Generally, in order to satisfy the Regulations and be able to reimburse expenditures (except for certain de minimis expenditures and preliminary costs as defined in the Regulations) with the proceeds of tax-exempt debt, the issuer of tax-exempt debt must, among other things, declare not later than sixty (60) days after the date of such expenditure, a reasonable official intent to so reimburse. The purpose of this official intent requirement is to provide objective evidence that on the date of this declaration, the issuer intended to reimburse the expenditure.

Officials of The Glendower Group and St. Luke's Development Corporation (collectively, the "Developer") have made a proposal to the Housing Authority of the City of New Haven (the "Authority") and have requested the assistance of the Authority in financing the costs of demolition, construction and reconstruction of approximately sixty-nine residential units to be located at 117-125 and 129 Whalley Ave, 10-12 Dickerman and 34-36 Sperry, New Haven, Connecticut, including site work, architectural and engineering fees to be owned and operated by an entity that will consist of a to-be formed limited partnership or limited liability company with Glendower

and SLDC each serving as members of the general partner or managing member, as applicable, (the “Project”), by the issuance of bonds of the Authority in the maximum principal amount of not exceeding \$20,000,000 (the “Bonds”) pursuant to Chapter 128 of the General Statutes of Connecticut, Revision of 1958, as amended (the “Act”);

FISCAL IMPACT: \$20,000,000 of bond issuance.

STAFF: Shenae Draughn, Senior Vice President

**HOUSING AUTHORITY OF THE CITY OF NEW HAVEN**

**RESOLUTION 02-07/22-R**

**TO MAKE DECLARATION OF OFFICIAL INTENT  
FOR REIMBURSEMENT BONDS  
FOR THE ST. LUKE'S WHALLEY AVENUE DEVELOPMENT PROJECT**

**WHEREAS**, the Internal Revenue Service has promulgated regulations (the "Regulations") under the Internal Revenue Code of 1986, as amended (the "Code") that govern the allocation of the proceeds of tax-exempt debt issued to reimburse expenditures paid by a borrower of tax-exempt debt, prior to the issuance of such debt; and

**WHEREAS**, such Regulations set forth the circumstances under which allocations of proceeds to reimburse such prior expenditures shall be treated as an expenditure of proceeds on the date of such allocations; and

**WHEREAS**, generally, in order to satisfy the Regulations and be able to reimburse expenditures (except for certain de minimis expenditures and preliminary costs as defined in the Regulations) with the proceeds of tax-exempt debt, the issuer of tax-exempt debt must, among other things, declare not later than sixty (60) days after the date of such expenditure, a reasonable official intent to so reimburse; and

**WHEREAS**, the purpose of this official intent requirement is to provide objective evidence that on the date of this declaration, the issuer intended to reimburse the expenditure; and

**WHEREAS**, officials of The Glendower Group and St. Luke's Development Corporation (collectively, the "Developer") have made a proposal to the Housing Authority of the City of New Haven (the "Authority") and have requested the assistance of the Authority in financing the costs of demolition, construction and reconstruction of approximately sixty-nine residential units to be located at 117-125 and 129 Whalley Ave, 10-12 Dickerman and 34-36 Sperry, New Haven, Connecticut, including site work, architectural and engineering fees to be owned and operated by an entity that will consist of a to-be formed limited partnership or limited liability company with Glendower and SLDC each serving as members of the general partner or managing member, as applicable, (the "Project"), by the issuance of bonds of the Authority in the maximum principal amount of not exceeding \$20,000,000 (the "Bonds") pursuant to Chapter 128 of the General Statutes of Connecticut, Revision of 1958, as amended (the "Act");

**NOW THEREFORE**, be it resolved that the Authority declares its official intent as follows:

1. The Authority reasonably expects to incur expenditures (the "Expenditures") in connection with the Project of which a general functional description is as set forth above.
2. The Authority reasonably expects to reimburse itself for the cost of Expenditures with respect to the Project with the proceeds of tax-exempt debt to be issued by the Authority within eighteen (18) months after the date of any Expenditure or the date the Project was placed

in service or abandoned, whichever is later. The maximum principal amount of such debt with respect to the Project is not expected to exceed \$20,000,000.

3. This declaration of official intent is a declaration of official intent made pursuant to Section 1.150-2 of the Regulations.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on February 15, 2022.

---

Karen DuBois-Walton, Ph.D.  
Secretary/Executive Director

---

Date

REVIEWED:  
MCCARTER & ENGLISH, LLP  
GENERAL COUNSEL

By: \_\_\_\_\_  
Rolan Joni Young, Esq.

