



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, JULY 19, 2022 at 4:00 P.M.

<https://v.ringcentral.com/join/862116179?pw=c5c8c9b37e4b2bff4524fe13c457e0be>

Dial:16504191505

Access Code / Meeting ID: 862 116 179#/ Password 609687#

1. Roll Call
2. Approval of the minutes from June 21, 2022
3. Bills and Communications
4. Public Comments (3 Minutes per Individual /15 Minutes per Group)
5. President's Report

ACTION ITEMS

FINANCE COMMITTEE:

No Action Items

P&D COMMITTEE:

1. Resolution 07-xxx/22-R; Resolution Authorizing the submission of a disposition application to the U.S. Department of Housing and Urban Development for the disposition of land known as 291 and 309 Ashmun Street thru Henry Street and 178-186 Canal Street
2. Resolution 07-xxx/22-R; Resolution Authorizing Contract Award to A. Prete Construction Company, Inc. for Scattered Site Home Exterior and Interior Renovations-Group B in the Amount Not to Exceed \$572,268.00 for Completion in 180 Calendar Days from Notice to Proceed
3. Resolution 07-xxx/22-R; Resolution Authorizing Contract Award to JLY Enterprises, LLC dba JLY Construction Managers for Scattered Site Home Exterior and Interior Renovations-Group C in the Amount Not to Exceed \$1,037,400.00 for Completion in 180 Calendar Days from Notice to Proceed

SERVICES COMMITTEE:

4. Resolution 07-xxx/22-R; Resolution Approving Change Order Number 1 in the amount of \$800,000 to the Contract with McCarter & English, LLP and its joint venture (Berchem Moses PC, Reno & Cavanaugh, PLLC, and Pullman & Comley, LLC) for Outside Legal Services resulting in an Amount Not to Exceed of \$4,022,332
5. Resolution 07-xxx/22-R; Resolution Approving Change Order Number Three (3) to the Contract with Home Services & More, LLC for plumbing services at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road and Westville Manor for an additional amount of \$70,000.00 bringing the total contract amount from \$267,000.00 to \$337,000.00
6. Resolution 07-xxx/22-R; Resolution Amending and Ratifying all Actions in connection with Resolution Number 09-76/21-R to Authorize (a) a One (1) Year Contract with Home Depot for a variety of commercial supplies and services for the period beginning October 1, 2021 and ending September 30, 2022 for a total not to exceed contract amount of \$250,000.00, (b) increase the contract amount for period October 1, 2021 to September 30, 2022 by \$50,000, to a total amount of \$300,000; and (c) Authorize the exercise of a one (1) year option to renew for the amount of \$250,000, for a total not to exceed contract value of \$550,000.00
7. Resolution 07-xxx/22-R; Resolution Authorizing a Memorandum of Agreement for Implementation of a Dress for Success (DFS) Satellite Site and Space Use Agreement by and between Elm City Communities/Housing Authority of the City of New Haven
8. Resolution 07-xxx/22; Resolution Authorizing a Memorandum of Understanding for Partnership with the New Haven Health Department (NHHD) Regarding Community-Driven Approaches to Address Factors Contributing to Structural Racism in Public Health by and between Elm City Communities/Housing Authority of the City of New Haven (ECC/HANH)

Executive Session Adjournment

MINUTES
REGULAR MEETING OF THE BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
360 ORANGE STREET, NEW HAVEN, CT 06511
TUESDAY, JUNE 21, 2022 at 4:00 P.M.

Those present included:

Erik Clemons, Chairman
William Kilpatrick, Vice Chairman
Alberta Witherspoon, Commissioner
Danya Keene, Commissioner
Karen DuBois-Walton, Secretary
Various staff and public attendees via RingCentral

The regular Meeting of the Board of Commissioners of the Housing Authority of New Haven was called to order at 4:03p.m.

At Roll Call, Secretary DuBois-Walton was present in person in the boardroom along with all of the Board members except Commissioner Rivera.

Approval of the Minutes from the May 17, 2022 Regular Meeting:

Motion to approve the minutes was moved by Commissioner Witherspoon and seconded by Chairman Clemons.

Bills and Communications:

Accounts Payable Processing Report totaling \$ 110,222.46 (listed on page 4), this excludes paid invoices 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 June 21, 2022, Board of Commissioners meeting.

Bank Book Check Register totaling \$ 2,613,645.54 (listed on page 13). This list consists of invoices that have been paid from May 1 – May 31, 2022. A. Prete Construction Company, Inc (\$ 28,144.80) RAD Group III; Banton Construction Company (\$341,832) for Wolfe building upgrades; Solar Youth Inc. (\$60,988) for Youth Programs at West Rock and EV; Nobe Construction Company (\$ 17,464) services for RAD IV and McConaugy; Elm City Carpentry (\$ 122,826) for Essex Abatement and 295 Wilmot Steel support; New Reach, Inc. (\$ 18,268) for Supportive Services; 212 Exchange Street LLC (\$ 49,042) for Scattered Sites lead abatement; City of New Haven (\$ 8,405) for Bulk Trash and Fuel; Home Depot (\$ 78,578) agency-wide materials; Anthem Blue Cross/Blue Shield (\$225,058) for medical insurance, Dental & Vision; United Illuminating (\$ 182,614) for various sites; Regional Water Authority (\$ 45,250) for agency-wide services; Southern Connecticut Gas (\$ 52,653) for agency-wide gas service.

The total of both registers is \$ 2,723,868.00
Presented by Natalia Rutenberg

**Read into the record by Commissioner Witherspoon
Accepted as stated.**

Public Comments: *None*

President's Report

To: ECC/HANH Board of Commissioners
From: Karen DuBois-Walton, Ph.D., President
Date: June 21, 2022

RE: President's June 2022 Report

I. Administrative

Happy Juneteenth! Let us pause to remember that freedom has been hard won in this country for many and freedom requires continual work to ensure that those who are traditionally most marginalized are given access to the full opportunities to allow all to succeed and thrive.

Today, we are celebrating our 2022 high school graduates with a drive-by graduation party immediately following this meeting. We are happy to report that a number of the students will be attending college or trade school. We are excited for what is to come with our young adults.

Amid concerns about the impact of the national baby formula shortage, we were pleased to host Congresswoman Rosa DeLauro, the Diaper Bank and several of our families and other partners for a Roundtable discussion where our families were able to share their stories of the impact that this has had on them. The stories shared were powerful and some were captured in this story ran by Fox 61 <https://www.fox61.com/article/news/community/ct-cultured/mothers-speak-out-about-formula-crisis-at-roundtable/520-8872bf49-d790-448a-95e9-5e19bef95448>.

The eagerly awaited ribbon cutting for Mill River Crossing was held on Tuesday May 31st at 10 am. In addition to the many partners whose support made this redevelopment possible, we were pleased to host individuals and the families of some community leaders who were particularly instrumental and whose names are memorialized in the new streets and public spaces created.

Today we bring forth the MTW 2023 Annual Plan for authorization. This year's plan builds upon the work enabled by Moving to Work status over the past 22 years. New initiatives include efforts to expand affordable housing in this community through new acquisitions, support for youth experiencing housing instability and an initiative to address the challenges are HCV participants face finding housing in this tight rental market.

Additionally, in furtherance of our work to create opportunity for our re-entry population, we are excited to partner with the CT State Branch of the NAACP around their Million Jobs Campaign. By signing on as community and workplace partner, we are creating new employment opportunities for our residents who have a criminal justice involvement in their background and we strengthen our ability to provide employment opportunities. We seek Board authorization of an Memorandum of Agreement that will guide this partnership.

Our team has been deepening its ability to support the agency's work around equity and inclusion through our partnership with CEIO. We recently held an in-person session where we refocused our team's efforts and developed plans for next steps. This was followed by a virtual session

Annual Fair Housing Training began this month with front line staff from Operations and 360 MGT prioritized for attendance in this session. An additional session will be held later this year for all other team members.

In concerning news, there was a significant fire on June 11th at Cornell Scott Ridge that forced the relocation of a family of 4. Additionally, we were made aware of a gunshot victim who sustained injuries at Westville Manor. The team is working to support both communities around these difficult events.

Thanks to our construction partner, LaRosa Building Group who submitted an application featuring Rockview Phase II, that project was selected as the 1st Place Winner of the award for Large Multi-Family/Mixed Use developments. An award dinner was held on June 14th at The Aqua Turf. Congratulations to the team!

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

- Requesting 1-month extension for Solar Youth's East View youth program for the contract to end July 31, 2022. No additional finding is being requested.
- Requesting 2 month extension for Solar youth's West youth programming for the contract to end August 30, 2022. No additional finding is being requested.

Finance- April 2022 YTD Financials

The financial report covers seven months (October 1 through April 30) of data. Total Revenues are \$60,656,650 and Total Expenses are \$52,275,970 (including depreciation expense of \$1,191,370). The excess of revenue over expenses is reduced by \$(2,383,255) capitalized expenditures/notes activity and \$(4,771,145) reserve for Interest Income recognized on Notes Receivable resulting from development projects. Depreciation expense add-back is \$1,191,370. The HANH Net Surplus of \$2,417,650 was as follows:

MTW Programs

- Low Income Public Housing

Net surplus is \$1,338,659 versus a budget net surplus of \$384,348 for an overall favorable variance of \$954,311.

- Section 8 Housing Choice Voucher

Net surplus is \$340,802 versus a budget deficit of \$(780,343). The favorable variance is \$1,121,145.

Non-MTW Programs

- Business Activities showed deficit of \$(462,550) compared with a budgeted deficit of \$(726,298), resulting in a favorable variance of \$273,748.
- Central Office Cost Center shows a net surplus of \$1,200,739 compared to a budgeted surplus of \$1,122,293 resulting in an unfavorable variance of \$78,446.

April 2022	MTW			NON-MTW			ELIMS			ELIMS			Total		
	Budget	Actual	Variance	Budget	Actual	Variance	Budget	Actual	Variance	Total Budget	Total Actual	Variance	Total Budget	Total Actual	Variance
70500 TENANT REVENUE	752,389	1,176,282	423,893	-	12,438	12,438	-	-	-	752,389	1,188,720	436,331			
70600 HUD REVENUE	61,520,560	53,232,103	(8,288,457)	128,305	182,227	53,922	-	-	-	61,648,865	53,414,330	(8,234,535)			
70000 OTHER REVENUE	34,009	742,673	708,665	11,167,827	10,787,790	(380,037)	(5,447,100)	(5,476,864)	29,763	5,754,736	6,053,600	298,864			
70000 TOTAL REVENUE	62,306,957	55,151,058	(7,155,899)	11,296,132	10,982,455	(313,677)	(5,447,100)	(5,476,864)	29,763	68,155,989	60,656,650	(7,499,340)			
91000 OPERATING ADMINISTRATIVE	8,394,276	7,540,904	853,372	4,365,177	3,783,681	581,495	(5,447,100)	(5,476,864)	29,763	7,312,352	5,847,721	1,464,631			
92500 TENANTS SERVICES	147,292	86,533	60,759	1,342,199	1,022,356	319,843	-	-	-	1,489,491	1,108,889	380,602			
93000 UTILITIES	991,569	1,363,091	(371,521)	232,475	211,057	21,418	-	-	-	1,224,045	1,574,148	(350,103)			
94000 MAINTENANCE	1,711,945	2,962,073	(1,250,128)	345,384	257,783	87,601	-	-	-	2,057,329	3,219,856	(1,162,527)			
95000 PROTECTIVE SERVICES	85,753	63,535	22,218	14,828	5,361	9,467	-	-	-	100,581	68,896	31,685			
96000 GENERAL EXPENSE	-	42,156	(42,156)	165,139	176,359	(11,221)	-	-	-	165,139	218,516	(53,377)			
96100 INSURANCE PREMIUMS	386,502	546,123	(159,621)	2,237	-	2,237	-	-	-	388,739	546,123	(157,384)			
96200 OTHER	1,084,389	948,623	135,766	-	445	(445)	-	-	-	1,084,389	949,069	135,321			
96800 SEVERANCE EXPENSE	-	-	-	-	1,250	(1,250)	-	-	-	-	1,250	(1,250)			
96900 TOTAL OPERATING EXPENSES	12,801,726	13,553,038	(751,312)	6,467,439	5,458,293	1,009,146	(5,447,100)	(5,476,864)	29,763	13,822,065	13,534,467	287,597			
97100 EXTRAORDINARY MAINTENANCE	67,484	49,680	17,804	8,383	14,828	(6,445)	-	-	-	75,867	64,508	11,359			
97200 CASUALTY LOSSES - NON CAPITALIZED	-	22,196	(22,196)	-	-	-	-	-	-	-	22,196	(22,196)			
97300 HAP EXPENSE	44,341,153	37,463,428	6,877,725	175,000	-	175,000	-	-	-	44,516,153	37,463,428	7,052,725			
97400 DEPRECIATION EXPENSE	1,992,608	1,015,230	977,378	216,092	176,140	39,953	-	-	-	2,208,701	1,191,370	1,017,331			
90000 OTHER REVENUES	46,401,244	38,550,534	7,850,710	399,475	190,967	208,508	-	-	-	46,800,720	38,741,501	8,059,219			
TOTAL EXPENSES	59,202,970	52,103,572	7,099,398	6,866,914	5,649,260	1,217,654	(5,447,100)	(5,476,864)	29,763	60,622,785	52,275,969	8,346,816			
RAD/DEV - MTW Fund Expenditures	(1,604,167)	(1,117,617)	(486,549)	(3,888,423)	(1,265,638)	(2,622,785)	-	-	-	(5,492,590)	(2,383,255)	(3,109,335)			
Investment in the financing of affordable housing Dev	-	-	-	-	-	-	-	-	-	-	-	-			
Reserve for interest on N/R	-	-	-	(4,249,316)	(4,771,145)	521,829	-	-	-	(4,249,316)	(4,771,145)	521,829			
10010 Operating Transfer In	1,288,593	727,681	560,912	3,888,423	1,265,638	2,622,785	-	-	-	5,177,016	1,993,318	3,183,697			
10020 Operating Transfer Out	(5,177,016)	(1,993,319)	(3,183,697)	-	-	-	-	-	-	(5,177,016)	(1,993,319)	(3,183,697)			
10000 EXCESS OF REVENUE OVER (UNDER) EXPENSES	(2,388,603)	664,230	(3,052,833)	179,902	562,050	(382,148)	-	-	-	(2,208,700)	1,226,280	(3,434,981)			
ADJ FOR DEPREICATION EXPENSE	1,992,608	1,015,230	977,378	216,092	176,140	39,953	-	-	-	2,208,701	1,191,370	1,017,331			
350 SURPLUS / (DEFICIT)	(395,994)	1,679,461	(2,075,455)	395,995	738,190	(342,195)	-	-	-	0	2,417,650	(2,417,650)			

II. Operations

A. Vacancy Rate

HANH's current occupancy rate for the month for May 2022 is 89%. 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 May 2022 is 67.34%. 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

	CY 2021	CY 2022	Variance
January	75.69%	65.57%	-10.12
February	76.19%	65.59%	-10.6
March	80.67%	63.10%	-17.57
April	83.27%	53.41%	-29.86%
May	82.07%	67.34%	-14.73%
June	73.96%		
July	75.22%		
August	68.87%		
September	72.80%		
October	71.75%		
November	70.47%		
December	62.56%		
Average	78.07%	63.02%	

Community and Economic Development (CED) Monthly Report

CED staff coordinated Early Childhood Roundtable, Formula Shortage Roundtable and the Fair Haven Community Parade.

Elm City Communities hosted Congresswoman Rosa DeLauro, the Diaper Bank and a number of our families for a roundtable discussion on the baby formula shortage. CED recruited families to attend the event to speak to let the Congresswoman know the impact that this has had on them and followed up with families following to provide continued resources and support through our Diaper Bank.

CED staff walked in the Fair Haven Community Parade to represent Elm City Communities.

CARES Program Highlights

- 2 Participants have received mortgage pre-approval and are working with a realtor
- L. Boyd- trained and passed certification to oversees a Food service HUB for Board of Education, which will open opportunities for future supervisory positions at work.
- Additional highlights include: a participant who completed her Phlebotomy Training, a participant hired to work at Yale Hospital and a participant who passed her State exam for Nursing.

FSS Program Highlights

- \$14,021 was the FSS escrow accounts **increase** for the month of May
Completed: (2) Assessment, (8) Goal Updates, (8) Contract Signings, (18) 1:1 SEHOP meetings, (2) Pre-term appts
- Completed: (1) Annual Recertifications and (2) Interims and (13) FSS Addendums processed and (1) EOP

FSS Resident Highlights:

- **S. M** – She began working at Yale as a per diem Pantry worker in 2015, then in 2017 she was hired on a part-time basis. Since January 2022, Ms. M stated that Yale has employed her as a custodial worker on an F/T basis earning \$26.91 per hour and to date has successfully completed her probation period.
- **S. P** – She has managed to increase her savings over the last ten months from \$3,500 to \$6,000.
- **S. R** – She has been given the green light to move forward with communicating with a lender and pursue her homeownership goal. While she is a disabled individual, she is gainfully employed at Amazon working 20 hours per week. She has saved over \$7,000. Since, she has contacted Liberty Bank and been pre-qualified for \$203,000.
- **V. O** – V reports that she has been working her part-time job for 1 year now and meets the requirement for working 30 hours per week as her full-time job at Derby Schools had not always given her the hours to meet the full-time requirement. V has continually increased her savings and has continued to improve her credits score as well. V has some concerns about the present market and while she is eligible for the green light, she is not sure she is interested in pursuing homeownership at this time until the market shifts.
- **K. S** – She has worked hard to grow her Handyman & Cleaning business over the last year while securing various contracts with local agencies/businesses. She has changed her final goal to independence via employment given the current market and challenges that may be faced. HOH has worked hard to increase her income despite of health challenges over the years. She has worked on her credit repair and has engaged successfully with Financial Counselors.

ECC Believes Program Highlights

- This month CED worked coordinate summer camp opportunities for our youth residents. We registered youth for Youth @ Work, Parks and Rec camp and is now working to fill slots for LEAP free summer program.
- Submitted a total of 20 applications for the City of New Haven Park and Recreation Camp Program.

Planning and Modernization

HAI Loss Prevention Grants:

P&M applied for funding 5/31/2022, from HAI, our insurance company, for two reimbursement grants, Fire Loss Prevention, \$78,680, for installation of Fire Suppression Cannisters at each stovetop in our LIPH portfolio, and Storm Damage Prevention, \$770,760, for Tree and Shrub management and removal. Grant awards will be announced this Fall, 2022. This is a cooperative venture with the Planning and Modernization, Finance, and Operations Departments. Work has begun on both projects, each reducing ECC liability risk and making our communities safer.

HUD Emergency Safety and Security Grant:

P&M is also applying to HUD for funding to address security upgrades at Robert T. Wolfe and George Crawford Manor. The grant would enable our high-rise Elderly and Disabled communities to have the extra layer of security necessary to exclude the influx of an uninvited element. The maximum award per HA annually is \$250,000. Applications are due June 15, 2022.

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/testing has begun with CO & smoke detectors (HUD stated priority), Radon testing and mitigation. Mold is being addressed in conjunction with Lead abatement projects as well as separately. Inspections for the Vermin (Bedbugs, rodents and cockroaches) portion of the grant has begun. A 3rd Quarterly benchmark report has been sent to the HUD Washington and our Regional offices.

ECC Lead-Based Paint Capital Fund Projects

HUD Lead Grant 2017--ECC applied for and awarded \$986,260 in Sept 5, 2018:

HUD national office understood the need was greater and put out an additional NOFA.

HUD Lead Grant 2020--ECC applied and was awarded an additional \$3,700,000, in May 2021.

What we have completed to date:

- Tested all (299) LIPH family property units at risk for Lead Based Paint (Built before 1978).
- Units testing positive for lead were organized by priority in order of importance to address-- Amalgamated Prioritization Chart. Highest priority, units with children under the age of 6 years and actionable levels of lead.
- We are addressing units even if there are no children, now, as these could be rented in the future to a family with young children.
- ECC met with State of Connecticut and HUD Washington Lead Teams to align goals and verify plan of action.
- **Immediate action--Completed:**
 - Trained in-house staff to perform Interim Controls and to Follow Lead Safe Renovating practices
 - **Interim Controls:** Targeted highest priority units, temporarily removing lead dust while design and solicitation process was in progress
 - Highest priority Scattered site properties (**10 houses-17 units**)
 - McConaughy Terrace exterior source of lead dust--our largest Family development (**201 units**).
 - Removed Lead painted doors and friction components at McConaughy Terrace...no lead painted doors left at McConaughy Terrace (**201 units**).
- **Design, Abatement and Construction Complete** for Lead Abatement in the following properties:
 - 10 houses (**17 units lead safe**) in our Scattered Sites West Portfolio. Lead, encapsulated, including replacement of peeling porch components and encapsulation of some siding. These came first as they were highest on our Amalgamated Prioritization Chart.