CHFA DOH CONSOLIDATED APPLICATION

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S											
																Version 2018.3													
<b>Exhibit 6.5 - SOURCES OF FUNDS</b>																Submission Date: February 10, 2022													
<b>DEVELOPMENT NAME</b>						St. Luke's Whalley Avenue Project				<b>APPLICANT</b>						The Glendower Group, Inc.													
						<b>Construction Sources</b>		<b>Permanent Sources</b>		<b>Construction Paydown</b>																			
<b>EQUITY CAPITAL, GRANTS, Etc.</b>																													
DOH Grant Funding										0																			
CDBG Grant Funds: [Specify]										0																			
Other Public Funds: [Specify]										0																			
4 % LIHTC Net Proceeds						3,345,685		8,735,000		5,389,315																			
Federal Historic Tax Credit Net Proceeds										0																			
State Historic Tax Credit Net Proceeds										0																			
CT Housing Tax Credit Contribution (HTCC) Proceeds										0																			
Developer / Investor Cash Equity										0																			
Homeownership Sales Proceeds										0																			
Energy Rebates										0																			
Existing Property Reserves										0																			
Other [Specify] Brownfield						500,000		750,000		250,000																			
Other [Specify]										0																			
<b>Sub-Total</b>						<b>\$3,845,685</b>		<b>\$9,485,000</b>		<b>\$5,639,315</b>																			
						<b>Construction Sources</b>		<b>Permanent Sources</b>		<b>Construction Paydown</b>		<b>Const. Interest Rate</b>		<b>Perm. Loan Amort. [Yrs.]</b>		<b>Perm. Interest Rate</b>		<b>Fully Amortizing [Y] or [N]</b>		<b>Deferred Payment [Y] or [N]</b>		<b>Scheduled Debt Service</b>		<b>Initial Debt Service Coverage</b>		<b>Financing Notes</b>			
<b>FINANCING [Sources w/ Notes and Mortgages]</b>																													
CHFA Loan						1		17,170,440		7,100,000		-10,070,440		4.000%		40		4.500%		N/A		\$383,028		N/A		<a href="http://www.chfa.org">www.chfa.org</a>			
CHFA Loan - Non-Bond Proceeds [Specify]												0		30		4.000%		Y		N/A		\$0		N/A					
DOH Loan Funding						3		3,354,491		4,354,491		1,000,000		1.000%		40		1.000%		N		Y		\$0		N/A		This is a CHFA ITA Loan	
CDBG Loan Funds: FEDERAL LOAN BANK								2,000,000		2,000,000		0										#NUM!		N/A					
Other Public Funds: Deferred Developer Fee								150,000		150,000		0				0.000%		N		Y		\$0		N/A					
Deferred Developer Fee												0		0.000%		0.000%		N		Y		\$0		N/A		Paid from project cash flow			
Other Amortizing Debt CITY								100,000				-100,000		3.500%				Y		N		\$0		N/A		Construction-to-perm loan			
Other Amortizing Debt ST LUKE'S						2		650,000		0		-650,000		3.220%		40		3.220%		N		Y		\$0		N/A		At Applicable Federal Rate	
Existing Debt												0				0.000%						\$0		N/A					
GP Loan										650,000		650,000				0.000%						#NUM!		N/A					
<b>Sub-Total</b>								<b>\$23,424,931</b>		<b>\$14,254,491</b>		<b>\$900,000</b>										<b>Total Scheduled Debt Service</b>		<b>#NUM!</b>					
<b>TOTAL Sources</b>								<b>\$27,270,616</b>		<b>\$23,739,491</b>		<b>\$6,539,315</b>																	
<b>Total Commercial Cost (Dev. Budget)</b>								<b>\$665,280</b>		<b>\$665,280</b>												<b>MAX Deferred Developer Fee</b>		<b>Developer Fee Per Budget</b>		<b>% of Total Developer Fee</b>			
<b>Total Development Budget</b>								<b>\$27,270,616</b>		<b>\$29,244,601</b>												<b>#NUM!</b>		<b>\$2,054,734</b>		<b>0%</b>			
<b>Sources LESS Uses</b>								<b>\$0</b>		<b>-\$5,505,110</b>																			
<b>GRANTS:</b> 3rd party sources for which no repayment is expected or required from other sources. <b>Soft Debt:</b> 3rd party sources secured by a mortgage and which may require partial or full repayment (with or without interest) are considered financing and should be scheduled under the <b>FINANCING</b> section above.																													
Intra-Entity ( LP, LLC, etc.) loans to be repaid from approved Owner's Distributions are considered Developer / Investor Cash Equity.																													
Deferred/Pledged Developer Fees ("DDF") are considered financing contributions. For transactions utilizing federal Low-Income Housing Tax Credits, the amount of the DDF will be limited to the amount that may be fully recovered by the mortgagor, without interest, from CHFA-approved annual distributions during the first fifteen (15) years of operations. CHFA, at its sole discretion, may approve a DDF for less than the permitted maximum.																													
For construction / interim sources <b>not</b> fully converting to permanent sources, provide information on proposed permanent "paydown" source(s) including estimated paydown amount(s) and specific paydown terms and conditions as may be applicable.																													

## SERVICE COMMITTEE

### MEMORANDUM

To: Board of Commissioners

From: Karen DuBois-Walton, President

Date: February 16, 2021

Re: Resolution Ratifying Authorization of the Section 3 Administrative Guide Policy

---

**ACTION:** Recommend that the Board of Commissioners adopt Resolution Number

**TIMING:** Immediately

**DISCUSSION:** Elm City Communities, HANH has established defined standards and guidelines regarding the utilization of Section 3 workers and Section 3 businesses partially or wholly funded with monies from HUD. ECC is implementing this policy through the awarding of contracts to contractors, vendors, and suppliers to create employment and business opportunities for residents of ECC and other qualified low-very-low income persons residing in the ECC's jurisdiction.

In November 2020, through 24 CFR part 75, HUD changed the section 3 regulations from a dollar goal to a numerical goal, redefining how to qualify as a Section 3 Business and a revised definition of a Section 3 Worker.

Highlights:

- **Twenty-five percent (25%) or more of the total number of labor hours worked by all workers employed with public housing financial assistance in the PHA's or other recipient's fiscal year are Section 3 workers, (Section 3 worker Labor Hours / Total Labor Hours = 25%) and**
- **Five (5) percent or more of the total number of labor hours worked by all workers employed with public housing financial assistance in the PHA's or other recipient's fiscal year are Targeted Section 3 workers (Targeted Section 3 Worker Labor Hours/**

**Total Labor Hours= 5%), as defined at § 75.11.**

The policy provides an outline for the standards & guidelines of applying Section 3 to our Contracts and our residents.