- Essex Townhouses (**35 units lead safe**) ...all known lead components have been removed, not just encapsulated.
- McConaughy (201 units moved to redevelopment effort...however, units all had Interim Controls performed; More permanent Abatement to accompany redevelopment.
- **Redesign:** Upon receipt of the 2nd Lead Based Paint grant, design of remaining units were upgraded to remove instead of just encapsulate certain components, keeping to the priorities established by the testing. This was made possible due to the additional HUD funding, and provides residents and ECC a more permanent and lasting solution to the Lead.
- **Other Housing Related Hazards:** ECC added elimination of other Housing Related Hazards upon receipt of a 3rd HUD grant \$3,999,993, where inspections identified significant mold and asbestos to remove.

Solicitations out for Bid May, 2022 for construction completion December, 2022:

- **Group B: 3 Single-Family Houses** in the Scattered Site West portfolio
- **Group C: 8 Units in 4 houses** in the Scattered Site East portfolio
- **Solicitations out for Bid July, 2022 for Construction Completion January, 2023:**
- **Group A: 1 house, Scattered Sites East portfolio,** Lead, mold and asbestos abatement with site safety and historic preservation requirements
- **Solicitation out for Bid August, 2022 for construction start in Spring, 2023:**
- **Group D: 21 houses** in the Scattered Sites East portfolio (houses currently without children under the age of 6 years, but needing lead abatement for future family rentals).

Testing has also been performed by the Operations Department in our Elderly and Disabled community high-rise buildings, and Lead was addressed in the areas where children under 6 years were living (common areas). Not part of the Lead Grant work.

In addition, ECC is not required to test for Lead in Water as part of the grant, however, ECC in its commitment to Residents, tested for lead in water and has abated any identified lead in water concerns, not using the Lead Grant monies.

Finally, as part of the Lead Grant Work, Planning and Modernization is using the abatement work as an opportunity to educate Residents regarding Lead Based Paint exposure, and Lead Safe practices to ensure a safer environment for children.

Testing results are shared with residents and explained, if needed. State of CT Lead education packet is shared and consultants are available for any technical clarification. Prior to Covid, Lead education packets were available in our lobby.

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 closed out; Reimbursement to the tenants for oil in existing tanks has been completed.
- **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 extended to March 31, 2022, to accommodate the Fire Department Fire Watch schedule. PH 2, was re-bid, again for the Fire Panel and addressable fire alarm system and Life Health and Safety Upgrades. Resolution was brought to the Board of Commissioners, in April. Contract out for signature.

- **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. 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, laundry room and corridors is completed. The Lobby and ADA entry are proceeding, scheduled for completion early June. A contract for Phase 2, for resident interior improvements was awarded, and preconstruction surveys completed. 10-unit bathrooms will be replaced and miscellaneous other life health and safety improvements throughout the majority of the residential units. Work began on the 8th and 7th floors in February, 2022, and has progressed through the 2nd floor. Additional life health and safety items have been identified and are being addressed concurrently.
- **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. 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. Reports are finalized. These include individual Replacement Reserves for each of the Scattered Site properties, which is a new and more practical approach. Resident youth was hired as part of the consultants' Section 3 commitment to assist on the project. The contract has been extended for 1 year, with no additional funds to enable ECC the option to request additional reports for development projects.
- **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 could 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 100% completed. Re-insulation, 100% complete. Site fencing installation is proceeding for June 10, 2022, completion.
- **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. Construction on site will begin July 11th, when all long lead-time materials are on site.
- **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. Construction is complete, including change order work completed due to Fire Marshal request, and damage subsequent to design. City sign off received. Project in closeout.
- **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. As of 3/7/2022, the shoring in the warehouse area has been completed. The Building is in use.
- **McQueeney Plaza Repair & Upgrades:** A reworking of the plaza at 360 Orange Street has expanded the brick plaza emphasizing and enhancing the entry to the 360 Management client office. In-house design; construction completed and project closed out.
- **Radon Mitigation at Scattered Sites Multi-family, Scattered Sites East and West:** Radon was identified in 8 units of housing in the Scattered Site (SS) Multi-family developments. Mitigation design is completed and out to bid. As part of the Housing Related Hazards Grant, SS East and SS West properties were tested and only a few units came back positive for radon. These units will be addressed under the same contract, with a separate funding source.

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.
- Closeout process ongoing. Waiting on Environmental closeout reports, draft cost cert. and updated O&M Manuals with survey.

- **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.
- Demolition of former Farnam buildings completed.
- Phase 2b construction is ongoing and on schedule for 100% substantial completion in May 2022.
- 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.

- **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 3rd 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 August 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 June 1, 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.
 - Glendower is working on adding elevator code upgrades to Fairmont scope.
- **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 4th 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 4thquarter 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 3rd quarter of 2023.

Housing Authority of the City of New Haven

Resolution Number 06-22/22-R

RESOLUTION RATIFYING THE EXTENSION OF THE EXCLUSIVE OPTION AGREEMENT BETWEEN THE AUTHORITY D/B/A ELM CITY COMMUNITIES (“ECC”) AND ECC GROUP II A RAD, LLC VALLEY TOWNHOMES FOR THE PERIOD COMMENCING ENDING DECEMBER 31, 2021 TO DECEMBER 31, 2022 FOR THE PURPOSE OF OBTAINING FINANCIAL CLOSING

WHEREAS, the Board of Commissioners pursuant Resolution #09-147/17-R-R authorized The Glendower Group to serve as the developer for the redevelopment of the HANH RAD Group 2 A Project (i.e. Valley Townhouses Project); and

WHEREAS, ECC has determined that it would be in its best interest to convert Valley Townhouses to project based rental assistance under the Rental Assistance Demonstration Program; and

WHEREAS, ECC has included or will include said conversion of the Project in its Annual Moving to Work Plan; and

WHEREAS, Resolution Number 10-127/18-R authorized ECC to grant ECC Group II A RAD, LLC an exclusive Option Agreement to ground lease all or a portion of the Valley Townhouses Project (the “Project”) for a term necessary to meet the financing requirements of the various funding agencies, lenders and investors, but not to exceed 75 years unless a longer term is required for financing commencing October 31, 2018 and ending December 31, 2019; and

WHEREAS, Resolution Number 12-105/20-S extended the option agreement from December 31, 2019 to December 31, 2021 for the purpose of obtaining financial closing for the redevelopment of Valley Townhomes; and

WHEREAS, this Resolution is seeking ratification to extend the option agreement from December 31, 2021 to December 31, 2022 for the purpose of obtaining financial closing for the redevelopment of Valley Townhomes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN d/b/a ELM CITY COMMUNITIES, that:

1. This resolution authorizes the ratification to extend the option agreement between Housing Authority City of New Haven d/b/a Elm City Communities (“ECC”) and ECC RAD IIA, LLC for the period commencing December 31, 2021 to December 31, 2022.
2. The President is hereby authorized to take any and all such action and execute such documents as necessary to effectuate the terms and conditions of this Resolution.
3. This Resolution shall take effect immediately.

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 June 21, 2022.

Karen DuBois-Walton, Ph. D.
President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

**Motion to approve resolution was moved by Commissioner Witherspoon and Commissioner Keene second.
Unanimous by all.**

EXHIBIT A

Terms And Conditions of Ground Lease

1. The Property shall be developed as mixed finance housing under the federal Rental Assistance Demonstration Program and Section 42 of the Internal Revenue Codes. Any change in use is subject to approval of HANH, in its sole and absolute discretion.
2. The term of the Ground Lease shall be seventy-five (75) years.
3. Subject to approval by the U.S. Department of Housing and Urban Development, Ground Lease Payments by The Glendower Group or its assignee to HANH shall be in an amount of the appraised value of the property.
4. HANH shall provide environmental testing, surveys and related due diligence work.
5. ECC Group IIA RAD, LLC shall complete the Project within thirty-six (36) months of the exercise of the option to ground lease the Property (the "Completion Date"). In the event that the Project is not completed by the Completion Date, the Property shall revert to HANH.
6. The ECC Group IIA RAD Redevelopment Corporation shall be the managing member of the Development Entity and responsible for the day-to-day operations of the Development Entity.
7. ECC Group IIA RAD, LLC December 31, 2019 shall obtain all financing necessary for the construction and completion of the Project.
8. HANH shall seek permission to dispose of the property in accordance with Connecticut General Statutes Section 8-64a.

RESOLUTION # 06-23/22-R

HOUSING AUTHORITY OF THE CITY OF NEW HAVEN

RESOLUTIONS RATIFYING, AUTHORIZING, AND TO THE EXTENT NECESSARY, REAUTHORIZING CERTAIN ACTS IN CONNECTION WITH (I) THE ENTERING INTO OF AN AGREEMENT TO ENTER INTO A HOUSING ASSISTANCE PAYMENT CONTRACT (“AHAP”) AND UPON COMPLETION AND COMPLIANCE WITH APPLICABLE HUD REQUIREMENTS (E.G. HOUSING QUALITY STANDARDS), A HOUSING ASSISTANCE PAYMENT CONTRACT (“HAP”) WITH DIXWELL HOUSING ASSOCIATES LLC (THE “COMPANY”) IN CONNECTION WITH THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN’S (“HANH”) AWARD OF 20 PROJECT BASED VOUCHERS AT THE AFFORDABLE PROJECT LOCATED AT 316 DIXWELL AVENUE, 340 DIXWELL AVENUE AND 783 ORCHARD STREET WHICH IS KNOWN AS “340+ DIXWELL” (THE “PROJECT”), AND (II) SUCH OTHER ACTS RELATED, INCIDENTAL, NECESSARY AND/OR ANCILLARY THERETO (INCLUDING CONSENTS TO THE COMPANY’S ASSIGNMENT OF THE HAP TO LENDERS).

WHEREAS, the Housing Authority of the City of New Haven (“HANH”) issued a Notice of Authorization to Award Contract, dated July 14, 2021, to the Company awarding 20 Project Based Vouchers (“PBV”) to the Company for the Project;

WHEREAS, the Project will be a 69-unit new construction mixed income rental housing development located at 316 Dixwell Avenue, 340 Dixwell Avenue and 783 Orchard Street in New Haven, Connecticut and, of the 69 units, 55 will be Low Income Housing Tax Credit (“LIHTC”) units and 20 of the LIHTC units will also be Project Based Voucher (“PBV”) units;

WHEREAS, the Project will be owned and operated by the Company;

WHEREAS, the developers of the Project are H.E.L.P. Development Corp. (“HELP”) and Beulah Land Development Corp. (“Beulah”) (collectively, HELP and Beulah are referred to herein as the “Developer”) and an affiliate of HELP serves as the managing member of the Company and an affiliate of Beulah serves as the administrative member of the Company;

WHEREAS, the Project will be financed, in part, with federal low-income housing tax credits (equity investor is National Equity Fund, Inc. (“NEF”) and/or affiliated entities), deferred developer fee, a construction loan from TD Bank, N.A. (“TD”), a permanent loan from CPC Mortgage Company LLC (“CPC”), a subordinate construction/permanent loan from the State of Connecticut Department of Housing (“DOH”), a subordinate construction/permanent loan from the State of Connecticut Department of Economic and Community Development (“DECD”), a subordinate construction/permanent loan from the City of New Haven (“City”) and a sponsor loan from HELP (collectively, the “Financing”);

WHEREAS, HANH believes that it is in the best interests of HANH to enter into the AHAP for the 20 PBV units at the Project and, upon completion of construction and compliance with applicable HUD requirements (e.g. Housing Quality Standards inspections), the HAP and ancillary documents related to the AHAP and HAP (including consent to the Company’s assignment of the AHAP and/or HAP as security for the Project’s lenders) (collectively, the “Transactions” and, with regard to the AHAP, HAP and ancillary documents, the “Documents”).

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COMMISSIONERS OF HANH THAT:

1. Karen DuBois-Walton, as President, Shenae Draughn, as Executive Vice President, and such other officers or designees of HANH whose signatures may be required (each, the “Signatory”), may execute and deliver the Documents to the Company (and their counsel) to effectuate the Transactions.
2. The execution and delivery of any other documents related to the Transactions required or approved by the Connecticut Housing Finance Authority, the Developer, NEF, TD, CPC, DOH, DECD, the City, or HUD by the Signatory, are each hereby authorized.

3. The Signatory is also authorized, empowered and directed to execute any other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this "Resolution" and any and all closing documents required to effectuate the foregoing purposes.
4. The Signatory is authorized, empowered and directed to take any and all such related or ancillary actions they may deem necessary and appropriate to achieve the foregoing purposes, and the signature by the Signatory, on any document or instrument shall be conclusive evidence of said Signatory's authority to take such actions on behalf of HANH.
5. The instrumentalities and affiliates of HANH are hereby authorized to take any and all actions as are necessary to effectuate the purposes of this Resolution.
6. Any and all acts heretofore taken by the Executive Director, the Executive Vice President or their designees, in connection with the matters authorized by the foregoing resolutions are hereby ratified, confirmed, adopted and approved.
7. 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 June 21, 2022.

Karen DuBois-Walton, Ph. D.
President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

Motion to approve resolution was moved by Commissioner Kilpatrick and Commissioner Keene second. Unanimous by all.

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION NUMBER #06-24/22R

**RESOLUTION AUTHORIZING THE REVISION OF THE ECC/HANH ADMISSION AND CONTINUED
OCCUPANCY PLAN (ACOP)**

WHEREAS, On June 19, 2018, the Board of Commissioners authorized resolution # 06-63/18-S, approving the revision of the Admissions and Occupancy Policy (ACOP); and

WHEREAS, On January 21, 2020, the Board of Commissioners authorized resolution # 01-02/20-S approving the revision of the Admissions and Occupancy Policy (ACOP); and

WHEREAS, On June 16, 2020, the Board of Commissioners authorized resolution # 03-22/20-S, approving an additional revision of the Admissions and Occupancy Policy (ACOP); and

WHEREAS, On July 21, 2020, the Board of Commissioners authorized resolution # 07-61-20-R approving an additional revision of the Admissions and Occupancy Policy (ACOP); and

WHEREAS, On October 20, 2020, the Board of Commissioners authorized resolution # 10-96/20-R, approving an additional revision of the Admissions and Occupancy Policy (ACOP); and

WHEREAS, On February 16, 2021, the Board of Commissioners authorized resolution # 02-07/21-R, approving an additional revision of the Admissions and Occupancy Policy (ACOP); and

WHEREAS, On December 21, 2021, the Board of Commissioners authorized resolution # 12-102/21-R, approving an additional revision of the Admissions and Occupancy Policy (ACOP); and

WHEREAS The ACOP is required by HUD and the purpose of the ACOP is to establish policies for carrying out the Low-Income Public Housing (LIPH) program in a manner consistent with HUD requirements and local goals and objectives contained in ECC/HANH's MTW plan; and

WHEREAS, The revisions are updates to the chapters on Applications, Waiting List and Tenant Selection and the Transfer Policy.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN and the President be

And hereby is authorized, empowered and directed to act on behalf of ECC/HANH 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, the agreement contemplated and hereby to take all necessary actions to revise the ECC/HANH Admissions and Continued Occupancy Policy (ACOP) to include updates to the chapters on Applications, Waiting List and Tenant Selection and the Transfer Policy.

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 June 21, 2022.

Karen DuBois-Walton
Secretary/ President

Date

REVIEWED:
MCCARTER AND ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

**Motion to approve resolution was moved by Commissioner Witherspoon and Commissioner Keene second.
Unanimous by all.**

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION NUMBER #06-25/22-R

**RESOLUTION AUTHORIZING THE REVISION OF THE ECC/HANH
HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN (ADMIN PLAN)**

WHEREAS, On June 19, 2018, the Board of Commissioners authorized resolution # 06-63/18-S approving the revision of the Housing Choice Voucher Administrative Plan (Admin Plan); and

WHEREAS, On June 16, 2020, the Board of Commissioners authorized resolution #03-23/20-S, approving an additional revision of the Housing Choice Voucher Administrative Plan (Admin Plan); and

WHEREAS, On July 21, 2020, the Board of Commissioners authorized resolution # 07-62/20, approving an additional revision of the Housing Choice Voucher Administrative Plan (Admin Plan); and

WHEREAS, On October 20, 2020, the Board of Commissioners authorized resolution # 10-97/20-R, approving an additional revision of the Housing Choice Voucher Administrative Plan (Admin Plan); and

WHEREAS, On February 16, 2021, the Board of Commissioners authorized resolution # 02-08/21-R, approving an additional revision of the Housing Choice Voucher Administrative Plan (Admin Plan); and

WHEREAS, On December 21, 2021, the Board of Commissioners authorized resolution # 12-103/21-R, approving an additional revision of the Housing Choice Voucher Administrative Plan (Admin Plan); and

WHEREAS, The Administrative Plan is required by HUD. The purpose of the Administrative Plan is to establish policies for carrying out the Housing Choice Voucher program in a manner consistent with HUD requirements and local goals and objectives contained in ECC/HANH's MTW plan; and

WHEREAS, The revisions are updates to Chapter 17 Housing Quality Standards - Implementation of Provisions in Notice PIH-2017-20 (HA), Housing Opportunity Through Modernization Act of 2016 (HOTMA) – Housing Quality Standards (HQS) Implementation Guide - Implementing the NLT Provision and Alternative Inspection Provision; and

WHEREAS, And revisions to Chapter 19, Mixed Finance Developments Including Rental Assistance Demonstration/Project Based Voucher (RAD/PBV) Resident Transfer Policy, High Priority Resident Requested Transfers, Housing Quality Standards - Initial HQS Inspection and Offer of PBV Assistance.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN and the President be and hereby is authorized, empowered and directed to act on behalf of ECC/HANH 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, the agreement contemplated and hereby to take all necessary actions to revise the ECC/HANH Housing Choice Voucher Administrative Plan (Admin Plan) to include updates to chapters 17 and 19 regarding the Implementation of Provisions in Notice PIH-2017-20 (HA), Housing Opportunity Through Modernization Act of 2016 (HOTMA) – Housing Quality Standards (HQS) Implementation Guide - Implementing the NLT Provision and Alternative Inspection Provision and RAD/PBV Transfer Policy.

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 June 21, 2022.

Karen DuBois-Walton
Secretary/ President

Date

REVIEWED:
MCCARTER AND ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

**Motion to approve resolution was moved by Commissioner Witherspoon and Commissioner Keene second.
Unanimous by all.**

Housing Authority of the City of New Haven

Resolution #06-26/22R

Resolution Authorizing the Approval of MTW Annual Plan for FY 2023

WHEREAS, In 2001, the Elm City Communities/Housing Authority of the City of New Haven (ECC/HANH) was awarded Moving to Work (MTW) status as part of the federal MTW Demonstration Program, and

WHEREAS, In lieu of the standard PHA Annual Plan and Five-Year Plan documents, ECC/HANH is required to develop and submit to HUD, MTW annual plans and reports that articulate ECC/HANH's key policies, objectives, strategies, impact and outcomes for administration of its federal housing programs, in accordance with the terms of ECC/HANH's MTW Agreement, and

WHEREAS, Section II (C) of the Authority's Moving to Work Agreement (the "Agreement") requires that ECC/HANH hold at least one public hearing per Annual MTW submission; and make the Annual MTW Plan available for public comment for at least thirty (30) days, and

WHEREAS, The MTW Annual Plan for FY 2023 was made available for public review on April 17, 2022, and a public hearing was held on Monday, May 16, 2022; and

WHEREAS, ECC/HANH received no public comments; and

WHEREAS, ECC/HANH met with the Resident Advisory Board (RAB) on Wednesday, May 25, 2022;

NOW, THEREFORE, BE IT RESOLVED THAT THE BOARD OF COMMISSIONERS hereby authorizes the submission to the U.S. Department of Housing and Urban Development (HUD) the Moving to Work Annual Plan for FY 2023 and make the following certifications and agreements with HUD in connection with the submission of the Plan and implementation thereof:

1. ECC/HANH published a notice that a hearing would be held, that the MTW FY2023 Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that ECC/HANH conducted a public hearing to discuss the Plan and invited public comment.
2. ECC/HANH took into consideration but did not receive any public or resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners in order to incorporate any public comments into the Annual MTW Plan.
3. ECC/HANH certifies that the Board of Commissioners have reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1.
4. ECC/HANH will carry out the MTW Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
5. The MTW FY2023 Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which ECC/HANH is located.
6. ECC/HANH contains a certification by the appropriate State or local officials that the MTW FY2023 Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for ECC/HANH's jurisdiction and a description of the manner in which the MTW Plan is consistent with the applicable Consolidated Plan.
7. ECC/HANH will affirmatively further fair housing by examining its programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require ECC/HANH's involvement and maintain records reflecting these analyses and actions.
8. ECC/HANH will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. ECC/HANH will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.

10. ECC/HANH will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation² at 24 CFR Part 135.
11. ECC/HANH will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. ECC/HANH will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
13. ECC/HANH will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. ECC/HANH will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. ECC/HANH will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, ECC/HANH will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
16. With respect to public housing ECC/HANH will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. ECC/HANH will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. ECC/HANH will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
19. ECC/HANH will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
20. ECC/HANH will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.
21. All attachments to the MTW Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of ECC/HANH and at all other times and locations identified by ECC/HANH in its Plan and will continue to be made available at least at the primary business office of ECC/HANH.

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 June 21, 2022

Karen DuBois-Walton
President/Secretary

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

**Motion to approve resolution was moved by Commissioner Kilpatrick and Commissioner Witherspoon second.
Unanimous by all.**

**Housing Authority of the City of New Haven
Resolution Number #06-27/22-R**

RESOLUTION RESCINDING RESOLUTION NO. 10-84/21-R AND AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN TO ENTER INTO A HOUSING ASSISTANCE PAYMENT (HAP) CONTRACT WITH CHRISTIAN COMMUNITY ACTION OR ITS AFFILIATED ENTITY FOR EIGHTEEN (18) PROJECT BASED UNITS FOR A TERM OF TEN (10) YEARS

WHEREAS, pursuant to Resolution #10-95/20-R, the Board of Commissioners authorized the Authority to enter into a Housing Assistance Payment (HAP") Contract with Christian Community Action ("CCA") for eighteen (18) Project Based Vouchers in connection with housing owned by CCA at 660 Winchester Avenue, which is the location of CCA's New HOPE initiative to assist families who are homeless or at risk of becoming homeless; and

WHEREAS, Resolution #10-95/20-R assumed that Glendower would co-develop the subject location, and have an ownership interest in the real property ownership entity; and

WHEREAS, CCA has fully developed the subject property, and it is now or will soon be ready for occupancy by the targeted families; and

WHEREAS, it has been determined that it is not necessary for Glendower to be a co-developer and have an ownership interest in the fully developed property; and

WHEREAS, through its MTW initiative, ECC/HANH issued a Request for Proposals (RFP) for Housing Choice Voucher (HCV/Section 8) Project-Based Assistance program to Support the Development of Affordable Housing; and

WHEREAS, CCA responded to the RFP for its New Hope Housing Program (Project) for Existing Housing units per 24 CFR 983.3(b) and CAA's response was determined to be both responsive and responsible; and

WHEREAS, the PBV units will be located at 660 Winchester Avenue, which consists of 4-one-bedroom units, 12 two-bedroom units and 2-three-bedroom units and will be used to house families who are homeless or at risk of becoming homeless; and

WHEREAS, CCA will refer the families to ECC for determination of eligibility; and

WHEREAS, there are certain requirements families must meet to be considered candidates to participate in this development, some of which are as follows:

- Meet at least once per week with a Family Coach for a home visit or in designated space;
- Complete program assessments with the Family Coach;
- Meet with the Employment Specialist to assess employment status and goals within seven days of move-in;
- Meet with the Child and Family Specialist to ensure that child(ren) is (are) connected to educational resources and are enrolled in school within seven days of move-in;
- Review Family Service Plan outlining accomplishments and goals; and
- Paying rent on time;
- Register and ensure attendance of children for school or other childcare programs;
- Actively explore or secure training or employment;
- Head of Household residents are required to work 20 hours or more and/or attend school or a training program for at least 20 hours a week; and

WHEREAS, project-based assistance will be provided for 10 years, subject to the availability of funds and continuing Moving to Work authorization for the 18 units set forth in Exhibit A attached hereto; and

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

WHEREAS, ECC/HANH has determined that the Project satisfies all of the requirements for an award of project-based vouchers per 24 CFR Part 983.51, including a determination that the Project is eligible housing per 24 CFR Part 983.53 and 24 CFR 983.54, complies with the cap on the number of units per project per 24 CFR Part 983.56, and meets the site selection standards per 24 CFR Part 983.57; and

WHEREAS, that award of project-based vouchers for Existing Housing is exempt from subsidy layering review per 24 CFR Part 983.55(a); and

WHEREAS, the responsible entity (RE) has determined that the award of project-based vouchers for Existing Housing is categorically excluded or exempt from environmental review per 24 CFR Part 58.

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

1. Resolution # 10-84/21-R be and hereby is rescinded; and
2. The award of a HAP Contract to CCA or its affiliated entity for eighteen (18) Project Based Vouchers in connection with its New HOPE program located at 660 Winchester Avenue, New Haven, Connecticut, as identified and with contract rents as set forth in **Exhibit A** attached hereto, be and hereby is authorized and directed; and
3. The President be and hereby is authorized, empowered and directed to execute and deliver a HAP Contract consistent with the purposes and intent of this resolution, and to take any and all necessary action related or ancillary thereto; and
4. This Resolution shall take effect immediately.

[CERTIFICATION PAGE FOLLOWS]

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 June 21, 2022.

Karen DuBois-Walton
President & Secretary

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

Motion to approve resolution was moved by Commissioner Kilpatrick and Commissioner Keene second. Unanimous by all.

Housing Authority of the City of New Haven

Resolution Number #06-28/22-R

Resolution authorizing ECC/HANH to enter into a contract with The Kelly Group for Data Warehouse and Business Intelligence Services effective July 1, 2022, through June 30, 2027, for a total amount of \$500,000.00

WHEREAS, One of the most important assets of any organization is its information. Business Intelligence allows transformation of data into actionable information by:

- Building a scalable modern data warehouse used to house the data; thereby providing trusted and governed data.
- Putting actionable insights in the hands of the team to measure and track organizational performance and increase key performance indicators.
- Sharing data easily in a governed, trusted, and secure manner.
- Enabling data collaboration across the organization, and

WHEREAS, In the summer of 2020, Elm City Communities issued a request for proposal to develop a prototype and demonstrate this technology to the organization, and

WHEREAS, In February 2022, a new RFP was issued to continue with this transformative technology with the addition of file development and Project Management. Proposals were received from four service providers. After reviewing the proposals and interviewing two of the service providers, California Creative Group and The Kelly Group, The Kelly Group was selected, and

WHEREAS, ECC/HANH is requesting approval of a contract to begin July 1, 2022 for three years ending June 30, 2025 in the amount of \$300,000.00 with an option to renew for two additional years for a total contract amount of \$500,000.00 ending June 30, 2027.

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. This Resolution shall take effective 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 June 21, 2022.

Karen DuBois-Walton,
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young Smith, Esq.
A Senior Partner

Motion to approve resolution was moved by Commissioner Witherspoon and Commissioner Keene second. Unanimous by all.

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

Resolution Number #06-29/22-R

Resolution authorizing a Memorandum of Understanding with the Connecticut NAACP to partner on its One Million Jobs Campaign for the purpose of workforce development and job opportunities

WHEREAS, Elm City Communities (“ECC”) was approached by the Connecticut NAACP to partner on its One Million Jobs Campaign (“OMJC”). The vision of OMJC is to strengthen equity and the economic status of formerly incarcerated community members. This partnership will assist in creating a pipeline of attainable jobs available through the ECC/HANH. This Campaign also provides community-based wrap around services to assist in workforce development and retention; and

WHEREAS, OMJC has successfully partnered with Yale New Haven Health, Gateway Community College, Project M.O.R.E and others to provide job opportunities and comprehensive supports; and

WHEREAS, the vision of OMJC aligns with ECC/HANH’s efforts to connect residents and community members to meaningful employment opportunities that will support their economic and self-sufficiency goals; and

WHEREAS, OMJC will provide literature at ECC/HANH’s developments. ECC/HANH will provide space and work collaboratively in providing jobs through ECC/HANH, inclusive of its construction opportunities; 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 OMJC.

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 the Connecticut NAACP to partner on its One Million Jobs Campaign, including all actions undertaken by the Authority thereunder 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.

[CERTIFICATION PAGE FOLLOWS]

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 June 21, 2022.

Karen DuBois-Walton
Secretary/ President

Date

REVIEWED:

MCCARTER & ENGLISH LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

EXHIBIT A



Memorandum of Understanding by and between NAACP One Million Jobs Campaign and Housing Authority of New Haven, dba Elm City Communities

The purpose of this Memorandum of Understanding (MOU) is to formalize the partnership of Elm City Communities/Housing Authority of New Haven (ECC/HANH) and the NAACP One Million Jobs Campaign to work collaboratively in implementation of the campaign. Both partners are committed to ensuring that each participant (a) receives the workforce services (e.g. pre-employment job readiness, career planning, job search, resume preparation, placement and job retention services) and other supports required to ensure success and (b) has access to career opportunities at participating employers, including ECC/HANH.

ECC/HANH works to make the City of New Haven a better choice for living. Our goal is to build better neighborhoods and create more options for desirable affordable housing. We also provide resident services, include workforce development support and job opportunities for residents.

CT NAACP's One Million Jobs Campaign (OMJC)'s is dedicated to strengthening equity and the economic status of formerly incarcerated community members and those who are otherwise at a disadvantage in the labor market as a result of their involvement with the criminal justice system.

The OMJC works with employers to secure commitments to offer jobs for qualified applicants that are enrolled in OMJC and referred by our Workforce Partners as job ready. Employer partners will also provide feedback to the OMJC and Workforce Partners on the participants referred and on the process of preparation and referral. OMJC is currently partnered with the healthcare, advanced manufacturers, retail industries to set aside over 10,000 jobs for formerly incarcerated individuals across the state of Connecticut over the next 3-5 years.

New Haven area employers, in partnership with CT NAACP's OMJC, are ready to employ formerly incarcerated individuals in entry-level positions with pathways to training and upward mobility. Additional employers in other sectors are being brought into the campaign as well.

OMJC is working with community organizations and government agencies in two categories, as:

- **Workforce Partners**, to whom OMJC refers enrolled participants for any workforce services required to be job ready and from whom OMJC receives referrals for enrollment, and
- **Community Referral Partners**, from whom OMJC receives referrals of candidates and who agree to support participants through the process of preparing for, securing, and succeeding in living wage jobs offering career pathways.

Once a candidate has applied to the OMJC (either directly or by referral), OMJC will refer the participant to a community Workforce Partner to assess individual needs, determine the training and skills required to align our clients with job eligibility requirements, and prepare candidates for successful application to participating employers. Through this network, support will be available in the areas of workforce training, adult education, higher education, and adult literacy. Once the Workforce Partner determines that the participant is job ready and an application is submitted, OMJC will alert the participating employer whose Human Resources staff have agreed to provide careful attention to OMJC candidates in their hiring process.

Upon a participant's employment, OMJC will work with its Workforce Partners and Community Referral Partners to support successful job applicants in retaining their employment, including with wrap-around services to assist with any systemic barriers that they may face.

In signing this document below, ECC agrees to support **OMJC** and declares the intent to carry out commitments listed in each category below.

Community Referral Partner Commitments:

- Publicize the OMJC at our residences and in conversations with residents;
- Make referrals of participants in the agency with a history of criminal justice involvement for enrollment in the OMJC;

Workforce Partner Commitments.

- Receive referrals of OMJC participants for workforce services, within each partner's existing contractual obligations and budgetary limitations;
- Make referrals of participants in the agency with a history of criminal justice involvement for enrollment in the OMJC;
- Provide and coordinate the workforce and supportive services each provides to individuals with a history of criminal justice involvement enrolled in OMJC;
- Report back to OMJC through OMJC's easily accessible online platform the results of those referrals on an individual basis where results will be aggregated;
- Attend professional staff training as needed and desired to implement our shared vision of an integrated reentry workforce services system;
- Work with other Workforce Partners and with State and Federal officials to identify and remove administrative, statutory, and regulatory barriers that interfere with effective reentry practices; and
- Support efforts to sustain and expand reentry workforce services in the New Haven area.

Employer Commitments

- Provide OMJC staff with a list of available positions;
- Train ECC/HANH human resources staff on making fair decisions regarding applicants with criminal records;
- Work with the OMJC Clearinghouse to help and train qualified candidates for open positions;
- Help all future employees with a "pathways to success" through internal promotions;
- Ensure that internships and job training are available to people with criminal records; and
- Provide feedback to OMJC on participants' application progress and outcomes.

We are confident that participation in the One Million Jobs Campaign will help our communities meet their workforce needs while continuing to provide exceptional services to the community, and job opportunities for formerly incarcerated individuals.

Karen DuBois-Walton, President
Elm City Communities
Date:

Scot X Esdaile, President
CT NAACP State Conference
Date:

Motion to approve resolution was moved by Commissioner Kilpatrick and Commissioner Keene second. Unanimous by all.

ELM CITY COMMUNITIES

Housing Authority of the City of New Haven

RESOLUTION NUMBER #06-30/22-R

Resolution ratifying, authorizing, and to the extent necessary, reauthorizing certain acts in connection with exercising the two one-year options for the period beginning May 1, 2021 and ending on April 30, 2023, with no option to renew; and increasing the contract value from \$82,802.15 to a not to exceed amount of \$248,406.45

WHEREAS, HANH has determined a need for Key and Lock Service Agency Wide; and

WHEREAS, On March 2, 2020, a solicitation was issued with a return date of March 31, 2020; and

WHEREAS, HANH received one (1) bid: Cohen's Key Shop in the amount of \$82,802.15; and

WHEREAS, HANH staff has conducted the due diligence required under our procurement Policy and HUD Procurement Manual, as well as evaluated the bid submitted by Cohen's Key Shop and has determined that the bid is in the competitive range; and

WHEREAS, Resolution Number 04-32/20-R authorized Cohen's Key Shop for Key and Lock Services Agency Wide for a total contract amount \$82,802.15 for the Period Beginning on May 1, 2020 and Ending on April 30, 2021 with two (2) one (1) year options to renew; and

WHEREAS, HANH entered a change order in March 2021 where there should have been a Board action; and

WHEREAS, As such, HANH seeks ratification of exercising the two one-year options for the period beginning May 1, 2021 and ending on April 30, 2023, with no option to renew; and increasing the contract value from \$82,802.15 to a not to exceed amount of \$248,406.45; 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.

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

- 1) The two one-year options for the period beginning May 1, 2021 and ending on April 30, 2023, with no option to renew; and increasing the contract value from \$82,802.15 to a not to exceed amount of \$248,406.45 is hereby ratified, authorized and to the extent necessary, reauthorized.
- 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 June 21, 2022.

Karen DuBois-Walton, Ph. D.

Secretary/President

Date

REVIEWED:

MCCARTER & ENGLISH, LLP

GENERAL COUNSEL

By: _____

Rolan Joni Young, Esq.

A Partner

Motion to approve resolution was moved by Commissioner Kilpatrick and Commissioner Keene second. Unanimous by all.

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

Resolution Number #06-31/22-R

RESOLUTION AUTHORIZING THE REVISION OF THE SECTION 3 ADMINISTRATIVE POLICY

WHEREAS, in February 2022, the Board of Commissioners adopted the Section 3 Administrative Guide Policy, which policy established defined standards and guidelines regarding the utilization of Section 3 workers and Section 3 businesses partially or wholly funded with monies from HUD; and

WHEREAS, ECC implements this policy in connection with contracts that are awarded to contractors, vendors, and suppliers by requiring each contractor or vendor to create employment and business opportunities for residents of ECC and other qualified low-very-low income persons residing in the ECC's jurisdiction; and

WHEREAS, HUD PIH Notice 2022-10 issued April 18, 2022, requires that, in order for ECC to comply with HUD requirements and regulations, ECC revise its Section 3 Administrative Guide Policy to remove from the policy the opportunity for any financial contribution(s) from developers or other contract vendors as a method of compliance with Section 3 requirements.

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

1. The revision of the Section 3 Administrative Policy to remove from the policy the opportunity for any financial contribution(s) from developers or other contract vendors as a method of compliance with Section 3 requirements be and hereby is adopted, authorized and directed; and
2. The President be and hereby is authorized, empowered and directed to act on behalf of ECC, to take all such actions as are necessary or appropriate to cause to be prepared, executed and finalized upon such terms as the President deems necessary and appropriate and in the best interest of ECC, any and all such documents and instruments as necessary to fulfill the foregoing purposes; and
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 June 21, 2022.

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

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

**Motion to approve resolution was moved by Commissioner Witherspoon and Commissioner Keene second.
Unanimous by all.**

Housing Authority of the City of New Haven

RESOLUTION #06-32/22R

RESOLUTION RATIFYING THE MEMORANDUM OF AGREEMENT WITH THE LEADERSHIP, EDUCATION AND ATHLETICS IN PARTNERSHIP, INC. ("LEAP") TO ESTABLISH A USE AGREEMENT FOR 74 WAYFARER STREET BEGINNING JUNE 18, 2022 AND ENDING AUGUST 12, 2022 FOR HOUSING FOR LEAP SUMMER COUNSELORS PROVIDING SERVICES TO ECC/HANH YOUTH RESIDING AT WESTVILLE MANOR.

WHEREAS, LEAP has previously provided summer camp programming to ECC/HANH youth in exchange for free summer housing for youth counselors; and

WHEREAS, it is a benefit to ECC/HANH youth to participate in summer programming and build relationships with counselors who reside in the community; and

WHEREAS, ECC/HANH has identified an appropriate unit at 74 Wayfarer Street for use from June 18, 2022 through August 12, 2022; and

WHEREAS, ECC/HANH recommends entering into a Memorandum of Agreement establishing a use agreement with LEAP;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN that the Memorandum of Agreement with Leadership, Education and Athletics in Partnership, Inc. establishing a use agreement for 74 Wayfarer Street beginning June 18, 2022 and ending August 12, 2022 is ratified and the President be and hereby is authorized, empowered and directed to act on behalf of HANH to take all such actions as are necessary or appropriate to cause to be prepared, execute and finalize, upon such terms as the President deems necessary and appropriate and in the best interest of HANH, the agreement contemplated hereby.

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

1. The Board authorizes the President to take such action and execute such documents as necessary to implement the provisions of this Resolution.
2. This Resolution will 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 quorum was present June 16, 2015.

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

Date

REVIEWED:
McCarter & English LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
Partner

**Motion to approve resolution was moved by Commissioner Witherspoon and Commissioner Keene second.
Unanimous by all.**

Adjournment: Motion to adjourn was made at 5:02 p.m. by Commissioner Clemons and second by Commissioner Kilpatrick. Motion passed unanimously.

ADJOURNMENT

MEMORANDUM

TO: All Board of Commissioners

FROM: John Rafferty, CFO

RE: Bills and Communications

DATE: July 19, 2022

Attached please find the following Two (2) lists:

Accounts Payable Processing Report totaling **\$ 34,540.61** (listed on page 3), this excludes paid invoices 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 July 19, 2022, Board of Commissioners meeting.

Bank Book Check Register totaling **\$ 1,884,004.01** (listed on page 15). This list consists of invoices that have been paid from June 1 – June 30, 2022. Freeman Companies, LLC (\$ 23,105) IQC Environmental for Robert T. Wolfe; Reitman Personnel Services, Inc. (\$27,609) for agency temp services; The Computer Company Inc (\$35,052) for IT services and consulting; EccoVia, Inc (\$35,787) for six months of software contract; New Haven Village Suites (\$ 6,792) for tenant relocations. KJR Consulting (\$39,512) for consulting services; Nobe Construction Company (\$ 14,800) Lawn services for McConaughy; City of New Haven (\$ 63,967.64) for Bulk Trash, Fuel and 2 months of LCI; Home Depot (\$ 44,941) agency-wide materials; Anthem Blue Cross/Blue Shield (\$10,312.83) for medical insurance; United Illuminating (\$ 106,610) for various sites; Regional Water Authority (\$ 110,248) for agency-wide services; Southern Connecticut Gas (\$ 45,930) for agency-wide gas service.