FISCAL IMPACT: \$0 Operating funds

STAFF: LaVonta Bryant, Director of Procurement

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

**Resolution Number**

**RESOLUTION RATIFYING THE AUTHORIZATION OF THE SECTION 3  
ADMINISTRATIVE POLICY**

**WHEREAS**, Elm City Communities, HANH has established defined standards and guidelines regarding applying Section 3 regulations to all HANH contracts and residents: and

**WHEREAS**, HUD Section 3 requirement reference 24 CFR 75 as of November 1, 2020; and

**WHEREAS**, HANH has established defined standards and guidelines regarding the utilization of Section 3 workers and Section 3 businesses partially or wholly funded with monies from HUD.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN** that the ratification of the Section 3 Administrative Policy be approved and the President be and hereby is authorized, empowered and directed to act on behalf of ECC,HANH/GG to take all such actions as are necessary or appropriate to cause to be prepared, execute and finalize, upon such terms as the President deems necessary and appropriate and in the best interest of ECC, HANH/GG, the agreement contemplated hereby.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present on February 16, 2022.

\_\_\_\_\_  
Karen DuBois-Walton, Ph. D.  
Secretary/President

\_\_\_\_\_  
Date

REVIEWED:  
MCCARTER & ENGLISH, LLP  
GENERAL COUNSEL

By: \_\_\_\_\_



Rolan Joni Young Smith, Esq.  
A Senior Partner

# **Elm City Communities**

## **SECTION 3**

### **ADMINISTRATIVE GUIDE**

**Effective Date:  
October 1, 2021**

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## **1. General Policy Statement**

The Housing Authority City of New Haven d/b/a Elm City Communities (ECC) is committed to helping the residents of its communities move towards self-sufficiency by providing opportunities for training and employment. It is the policy of ECC to require its contractors to provide equal employment opportunity to all employees and applicants for employment without regard to race, color, religion, sex, national origin, disability, veteran's or marital status, or economic status and to take affirmative action to ensure that both job applicants and existing employees are given fair and equal treatment.

ECC implements this policy through the awarding of contracts to contractors, vendors, and suppliers, to create employment and business opportunities for residents of ECC and other qualified low- and very low- income persons residing in the ECC's jurisdiction.

The policy shall result in a reasonable level of success in the recruitment, employment, and utilization of ECC residents and businesses by ECC contractors working on contracts partially or wholly funded with the United States Department of Housing and Urban Development (HUD) monies. ECC shall examine and consider a contractor's or vendor's potential for success by providing employment and business opportunities to ECC residents prior to acting on any proposed contract award.

## **2. Section 3 Purpose**

ECC fully embraces the spirit and intent of its obligations as defined under Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701u) (Section 3) which requires ECC ensure that employment and other economic and business opportunities generated by the Department of Housing and Urban Development (HUD) financial assistance, to the greatest extent feasible, are directed to public housing residents and other low-income persons, particularly recipients of government housing assistance, and business concerns that provide economic opportunities to low- and very-low income persons.

## **3. Section 3 Contracting Policy and Procedure**

ECC will incorporate Section 3 in its existing Procurement Policy and adopt a Section 3 Contracting Policy and Procedure to be included in all procurements generated for use with HUD funding. This policy and procedure contains goal requirements for awarding contracts to Section 3 Business Concerns.

All contractors/businesses seeking Section 3 preference must before submitting bids/proposals to ECC be required to complete certifications, as appropriate, as acknowledgement of the Section 3 contracting, and employment provisions required by this section. Such certifications shall be adequately supported with appropriate documentation as referenced in the form.

The existing Procurement Policy also contains goal requirements for awarding contracts to Small Disadvantaged Businesses, formerly Minority and Women Business Enterprises (M/WBE).

#### **4. Section 3 Employment & Training Goals**

It is the policy of ECC to utilize ECC residents and Section 3 businesses in contracts partially or wholly funded with monies from the Department of Housing and Urban Development (HUD). ECC has established employment and training goals that contractors and subcontractors should meet in order to comply with Section 3 requirements. (Reference 24 CFR 75 – Numerical goal for meeting the greatest extent feasible requirement). The numerical goal is:

- **Twenty-five percent (25%) or more of the total number of labor hours worked by all workers employed with public housing financial assistance in the PHA's or other recipient's fiscal year are Section 3 workers, (Section 3 worker Labor Hours / Total Labor Hours = 25%) and**
- **Five (5) percent or more of the total number of labor hours worked by all workers employed with public housing financial assistance in the PHA's or other recipient's fiscal year are Targeted Section 3 workers (Targeted Section 3 Worker Labor Hours/ Total Labor Hours= 5%), as defined at § 75.11.**

It is the responsibility of contractors, vendors and suppliers to implement progressive efforts to attain Section 3 compliance. Any contractor that does not meet the Section 3 numerical goals must demonstrate why meeting the goals were not feasible. All contractors submitting bids or proposals to ECC are required to certify that they comply with the requirements of Section 3.

If Section 3 benchmarks are not met, ECC and their contractors and subcontractors must report on the qualitative nature of its Section 3 compliance activities. Such qualitative efforts may, for example, include but are not limited to the following:

- a. Engage in outreach efforts to generate job applicants who are Targeted Section 3 Workers.
- b. Provide training or apprenticeship opportunities.
- c. Provided technical assistance to help Section 3 Workers compete for jobs (e.g., resume assistance, coaching)
- d. Provided or connected Section 3 Workers with assistance in seeking employment including: drafting resumes, preparing for interviews, and finding job opportunities connecting residents to job placement services.
- e. Held one or more job fairs
- f. Provided or referred Section 3 Workers to services supporting work readiness and retention (e.g., work readiness activities, interview clothing, test fees, transportation, childcare).
- g. Provided assistance to apply for/ or attend community college, a four-year educational institution, or vocational/ technical training.
- h. Assisted Section 3 Workers to obtain financial literacy training and/or coaching.
- i. Engaged in outreach efforts to identify and secure bids from Section 3 Business concerns.
- j. Provided technical assistance to help Section 3 Business Concerns understand and bid on contracts.
- k. Divided contracts into smaller jobs to facilitate participation by Section 3 Business Concerns.
- l. Provided bonding assistance, guaranties, or other efforts to support viable bids from Section 3 Business Concerns.
- m. Promoted use of business registries designed to create opportunities for disadvantaged, small business, Minority and women owned business.