The total of both registers is **\$ 1,918,544.62**
Attachments

Payment Processing Report for June 2022

Fund	Vendor	Description	Amount	Due Date	Invoice #
900	Ace Van & Storage, Inc.	Relocation for Willie Stanton-RAD IV	\$ 700.00	3/1/2021	700
900	Ace Van & Storage, Inc.	Relocation for Willie Stanton-RAD IV	\$ 700.00	3/1/2021	700
214	AM/PM Glass & Metal Fab., LLC	214-035 windows	\$ 867.20	7/1/2022	7417
214	AM/PM Glass & Metal Fab., LLC	214-035 windows	\$ 530.50	6/30/2022	7415
214	City of New Haven	June 22 Bulk trash	\$ 2,833.77	7/30/2022	June 2022 Bulk Trash
223	Home Depot	223-016	\$ 172.78	7/14/2022	2011687
220	Home Depot	220-012	\$ 219.19	7/14/2022	2011624
231	Home Depot	231-000	\$ 43.81	7/6/2022	24417
232	Home Depot	232-000	\$ 13.94	7/20/2022	6121890
231	Home Depot	231-000	\$ 154.69	7/18/2022	8012491
211	Home Depot	211-037	\$ 360.39	7/16/2022	140913
211	Home Depot	211-037	\$ 94.01	7/16/2022	130611
214	Home Depot	214-035	\$ 30.60	7/17/2022	9130612
243	Home Depot	243-006	\$ 252.56	7/7/2022	9140858
215	Home Depot	215-029	\$ 36.10	7/6/2022	140851A
230	Home Depot	230-023	\$ 55.66	7/6/2022	144749
233	Home Depot	233-000	\$ 5.97	7/6/2022	10142
214	Home Depot	A08	\$ 128.81	7/4/2022	2140840
214	Home Depot	A08	\$ 80.69	7/8/2022	8140867
211	Home Depot	211-037	\$ 16.06	7/8/2022	8140865A
233	Home Depot	233-000	\$ 211.12	7/7/2022	9010334
243	Home Depot	243-006	\$ 191.92	7/7/2022	9010343
233	Home Depot	233-000	\$ 13.48	7/7/2022	9010359
220	Home Depot	220-012	\$ 175.18	7/3/2022	3015474
233	Home Depot	233-000	\$ 31.44	7/7/2022	9010373
220	Home Depot	220-012	\$ 1.72	6/18/2022	8130512
231	Home Depot	231-000	\$ 119.00	6/21/2022	5192382
231	Home Depot	231-000	\$ 88.04	6/21/2022	5192381
220	Home Depot	220-012	\$ (37.58)	6/12/2022	4144035
220	Home Depot	220-012	\$ (47.04)	6/12/2022	4144033
243	Home Depot	243-006	\$ 37.67	7/5/2022	1140844
211	Home Depot	211-037	\$ 65.92	7/6/2022	140848
230	Home Depot	230-023	\$ 63.31	7/2/2022	4130574
243	Home Depot	243-006	\$ 304.11	7/2/2022	4140829
231	Home Depot	231-000	\$ 285.86	7/2/2022	4140833
231	Home Depot	231-000	\$ 181.39	7/1/2022	5024262
243	Home Depot	243-006	\$ 74.72	7/1/2022	5130568
211	Home Depot	211-037	\$ 61.56	7/1/2022	5024248
211	Home Depot	211-037	\$ 151.64	6/30/2022	6024232
243	Home Depot	243-006	\$ 26.06	6/30/2022	6130563
232	Home Depot	232-000	\$ 58.74	6/30/2022	6140820A

214	Home Depot	A08	\$	701.47	7/2/2022	4015278
233	Home Depot	223-016	\$	235.50	7/9/2022	7010666
220	Home Depot	220-012	\$	916.35	7/11/2022	5011032
233	Home Depot	233-000	\$	406.24	7/9/2022	7010684A
233	Home Depot	233-000	\$	187.36	6/23/2022	3144399
233	Home Depot	233-000	\$	178.20	6/23/2022	3140785
243	Home Depot	243-006	\$	102.67	6/23/2022	3140784
231	Home Depot	231-000	\$	523.00	6/23/2022	3013564A
214	Home Depot	A08	\$	147.24	6/25/2022	1140800A
231	Home Depot	231-000	\$	167.50	6/25/2022	1140799
231	Home Depot	231-000	\$	131.79	6/24/2022	2130543
243	Home Depot	243-006	\$	104.55	6/26/2022	14187
230	Home Depot	230-023	\$	334.81	7/4/2022	2015636
211	Home Depot	211-037	\$	117.01	7/3/2022	3130577
220	Home Depot	220-012	\$	201.59	7/21/2022	5013034
220	Home Depot	220-012	\$	238.80	7/16/2022	12044
233	Home Depot	223-016	\$	172.26	7/17/2022	9140011
220	Home Depot	220-012	\$	205.72	7/18/2022	8012517
223	Home Depot	223-016	\$	264.18	7/16/2022	12019
231	Home Depot	231-000	\$	239.09	7/15/2022	1011829
230	Home Depot	230-023	\$	286.56	7/15/2022	1011869
220	Home Depot	220-012	\$	146.14	7/11/2022	5011101
220	Home Depot	220-012	\$	178.38	7/10/2022	6010887
220	Home Depot	220-012	\$	611.84	7/15/2022	1011879
281	Home Depot	281-10-000	\$	273.63	6/26/2022	613739
243	Home Depot	243-006	\$	34.86	6/23/2022	3130534
243	Home Depot	243-006	\$	57.76	6/23/2022	3140790
211	Home Depot	211-037	\$	74.45	6/23/2022	3140792
232	Home Depot	232-000	\$	78.97	6/25/2022	1013939
243	Home Depot	243-006	\$	69.97	6/25/2022	1014028
211	Home Depot	211-037	\$	8.88	6/25/2022	1130555
231	Home Depot	231-000	\$	16.26	6/24/2022	2144432
243	Home Depot	243-006	\$	61.52	6/22/2022	4130525
223	Home Depot	223-016	\$	351.36	7/8/2022	8010549
220	Home Depot	220-012	\$	248.96	7/8/2022	8010584
233	Home Depot	233-000	\$	21.23	7/6/2022	10081
230	Home Depot	230-023	\$	50.70	7/6/2022	24404
230	Home Depot	230-023	\$	34.22	7/6/2022	24423
223	Home Depot	231-000	\$	35.11	7/6/2022	10146
233	Home Depot	233-000	\$	63.70	7/3/2022	3015435
233	Home Depot	233-000	\$	122.72	7/4/2022	2621738
233	Home Depot	233-000	\$	99.90	7/3/2022	3024355
231	Home Depot	231-000	\$	75.98	7/7/2022	9010335
230	Home Depot	230-023	\$	48.51	7/7/2022	9010366

233	Home Depot	233-000	\$	37.00	7/7/2022	9140862
220	Home Depot	220-012	\$	52.94	7/13/2022	3011463
223	Home Depot	223-016	\$	113.29	7/13/2022	3011510
231	Home Depot	231-000	\$	130.54	7/10/2022	6010949
233	Home Depot	233-000	\$	8.78	7/11/2022	5011062
231	Home Depot	231-000	\$	10.76	7/16/2022	12071A
230	Home Depot	230-023	\$	238.80	7/7/2022	9010273
230	Home Depot	230-023	\$	30.42	7/10/2022	6144830
220	Home Depot	220-012	\$	6.00	7/18/2022	8012519
231	Home Depot	231-000	\$	606.27	7/13/2022	3011479
230	Home Depot	230-023	\$	59.60	7/10/2022	6010940
233	Home Depot	233-000	\$	17.98	7/9/2022	7010744
233	Home Depot	233-000	\$	81.39	7/14/2022	2011649
223	Home Depot	223-016	\$	23.98	7/14/2022	2011696
233	Home Depot	233-000	\$	24.97	7/14/2022	2011704
231	Home Depot	231-000	\$	47.92	7/15/2022	1011924
223	Home Depot	223-016	\$	86.87	7/17/2022	9012270
220	Home Depot	220-012	\$	119.28	7/17/2022	9012248
220	Home Depot	220-012	\$	47.86	7/20/2022	601218
230	Home Depot	230-023	\$	32.97	7/17/2022	9012279
230	Home Depot	230-023	\$	43.85	7/16/2022	12125
231	Home Depot	231-000	\$	60.86	7/16/2022	12094
214	Moore's Yard Care	214-035	\$	1,200.00	7/31/2022	#42
214	NuEnergen, LLC	JUNE ENERTRAC-HANH	\$	3,685.98	7/31/2022	12726
211	Southern Connecticut Gas	211-037 LEVEL	\$	516.86	7/18/2022	211-037 CCF 194
211	Southern Connecticut Gas	211-037 LODGE	\$	730.67	7/18/2022	211-037 CCF 315
211	Southern Connecticut Gas	211-037 WAYFARER	\$	503.02	7/18/2022	211-037 CCF 221
211	Southern Connecticut Gas	211-037 WAYFARER	\$	387.84	7/18/2022	211-037 CCF 120
211	Southern Connecticut Gas	211-037 WAYFARER	\$	592.25	7/18/2022	211-037 CCF 244
211	Southern Connecticut Gas	211-037 WAYFARER	\$	676.38	7/18/2022	211-037 CCF 289
211	Southern Connecticut Gas	211-037 WAYFARER	\$	536.66	7/18/2022	211-037 CCF 216
211	Southern Connecticut Gas	211-037 LODGE	\$	339.15	7/18/2022	211-037 CCF 138
223	State Of Connecticut	Elevator Renewal Invoice # 92270	\$	960.00	6/19/2022	92270
283	United Illuminating	283	\$	3,624.85	7/9/2022	283/859 KWH 123600
283	United Mechanical Resources Inc.	283-000	\$	385.00	7/15/2022	27381
960	Verizon Wireless	June Statement-960	\$	537.69	7/23/2022	9909535234

Total

\$ 34,540.61



Type	Check No.	DD No.	Date	Amount	Status	Void Date	Recorded Payee
DD	173624	27262	06/01/2022	\$ (124.00)	Posted		Adrienne Simpson
DD	173625	27263	06/01/2022	\$ (36.00)	Posted		Afrika Lynette Canady
DD	173626	27264	06/01/2022	\$ (56.00)	Posted		Alice J. Foskey
DD	173627	27265	06/01/2022	\$ (164.00)	Posted		Ana Falero
DD	173628	27266	06/01/2022	\$ (49.00)	Posted		Arriana Santana
DD	173629	27267	06/01/2022	\$ (49.00)	Posted		Artavia Boone
DD	173630	27268	06/01/2022	\$ (49.00)	Posted		Ayshnee Butler
DD	173631	27269	06/01/2022	\$ (132.00)	Posted		Brenda Leisa Dickey
DD	173632	27270	06/01/2022	\$ (132.00)	Posted		Brenda Sparks
DD	173633	27271	06/01/2022	\$ (136.00)	Posted		Brittany Cox
DD	173634	27272	06/01/2022	\$ (49.00)	Posted		Candi Foley
DD	173635	27273	06/01/2022	\$ (169.00)	Posted		Carle Washington
DD	173636	27274	06/01/2022	\$ (52.00)	Posted		Carmen Lozada
DD	173637	27275	06/01/2022	\$ (124.00)	Posted		Carol Suggs
DD	173638	27276	06/01/2022	\$ (48.00)	Posted		Caroline Contreras
DD	173639	27277	06/01/2022	\$ (171.00)	Posted		Cassandra Moore
DD	173640	27278	06/01/2022	\$ (124.00)	Posted		Chanel Highsmith
DD	173641	27279	06/01/2022	\$ (56.00)	Posted		Chantel Whitehead
DD	173642	27280	06/01/2022	\$ (106.00)	Posted		Ciera S Lewis
DD	173643	27281	06/01/2022	\$ (56.00)	Posted		Clorissa Rivera
DD	173644	27282	06/01/2022	\$ (64.00)	Posted		Connie J Tyson
DD	173645	27283	06/01/2022	\$ (132.00)	Posted		Connie Mills
DD	173646	27284	06/01/2022	\$ (49.00)	Posted		Curnijah Howard
Check	173836	0	06/01/2022	\$ (25.00)	Posted		Cynthia N Rogers
DD	173647	27285	06/01/2022	\$ (40.00)	Posted		D'Juana Desilva
DD	173648	27286	06/01/2022	\$ (17.00)	Posted		Daisy Bruno
DD	173649	27287	06/01/2022	\$ (107.00)	Posted		Danielle E Pagan
DD	173650	27288	06/01/2022	\$ (41.00)	Posted		Desiree Rivera
DD	173651	27289	06/01/2022	\$ (52.00)	Posted		Dione Bennett
DD	173652	27290	06/01/2022	\$ (49.00)	Posted		Ericka Alis Cannon
Check	173838	0	06/01/2022	\$ (32.76)	Posted		F.W. Webb Company
DD	173653	27291	06/01/2022	\$ (169.00)	Posted		Faith H Thompson
DD	173654	27292	06/01/2022	\$ (164.00)	Posted		Fantasia Nyree Brodie
Check	173775	0	06/01/2022	\$ (119.33)	Posted		Federal Express Corp.
DD	173655	27293	06/01/2022	\$ (132.00)	Posted		Gerardo Flores
DD	173656	27294	06/01/2022	\$ (130.00)	Posted		Helen Suggs
DD	0	27384	06/01/2022	\$ (862.00)	Posted		Home Services & More, LLC
DD	173657	27295	06/01/2022	\$ (41.00)	Posted		Hope Brodie
DD	0	27385	06/01/2022	\$ (16,591.68)	Posted		Housing Authority of the City of New Haven
DD	173658	27296	06/01/2022	\$ (83.00)	Posted		Iniara Allen
DD	173659	27297	06/01/2022	\$ (49.00)	Posted		Iris Hernandez-Cepeda
DD	173660	27298	06/01/2022	\$ (12.00)	Posted		Irisbeth Rivera
DD	173661	27299	06/01/2022	\$ (169.00)	Posted		Isabel Fuentes
DD	173662	27300	06/01/2022	\$ (19.00)	Posted		Janet Santiago
DD	173663	27301	06/01/2022	\$ (23.00)	Posted		Jasmine Mcghee
DD	173664	27302	06/01/2022	\$ (23.00)	Posted		Jessica Smalls
DD	173665	27303	06/01/2022	\$ (56.00)	Posted		Jessica Gentile

Check	173839	0	06/01/2022	\$ (195.00)	Posted		Johnson Controls US Holdings LLC
DD	173666	27304	06/01/2022	\$ (56.00)	Posted		Jonte Sykes
DD	173667	27305	06/01/2022	\$ (192.00)	Posted		Jose Rodriguez
DD	173668	27306	06/01/2022	\$ (132.00)	Posted		Joslyn Lockwood
DD	173669	27307	06/01/2022	\$ (57.00)	Posted		Joyce L Dumas
DD	173670	27308	06/01/2022	\$ (66.00)	Posted		Juana M Ramirez
DD	173671	27309	06/01/2022	\$ (57.00)	Posted		Julia Iassogna
DD	173672	27310	06/01/2022	\$ (49.00)	Posted		Kathya Villahermosa
DD	173673	27311	06/01/2022	\$ (49.00)	Posted		Katilia T Trujillo
DD	173674	27312	06/01/2022	\$ (106.00)	Posted		Lakia Hutchinson
DD	173675	27313	06/01/2022	\$ (169.00)	Posted		Latoya D Garrett
DD	173676	27314	06/01/2022	\$ (49.00)	Posted		Latoya T Pierre Brown
DD	173677	27315	06/01/2022	\$ -	Posted	06/08/2022	Leslie Mckiver
DD	173678	27316	06/01/2022	\$ (155.00)	Posted		Luisa Miliano-Garcia
DD	0	27381	06/01/2022	\$ (25.00)	Posted		Mabel L Carroll
DD	173679	27317	06/01/2022	\$ (52.00)	Posted		Marcilena Perez
DD	173680	27318	06/01/2022	\$ (47.00)	Posted		Margie Roman
DD	173681	27319	06/01/2022	\$ (56.00)	Posted		Maria L Correa
DD	173682	27320	06/01/2022	\$ (159.00)	Posted		Maria R Langston
DD	173683	27321	06/01/2022	\$ (112.00)	Posted		Mary A Lopez
DD	173684	27322	06/01/2022	\$ (4.00)	Posted		Maryann Jones
DD	173685	27323	06/01/2022	\$ (42.00)	Posted		Mayra Quiles
DD	173686	27324	06/01/2022	\$ (56.00)	Posted		Mi-kerria Shaw
DD	173687	27325	06/01/2022	\$ (56.00)	Posted		Migdalia Flores
DD	173688	27326	06/01/2022	\$ (17.00)	Posted		Nakia Lashaun Culbreath
DD	173689	27327	06/01/2022	\$ (124.00)	Posted		Nancy Marilyn Estrada
DD	173690	27328	06/01/2022	\$ (99.00)	Posted		Natalie Rodriguez
DD	173691	27329	06/01/2022	\$ (52.00)	Posted		Natasha White
DD	173692	27330	06/01/2022	\$ (56.00)	Posted		Natasha C Clay
DD	173693	27331	06/01/2022	\$ (155.00)	Posted		Natasha Laureano
DD	173694	27332	06/01/2022	\$ (124.00)	Posted		Nichol Monique Batts
Check	173837	0	06/01/2022	\$ (200.00)	Posted		Northeast Generator
Check	173840	0	06/01/2022	\$ (5,082.09)	Posted		Novogradac & Company LLP
DD	173695	27333	06/01/2022	\$ (4.00)	Posted		Nydia Romero
DD	173696	27334	06/01/2022	\$ (160.00)	Posted		Olga Mojica
DD	173697	27335	06/01/2022	\$ (43.00)	Posted		Olivia Camp
DD	0	27387	06/01/2022	\$ (997.50)	Posted		Otis Elevator Company
DD	0	27386	06/01/2022	\$ (5,676.39)	Posted		Otis Elevator Company
DD	173698	27336	06/01/2022	\$ (56.00)	Posted		Pamela Greene
Check	173776	0	06/01/2022	\$ (74.08)	Posted		Pamela Heard
DD	173699	27337	06/01/2022	\$ -	Posted	06/08/2022	Patty Burruss
DD	173700	27338	06/01/2022	\$ (9.00)	Posted		Paula A Barnes
Check	173777	0	06/01/2022	\$ (25.00)	Posted		Paulette Branch
DD	173701	27339	06/01/2022	\$ (159.00)	Posted		Perry Flowers
DD	173702	27340	06/01/2022	\$ (82.00)	Posted		Preziosa Flores
Check	173780	0	06/01/2022	\$ (343.56)	Posted		Regional Water Authority
Check	173781	0	06/01/2022	\$ (4,725.91)	Posted		Regional Water Authority
Check	173782	0	06/01/2022	\$ (1,348.32)	Posted		Regional Water Authority
Check	173783	0	06/01/2022	\$ (5,825.94)	Posted		Regional Water Authority
Check	173784	0	06/01/2022	\$ (1,466.64)	Posted		Regional Water Authority
Check	173785	0	06/01/2022	\$ (86.96)	Posted		Regional Water Authority
Check	173786	0	06/01/2022	\$ (553.63)	Posted		Regional Water Authority
Check	173787	0	06/01/2022	\$ (398.79)	Posted		Regional Water Authority
Check	173788	0	06/01/2022	\$ (1,025.91)	Posted		Regional Water Authority
Check	173789	0	06/01/2022	\$ (193.77)	Posted		Regional Water Authority

Check	173801	0	06/01/2022	\$ (840.88)	Posted		Regional Water Authority
Check	173790	0	06/01/2022	\$ (1,249.77)	Posted		Regional Water Authority
Check	173791	0	06/01/2022	\$ (866.25)	Posted		Regional Water Authority
Check	173792	0	06/01/2022	\$ (1,397.45)	Posted		Regional Water Authority
Check	173793	0	06/01/2022	\$ (159.83)	Posted		Regional Water Authority
Check	173794	0	06/01/2022	\$ (4,542.96)	Posted		Regional Water Authority
Check	173795	0	06/01/2022	\$ (3,297.27)	Posted		Regional Water Authority
Check	173796	0	06/01/2022	\$ (2,412.97)	Posted		Regional Water Authority
Check	173797	0	06/01/2022	\$ (2,124.71)	Posted		Regional Water Authority
Check	173798	0	06/01/2022	\$ (530.01)	Posted		Regional Water Authority
Check	173799	0	06/01/2022	\$ (1,690.55)	Posted		Regional Water Authority
Check	173800	0	06/01/2022	\$ (1,209.79)	Posted		Regional Water Authority
DD	0	27388	06/01/2022	\$ (9,859.74)	Posted		Reitman Personnel Services, Inc.
DD	173703	27341	06/01/2022	\$ (47.00)	Posted		Reneta Mitchell
Check	173802	0	06/01/2022	\$ (4,229.88)	Posted		Ricoh USA Inc
DD	173704	27342	06/01/2022	\$ (49.00)	Posted		Rodsheida Mabry
DD	173705	27343	06/01/2022	\$ (169.00)	Posted		Rosa Santiago
DD	173706	27344	06/01/2022	\$ (37.00)	Posted		Rosaura Luciano
DD	173707	27345	06/01/2022	\$ (49.00)	Posted		Roscheyla Prieto-Quinones
DD	173708	27346	06/01/2022	\$ (15.00)	Posted		Sandy M Gaskin
DD	173709	27347	06/01/2022	\$ (123.00)	Posted		Sarah M Kendrick
DD	0	27382	06/01/2022	\$ (25.00)	Posted		Sarmarian Tremble
DD	173710	27348	06/01/2022	\$ (98.00)	Posted		Sean Michael Flowers
DD	173711	27349	06/01/2022	\$ (164.00)	Posted		Shalanda Rena Wiggins
DD	173712	27350	06/01/2022	\$ (52.00)	Posted		Shamira White
DD	173713	27351	06/01/2022	\$ (56.00)	Posted		Shanice M. Calloway
DD	173714	27352	06/01/2022	\$ (49.00)	Posted		Shaquonda Rashaya Hunte
DD	173715	27353	06/01/2022	\$ (23.00)	Posted		Sharron E Fogle
DD	173716	27354	06/01/2022	\$ (56.00)	Posted		Shatora McCotter
DD	173717	27355	06/01/2022	\$ (52.00)	Posted		Sheila K Grant
DD	173718	27356	06/01/2022	\$ (169.00)	Posted		Sor Perez
Check	173803	0	06/01/2022	\$ (581.26)	Posted		Southern Connecticut Gas
Check	173804	0	06/01/2022	\$ (120.24)	Posted		Southern Connecticut Gas
Check	173805	0	06/01/2022	\$ (75.00)	Posted		Southern Connecticut Gas
Check	173806	0	06/01/2022	\$ (1,531.98)	Posted		Southern Connecticut Gas
Check	173807	0	06/01/2022	\$ (349.32)	Posted		Southern Connecticut Gas
Check	173808	0	06/01/2022	\$ (1,214.59)	Posted		Southern Connecticut Gas
Check	173809	0	06/01/2022	\$ (328.04)	Posted		Southern Connecticut Gas
Check	173810	0	06/01/2022	\$ (63.00)	Posted		Southern Connecticut Gas
Check	173811	0	06/01/2022	\$ (85.14)	Posted		Southern Connecticut Gas
Check	173812	0	06/01/2022	\$ (208.22)	Posted		Southern Connecticut Gas
Check	173813	0	06/01/2022	\$ (1,648.70)	Posted		Southern Connecticut Gas
Check	173814	0	06/01/2022	\$ (607.70)	Posted		Southern Connecticut Gas
Check	173815	0	06/01/2022	\$ (158.18)	Posted		Southern Connecticut Gas
Check	173816	0	06/01/2022	\$ (124.36)	Posted		Southern Connecticut Gas
Check	173817	0	06/01/2022	\$ (1,389.39)	Posted		Southern Connecticut Gas
Check	173818	0	06/01/2022	\$ (792.70)	Posted		Southern Connecticut Gas
Check	173819	0	06/01/2022	\$ (816.76)	Posted		Southern Connecticut Gas
Check	173820	0	06/01/2022	\$ (2,759.44)	Posted		Southern Connecticut Gas
Check	173821	0	06/01/2022	\$ (2,679.13)	Posted		Southern Connecticut Gas
Check	173822	0	06/01/2022	\$ (3,812.68)	Posted		Southern Connecticut Gas
Check	173823	0	06/01/2022	\$ (2,247.83)	Posted		Southern Connecticut Gas
Check	173824	0	06/01/2022	\$ (487.45)	Posted		Southern Connecticut Gas
Check	173825	0	06/01/2022	\$ (1,609.49)	Posted		Southern Connecticut Gas
Check	173826	0	06/01/2022	\$ (204.96)	Posted		Southern Connecticut Gas

Check	173827	0	06/01/2022	\$ (834.06)	Posted		Southern Connecticut Gas
Check	173828	0	06/01/2022	\$ (1,402.67)	Posted		Southern Connecticut Gas
Check	173829	0	06/01/2022	\$ (1,215.19)	Posted		Southern Connecticut Gas
Check	173830	0	06/01/2022	\$ (2,304.30)	Posted		Southern Connecticut Gas
Check	173831	0	06/01/2022	\$ (2,723.64)	Posted		Southern Connecticut Gas
Check	173832	0	06/01/2022	\$ (1,374.88)	Posted		Southern Connecticut Gas
Check	173833	0	06/01/2022	\$ (3,135.66)	Posted		Southern Connecticut Gas
Check	173843	0	06/01/2022	\$ (2,126.23)	Posted		Southern Connecticut Gas
Check	173842	0	06/01/2022	\$ (816.50)	Posted		Southern Connecticut Gas
Check	173841	0	06/01/2022	\$ (614.11)	Posted		Southern Connecticut Gas
DD	0	27389	06/01/2022	\$ (6,341.16)	Posted		Stanley Convergent Security Solutions, INC.
DD	173719	27357	06/01/2022	\$ (99.00)	Posted		Susan Davis
Check	173778	0	06/01/2022	\$ (873.60)	Posted		T-Mobile
DD	173720	27358	06/01/2022	\$ (66.00)	Posted		Taccarra Smith
DD	173721	27359	06/01/2022	\$ (56.00)	Posted		Tamika Bennett
DD	173722	27360	06/01/2022	\$ (219.00)	Posted		Tamika Bratton
DD	173723	27361	06/01/2022	\$ (19.00)	Posted		Tania Montanez
DD	173724	27362	06/01/2022	\$ (126.00)	Posted		Tanya A. Solomon
Check	173725	0	06/01/2022	\$ (235.00)	Posted		Tanya Carmon
DD	173726	27363	06/01/2022	\$ (49.00)	Posted		Tatiana Bojka
DD	173727	27364	06/01/2022	\$ (88.00)	Posted		Teneshia Monique Harrington
DD	173728	27365	06/01/2022	\$ (99.00)	Posted		Terese Edwina Stevenson
DD	0	27383	06/01/2022	\$ (12,500.90)	Posted		The Computer Company Inc
DD	173729	27366	06/01/2022	\$ (76.00)	Posted		Thelma Goodwin
DD	173730	27367	06/01/2022	\$ (16.00)	Posted		Theresa L Burks
DD	173731	27368	06/01/2022	\$ (99.00)	Posted		Tiffaine Brodie
DD	173732	27369	06/01/2022	\$ (49.00)	Posted		Tiffany Dixon
DD	173733	27370	06/01/2022	\$ (16.00)	Posted		Toni Way
Check	173834	0	06/01/2022	\$ (444.45)	Posted		Torello Tire Inc.
Check	173835	0	06/01/2022	\$ (46.95)	Posted		Torello Tire Inc.
DD	173734	27371	06/01/2022	\$ (124.00)	Posted		Trenna Soares
DD	173735	27372	06/01/2022	\$ (23.00)	Posted		Tyquanna Whitaker
DD	173736	27373	06/01/2022	\$ (52.00)	Posted		Tyrell J Pearson
Check	173737	0	06/01/2022	\$ (56.00)	Posted		Tyshonna Hobby
Check	173845	0	06/01/2022	\$ (6,068.94)	Posted		United Illuminating
Check	173844	0	06/01/2022	\$ (7,665.71)	Posted		United Illuminating
DD	0	27390	06/01/2022	\$ (3,819.20)	Posted		United Mechanical Resources Inc.
DD	173738	27374	06/01/2022	\$ (99.00)	Posted		Valeka Williams
DD	173739	27375	06/01/2022	\$ (112.00)	Posted		Vanessa Myers
Check	173779	0	06/01/2022	\$ (3,554.57)	Posted		Verizon Wireless
DD	173740	27376	06/01/2022	\$ (106.00)	Posted		Victoria C Allen
DD	173741	27377	06/01/2022	\$ (248.00)	Posted		Wilma Rivera
Check	173846	0	06/01/2022	\$ (3,918.37)	Posted		Yale Termite & Pest Elimination Corp.
DD	173742	27378	06/01/2022	\$ (41.00)	Posted		Yolanda Marte
DD	173743	27379	06/01/2022	\$ (99.00)	Posted		Yvette Gray
DD	173744	27380	06/01/2022	\$ (16.00)	Posted		Zaira Leticia Salinas Ramos
Check	173745	0	06/01/2022	\$ (112.00)	Posted		Zulady Alicea-Reyes
DD	0	27392	06/02/2022	\$ (516.42)	Posted		Amanda McCrea
Check	173847	0	06/02/2022	\$ (113.20)	Posted		Answer Plus Communications
DD	0	27393	06/02/2022	\$ (529.44)	Posted		Ashley Shemone Keen
Check	173858	0	06/02/2022	\$ (516.42)	Posted		Aysia C Payne
DD	0	27394	06/02/2022	\$ (17,268.13)	Posted		Brookside 2 Associates LLC
DD	0	27395	06/02/2022	\$ (24,547.94)	Posted		Brookside I Associates LLC
DD	0	27396	06/02/2022	\$ (516.42)	Posted		Claribel Osorio
Check	173848	0	06/02/2022	\$ (1,521.22)	Posted		Comcast Cable

Check	173859	0	06/02/2022	\$ (82.55)	Posted		Corporate Mailing Services LLC
Check	173849	0	06/02/2022	\$ (972.04)	Posted		Frontier Communications of Company
Check	173850	0	06/02/2022	\$ (1,820.96)	Posted		Hearst Media Services Connecticut, LLC
DD	0	27397	06/02/2022	\$ (529.44)	Posted		Jasmine Yvonne Johnson
Check	173860	0	06/02/2022	\$ (529.44)	Posted		Jazmin Boria
DD	0	27398	06/02/2022	\$ (529.44)	Posted		Jerry L. Blue
Check	173861	0	06/02/2022	\$ (516.42)	Posted		Keara Locke
Check	173851	0	06/02/2022	\$ (239,847.08)	Posted		McGriff Insurance Services Inc
Check	173862	0	06/02/2022	\$ (309.70)	Posted		QUADIENT, INC.
DD	0	27391	06/02/2022	\$ (132.96)	Posted		Ringcentral, Inc
DD	0	27399	06/02/2022	\$ (12,528.09)	Posted		Rockview 1 Associates LLC
DD	0	27400	06/02/2022	\$ (516.42)	Posted		Rosa Maria Gonzalez
DD	0	27401	06/02/2022	\$ (516.42)	Posted		Sarah Esther Garcia
DD	0	27402	06/02/2022	\$ (529.44)	Posted		Schatara McKiver
DD	0	27403	06/02/2022	\$ (529.44)	Posted		Shayla Foreman
Check	173863	0	06/02/2022	\$ (454.19)	Posted		Southern Connecticut Gas
Check	173852	0	06/02/2022	\$ (12,772.00)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	173855	0	06/02/2022	\$ (7,357.33)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	173857	0	06/02/2022	\$ (480.00)	Posted		State Of Connecticut
Check	173853	0	06/02/2022	\$ (431.21)	Posted		Sunwealth Project Pool 14 LLC
DD	0	27404	06/02/2022	\$ (21,782.46)	Posted		Trinity New Haven Housing LP
DD	0	27405	06/02/2022	\$ (8,478.21)	Posted		Trinity New Haven Housing Three LP
DD	0	27406	06/02/2022	\$ (18,949.34)	Posted		Trinity New Haven Housing Two Limited Partnership
DD	0	27407	06/02/2022	\$ (16,248.05)	Posted		Trinity Rowe Limited Partnership
Check	173854	0	06/02/2022	\$ (1,788.78)	Posted		Verizon Wireless
Check	173856	0	06/02/2022	\$ (3,451.11)	Posted		Verizon Wireless
Check	173864	0	06/03/2022	\$ -	Posted	06/03/2022	Annie Pearl Williams
Check	173866	0	06/03/2022	\$ (25.00)	Posted		Annie Pearl Williams
Check	173865	0	06/03/2022	\$ -	Posted	06/03/2022	Bernardo M. Falcon
Check	173867	0	06/03/2022	\$ (25.00)	Posted		Darnell Davis
Check	173868	0	06/06/2022	\$ (1,100.00)	Posted		Nan Mckay & Associates
Check	173869	0	06/07/2022	\$ (9,890.00)	Posted		Ace Van & Storage, Inc.
Check	173870	0	06/07/2022	\$ (25.00)	Posted		Alicia M Spencer
Check	173871	0	06/07/2022	\$ (25.00)	Posted		Carmen Maria Figueroa
Check	173872	0	06/07/2022	\$ (25.00)	Posted		Charlotte Daluz
DD	0	27408	06/07/2022	\$ (16,577.50)	Posted		Christopher Williams Architects, LLC
Check	173873	0	06/07/2022	\$ (25.00)	Posted		Douglas Leroy Hall
Check	173874	0	06/07/2022	\$ (25.00)	Posted		Edward A Gargano
DD	0	27409	06/07/2022	\$ (23,105.48)	Posted		Freeman Companies, LLC
Check	173875	0	06/07/2022	\$ (25.00)	Posted		Ginger James-Barron
Check	173876	0	06/07/2022	\$ (25.00)	Posted		Hector Marquez
Check	173877	0	06/07/2022	\$ (25.00)	Posted		Iesha M Morrison
Check	173878	0	06/07/2022	\$ (25.00)	Posted		Jackie McCrea
Check	173879	0	06/07/2022	\$ (25.00)	Posted		Lois Ricketts
Check	173880	0	06/07/2022	\$ (25.00)	Posted		Lorraine D Hargett
Check	173881	0	06/07/2022	\$ (25.00)	Posted		Martha Council
Check	173882	0	06/07/2022	\$ (25.00)	Posted		Oda Horn
DD	0	27410	06/07/2022	\$ (2,595.00)	Posted		Silver, Petrucelli & Associates, Inc.
Check	173883	0	06/07/2022	\$ (25.00)	Posted		Theresa Boone
Check	173896	0	06/08/2022	\$ (25.00)	Posted		Alicia M Spencer
Check	173885	0	06/08/2022	\$ (5,683.73)	Posted		City of New Haven
Check	173884	0	06/08/2022	\$ (2,839.09)	Posted		City of New Haven
Check	173890	0	06/08/2022	\$ (226.72)	Posted		Home Depot
Check	173889	0	06/08/2022	\$ (31.50)	Posted		Home Depot
Check	173888	0	06/08/2022	\$ (31.97)	Posted		Home Depot

Check	173887	0	06/08/2022	\$ (19.65)	Posted	Home Depot
Check	173886	0	06/08/2022	\$ (9.97)	Posted	Home Depot
Check	173894	0	06/08/2022	\$ (147.00)	Posted	Leslie Mckiver
Check	173895	0	06/08/2022	\$ (48.00)	Posted	Patty Burruss
DD	0	27411	06/08/2022	\$ (851.25)	Posted	Reitman Personnel Services, Inc.
Check	173892	0	06/08/2022	\$ (1,342.25)	Posted	Southern Connecticut Gas
Check	173891	0	06/08/2022	\$ (206.07)	Posted	Southern Connecticut Gas
Check	173897	0	06/08/2022	\$ (713.26)	Posted	Southern Connecticut Gas
Check	173898	0	06/08/2022	\$ (1,613.48)	Posted	Southern Connecticut Gas
Check	173899	0	06/08/2022	\$ (362.76)	Posted	Southern Connecticut Gas
Check	173893	0	06/08/2022	\$ (43,046.80)	Posted	United Illuminating
Check	173918	0	06/09/2022	\$ (300.00)	Posted	Ace Van & Storage, Inc.
Check	173926	0	06/09/2022	\$ (100.00)	Posted	Ace Van & Storage, Inc.
Check	173928	0	06/09/2022	\$ (200.00)	Posted	Al Mccoy Langston
DD	0	27432	06/09/2022	\$ (200.00)	Posted	Alberta W Golden
DD	0	27433	06/09/2022	\$ (200.00)	Posted	Alberta Witherspoon
DD	0	27434	06/09/2022	\$ (200.00)	Posted	Alicia M Spencer
Check	173946	0	06/09/2022	\$ (2,277.50)	Posted	AM/PM Glass & Metal Fab., LLC
Check	173929	0	06/09/2022	\$ (200.00)	Posted	Angela Dixon
Check	173930	0	06/09/2022	\$ (200.00)	Posted	Annette Yancey
Check	173947	0	06/09/2022	\$ (4,000.00)	Posted	Area Cooperative Educational Services
Check	173931	0	06/09/2022	\$ (200.00)	Posted	Armando Fernandez Gonzalez
DD	0	27435	06/09/2022	\$ (200.00)	Posted	Avis Grant
DD	0	27436	06/09/2022	\$ (200.00)	Posted	Billy Ray Mathews
Check	173932	0	06/09/2022	\$ (11,194.59)	Posted	Boston Financial Investment Management, LP
DD	0	27437	06/09/2022	\$ (200.00)	Posted	Brenda J Harris
DD	0	27438	06/09/2022	\$ (200.00)	Posted	Bruce Gatling
Check	173948	0	06/09/2022	\$ (4,501.76)	Posted	Chamberlain Court Condominium Association, Inc.
DD	0	27439	06/09/2022	\$ (200.00)	Posted	Christy A Pedini
DD	0	27414	06/09/2022	\$ (1,087.75)	Posted	Cohen Key Shop
DD	0	27426	06/09/2022	\$ (500.00)	Posted	Cohen Key Shop
Check	173900	0	06/09/2022	\$ (14,484.69)	Posted	Colonial Life & Accident Insurance
Check	173933	0	06/09/2022	\$ (276.17)	Posted	Comcast Cable
Check	173938	0	06/09/2022	\$ (551.24)	Posted	Comcast Cable
Check	173903	0	06/09/2022	\$ (82.03)	Posted	Corporate Mailing Services LLC
Check	173902	0	06/09/2022	\$ (91.67)	Posted	Corporate Mailing Services LLC
Check	173901	0	06/09/2022	\$ (56.92)	Posted	Corporate Mailing Services LLC
DD	0	27427	06/09/2022	\$ (18,854.16)	Posted	CWPM, LLC
DD	0	27440	06/09/2022	\$ (200.00)	Posted	David Anderson
DD	0	27441	06/09/2022	\$ (200.00)	Posted	Deborah Hudson
DD	0	27442	06/09/2022	\$ (200.00)	Posted	Dennis Nathaniel Jenkins
DD	0	27443	06/09/2022	\$ (200.00)	Posted	Donna Santiago
DD	0	27444	06/09/2022	\$ (200.00)	Posted	Doris J Doward
DD	0	27415	06/09/2022	\$ (188.00)	Posted	Eagle Leasing Company
DD	0	27445	06/09/2022	\$ (200.00)	Posted	Eric D Jowers
Check	173949	0	06/09/2022	\$ (3,654.65)	Posted	F.W. Webb Company
Check	173919	0	06/09/2022	\$ (38.99)	Posted	Federal Express Corp.
Check	173934	0	06/09/2022	\$ (2,484.80)	Posted	Frontier Communications of Company
Check	173935	0	06/09/2022	\$ (200.00)	Posted	Gail Pressley
DD	0	27446	06/09/2022	\$ (200.00)	Posted	Giovanna Latina
Check	173910	0	06/09/2022	\$ (1,670.78)	Posted	HD Supply Facilities Maintenance, Ltd
DD	0	27447	06/09/2022	\$ (200.00)	Posted	Hector A Lozada-Osorio
DD	0	27416	06/09/2022	\$ (120.00)	Posted	Holly A Bryk
DD	0	27479	06/09/2022	\$ (160.00)	Posted	Holly A Bryk
Check	173939	0	06/09/2022	\$ (343.73)	Posted	Home Depot

Check	173943	0	06/09/2022	\$ (368.66)	Posted	Home Depot
Check	173944	0	06/09/2022	\$ (3,597.29)	Posted	Home Depot
Check	173945	0	06/09/2022	\$ (4,601.50)	Posted	Home Depot
DD	0	27417	06/09/2022	\$ (763.50)	Posted	Home Services & More, LLC
DD	0	27422	06/09/2022	\$ (3,742.50)	Posted	Home Services & More, LLC
DD	0	27418	06/09/2022	\$ (1,311.72)	Posted	Housing Authority of the City of New Haven
DD	0	27448	06/09/2022	\$ (779.29)	Posted	Housing Authority of the City of New Haven
DD	0	27449	06/09/2022	\$ (2,703.51)	Posted	Housing Authority of the City of New Haven
DD	0	27450	06/09/2022	\$ (2,700.00)	Posted	Housing Development Fund, Inc.
DD	0	27451	06/09/2022	\$ (197.00)	Posted	Housing Insurance Services, Inc.
DD	0	27478	06/09/2022	\$ (467.40)	Posted	Jana Douglas
Check	173936	0	06/09/2022	\$ (200.00)	Posted	Janet Poole
DD	0	27452	06/09/2022	\$ (200.00)	Posted	Jessica Wilkerson
DD	0	27453	06/09/2022	\$ (200.00)	Posted	John Martinez
Check	173920	0	06/09/2022	\$ (2,173.73)	Posted	Johns Refuse & Recycling, LLC
Check	173950	0	06/09/2022	\$ (4,199.81)	Posted	Johnson Controls Inc
Check	173911	0	06/09/2022	\$ (9,200.32)	Posted	Johnson Controls US Holdings LLC
Check	173912	0	06/09/2022	\$ (23,938.41)	Posted	Johnson Controls US Holdings LLC
Check	173921	0	06/09/2022	\$ (23.63)	Posted	Johnson Controls US Holdings LLC
DD	0	27454	06/09/2022	\$ (200.00)	Posted	Jonathan Stewart
DD	0	27455	06/09/2022	\$ (200.00)	Posted	Judy Cosby
DD	0	27456	06/09/2022	\$ (200.00)	Posted	Keith Davis
DD	0	27457	06/09/2022	\$ (200.00)	Posted	Kelly Nichols
Check	173904	0	06/09/2022	\$ (45.86)	Posted	Kimberly Johansen
DD	0	27423	06/09/2022	\$ (1,220.00)	Posted	Kone Inc.
DD	0	27412	06/09/2022	\$ (565.00)	Posted	La Voz Hispana Newsprint
DD	0	27458	06/09/2022	\$ (200.00)	Posted	Lagreta Riles
DD	0	27459	06/09/2022	\$ (200.00)	Posted	Lavern Davis
DD	0	27460	06/09/2022	\$ (200.00)	Posted	Linda Cross
Check	173905	0	06/09/2022	\$ (447.29)	Posted	Linda Fuller
DD	0	27461	06/09/2022	\$ (200.00)	Posted	Luz E Torres
DD	0	27462	06/09/2022	\$ (200.00)	Posted	Major Banks
DD	0	27463	06/09/2022	\$ (200.00)	Posted	Maritza Baez
DD	0	27464	06/09/2022	\$ (200.00)	Posted	Marta Laboy
DD	0	27428	06/09/2022	\$ (360.00)	Posted	Mechanical Heating and Air Conditioning, Inc
Check	173906	0	06/09/2022	\$ (201.25)	Posted	Melody Ramos
Check	173951	0	06/09/2022	\$ (69.42)	Posted	Melody Ramos
DD	0	27465	06/09/2022	\$ (200.00)	Posted	Miguel Avila
DD	0	27429	06/09/2022	\$ (2,400.00)	Posted	Moore's Yard Care
DD	0	27466	06/09/2022	\$ (200.00)	Posted	Noraima Avila
DD	0	27419	06/09/2022	\$ (8,666.67)	Posted	NuEnergen, LLC
DD	0	27467	06/09/2022	\$ (200.00)	Posted	Olivia Lewis
Check	173913	0	06/09/2022	\$ (1,504.00)	Posted	Online Information Services, Inc
Check	173922	0	06/09/2022	\$ (440.00)	Posted	Online Information Services, Inc
DD	0	27420	06/09/2022	\$ (868.75)	Posted	Otis Elevator Company
Check	173907	0	06/09/2022	\$ (296.77)	Posted	Pamela Heard
DD	0	27468	06/09/2022	\$ (200.00)	Posted	Patricia Mabry
DD	0	27469	06/09/2022	\$ (200.00)	Posted	Patricia Thorpe
DD	0	27470	06/09/2022	\$ (200.00)	Posted	Paul A Kates
DD	0	27471	06/09/2022	\$ (200.00)	Posted	Pedro Octavio Jimenez
DD	0	27413	06/09/2022	\$ (1,650.00)	Posted	Penfield Communications
DD	0	27472	06/09/2022	\$ (200.00)	Posted	Perry Lamar Gary
DD	0	27473	06/09/2022	\$ (200.00)	Posted	Ralph Berryman
DD	0	27430	06/09/2022	\$ (4,303.03)	Posted	Reitman Personnel Services, Inc.
DD	0	27424	06/09/2022	\$ (7,377.44)	Posted	Ringcentral, Inc