The Section 3 Contract Clause specifies the requirements for contractors hired for Section 3 covered projects. The Section 3 Clause must be included in all Section 3 covered projects. The Section 3 Contract Clause is included, page 17.

## **5. Section 3 Program Participant Certification Procedure**

ECC will certify Section 3 program participants who reside in ECC developments, programs, and jurisdiction and who are seeking preference in training and employment.

- All persons living in the City of New Haven who meet the Section 3 eligibility guidelines can, by appointment, visit with the Section 3 Coordinator to complete a job readiness assessment.
- Once this assessment is complete, the Section 3 Coordinator will determine if the individual meets the eligibility requirements and is job ready.
- If the individual is deemed eligible for Section 3 participation and deemed not ready for employment, a referral will be made to other agencies that are better equipped to address the individual's needs, i.e., substance abuse providers, etc.
- The Section 3 job readiness component is a part of ECC commitment to provide economic opportunities and training to residents/eligible participants to become gainfully employed.

## **6. Assisting Contractors to Achieve Section 3 Goal Hiring and Contracting Goals**

ECC will assist contractors in achieving Section 3 hiring and contracting goals by:

- Requiring the contractor to present a list, to the Section 3 Coordinator of the number of subcontracting and/or employment opportunities expected to be generated from the initial contract.
- Section 3 Coordinator will provide the contractor with a list of interested and qualified Section 3 residents for construction projects.
- Section 3 Coordinator will provide contractor with a list of Section 3 business concerns interested and qualified for construction projects.
- Section 3 Coordinator will inform contractor of known issues that might affect Section 3 residents from performing job related duties.
- Section 3 Coordinator will review the new hire clause with contractors and subcontractors to ensure that the requirement is understood. It is not intended for contractors and subcontractors to terminate existing employees, but to make every effort feasible to employ Section 3 program participants before any other person, when hiring additional employees needed to complete proposed work to be performed with HUD (federal) funds.

## **7. Preference for Contracting with Section 3 Business Concerns**

ECC, in compliance with Section 3 regulations, will require contractors and subcontractors (including professional service contractors) to direct their efforts towards contracts to Section 3 business concerns in the following order to priority:

- **Category 1:** Section 3 business concerns that provide economic opportunities for residents of the public housing projects for which the assistance is provided;
- **Category 2:** Section 3 business concerns that provide economic opportunities for residents of other public housing projects or Section-8 assisted housing managed by the PHA that is providing the assistance;
- **Category 3:** HUD Youthbuild programs being carried out in the City of New Haven in which Section 3 covered assistance is expended.
- **Category 4:** Section 3 business concerns that provide economic opportunities to Section 3 workers residing within the metropolitan area (or nonmetropolitan county) in which the assistance is provided.

Contractors and subcontractors are expected to extend to the greatest extent feasible, efforts to achieve the numerical goals established by ECC.

## **8. Evidence of Section 3 Certification**

Any business seeking Section 3 preference in the awarding of contracts or purchase agreements with ECC shall complete the Certification for Business Concerns Seeking Section 3 Preference in Contracting and Demonstration of Capability form, which can be obtained from ECC Procurement Agent. The business seeking Section 3 preference must be able to provide adequate documentation as evidence of eligibility for preference under the Section 3 Program.

Certifications for Section 3 preference for business concerns must be submitted to the Procurement Agent of ECC prior to the submission of bids for approval. If the Procurement Agent previously approved the business concern to be Section 3 certified, then the certification can be submitted along with the bid.



## **9. Resident Owned Business Contracting**

ECC will consider utilizing the alternative procurement process (Section 24 CFR Part 963) when contracting with businesses owned in substantial part by ECC residents (resident-owned business) for public housing services, supplies or construction.

To be eligible for the alternative procurement process, a business must submit evidence to ECC that shows how each of the following requirements has been met:

- Submit certified copies of any city, state, or county municipal licenses that support the type of business activity for which it performs.
- Disclose to the Section 3 Coordinator, all owners of the business, as well as each owners percentage of ownership and names of those individuals who possess the authority to make decisions on a day-to-day basis.
- Submit evidence that the business is able to perform successfully under the terms and conditions of the proposed contract.
- Provide a certified listing of all contracts awarded and received under the alternative procurement process within a two-year period. If a resident-owned business has received under this alternative contracting procedure one or more contracts (within the two-year period) with total combined dollars of \$1,000,000, then it is no longer eligible for additional contracts under the alternative process until the 2-year period is past.

This alternative procurement policy is based upon the procurement procedure and policy set forth in HUD's regulations at 24 CFR, Part 200, but applies only to solicitations of resident-owned businesses. ECC will utilize the alternative contracting procedure for resident-owned businesses only in cases where it is considered to be in the best businesses, economic and service interests of the authority.

## **10. Efforts to Award Contract Opportunities to Section 3 Business Concerns**

ECC will use the following methods to notify and contract with Section 3 business concerns when contracting opportunities exist.