DD	0	27425	06/09/2022	\$ (13,825.00)	Posted	Rubino Enterprises LLC
DD	0	27431	06/09/2022	\$ (7,400.00)	Posted	Rubino Enterprises LLC
Check	173937	0	06/09/2022	\$ (200.00)	Posted	Russell Roberson
DD	0	27474	06/09/2022	\$ (200.00)	Posted	Shantour Jackson
Check	173914	0	06/09/2022	\$ (1,200.00)	Posted	State Of Connecticut
Check	173915	0	06/09/2022	\$ (720.00)	Posted	State Of Connecticut
Check	173923	0	06/09/2022	\$ (300.30)	Posted	State Of Connecticut
DD	0	27475	06/09/2022	\$ (200.00)	Posted	Stevie Jackson
Check	173924	0	06/09/2022	\$ (375.00)	Posted	Supreme Corporation
Check	173925	0	06/09/2022	\$ (85.00)	Posted	Supreme Corporation
DD	0	27476	06/09/2022	\$ (200.00)	Posted	Teresa Nela Caporale
Check	173952	0	06/09/2022	\$ (1,100.00)	Posted	Tim Regan
Check	173908	0	06/09/2022	\$ (1,806.80)	Posted	Torello Tire Inc.
Check	173916	0	06/09/2022	\$ (155.00)	Posted	Touch Them All Inc
DD	0	27421	06/09/2022	\$ (3,815.18)	Posted	United Mechanical Resources Inc.
Check	173909	0	06/09/2022	\$ (164.00)	Posted	United Site Servcies Northeast, Inc
Check	173940	0	06/09/2022	\$ (2,059.42)	Posted	Verizon Wireless
Check	173917	0	06/09/2022	\$ (62.63)	Posted	W.B. Mason Company Inc
Check	173927	0	06/09/2022	\$ (288.62)	Posted	W.B. Mason Company Inc
Check	173953	0	06/09/2022	\$ (828.78)	Posted	W.B. Mason Company Inc
DD	0	27477	06/09/2022	\$ (200.00)	Posted	Willard E. Ford
Check	173941	0	06/09/2022	\$ (1,499.50)	Posted	William Viederman
Check	173942	0	06/09/2022	\$ (132.00)	Posted	Yale New Haven Hospital
DD	0	27485	06/13/2022	\$ (5,394.91)	Posted	360 Management Group. Co.
DD	0	27484	06/13/2022	\$ (2,839.12)	Posted	360 Management Group. Co.
DD	0	27483	06/13/2022	\$ (15,942.80)	Posted	360 Management Group. Co.
DD	0	27482	06/13/2022	\$ (4,688.66)	Posted	360 Management Group. Co.
DD	0	27481	06/13/2022	\$ (52,906.07)	Posted	360 Management Group. Co.
DD	0	27480	06/13/2022	\$ (133,001.20)	Posted	360 Management Group. Co.
DD	0	27486	06/13/2022	\$ (2,508.80)	Posted	Afscme Local 713/afscme Council 4
Check	173954	0	06/13/2022	\$ (184.00)	Posted	Afscme Local 818
DD	0	27487	06/13/2022	\$ (8.00)	Posted	AFSCME PEOPLE Committee
Check	173966	0	06/13/2022	\$ (1,200.00)	Posted	Ana G Rodriguez
Check	173956	0	06/13/2022	\$ (13,836.64)	Posted	Comcast Cable
Check	173955	0	06/13/2022	\$ (110.64)	Posted	Comcast Cable
Check	173957	0	06/13/2022	\$ (109.50)	Posted	Corporate Mailing Services LLC
Check	173958	0	06/13/2022	\$ (5,000.00)	Posted	Fred V Leone
Check	173962	0	06/13/2022	\$ (135.15)	Posted	Frontier Communications of Company
Check	173961	0	06/13/2022	\$ (56.41)	Posted	Frontier Communications of Company
Check	173960	0	06/13/2022	\$ (68.73)	Posted	Frontier Communications of Company
Check	173959	0	06/13/2022	\$ (163.05)	Posted	Frontier Communications of Company
DD	0	27488	06/13/2022	\$ (5,180.58)	Posted	Infoshred, LLC
DD	0	27489	06/13/2022	\$ (289.96)	Posted	New Horizon Communications Corp
Check	173963	0	06/13/2022	\$ (149.00)	Posted	Online Information Services, Inc
Check	173964	0	06/13/2022	\$ (3,000.00)	Posted	State Of Connecticut
DD	0	27490	06/13/2022	\$ (10,050.00)	Posted	The Computer Company Inc
Check	173965	0	06/13/2022	\$ (88.00)	Posted	United Way of Greater New Haven
DD	0	27498	06/14/2022	\$ (14,779.60)	Posted	360 Management Group. Co.
Check	173967	0	06/14/2022	\$ (6,275.84)	Posted	Canon Solutions America Inc.
DD	0	27491	06/14/2022	\$ (383.90)	Posted	Carahsoft Technology Corporation
DD	0	27492	06/14/2022	\$ (824.50)	Posted	Cohen Key Shop
DD	0	27493	06/14/2022	\$ (2,915.93)	Posted	Crumbie Law Group, LLC
DD	0	27494	06/14/2022	\$ (17,279.07)	Posted	CWPM, LLC
Check	173972	0	06/14/2022	\$ (1,074.00)	Posted	ECC Group I RAD, LLC
DD	0	27499	06/14/2022	\$ (210.00)	Posted	ECC Group III RAD, LLC

DD	0	27500	06/14/2022	\$ (2,519.00)	Posted		ECC Group IV RAD, LLC
Check	173968	0	06/14/2022	\$ (722.30)	Posted		Frontier Communications of Company
Check	173973	0	06/14/2022	\$ (11,066.77)	Posted		Glendower Farnam Courts II 9%, LLC
Check	173969	0	06/14/2022	\$ (254.70)	Posted		HD Supply Facilities Maintenance, Ltd
DD	0	27495	06/14/2022	\$ (5,758.65)	Posted		Housing Authority of the City of New Haven
DD	0	27501	06/14/2022	\$ (140.00)	Posted		Housing Authority of the City of New Haven
Check	173974	0	06/14/2022	\$ (1,468.75)	Posted		John Marquez
Check	173970	0	06/14/2022	\$ (353.05)	Posted		Johnson Controls US Holdings LLC
Check	173975	0	06/14/2022	\$ -	Posted	06/21/2022	NHCD 4 LLC
DD	0	27496	06/14/2022	\$ (5,550.00)	Posted		Rubino Enterprises LLC
DD	0	27502	06/14/2022	\$ (17,524.00)	Posted		Smartsheet.com, Inc
Check	173971	0	06/14/2022	\$ (360.00)	Posted		Supreme Corporation
DD	0	27497	06/14/2022	\$ (2,908.41)	Posted		United Mechanical Resources Inc.
Check	173982	0	06/15/2022	\$ (650.00)	Posted		AHA Services INC
Check	173976	0	06/15/2022	\$ (10,312.83)	Posted		Anthem Blue Cross/Blue Shield
Check	173977	0	06/15/2022	\$ (61.78)	Posted		Corporate Mailing Services LLC
Check	173978	0	06/15/2022	\$ -	Posted	06/15/2022	Home Depot
Check	173979	0	06/15/2022	\$ -	Posted	06/15/2022	Home Depot
Check	173980	0	06/15/2022	\$ (830.94)	Posted		Marilyn Dawson
Check	173981	0	06/15/2022	\$ (569.32)	Posted		Metropolitan Life Insurance Company USA
DD	0	27503	06/15/2022	\$ (1,200.00)	Posted		Moore's Yard Care
Check	173983	0	06/16/2022	\$ (283.20)	Posted		Aflac
Check	173984	0	06/16/2022	\$ (5,920.50)	Posted		AM/PM Glass & Metal Fab., LLC
Check	173985	0	06/16/2022	\$ (594.55)	Posted		Autoscribe Corporation
Check	173986	0	06/16/2022	\$ (575.75)	Posted		Autoscribe Corporation
Check	173987	0	06/16/2022	\$ (2,395.11)	Posted		Casad Company Inc dba Totally Promotional
Check	173988	0	06/16/2022	\$ (5,315.00)	Posted		Eagle Elevator Company, Inc.
Check	173989	0	06/16/2022	\$ (1,054.15)	Posted		Home Depot
Check	173990	0	06/16/2022	\$ (14,803.02)	Posted		Home Depot
Check	173991	0	06/16/2022	\$ (4,657.40)	Posted		Housing Authority Risk Retention Group, Inc
DD	0	27504	06/16/2022	\$ (21,962.50)	Posted		KJR Consulting
DD	0	27505	06/16/2022	\$ (17,550.00)	Posted		KJR Consulting
Check	173992	0	06/16/2022	\$ (459.12)	Posted		Legal Shield
DD	0	27506	06/16/2022	\$ (1,200.00)	Posted		Moore's Yard Care
Check	173993	0	06/16/2022	\$ (818.31)	Posted		Regional Water Authority
Check	173994	0	06/16/2022	\$ (1,692.91)	Posted		Regional Water Authority
Check	173995	0	06/16/2022	\$ (296.25)	Posted		Regional Water Authority
Check	173996	0	06/16/2022	\$ (638.01)	Posted		Regional Water Authority
Check	173997	0	06/16/2022	\$ (1,030.93)	Posted		Regional Water Authority
Check	173998	0	06/16/2022	\$ (820.11)	Posted		Regional Water Authority
Check	173999	0	06/16/2022	\$ (479.84)	Posted		Regional Water Authority
Check	174000	0	06/16/2022	\$ (860.23)	Posted		Regional Water Authority
Check	174001	0	06/16/2022	\$ (1,032.26)	Posted		Regional Water Authority
Check	174002	0	06/16/2022	\$ (476.01)	Posted		W.B. Mason Company Inc
Check	174003	0	06/16/2022	\$ (87.00)	Posted		W.B. Mason Company Inc
Check	174012	0	06/21/2022	\$ (50.00)	Posted		Anthony Brown
Check	174013	0	06/21/2022	\$ (50.00)	Posted		Anthony Morris
Check	174004	0	06/21/2022	\$ (27,238.91)	Posted		City of New Haven
Check	174014	0	06/21/2022	\$ (100.00)	Posted		Darris Snow
Check	174015	0	06/21/2022	\$ (50.00)	Posted		Dorothy Collins
Check	174005	0	06/21/2022	\$ (2,572.21)	Posted		Home Depot
Check	174016	0	06/21/2022	\$ (50.00)	Posted		James Lance
Check	174017	0	06/21/2022	\$ (50.00)	Posted		John C Huckabey
Check	174018	0	06/21/2022	\$ (100.00)	Posted		Marta Ivelisse Gil Brown
Check	174019	0	06/21/2022	\$ (50.00)	Posted		Noko Dorsey

Check	174020	0	06/21/2022	\$ (100.00)	Posted		Patricia Kelly
Check	174021	0	06/21/2022	\$ (50.00)	Posted		Perry Lamar Gary
Check	174022	0	06/21/2022	\$ (100.00)	Posted		Radames Ruiz
Check	174023	0	06/21/2022	\$ (50.00)	Posted		Redmond Moore
Check	174008	0	06/21/2022	\$ (4,645.80)	Posted		Regional Water Authority
Check	174007	0	06/21/2022	\$ (1,553.68)	Posted		Regional Water Authority
Check	174006	0	06/21/2022	\$ (1,077.33)	Posted		Regional Water Authority
Check	174024	0	06/21/2022	\$ (50.00)	Posted		Ronald S Coe
Check	174026	0	06/21/2022	\$ (1,350.00)	Posted		Silvia's Food Truck
Check	174009	0	06/21/2022	\$ (230.81)	Posted		Southern Connecticut Gas
Check	174011	0	06/21/2022	\$ (178.79)	Posted		United Illuminating
Check	174010	0	06/21/2022	\$ (203.10)	Posted		United Illuminating
Check	174025	0	06/21/2022	\$ (50.00)	Posted		Victor Rosario
Check	174063	0	06/22/2022	\$ (550.00)	Posted		AHA Services INC
Check	174090	0	06/22/2022	\$ (50.00)	Posted		Anthony Brown
Check	174091	0	06/22/2022	\$ (50.00)	Posted		Anthony Morris
Check	174051	0	06/22/2022	\$ (50.00)	Posted		Arthur L Cooper
Check	174092	0	06/22/2022	\$ (50.00)	Posted		Arthur L Cooper
Check	174064	0	06/22/2022	\$ (293.35)	Posted		Comcast Cable
Check	174065	0	06/22/2022	\$ (293.35)	Posted		Comcast Cable
Check	174066	0	06/22/2022	\$ (338.37)	Posted		Comcast Cable
Check	174067	0	06/22/2022	\$ (193.35)	Posted		Comcast Cable
Check	174068	0	06/22/2022	\$ (293.35)	Posted		Comcast Cable
Check	174069	0	06/22/2022	\$ (293.35)	Posted		Comcast Cable
Check	174070	0	06/22/2022	\$ (193.35)	Posted		Comcast Cable
Check	174093	0	06/22/2022	\$ -	Posted	06/27/2022	Darris Snow
Check	174052	0	06/22/2022	\$ (50.00)	Posted		Deborah Rivera
Check	174094	0	06/22/2022	\$ (50.00)	Posted		Deborah Rivera
Check	174053	0	06/22/2022	\$ (100.00)	Posted		Diane Garvin
Check	174095	0	06/22/2022	\$ (100.00)	Posted		Diane Garvin
Check	174096	0	06/22/2022	\$ -	Posted	06/27/2022	Dorothy Collins
Check	174062	0	06/22/2022	\$ (50.00)	Posted		Eleanor Peters
Check	174097	0	06/22/2022	\$ (50.00)	Posted		Eleanor Peters
Check	174071	0	06/22/2022	\$ (299.37)	Posted		Frontier Communications of Company
Check	174072	0	06/22/2022	\$ (181.55)	Posted		Frontier Communications of Company
Check	174073	0	06/22/2022	\$ (214.13)	Posted		Frontier Communications of Company
Check	174074	0	06/22/2022	\$ (94.78)	Posted		Frontier Communications of Company
Check	174075	0	06/22/2022	\$ (96.01)	Posted		Frontier Communications of Company
Check	174076	0	06/22/2022	\$ (56.63)	Posted		Frontier Communications of Company
Check	174077	0	06/22/2022	\$ (142.23)	Posted		Frontier Communications of Company
Check	174078	0	06/22/2022	\$ (96.01)	Posted		Frontier Communications of Company
Check	174079	0	06/22/2022	\$ (56.63)	Posted		Frontier Communications of Company
Check	174080	0	06/22/2022	\$ (56.63)	Posted		Frontier Communications of Company
Check	174081	0	06/22/2022	\$ (96.01)	Posted		Frontier Communications of Company
Check	174082	0	06/22/2022	\$ (110.64)	Posted		Frontier Communications of Company
Check	174037	0	06/22/2022	\$ (642.10)	Posted		Home Depot
Check	174041	0	06/22/2022	\$ (5,291.76)	Posted		Home Depot
Check	174044	0	06/22/2022	\$ (1,915.73)	Posted		Home Depot
Check	174045	0	06/22/2022	\$ (3,637.26)	Posted		Home Depot
Check	174046	0	06/22/2022	\$ (701.09)	Posted		Home Depot
Check	174047	0	06/22/2022	\$ (277.64)	Posted		Home Depot
Check	174048	0	06/22/2022	\$ (151.04)	Posted		Home Depot
Check	174049	0	06/22/2022	\$ (1,227.31)	Posted		Home Depot
Check	174050	0	06/22/2022	\$ (207.17)	Posted		Home Depot
Check	174061	0	06/22/2022	\$ (70.17)	Posted		Home Depot

DD	0	27507	06/22/2022	\$ (19,984.45)	Posted		Housing Authority of the City of New Haven
Check	174098	0	06/22/2022	\$ (50.00)	Posted		James Lance
Check	174054	0	06/22/2022	\$ (50.00)	Posted		James Sayles
Check	174099	0	06/22/2022	\$ (50.00)	Posted		James Sayles
Check	174100	0	06/22/2022	\$ (50.00)	Posted		John C Huckabey
Check	174055	0	06/22/2022	\$ (50.00)	Posted		Johnny Reddick
Check	174101	0	06/22/2022	\$ (50.00)	Posted		Johnny Reddick
Check	174056	0	06/22/2022	\$ (50.00)	Posted		Jonathan Stewart
Check	174102	0	06/22/2022	\$ (50.00)	Posted		Jonathan Stewart
Check	174057	0	06/22/2022	\$ (50.00)	Posted		Jose F Ortiz
Check	174103	0	06/22/2022	\$ (50.00)	Posted		Jose F Ortiz
Check	174058	0	06/22/2022	\$ (50.00)	Posted		Jose J Garcia
Check	174104	0	06/22/2022	\$ (50.00)	Posted		Jose J Garcia
Check	174059	0	06/22/2022	\$ (50.00)	Posted		Judy Cosby
Check	174105	0	06/22/2022	\$ (50.00)	Posted		Judy Cosby
Check	174060	0	06/22/2022	\$ (50.00)	Posted		Julius Dennis
Check	174106	0	06/22/2022	\$ (50.00)	Posted		Julius Dennis
Check	174083	0	06/22/2022	\$ (474.00)	Posted		La Quinta Inn & Suites
Check	174107	0	06/22/2022	\$ -	Posted	06/27/2022	Marta Ivelisse Gil Brown
Check	174084	0	06/22/2022	\$ (1,063.00)	Posted		New Haven Village Suites
Check	174085	0	06/22/2022	\$ (654.00)	Posted		New Haven Village Suites
Check	174086	0	06/22/2022	\$ (545.00)	Posted		New Haven Village Suites
Check	174087	0	06/22/2022	\$ (1,069.00)	Posted		New Haven Village Suites
Check	174088	0	06/22/2022	\$ (2,071.00)	Posted		New Haven Village Suites
Check	174089	0	06/22/2022	\$ (1,390.00)	Posted		New Haven Village Suites
Check	174108	0	06/22/2022	\$ (50.00)	Posted		Noko Dorsey
Check	174109	0	06/22/2022	\$ (100.00)	Posted		Patricia Kelly
Check	174110	0	06/22/2022	\$ (50.00)	Posted		Perry Lamar Gary
Check	174111	0	06/22/2022	\$ -	Posted	06/27/2022	Radames Ruiz
Check	174112	0	06/22/2022	\$ (50.00)	Posted		Redmond Moore
Check	174036	0	06/22/2022	\$ (149.96)	Posted		Regional Water Authority
Check	174035	0	06/22/2022	\$ (582.92)	Posted		Regional Water Authority
Check	174034	0	06/22/2022	\$ (269.03)	Posted		Regional Water Authority
Check	174033	0	06/22/2022	\$ (1,600.63)	Posted		Regional Water Authority
Check	174032	0	06/22/2022	\$ (1,080.53)	Posted		Regional Water Authority
Check	174031	0	06/22/2022	\$ (27.12)	Posted		Regional Water Authority
Check	174030	0	06/22/2022	\$ (1,198.26)	Posted		Regional Water Authority
Check	174029	0	06/22/2022	\$ (892.22)	Posted		Regional Water Authority
Check	174028	0	06/22/2022	\$ (621.93)	Posted		Regional Water Authority
Check	174027	0	06/22/2022	\$ (1,195.30)	Posted		Regional Water Authority
Check	174038	0	06/22/2022	\$ (399.42)	Posted		Regional Water Authority
Check	174039	0	06/22/2022	\$ (784.73)	Posted		Regional Water Authority
Check	174040	0	06/22/2022	\$ (756.94)	Posted		Regional Water Authority
Check	174042	0	06/22/2022	\$ (147.27)	Posted		Regional Water Authority
Check	174043	0	06/22/2022	\$ (58.94)	Posted		Regional Water Authority
Check	174113	0	06/22/2022	\$ (50.00)	Posted		Ronald S Coe
Check	174114	0	06/22/2022	\$ (50.00)	Posted		Victor Rosario
Check	174144	0	06/23/2022	\$ (307.41)	Posted		ARAMARK Uniform & Career Apparel
DD	0	27509	06/23/2022	\$ (1,636.00)	Posted		Berchem Moses PC
Check	174145	0	06/23/2022	\$ (93.16)	Posted		Cincinnati Copiers, Inc
Check	174146	0	06/23/2022	\$ (967.00)	Posted		City of New Haven
DD	0	27510	06/23/2022	\$ (1,190.30)	Posted		Cohen Key Shop
Check	174148	0	06/23/2022	\$ (636.72)	Posted		Comcast Cable
Check	174147	0	06/23/2022	\$ (412.96)	Posted		Comcast Cable
DD	0	27511	06/23/2022	\$ (9,282.43)	Posted		Crumbie Law Group, LLC

Check	174149	0	06/23/2022	\$	(1,561.23)	Posted	F.W. Webb Company
Check	174158	0	06/23/2022	\$	(135.15)	Posted	Frontier Communications of Company
Check	174157	0	06/23/2022	\$	(174.47)	Posted	Frontier Communications of Company
Check	174156	0	06/23/2022	\$	(106.01)	Posted	Frontier Communications of Company
Check	174155	0	06/23/2022	\$	(262.56)	Posted	Frontier Communications of Company
Check	174154	0	06/23/2022	\$	(75.25)	Posted	Frontier Communications of Company
Check	174153	0	06/23/2022	\$	(56.41)	Posted	Frontier Communications of Company
Check	174152	0	06/23/2022	\$	(56.41)	Posted	Frontier Communications of Company
Check	174151	0	06/23/2022	\$	(63.27)	Posted	Frontier Communications of Company
Check	174150	0	06/23/2022	\$	(56.41)	Posted	Frontier Communications of Company
DD	0	27512	06/23/2022	\$	(1,732.50)	Posted	Gilson Software Solutions - PHA, LLC.
DD	0	27513	06/23/2022	\$	(1,732.50)	Posted	Gilson Software Solutions - PHA, LLC.
Check	174159	0	06/23/2022	\$	(674.98)	Posted	HD Supply Facilities Maintenance, Ltd
DD	0	27514	06/23/2022	\$	(50.00)	Posted	Holly A Bryk
Check	174115	0	06/23/2022	\$	(1,140.47)	Posted	Home Depot
DD	0	27515	06/23/2022	\$	(1,487.00)	Posted	Home Services & More, LLC
DD	0	27516	06/23/2022	\$	(49.95)	Posted	LaToya McCrea
Check	174160	0	06/23/2022	\$	(333.76)	Posted	Lee Purvis
DD	0	27517	06/23/2022	\$	(23,155.00)	Posted	M.A.C Computer Consulting, Inc
Check	174142	0	06/23/2022	\$	(1,673.82)	Posted	Meagan R Pinkard
DD	0	27518	06/23/2022	\$	(480.00)	Posted	Mechanical Heating and Air Conditioning, Inc
DD	0	27519	06/23/2022	\$	(1,200.00)	Posted	Moore's Yard Care
DD	0	27508	06/23/2022	\$	(1,950.00)	Posted	Nan McKay & Associates
Check	174116	0	06/23/2022	\$	(350.14)	Posted	Regional Water Authority
Check	174117	0	06/23/2022	\$	(4,350.59)	Posted	Regional Water Authority
Check	174118	0	06/23/2022	\$	(3,013.62)	Posted	Regional Water Authority
Check	174119	0	06/23/2022	\$	(327.68)	Posted	Regional Water Authority
Check	174120	0	06/23/2022	\$	(1,734.32)	Posted	Regional Water Authority
Check	174121	0	06/23/2022	\$	(247.03)	Posted	Regional Water Authority
Check	174122	0	06/23/2022	\$	(14,644.49)	Posted	Regional Water Authority
Check	174123	0	06/23/2022	\$	(5,539.75)	Posted	Regional Water Authority
Check	174124	0	06/23/2022	\$	(1,450.33)	Posted	Regional Water Authority
Check	174125	0	06/23/2022	\$	(2,687.91)	Posted	Regional Water Authority
Check	174126	0	06/23/2022	\$	(642.24)	Posted	Regional Water Authority
Check	174127	0	06/23/2022	\$	(419.05)	Posted	Regional Water Authority
Check	174128	0	06/23/2022	\$	(41.62)	Posted	Regional Water Authority
Check	174129	0	06/23/2022	\$	(930.32)	Posted	Regional Water Authority
Check	174130	0	06/23/2022	\$	(178.56)	Posted	Regional Water Authority
Check	174131	0	06/23/2022	\$	(646.56)	Posted	Regional Water Authority
Check	174132	0	06/23/2022	\$	(813.38)	Posted	Regional Water Authority
Check	174133	0	06/23/2022	\$	(933.46)	Posted	Regional Water Authority
Check	174134	0	06/23/2022	\$	(551.83)	Posted	Regional Water Authority
Check	174135	0	06/23/2022	\$	(504.39)	Posted	Regional Water Authority
Check	174136	0	06/23/2022	\$	(550.78)	Posted	Regional Water Authority
Check	174137	0	06/23/2022	\$	(597.30)	Posted	Regional Water Authority
Check	174138	0	06/23/2022	\$	(92.30)	Posted	Regional Water Authority
Check	174139	0	06/23/2022	\$	(82.60)	Posted	Regional Water Authority
Check	174140	0	06/23/2022	\$	(1,552.25)	Posted	Regional Water Authority
Check	174141	0	06/23/2022	\$	(87.76)	Posted	Regional Water Authority
DD	0	27520	06/23/2022	\$	(2,798.85)	Posted	Reitman Personnel Services, Inc.
Check	174143	0	06/23/2022	\$	(50.00)	Posted	Rosario Palmieri
DD	0	27521	06/23/2022	\$	(287.34)	Posted	Stanley Convergent Security Solutions, INC.
Check	174161	0	06/23/2022	\$	(85.00)	Posted	Supreme Corporation
Check	174162	0	06/23/2022	\$	(129.56)	Posted	W.B. Mason Company Inc
Check	174163	0	06/24/2022	\$	(175.00)	Posted	James Sayles

Check	174164	0	06/24/2022	\$	(175.00)	Posted	Julius Dennis
Check	174165	0	06/24/2022	\$	(194.03)	Posted	Regional Water Authority
DD	0	27522	06/27/2022	\$	(775.00)	Posted	Crumbie Law Group, LLC
Check	174166	0	06/27/2022	\$	(7.00)	Posted	Curtisy McGill
Check	174167	0	06/27/2022	\$	(166.18)	Posted	De Lage Landen Financial Services, Inc
Check	174169	0	06/27/2022	\$	(231.55)	Posted	Frontier Communications of Company
Check	174168	0	06/27/2022	\$	(350.41)	Posted	Frontier Communications of Company
DD	0	27523	06/27/2022	\$	(1,129.88)	Posted	Hartford Truck Equipment, Inc.
Check	174170	0	06/27/2022	\$	(207.30)	Posted	HD Supply Facilities Maintenance, Ltd
DD	0	27524	06/27/2022	\$	(40.00)	Posted	Holly A Bryk
DD	0	27525	06/27/2022	\$	(1,998.50)	Posted	Home Services & More, LLC
Check	174171	0	06/27/2022	\$	(250.00)	Posted	Jocelyne M. Barszczewski
DD	0	27526	06/27/2022	\$	(14,800.00)	Posted	Nobe Construction Company
Check	174172	0	06/27/2022	\$	(5,493.53)	Posted	Regional Water Authority
Check	174174	0	06/27/2022	\$	(88.64)	Posted	Ringcentral, Inc
Check	174173	0	06/27/2022	\$	(88.64)	Posted	Ringcentral, Inc
Check	174175	0	06/27/2022	\$	(107.82)	Posted	Robin Miller-Godwin
Check	174179	0	06/27/2022	\$	(98.09)	Posted	United Illuminating
Check	174178	0	06/27/2022	\$	(6,841.65)	Posted	United Illuminating
Check	174177	0	06/27/2022	\$	(660.10)	Posted	United Illuminating
Check	174176	0	06/27/2022	\$	(155.11)	Posted	United Illuminating
Check	174180	0	06/27/2022	\$	(13.96)	Posted	W.B. Mason Company Inc
Check	174181	0	06/28/2022	\$	(1,720.21)	Posted	Chamberlain Court Condominium Association, Inc.
Check	174185	0	06/28/2022	\$	(98.11)	Posted	Comcast Cable
Check	174184	0	06/28/2022	\$	(98.11)	Posted	Comcast Cable
Check	174183	0	06/28/2022	\$	(193.35)	Posted	Comcast Cable
Check	174182	0	06/28/2022	\$	(193.34)	Posted	Comcast Cable
Check	174193	0	06/28/2022	\$	(210.49)	Posted	Frontier Communications of Company
Check	174192	0	06/28/2022	\$	(146.56)	Posted	Frontier Communications of Company
Check	174191	0	06/28/2022	\$	(96.01)	Posted	Frontier Communications of Company
Check	174190	0	06/28/2022	\$	(56.63)	Posted	Frontier Communications of Company
Check	174189	0	06/28/2022	\$	(56.63)	Posted	Frontier Communications of Company
Check	174188	0	06/28/2022	\$	(56.63)	Posted	Frontier Communications of Company
Check	174187	0	06/28/2022	\$	(56.63)	Posted	Frontier Communications of Company
Check	174186	0	06/28/2022	\$	(96.01)	Posted	Frontier Communications of Company
Check	174194	0	06/28/2022	\$	(1,925.00)	Posted	Home Depot
Check	174196	0	06/28/2022	\$	(354.41)	Posted	Regional Water Authority
Check	174195	0	06/28/2022	\$	(233.06)	Posted	Regional Water Authority
DD	0	27527	06/28/2022	\$	(5,194.24)	Posted	Reitman Personnel Services, Inc.
DD	0	27528	06/28/2022	\$	(7,768.90)	Posted	The Computer Company Inc
Check	174204	0	06/28/2022	\$	(401.37)	Posted	United Illuminating
Check	174203	0	06/28/2022	\$	(1,223.93)	Posted	United Illuminating
Check	174202	0	06/28/2022	\$	(581.96)	Posted	United Illuminating
Check	174201	0	06/28/2022	\$	(2,686.85)	Posted	United Illuminating
Check	174200	0	06/28/2022	\$	(793.39)	Posted	United Illuminating
Check	174199	0	06/28/2022	\$	(557.16)	Posted	United Illuminating
Check	174198	0	06/28/2022	\$	(476.61)	Posted	United Illuminating
Check	174197	0	06/28/2022	\$	(488.68)	Posted	United Illuminating
Check	174205	0	06/28/2022	\$	(1,390.43)	Posted	W.B. Mason Company Inc
Check	174337	0	06/30/2022	\$	(1,800.00)	Posted	Ace Van & Storage, Inc.
Check	174325	0	06/30/2022	\$	(516.42)	Posted	Adrienne M Vines
Check	174326	0	06/30/2022	\$	(4,455.50)	Posted	AM/PM Glass & Metal Fab., LLC
Check	174338	0	06/30/2022	\$	(1,554.00)	Posted	AM/PM Glass & Metal Fab., LLC
DD	0	27642	06/30/2022	\$	(516.42)	Posted	Amanda McCrea
Check	174339	0	06/30/2022	\$	(643.11)	Posted	ARAMARK Uniform & Career Apparel

DD	0	27643	06/30/2022	\$ (529.44)	Posted	Ashley Shemone Keen
Check	174327	0	06/30/2022	\$ (516.42)	Posted	Aysia C Payne
DD	0	27644	06/30/2022	\$ (17,329.46)	Posted	Brookside 2 Associates LLC
DD	0	27645	06/30/2022	\$ (24,606.91)	Posted	Brookside I Associates LLC
Check	174328	0	06/30/2022	\$ (27,238.91)	Posted	City of New Haven
DD	0	27646	06/30/2022	\$ (516.42)	Posted	Claribel Osorio
Check	174340	0	06/30/2022	\$ (2,500.00)	Posted	Columbus House, Inc
Check	174342	0	06/30/2022	\$ (294.85)	Posted	Comcast Cable
Check	174343	0	06/30/2022	\$ (294.85)	Posted	Comcast Cable
Check	174344	0	06/30/2022	\$ (250.59)	Posted	Comcast Cable
Check	174345	0	06/30/2022	\$ (293.35)	Posted	Comcast Cable
Check	174346	0	06/30/2022	\$ (154.85)	Posted	Comcast Cable
Check	174347	0	06/30/2022	\$ (194.85)	Posted	Comcast Cable
Check	174348	0	06/30/2022	\$ (193.35)	Posted	Comcast Cable
Check	174349	0	06/30/2022	\$ (301.12)	Posted	Comcast Cable
Check	174350	0	06/30/2022	\$ (153.35)	Posted	Comcast Cable
Check	174351	0	06/30/2022	\$ (193.15)	Posted	Comcast Cable
Check	174341	0	06/30/2022	\$ (193.35)	Posted	Comcast Cable
Check	174352	0	06/30/2022	\$ (194.85)	Posted	Comcast Cable
Check	174353	0	06/30/2022	\$ (154.85)	Posted	Comcast Cable
Check	174354	0	06/30/2022	\$ (193.35)	Posted	Comcast Cable
DD	0	27658	06/30/2022	\$ (35,787.20)	Posted	EccoVia, Inc
DD	0	27659	06/30/2022	\$ (13,006.00)	Posted	Emphasys Computer Solutions
Check	174361	0	06/30/2022	\$ (174.69)	Posted	Frontier Communications of Company
Check	174360	0	06/30/2022	\$ (174.69)	Posted	Frontier Communications of Company
Check	174359	0	06/30/2022	\$ (96.01)	Posted	Frontier Communications of Company
Check	174358	0	06/30/2022	\$ (301.83)	Posted	Frontier Communications of Company
Check	174357	0	06/30/2022	\$ (56.63)	Posted	Frontier Communications of Company
Check	174356	0	06/30/2022	\$ (56.63)	Posted	Frontier Communications of Company
Check	174355	0	06/30/2022	\$ (96.01)	Posted	Frontier Communications of Company
DD	0	27660	06/30/2022	\$ (240.00)	Posted	Holly A Bryk
Check	174362	0	06/30/2022	\$ (93.93)	Posted	Home Depot
DD	0	27661	06/30/2022	\$ (1,900.00)	Posted	Home Services & More, LLC
DD	0	27662	06/30/2022	\$ (5,550.00)	Posted	Ideal Printing Co. Inc
DD	0	27647	06/30/2022	\$ (529.44)	Posted	Jasmine Yvonne Johnson
Check	174329	0	06/30/2022	\$ (529.44)	Posted	Jazmin Boria
DD	0	27648	06/30/2022	\$ (529.44)	Posted	Jerry L. Blue
Check	174363	0	06/30/2022	\$ (984.90)	Posted	Johnson Controls Inc
Check	174364	0	06/30/2022	\$ (162.00)	Posted	Johnson Controls US Holdings LLC
Check	174330	0	06/30/2022	\$ (516.42)	Posted	Keara Locke
DD	0	27663	06/30/2022	\$ (349.03)	Posted	Maria Carmona
Check	174365	0	06/30/2022	\$ (77.10)	Posted	Melody Ramos
DD	0	27664	06/30/2022	\$ (1,200.00)	Posted	Moore's Yard Care
DD	0	27665	06/30/2022	\$ (4,602.02)	Posted	Reitman Personnel Services, Inc.
DD	0	27649	06/30/2022	\$ (12,565.80)	Posted	Rockview 1 Associates LLC
DD	0	27650	06/30/2022	\$ (516.42)	Posted	Rosa Maria Gonzalez
DD	0	27666	06/30/2022	\$ (2,400.00)	Posted	Rubino Enterprises LLC
DD	0	27651	06/30/2022	\$ (516.42)	Posted	Sarah Esther Garcia
DD	0	27652	06/30/2022	\$ (529.44)	Posted	Schatara McKiver
DD	0	27653	06/30/2022	\$ (529.44)	Posted	Shayla Foreman
Check	174366	0	06/30/2022	\$ (297.83)	Posted	Southern Connecticut Gas
Check	174367	0	06/30/2022	\$ (37.11)	Posted	Southern Connecticut Gas
Check	174368	0	06/30/2022	\$ (120.53)	Posted	Southern Connecticut Gas
Check	174369	0	06/30/2022	\$ (39.00)	Posted	Southern Connecticut Gas
Check	174370	0	06/30/2022	\$ (70.32)	Posted	Southern Connecticut Gas

DD	0	27667	06/30/2022	\$ (4,732.00)	Posted	The Computer Company Inc
DD	0	27668	06/30/2022	\$ (5,250.00)	Posted	The Narrative Project, LLC
Check	174371	0	06/30/2022	\$ (258.80)	Posted	Torello Tire Inc.
DD	0	27654	06/30/2022	\$ (21,834.79)	Posted	Trinity New Haven Housing LP
DD	0	27655	06/30/2022	\$ (8,498.57)	Posted	Trinity New Haven Housing Three LP
DD	0	27656	06/30/2022	\$ (18,994.85)	Posted	Trinity New Haven Housing Two Limited Partnership
DD	0	27657	06/30/2022	\$ (16,287.08)	Posted	Trinity Rowe Limited Partnership
Check	174387	0	06/30/2022	\$ (626.36)	Posted	United Illuminating
Check	174386	0	06/30/2022	\$ (459.24)	Posted	United Illuminating
Check	174385	0	06/30/2022	\$ (279.32)	Posted	United Illuminating
Check	174384	0	06/30/2022	\$ (10,786.19)	Posted	United Illuminating
Check	174383	0	06/30/2022	\$ (1,453.82)	Posted	United Illuminating
Check	174382	0	06/30/2022	\$ (1,715.42)	Posted	United Illuminating
Check	174381	0	06/30/2022	\$ (1,398.06)	Posted	United Illuminating
Check	174380	0	06/30/2022	\$ (4,425.90)	Posted	United Illuminating
Check	174379	0	06/30/2022	\$ (358.77)	Posted	United Illuminating
Check	174378	0	06/30/2022	\$ (4,485.65)	Posted	United Illuminating
Check	174377	0	06/30/2022	\$ (1,182.33)	Posted	United Illuminating
Check	174376	0	06/30/2022	\$ (1,491.27)	Posted	United Illuminating
Check	174375	0	06/30/2022	\$ (602.35)	Posted	United Illuminating
Check	174374	0	06/30/2022	\$ (764.82)	Posted	United Illuminating
Check	174373	0	06/30/2022	\$ (3,409.67)	Posted	United Illuminating
Check	174372	0	06/30/2022	\$ (1,043.19)	Posted	United Illuminating
Check	174333	0	06/30/2022	\$ (3,591.71)	Posted	Verizon Wireless
Check	174332	0	06/30/2022	\$ (1,393.33)	Posted	Verizon Wireless
Check	174331	0	06/30/2022	\$ (3,643.53)	Posted	Verizon Wireless
Check	174336	0	06/30/2022	\$ (672.34)	Posted	W.B. Mason Company Inc
Check	174335	0	06/30/2022	\$ (558.60)	Posted	W.B. Mason Company Inc
Check	174334	0	06/30/2022	\$ (177.45)	Posted	W.B. Mason Company Inc

Total Payments Issued \$ (1,884,004.01)

President's Report

To: ECC/HANH Board of Commissioners

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

Date: July 19th, 2022

RE: President's July 2022 Report

I. Administrative

Happy Summer!

Since we last met, we had the pleasure of welcoming our new Executive Communications and Board Liaison, Desire Sessions. Desire will be providing support to the Board of Commissioners as part of her role. Welcome to Desire!

This month we finalized planning for our Equitable Urban Reinvestment listening tour as part of our partnership in Growing Together CT. Our first city will be Hartford and we will hold a weeklong series of virtual sessions capturing the hopes and visions of city residents.

Additionally, we invite everyone to take a moment and respond to our survey and to share it widely. The survey captures residents' thoughts on what equitable urban reinvestment means to them. The survey is available in English and Spanish via this link:

<https://docs.google.com/forms/d/e/1FAIpQLSc8a7fhZlrRKGXCAKb2Z1KfYzdwR4lm77f9T558VRHhXY1nOg/viewform>

On Saturday July 9th, I was excited to be joined by Vice Chair Kilpatrick and Commissioner Witherspoon at the ribbon cutting for the ECC/HANH partnership with Christian Community Action located at 660 Winchester Ave. This Moving to Work initiative represents a non-traditional use of HCV funding to support the housing needs of 18 families transitioning from unhoused status to self sufficiency. Our housing support, coupled with the supportive services provided by CCA and generous private donations, has breathed new life into this site and it was wonderful to be joined by Senator Blumenthal, Congresswoman DeLauro, Senators Looney and Winfield, Rep. Dillon and Porter, Alder Avshalom-Smith, Mayor Elicker, faith leaders, former residents, community members and generous donor, Ms. Lindy Lee Gold. Read more about this event here: https://www.newhavenindependent.org/article/new_hope_housing

We are thrilled to be a finalist in the National Civic League AllAmerica City competition which focused this year on cities that demonstrate a strong partnership seeing housing as a platform to promote strong academic achievement for its youth. This has offered an opportunity to showcase our ECC Believes! initiative and the work done in partnership with our families and

youth especially over these past COVID-19 impacted years. We invite everyone to join in viewing the award celebration on Thursday July 21st when the winner will be announced.

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

- Requesting 1-month extension for Solar Youth's East View youth program for the contract to end July 31, 2022. No additional finding is being requested.
- Requesting 2-month extension for Solar youth's West youth programming for the contract to end August 30, 2022. No additional finding is being requested.