- Advertise contracting opportunities via newspaper, mailings, posting notices that provide general information about the work to be contracted and where to obtain additional information.
- Provide written notice of contracting opportunities to all known Section 3 business concerns. The written notice will be provided in sufficient time to enable business concerns the opportunity to respond to the bid invitation.
- Coordinate pre-bid meetings at which the Section 3 business concerns would be informed of upcoming contracting opportunities in advance.
- Conduct workshops on ECC contracting procedures to include bonding, insurance, and other pertinent requirements, in a timely manner in an effort to allow Section 3 business concerns the opportunity to take advantage of any upcoming contracting opportunities.
- Contact the City of New Haven's Business Development Department, business assistance agencies, Minority and Women's Business Enterprise (M/WBE) contractor associations and community organizations to inform them of contracting opportunities and to request their assistance in identifying Section 3 businesses.
- Establish relationships with the Small Business Administration (SBA), Minority and Women's Business Enterprise M/WBE association, Community Development Corporations, and other sources as necessary to assist ECC with educating and mentoring residents with a desire to start their own businesses.
- Seek out referral sources in order to ensure job readiness for public housing residents through on-the-job-training (OJT) and mentoring to obtain necessary skills that will transfer into the external labor market.
- Develop resources or seek out training to assist residents interested in starting their own businesses to learn to prepare contracts, prepare taxes, and obtain licenses, bonding, and insurance.

## **11. Section 3 Residents Recruitment, Training, and Employment**

ECC will develop resources to provide training and employment opportunities to Section 3 program participants by implementing the following:

- Training opportunities will be advertised by distributing flyers via mass mailings and posting in common areas of the housing developments as well as all ECC public housing management offices.
- The resident councils, resident management corporations, as well as neighborhood community organizations will be contacted to request their assistance in notifying residents of the available training and employment opportunities.
- Employment opportunities will be advertised by posting job vacancies in common areas in all ECC housing developments as well as contacting resident councils, resident management corporations, and neighborhood community organizations.
- A database will be developed of certified Section 3 residents of public housing
- A database will be developed to maintain a skill assessment of all Section 3 residents
- A database will be developed of eligible qualified Section 3 Business concerns to contact with respect to the availability of contract opportunities.
- Relationships will be developed with local area employers in an effort to solicit job vacancies to determine skills needed in their workforce, thereby providing training to ECC residents developing skills that will transfer into the external labor market.
- A provision for a specific number of eligible ECC residents to be trained or employed by the contractor will be incorporated into the contract.

## **12. Employment of Section 3 Program Participants**

- The Section 3 Coordinator may conduct a pre-interview with eligible and qualified residents prior to being hired by a contractor.
- The pre-interview will assess job readiness (i.e., childcare, transportation, work maturity, job retention skills). Only residents meeting the minimum qualifications of the contractor or subcontractor will be referred to the job site. Residents not deemed job ready would be referred elsewhere. It is imperative that the resident's basic needs are met prior to employment.
- If a resident is referred to a contractor and does not perform satisfactorily due to poor work habits (i.e., tardiness, absenteeism, alcohol/drugs, abusive language, fighting, etc.) she/he will be allowed two additional opportunities to be referred to other contractors. If after that time the resident still does not perform satisfactorily, it will be mandatory that she/he attend and complete a job readiness class, alcohol/drug treatment center, or any other program that he or she may be required to attend. After successful completion the resident will be given the opportunity to be reinstated on the list of residents available for work.
- Residents experiencing problems with contractors should first communicate the problem to the employer. If the problem cannot be solved between the employee and employer, the Section 3 Coordinator will meet with the parties involved to assist in trying to resolve the problem. Residents and employers (contractors or subcontractors) should document problems whenever they occur and record any and all efforts to correct them. The written documentation of the problem should be submitted to the Section 3 Coordinator.
- In order to qualify for employment with contractors, public housing residents must have their name(s) on a ECC lease, be current on rent, be at least eighteen years of age, and not be involved in any legal action with ECC (current documented eviction, criminal and drug activity or trespassing).
- Residents not interested in construction employment opportunities will be assessed for other skills (clerical, administrative, etc.) and will have the opportunity to receive help with interviewing techniques, mock interviews, resume preparation, application assistance, employment leads, and how to dress for success when conducting a job search.
- Residents interested in pursuing General Equivalency Diploma (GED) and continued training education will be referred to those resources by the Section 3 Coordinator who will maintain bi-weekly contact with residents to monitor progress.

### **13. Contractor's Requirements in Employing Section 3 participants:**

Under ECC Section 3 Program, contractors and subcontractors are required to:

- Provide employment opportunities to Section 3 residents/participants in the priority order listed below:
  - Category 1 – Section 3 Resident  
Residents of the public housing development or developments for which the financial assistance (contract) shall be expended.
  - Category 2 – Section 3 Resident  
Residents of other public housing developments managed by ECC, or residents of Section 8 assisted housing managed by ECC
  - Category 3 – Section 3 Resident  
Participants in HUD Youthbuild program being carried out in the project boundary area.
  - Category 4 – Section 3 Resident  
To low and very-low income persons with in the metropolitan or non-metropolitan area in which the assistance is expended.).
- After the award of contracts, the contractor must, prior to beginning work, inform Section 3 participants of the development at which the work will be performed, by providing the following:
  - a) names of the Section 3 business concerns to be utilized,
  - b) estimates of the number of employees to be utilized for contract,
  - c) projected number of available positions, to include job descriptions and wage rates (construction wages consistent with Davis Bacon),
  - d) efforts that will be utilized to seek Section 3 participants. (See Exhibit 2)
- Contractors must notify the Section 3 Coordinator of their interests regarding employment of Section 3 participants prior to hiring. The Section 3 Coordinator will ensure that the participant is Section 3 eligible, by assessing the Section 3 database to ensure job readiness. Additionally, the legal department will be contacted to ensure that the individuals are not involved in any legal proceedings against/with ECC.
- Submit a list of core employees (including administrative, clerical, planning and other positions pertinent to the construction trades) at the time of contract award.
- Document the performance of Section 3 participants (positive and negative), regarding punctuality, attendance, etc., and provide this information to ECC Section 3 Coordinator.
- Immediately notify the Section 3 Coordinator of any problems experienced due to the employment of Section 3 participants.
- Immediately notify the Section 3 Coordinator if a participant quits, walks off, or is terminated for any reason. The contractor must provide written documentation of all such incidents to support such decisions to the Section 3 Coordinator to determine if an investigation is warranted.

## **14. Providing other Economic Opportunities**

Contactors who are unable to satisfy applicable Section 3 Worker and Targeted Section 3 Worker employment, may offer other economic opportunities to Section 3 Workers and Targeted Section 3 Workers designed to assist with upward mobility, sustained employment and self-sufficiency via participation in ECC Section 3 Fund. These opportunities may include, without limitation:

1. Provided assistance to apply for/ attend community college, a four-year educational institution or vocational school; or;
2. Sponsoring enrollments into ECC approved apprenticeship and pre-apprenticeship programs

## **15. Section 3 Fund Contribution**

### **1. Purpose of Funds**

In accordance with 24 CFR Part 75.15 and 75.25, ECC has established a Section 3 Fund to permit Contractors to contribute funding for programs that lead to the development of employment skills and generate employment opportunities for Section 3 Workers. Contributions to the Section 3 Fund will be permitted in those instances where the Contractor has demonstrated to ECC satisfaction, that compliance with Section 3 requirements and providing other economic opportunities or qualitative efforts are not feasible or likely to lead to sustained employment. Contractor contributions to the Section 3 Fund are considered an option of last resort, as ECC's preferred method for Contractors to meet their Section 3 benchmark goals and obligations are through the direct creation of sustained employment opportunities. ECC does not accept Contractor contributions to the Section 3 Fund in lieu of compliance with Section 3 or this Policy.

### **2. Participation in Fund**

Contractors who meet the eligibility requirements set forth in the Section above, may, at ECC's election, be permitted to contribute to the Section 3 Fund and avoid the penalties for default describe in Section 18.2, provided the ECC staff finds the Contractor's lack of compliance is due to extraordinary circumstances and not due to the Contractor's lack of good faith compliance efforts or Contractor's failure to exhaust all feasible alternatives for compliance.

### **3. Contribution Requirements**

- a. Contractor, subcontractor or other recipient contributions to the Section 3 Fund shall be equal to three percent (3%) of the actual dollar amount spent by ECC under the contract, unless otherwise agreed by ECC.
- b. Section 3 Fund contributions are based solely on the net amount paid to the Contractor excluding shipping fees, returns, credits and taxes. All expenses authorized under the contract, including license fees, labor, material cost, and subcontracting expenses, are subject to Section 3 Fund Contribution calculations.

### **4. Payment Options.**

- a. For construction- related Section 3 contracts of up to one (1) year, Contractors have the

option of making contributions

- i. In a single- upfront payment or
  - ii. Making payments in a periodic basis following the receipt of contract payments from ECC, provided such periodic payments must be in amounts no less than three percent (3%) of the amount ECC paid the Contractor for a particular installment, unless otherwise agreed by ECC. In no event shall such contributions be deducted from the amounts due Contractor.
- b. For all contracts exceeding one (1) year, Contractors have the option of making contributions
- i. In a single- up-front payment at contract commencement based upon the subject year's contract award value, or
  - ii. In periodic payments of three percent (3%) or greater of each payment received from ECC, or
  - iii. At the end of each contract year based upon the actual dollar amount spent by ECC under the contract for that particular year, unless otherwise agreed by ECC.
- c. Contractors making their Section 3 Fund Contribution at the end of contract year shall submit payment in full within thirty (30) days after the receipt of ECC's invoice for payment.

5. Voluntary Contributions

Contractors may contribute to the Section 3 Fund in discretionary amounts in addition to satisfying their Section 3 benchmark goals and obligations.

6. Use of Section 3 Fund Proceeds.

- a. Section 3 Funds shall only be used by ECC to further the purpose of Section 3, which are to lead to the creation of sustained employment opportunities for Section 3 Workers and Targeted Section 3 Workers.
- b. Section 3 Funds shall only be used to provide Section 3 Workers and Targeted Section 3 Workers financial assistance for job and vocational training, education and tuition, and employment services programs that lead to meaningful and sustained employment. Such programs include, but are not limited to:
  - i. Occupational/ trade training programs that provide Section 3 Worker and Targeted Section 3 Worker trainees with individualized support to enhance social, vocational and developmental skills.
  - ii. ECC- approved apprenticeship training programs and ECC- approved pre-apprenticeship training programs designed to prepare Section 3 Worker and Targeted Section 3 Worker trainees to enter into and succeed in an approved apprenticeship program.
  - iii. Trade school, college and university degree and certification programs.

In an effort to assist contractors with meeting or exceeding the Section 3 goals, ECC will do the following:

1. Share the Section 3 Policy with contractors and subcontractors and explain the policies and procedures.
2. Review Section 3 benchmarks and prioritization of efforts with contractors and subcontractors to ensure that the goals are understood. It is not intended for contractors and subcontractors to

terminate existing employees, but to make every effort feasible to meet Section 3 benchmark goal by utilizing existing qualified workforce and by considering qualified, eligible Section 3 Workers and Targeted Section 3 Workers (per the prioritization of effort outlined in Section 13) before any other person, when hiring additional employees is needed to complete proposed work to be performed.

3. Maintain a local Section 3 Worker/Targeted Section 3 Worker database and provide the contractor with a list of interested and qualified Section 3 Worker and Targeted Section 3 Workers.



## **16. Internal Section 3 Complaint Procedure**

In an effort to resolve complaints generated due to non-compliance through an internal process, ECC encourages submittal of such complaints to its Director of Procurement as follows:

- Complaints of non-compliance should be filed in writing and must contain the name of the complainant and brief description of the alleged violation of 24 CFR 75.
- Complaints must be filed within ten (10) calendar days after the complainant becomes aware of the alleged violation.
- An investigation will be conducted if complaint is found to be valid. The ECC will conduct an informal, but thorough investigation affording all interested parties, if any, an opportunity to submit testimony and/or evidence pertinent to the complaint.
- ECC will provide written documentation detailing the findings of the investigation. ECC will review the findings for accuracy and completeness before it is released to complainants. The findings will be made available no later than thirty (30) days after the filing of complaint. If complainants wish to have their concerns considered outside of the ECC, a complaint may be filed with: The HUD program office responsible for the public housing financial assistance to the Section 3 project, or to the local HUD field office. These offices can be found through the HUD website, [www.hud.gov/](http://www.hud.gov/).

## **17. Required Submission Documents**

Contractors shall provide periodic and project end reports using the Section 3 Compliance Report Form (Appendix C). Contractors shall submit with the Section 3 Compliance Report Form supporting documentation of efforts to demonstrate their good faith efforts and achievements. These documents include, but are not limited to the following:

- a. Section 3 Worker and Targeted Section 3 Worker Certification Forms
- b. Section 3 Business Concern Certification Forms
- c. Payroll or time-and attendance-based reports
- d. Outreach effort documentation

ECC reserves the right to request from Contractor additional compliance documents to support data reported on the Section 3 Compliance Report Form, and to request such other documents as ECC deems necessary for verification and documentation efforts.

## **18. Compliance**

### **1. Reviews for Compliance.**

- a. ECC may periodically audit Contractors'/Subcontractors' performance for compliance with the requirements of Section 3 and this Policy and may conduct periodic project site visits and employee interviews to support such efforts.
- b. In connection with an audit for compliance, ECC reserves the right to request from Contractors/Subcontractors reports and information concerning its efforts to comply with the requirements of Section 3, this Policy, and the Section 3 Contract's related contract terms and conditions.

## 2. Penalties for Non-Compliance

- a. Contractors who fail to comply Section 3 Commitments and obligations as set forth in their Section 3 Contracts shall, following notice and a reasonable opportunity to cure (as determined by ECC in its sole discretion based upon the circumstances), be deemed in material default of their contracts, and may be subject to administrative penalties and/or debarment as follows:
  - i. 1st Violation: Administrative penalty of ten percent (10%) of the contract award amount including all amendments
  - ii. 2nd Violation: Administrative penalty of additional ten percent (10%) of the contract award amount including all amendments.
  - iii. 3rd Violation: Debarment, suspension, denial of participation in ECC contracting or HUD Programs in accordance with 2 CFR 2424, and elsewhere.
- b. Contractors and Subcontractors who engage in intentional acts of fraud such as providing false information, materially inaccurate information, or material omissions in the completion of Section 3 forms, including without limitation, certifications, payroll records or project labor hours records, may be subject to debarment, suspension from or denial of participation in ECC, HUD and Federal contracting, and may be also subject to criminal and/or civil liabilities and penalties.

### **19. Record Retention**

ECC and any of its duly authorized representatives shall, until five years after the final payment under the Section 3 Contract, have access to and the right to examine any Contractor or Subcontractor books, payroll records, documents, papers or other records concerning Section 3 benchmarks, good faith effort and reported achievements for the purpose of making audit, examination, or in response to HUD request, refer to HUD Section 3 Compliance Review Checklist (Appendix D) for documents that are required for review.

## **20. Definitions**

**Applicant** – Any entity which makes an application for Section 3 covered assistance, and includes, but is not limited to, any State, unit of local government, public housing agency or other public body, public or private nonprofit organization, private agency or institution, mortgagor, developer, limited dividend sponsor, builder, property manager, community housing development organization, resident management corporation, resident council, or cooperative association.

**Assistant** – the Assistant Secretary for Fair Housing and Equal Opportunity or Assistant Secretary of Public and Indian Housing (PIH)

**Business Concern** – a business entity formed in accordance with State law, and which is licensed under State, county or municipal law to engage in the type of business activity for which it was formed.

**Contractor** - means any entity entering into a contract with:

1. A recipient to perform work in connection with the expenditure of public housing financial assistance or for work in connection with a Section 3 project: or
2. A subrecipient for work in connection with a Section 3 project.

**Employment Opportunities Generated by Section 3 Covered Assistance** – all employment opportunities generated by the expenditure of Section 3 covered public assistance (i.e., operating assistance, development assistance and modernization assistance, (as described in Section 135.3 (a) (1)). With respect to Section 3 covered housing and community development assistance, this term means all employment opportunities arising in connection with Section 3 covered projects (as described in Section 135.3 (a) (2)), including management and administrative jobs. Management and administrative jobs include architectural, engineering or related professional services required to prepare plans, drawings, specifications, or work write-ups; and jobs directly related to administrative support of these activities, e.g., construction manager, relocation specialist, payroll clerk, etc.

**Housing Authority** (HA) – Public Housing Agency.

**Housing Development** – low-income housing owned, developed, or operated by public housing agencies in accordance with HUD’s public housing program regulations codified in 24 CFR Chapter IX.

**HUD Youthbuild Programs** – programs that receive assistance under subtitle D of Title IV of the National Affordable Housing Act, as amended by the Housing and Community Development Act of 1992 (42 U.S.C. 12899), and provide disadvantaged youth with opportunities for employment, education, leadership development, and training in the construction or rehabilitation of housing for homeless individuals and members of low- and very low-income families.

**JTPA** – The Job Training Partnership Act (29 U.S.C. 1579 (a)).

**Labor Hours**- means the number of paid hours worked by persons on a Section 3 project or by persons employed with funds that include public housing financial assistance.

**Low-income person** – families (including single persons) whose incomes do not exceed 80 per centum of the median income for the area, as determined by the Secretary, with adjustments for smaller and larger

families, except that the Secretary may establish income ceilings higher or lower than 80 per centum of the median for the area on the basis of the Secretary's findings that such variations are necessary because of prevailing levels of construction costs or unusually high or low-income families.

**Recipient**— any entity which receives Section 3 covered assistance, directly from HUD or from another recipient and includes, but is not limited to, any State unit of local government, PHA, or other public body, public or private nonprofit organization, private agency or institution, mortgagor, developer, limited dividend sponsor, builder, property manager, community housing development organization, resident management corporation, resident council, or cooperative association. Recipient also includes any successor, assignee or transferee of any such entity, but does not include any ultimate beneficiary under the HUD program to which Section 3 applies and does not include contractors.

**Section 3**— Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701u).

**Section 3 Business Concern**— A business concern meeting at least one of the following criteria, documented within the last six-month period:

- It is at least 51 percent owned and controlled by low- or very low-income persons;
- Over 75 percent of the labor hours performed for the business over the prior three-month period are performed by Section 3 workers; or
- It is a business at least 51 percent owned and controlled by current public housing residents or residents who currently live in Section 8-assisted housing.
- The status of a Section 3 business concern shall not be negatively affected by a prior arrest or conviction of its owner(s) or employees.
- Nothing in this part shall be construed to require the contracting or subcontracting of a Section 3 business concern. Section 3 business concerns are not exempt from meeting the specifications of the contract.

**Section 3 Covered Assistance –**

- 1) public housing development assistance provided pursuant to Section 5 of the 1937 Act;
- 2) public housing operating assistance provided pursuant to Section 9 of the 1937 Act;
- 3) public housing modernization assistance provided pursuant to Section 14 of the 1937 Act;
- 4) assistance provided under any HUD housing or community development program that is expended for work arising in connection with housing rehabilitation, construction, or other public construction project (which includes other buildings or improvements, regardless of ownership).

**Section 3 Clause** – the contract provisions set forth in Section 135.38.

**Section 3 Covered Contracts** – a contract or subcontract (including a professional service contract) awarded by a recipient or contractor for work generated by the expenditure of Section 3 covered assistance, or for work arising in connection with a Section 3 covered project.

Section 3 covered contracts do not include contracts awarded under HUD's procurement program, which are governed by the Federal Acquisition Regulation (FAR). Section 3 covered contracts also do not include contracts for the purchase of supplies and materials. However, whenever a contract for materials includes the installation of the materials, the contract constitutes a Section 3 covered contract.

**Section 3 Covered Project** - the construction, reconstruction, conversion or rehabilitation of housing

(including reduction and abatement of lead-based paint hazards), other public construction which includes buildings or improvements (regardless of ownership) assisted with housing or community development assistance.

**Section 3 Resident** – a public housing resident or an individual who resides in the metropolitan area or Non-metropolitan County in which the Section 3 covered assistance is expended and who is considered to be a low-to very low-income person.

**Section 3 Worker-** Any worker who currently fits or when hired within the past five years fit at least one of the following categories, as documented:

- The worker's income for the previous or annualized calendar year is below the income limit established by HUD.
- The worker is employed by a Section 3 business concern.
- The worker is a YouthBuild participant.
- The status of a Section 3 worker shall not be negatively affected by a prior arrest or conviction.
- Nothing in this part shall be construed to require the employment of someone who meets this definition of a Section 3 worker. Section 3 workers are not exempt from meeting the qualifications of the position to be filled.

**Subcontractor** – any entity (other than a person who is an employee of the contractor) which has a contract with a contractor to undertake a portion of the contractor's obligation for the performance of work generated by the expenditure of Section 3 covered assistance or arising in connection with a Section 3 covered project.

**Very low-income person** – families (including single persons) whose income do not exceed 50 per centum of the median family income for the area, as determined by the Secretary with adjustments for smaller and larger families, except that the Secretary may establish income ceilings higher or lower than 50 per centum of the median for the area on the basis of the Secretary's findings that such variations are necessary because of unusually high or low family incomes.

## **21. Section 3 Clause**

All Section 3 covered contracts shall include the following clause (referred to as the Section 3 Clause):

A. The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD- assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

B. The parties to this contract agree to comply with HUD's regulations in 24 CFR part 75, which implement Section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 75 regulations.

C. The contractor agrees to send to each labor organization or representative or workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this Section 3 clause and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

D. The contractor agrees to include this Section 3 clause in every subcontract subject to compliance with regulations in 24 CFR part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this Section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 75. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 75.

E. The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 75 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR part 75.

F. Noncompliance with HUD's regulations in 24 CFR part 75 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.

G. With respect to work performed in connection with Section 3 covered Indian housing assistance, section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions of Section 3 to the maximum extent feasible, but not in derogation of compliance with section 7(b).

### SECTION 3 INCOME LIMITS

All residents of ECC public housing developments qualify as Section 3 residents. Additionally, residents residing in the City of New Haven who meet the income limits set forth below can also qualify for Section 3 status.

A picture identification card and proof of current residency is required.

New Haven County, USA										
FY 2021 Income Limit Area	<u>Median Income</u>	FY 2021 Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
New Haven County	\$93000	<u>Very Low (50%) Income Limits</u>	\$36,050	\$41,200	\$43,350	<b><i>\$51,450</i></b>	\$55,600	\$59,700	\$63,800	\$67,950
		<u>Extremely Low (30%) Income Limits</u>	\$21,600	\$24,700	\$27,800	<b><i>\$30,850</i></b>	\$33,350	\$35,800	\$40,120	\$44,660
		<u>Low (80%) Income Limits</u>	\$55,950	\$63,950	\$71,950	<b><i>\$79,900</i></b>	\$86,300	\$92,700	\$99,100	\$105,500

\*FY 2021 Income Limits