II. Finance-

May 2022 YTD Financials

The financial report covers eight months (October 1 through May 31) of data. Total Revenues are \$74,717,114 and Total Expenses are \$59,853,730 (including depreciation expense of \$1,361,566). The excess of revenue over expenses is reduced by \$(3,065,419) capitalized expenditures/notes activity and \$(5,439,346) reserve for Interest Income recognized on Notes Receivable resulting from development projects. Depreciation expense add-back is \$1,361,566. The HANH Net Surplus of \$7,720,184 was as follows:

MTW Programs

➤ Low Income Public Housing

Net surplus is \$1,856,990 versus a budget net surplus of \$439,255 for an overall favorable variance of \$1,417,735.

➤ Section 8 Housing Choice Voucher

Net surplus is \$4,360,793 versus a budget deficit of \$(891,820). The favorable variance is \$5,252,614.

Non-MTW Programs

➤ Business Activities showed deficit of \$(525,636) compared with a budgeted deficit of \$(830,055), resulting in a favorable variance of \$304,418.

➤ Central Office Cost Center shows a net surplus of \$2,028,037 compared to a budgeted surplus of \$1,282,620 resulting in an unfavorable variance of \$745,417.

May 2022												
	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	859,873	1,351,149	491,276	-	12,438	12,438	-	-	-	859,873	1,363,587	503,714
70600 HUD REVENUE	70,309,211	66,239,961	(4,069,251)	146,634	212,810	66,176	-	-	-	70,455,845	66,452,770	(4,003,075)
70000 OTHER REVENUE	38,867	875,542	836,674	12,763,231	12,957,946	194,715	(6,225,257)	(6,932,731)	707,474	6,576,841	6,900,757	323,915
70000 TOTAL REVENUE	71,207,951	68,466,651	(2,741,300)	12,909,865	13,183,194	273,328	(6,225,257)	(6,932,731)	707,474	77,892,559	74,717,114	(3,175,446)
91000 OPERATING ADMINISTRATIVE	9,593,458	9,125,368	(468,090)	4,988,773	4,271,010	(717,763)	(6,225,257)	(6,932,731)	707,474	8,358,974	6,463,647	(1,895,327)
92500 TENANTS SERVICES	168,333	101,029	(67,304)	1,533,942	1,202,335	(331,607)	-	-	-	1,702,275	1,303,364	(398,912)
93000 UTILITIES	1,133,222	1,619,627	(486,405)	265,686	240,957	(24,729)	-	-	-	1,398,908	1,860,584	(461,676)
94000 MAINTENANCE	1,956,509	3,335,176	(1,378,667)	394,725	302,909	(91,815)	-	-	-	2,351,233	3,638,085	(1,286,852)
95000 PROTECTIVE SERVICES	98,003	82,774	(15,230)	16,946	6,448	(10,498)	-	-	-	114,949	89,221	(25,728)
96000 GENERAL EXPENSE	-	-	-	188,730	202,514	(13,784)	-	-	-	188,730	202,514	(13,784)
96100 INSURANCE PREMIUMS	441,717	622,408	(180,691)	2,557	445	(2,111)	-	-	-	444,273	622,853	(178,580)
96200 OTHER	1,239,302	1,133,573	(105,729)	-	-	-	-	-	-	1,239,302	1,133,573	(105,729)
96800 SEVERANCE EXPENSE	-	-	-	-	-	-	-	-	-	-	-	-
96900 TOTAL OPERATING EXPENSES	14,630,544	16,019,955	(1,389,411)	7,391,359	6,226,618	1,164,740	(6,225,257)	(6,932,731)	707,474	15,796,645	15,313,842	482,804
97100 EXTRAORDINARY MAINTENANCE	77,124	49,680	(27,444)	9,581	14,828	(5,247)	-	-	-	86,705	64,508	(22,197)
97200 CASUALTY LOSSES - NON CAPITALIZED	-	22,196	(22,196)	-	-	-	-	-	-	-	22,196	(22,196)
97300 HAP EXPENSE	50,675,603	43,091,619	(7,583,984)	200,000	-	(200,000)	-	-	-	50,875,603	43,091,619	(7,783,984)
97400 DEPRECIATION EXPENSE	2,277,267	1,158,075	(1,119,192)	246,963	203,491	(43,472)	-	-	-	2,524,229	1,361,566	(1,162,664)
90000 OTHER EXPENSES	53,029,994	44,321,570	(8,708,424)	456,543	218,318	(238,225)	-	-	-	53,486,537	44,539,888	(8,946,649)
TOTAL EXPENSES	67,660,538	60,341,525	(7,319,013)	7,847,902	6,444,937	1,402,965	(6,225,257)	(6,932,731)	707,474	69,283,182	59,853,730	(9,429,452)
RAD/DEV - MTW Fund Expenditures	(1,833,333)	(1,654,424)	(178,909)	(4,443,912)	(1,410,994)	(3,032,918)	-	-	-	(6,277,245)	(3,065,419)	(3,211,827)
Investment in the financing of affordable housing Dev	-	-	-	-	-	-	-	-	-	-	-	-
Reserve for interest on N/R	-	-	-	(4,856,361)	(5,439,346)	(582,986)	-	-	-	(4,856,361)	(5,439,346)	(582,986)
10010 Operating Transfer In	1,472,677	916,316	(556,361)	4,443,912	1,410,994	(3,032,918)	-	-	-	5,916,589	2,327,310	(3,589,279)
10020 Operating Transfer Out	(5,916,589)	(2,327,310)	(3,589,279)	-	-	-	-	-	-	(5,916,589)	(2,327,310)	(3,589,279)
10000 EXCESS OF REVENUE OVER (UNDER) EXPENSES	(2,729,832)	5,059,708	(7,789,540)	205,603	1,298,910	(1,093,308)	-	-	-	(2,524,229)	6,358,619	(8,882,848)
ADJ FOR DEPREICATION EXPENSE	2,277,267	1,158,075	(1,119,192)	246,963	203,491	(43,472)	-	-	-	2,524,229	1,361,566	(1,162,664)
350 SURPLUS / (DEFICIT)	(452,565)	6,217,783	(6,670,348)	452,565	1,502,401	(1,049,836)	-	-	-	0	7,720,184	(7,720,184)

III. Operations

A. Vacancy Rate

HANH's current occupancy rate for the month for June 2022 is 89%. The agency goal is 96.00%. Attainment of this goal remains the primary objective for the Operations Department.

B. Rent Collection

Rent Collection – HANH's rent collection for the year to date ending the month of June 2022 is 60.22%. 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

	CY 2021	CY 2022	Variance
January	75.69%	65.57%	-10.12
February	76.19%	65.59%	-10.6
March	80.67%	63.10%	-17.57

April	83.27%	53.41%	-29.86%
May	82.07%	67.34%	-14.73%
June	73.96%	60.22%	-13.74%
July	75.22%		
August	68.87%		
September	72.80%		
October	71.75%		
November	70.47%		
December	62.56%		
Average	78.07%	61.62%	

IV. Community and Economic Development (CED) Monthly Report

CED hosted a Job Fair & Resource Expo @ Mill River Crossings on June 15th. Hosted 25 community partners with 73 residents attending from all of our developments.

CARES Program Highlights

Ms. H- employed full time with Yale Hospital as a capture analyst in medical billing & coding. She has graduated this month successfully from the CARES program. Her escrow account: \$9,076.00. Although homeownership is her end goal, she is working on increasing her savings & plans to pay market rental until she can purchase. She anticipates on starting the homebuying process in 1 to 2 years.

FSS Program Highlights

- \$(53,020) FSS escrow accounts **increase** for the month of June
- A total of **2** FSS participants were given the green light to pursue their homeownership goals.

FSS Resident Highlights:

- **LM** – started in the FSS program on May 01, 2022. She receives social security and is currently unemployed. She is aware that finding suitable employment is the FSS Program’s ultimate goal. She attended the job fair and was able to connect with

Reitman Employment, a temp to perm work agency. She registered with them, and she just notified me they offered her a job. They have also informed her that due to her disability she is eligible to work with (SES) Southeastern Services with the same goal in mind and have a Temporary Work Evaluation done within the next 3 weeks. This last agency offered job placement as well.

- **ON**– She has been given the green light to move forward with communicating with a lender and pursue her homeownership goal. She meets the employment goal and her annual gross wages are \$46,935.72, she has saved over \$17,781.46 and has a credit score of 731.
- **KS**– She has been given the green light to move forward with communicating with a lender and pursue her homeownership goal. She meets the employment goal and her annual gross business wages are \$38,302, she has saved over \$2,000 and continues to work on savings. She has a credit score of 708.

ECC Believes Program Highlights

- This month CED worked to coordinate summer camp opportunities for our youth residents. We registered youth for PAL, Youth @ Work, Parks and Rec camp, LEAP, Solar Youth and Boys and Girls Club.
- Our Youth @ Work participants were onboarded and prepared to begin work the first week in July.
- Interviews took place for STEP program. Our prospective students have expressed interested in our IT, Operations, Finance and the CED department. We are excited to welcome new faces in our STEP program very soon. Several STEP students provided positive feedback during their monthly case management sessions this month and stated they felt they were growing in their roles and feeling confident about their futures. A parent also reached out to express her appreciation and how much this program will benefit her son in his future. We also celebrated our graduates and are working hard to ensure we are offering continuing educational support. (pictures included)
- Our YLC youth have been introduced to our monthly Diaper Bank pickup as an option for their monthly community service and take pride in participating. Others have participated in Squash Haven and CFAL.
- Youth Wellness participation was a focus for us in CED. After hearing feedback from youth, we have prepared to go for a hike next month and participate in a lesson on gratitude. We anticipate this group growing stronger and larger.

V.Planning and Modernization

HAI Loss Prevention Grants:

P&M applied for funding 5/31/2022, from HAI, our insurance company, for two reimbursement grants, Fire Loss Prevention, \$78,680, for installation of Fire Suppression Cannisters at each

stovetop in our LIPH portfolio, and Storm Damage Prevention, \$770,760, for Tree and Shrub management and removal. Grant awards will be announced this Fall, 2022. This is a cooperative venture with the Planning and Modernization, Finance, and Operations Departments. Work has begun on both projects, each reducing ECC liability risk and making our communities safer.

HUD Emergency Safety and Security Grant:

P&M is also applying to HUD for funding to address security upgrades at Robert T. Wolfe and George Crawford Manor. The grant would enable our high-rise Elderly and Disabled communities to have the extra layer of security necessary to exclude the influx of an uninvited element. The maximum award per HA annually is \$250,000. Application was submitted June 15, 2022.

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/testing has begun with CO & smoke detectors (HUD stated priority), Radon testing and mitigation. Mold is being addressed in conjunction with Lead abatement projects as well as separately. Inspections for the Vermin (Bedbugs, rodents and cockroaches) portion of the grant has begun. A 3rd Quarterly benchmark report has been sent to the HUD Washington and our Regional offices.

ECC Lead-Based Paint Capital Fund Projects

HUD Lead Grant 2017--ECC applied for and awarded **\$986,260** in Sept 5, 2018:

HUD national office understood the need was greater and put out an additional NOFA.

HUD Lead Grant 2020--ECC applied and was awarded an additional **\$3,700,000**, in May 2021.

What we have completed to date:

- Tested all (299) LIPH family property units at risk for Lead Based Paint (Built before 1978).
- Units testing positive for lead were organized by priority in order of importance to address-- Amalgamated Prioritization Chart. Highest priority, units with children under the age of 6 years and actionable levels of lead.
- We are addressing units even if there are no children, now, as these could be rented in the future to a family with young children.

- ECC met with State of Connecticut and HUD Washington Lead Teams to align goals and verify plan of action.
- **Immediate action--Completed:**
 - Trained in-house staff to perform Interim Controls and to Follow Lead Safe Renovating practices
 - **Interim Controls:** Targeted highest priority units, temporarily removing lead dust while design and solicitation process was in progress
 - Highest priority Scattered site properties (**10 houses-17 units**)
 - McConaughy Terrace exterior source of lead dust--our largest Family development (**201 units**).
 - Removed Lead painted doors and friction components at McConaughy Terrace...no lead painted doors left at McConaughy Terrace (**201 units**).
- **Design, Abatement and Construction Complete** for Lead Abatement in the following properties:
 - 10 houses (**17 units lead safe**) in our Scattered Sites West Portfolio. Lead, encapsulated, including replacement of peeling porch components and encapsulation of some siding. These came first as they were highest on our Amalgamated Prioritization Chart.
 - Essex Townhouses (**35 units lead safe**) ...all known lead components have been removed, not just encapsulated.
 - McConaughy (201 units moved to redevelopment effort...however, units all had Interim Controls performed; More permanent Abatement to accompany redevelopment.
- **Redesign:** Upon receipt of the 2nd Lead Based Paint grant, design of remaining units were upgraded to remove instead of just encapsulate certain components, keeping to the priorities established by the testing. This was made possible due to the additional HUD funding, and provides residents and ECC a more permanent and lasting solution to the Lead.
- **Other Housing Related Hazards:** ECC added elimination of other Housing Related Hazards upon receipt of a 3rd HUD grant \$3,999,993, where inspections identified significant mold and asbestos to remove.

Solicitations out for Bid May, 2022 for construction completion December, 2022:

- **Group B: 3 Single-Family Houses** in the Scattered Site West portfolio
- **Group C: 8 Units in 4 houses** in the Scattered Site East portfolio
- **Solicitations out for Bid July, 2022 for Construction Completion January, 2023:**
- **Group A: 1 house, Scattered Sites East portfolio,** Lead, mold and asbestos abatement with site safety and historic preservation requirements
- **Solicitation out for Bid August, 2022 for construction start in Spring, 2023:**
- **Group D: 21 houses** in the Scattered Sites East portfolio (houses currently without children under the age of 6 years, but needing lead abatement for future family rentals).

Testing has also been performed by the Operations Department in our Elderly and Disabled community high-rise buildings, and Lead was addressed in the areas where children under 6 years were living (common areas). Not part of the Lead Grant work.

In addition, ECC is not required to test for Lead in Water as part of the grant, however, ECC in its commitment to Residents, tested for lead in water and has abated any identified lead in water concerns, not using the Lead Grant monies.

Finally, as part of the Lead Grant Work, Planning and Modernization is using the abatement work as an opportunity to educate Residents regarding Lead Based Paint exposure and Lead Safe practices to ensure a safer environment for children.

Testing results are shared with residents and explained, if needed. State of CT Lead education packet is shared and consultants are available for any technical clarification. Prior to Covid, Lead education packets were available in our lobby. Ongoing Lead Management Plans are being developed for completed Construction projects, as required by the HUD regulations.

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 closed out; Reimbursement to the tenants for oil in existing tanks has been completed.
- **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 extended to March 31, 2022, to accommodate the Fire Department Fire Watch schedule. PH 2, was re-bid, for the Fire Panel and addressable fire alarm system

and Life Health and Safety Upgrades. Resolution was brought to the Board of Commissioners, in April. Contract has begun, for January 31, 2023 completion.

- **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. 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, laundry room and corridors is completed. The Lobby and ADA entry are proceeding, scheduled for completion in July.. A contract for Phase 2, for resident interior improvements was awarded, and preconstruction surveys completed. 10-unit bathrooms will be replaced and miscellaneous other life health and safety improvements throughout the majority of the residential units. Work began on the 8th and 7th floors in February, 2022, and has progressed through the 2nd floor. Additional life health and safety items have been identified and are being addressed concurrently.
- **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. 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. Reports are finalized. These include individual Replacement Reserves for each of the Scattered Site properties, which is a new and more practical approach. Resident youth was hired as part of the consultants' Section 3 commitment to assist on the project. The contract has been extended for 1 year, with no additional funds to enable ECC the option to request additional reports for development projects.

- **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 could 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 100% completed. Re-insulation, 100% complete. Site fencing installation is complete with punch list work to be 100% July 22, 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. Construction on site will begin , when windows and doors are on site, July. Work will proceed on the envelope, roof, siding windows and follow up with the interior work. Scheduled for construction completion, December 31, 2022.
- **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. Construction is complete, including change order work completed due to Fire Marshal request, and damage subsequent to design. City sign off received. Project in closeout.
- **437M&N Eastern Street:** P&M solicited A&E and environmental design services for a vacancy rehabilitation project. 437 M&N Eastern Street sustained significant structural and cosmetic damage due to a fire. Solicitation received several bids; contract awarded. ECC's insurance company was contacted. Project is in pre-design environmental testing phase.
- **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. As of 3/7/2022, the shoring in the warehouse area has been completed. The Building is in use.

- **McQueeney Plaza Repair & Upgrades:** A reworking of the plaza at 360 Orange Street has expanded the brick plaza emphasizing and enhancing the entry to the 360 Management client office. In-house design; construction completed and project closed out.
- **Radon Mitigation at Scattered Sites Multi-family, Scattered Sites East and West:** Radon was identified in 8 units of housing in the Scattered Site (SS) Multi-family developments. Mitigation design is completed and out to bid. As part of the Housing Related Hazards Grant, SS East and SS West properties were tested and only a few units came back positive for radon. These units will be addressed under the same contract, with a separate funding source. Solicitations received 0 bids. Project is out to bid, again with bids due 7/20/22.

VI. 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.
 - Closeout process ongoing. Waiting on Environmental closeout reports, draft cost cert. and updated O&M Manuals with survey.
- **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.
 - Demolition of former Farnam buildings completed.
 - Phase 2b construction is ongoing and on schedule for 100% substantial completion in May 2022.
 - 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.

▪ **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 3rd 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 August 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 June 1, 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.
 - Glendower is working on adding elevator code upgrades to Fairmont scope.
- **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 4th 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 4th 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 3rd quarter of 2023.

MEMORANDUM

DATE: July 19, 2022

TO: Board of Commissioners

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

RE: **AUTHORIZING THE SUBMISSION OF A DISPOSITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE DISPOSITION OF LAND KNOWN AS 291 AND 309 ASHMUN STREET THROUGH HENRY STREET AND 178-186 CANAL STREET.**

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

TIMING: Immediately

DISCUSSION: The purpose of this request is to authorize the Housing Authority of the City of New Haven's (the "Authority") disposition of a vacant parcel, pursuant to 24 CFR 970, to become part of the land assembly for a project to be known as the Ashmun & Canal Project. The project will be located on an assembled parcel consisting of real property known as 291 Ashmun Street, 309 Ashmun Street, and 178-186 Canal Street. The Ashmun & Canal Project (the "Project") is a proposed mixed-use, residential development on approximately 1.8 acres to be located between Ashmun Street and Canal Street, south of Henry Street in the City of New Haven. The Project will include the construction of a five-story building with an anticipated 176 apartment units, interior and exterior residential amenity spaces and up to 3,000 square-feet of commercial space on the first floor facing Henry Street. The Project will be located upon a portion of land currently owned by the Authority, which land will be conveyed to the City of New Haven. .

All of the following requirements for submitting an application under Section 18 of the Laws of 1937 must be met before an application can be submitted to the US Department of Housing and Urban Development's ("HUD") Special Applications Center ("SAC"):

- (1) All information contained in the SAC application (including all supporting documentation, attachments and required form HUD-52860 addenda) must be true and correct as of the date of submission;

(2) Resident demographic data in the IMS/PIC system is updated and current as of the date of the submission of the SAC application;

(3) The Authority will comply with all applicable fair housing and other civil rights requirements, including but not limited to HUD's general non-discrimination and equal opportunity requirements listed at 24 CFR 5.105(a), as well as the duty to affirmatively further fair housing ("AFFH") related to the SAC application. AFFH includes ensuring that the proposed inventory removal development is not in conflict with fair housing goals and strategies in the Authority's PHA or MTW Plan, and is consistent with the Authority's obligation to AFFH, certification and supporting activities. The Authority conducted the submission requirements of the SAC application (including removal justification; resident consultation, etc.) in conformity with Title Americans with Disabilities Act of 1990, state or local accessibility requirements, and other applicable civil rights laws. If HUD approves the SAC application, the Authority will carry out and implement this removal action (including relocation, if applicable), in conformity with all applicable civil rights requirements. The requirements for AFFH can be found at 24 CFR §§ 5.150-5.152, 5.154, 5.156, 5.158, 5.160, 5.162, 5.164, 5.166, 5.168, and 5.169-5.180;

(4) The removal action proposed in this SAC application does not violate any remedial civil rights order or agreements, conciliation agreements, voluntary compliance agreements, final judgments, consent decrees, settlement agreements or other court orders or agreements to which the Authority is a party. If the Authority is operating under such a document, it must indicate this by uploading a document to the SAC application that provides a citation to the document and explains how the proposed demolition or disposition is consistent with such document;

(5) If the Authority is a non-qualified public housing authority under the Housing and Economic Recovery Act of 2008 ("HERA"), it has complied with the PHA Plan requirements regarding the proposed removal action at 24 CFR part 903 and the applicable statutory removal authority. If the Authority is a qualified public housing authority, the Authority must certify to HUD that it has discussed the removal action at a public hearing;

(6) The Authority must have conducted all applicable resident consultation and will conduct all relocation activities associated with the SAC application in a manner that is effective for persons

with hearing, visual, and other communication-related disabilities consistent with Section 504 of the Rehabilitation Act of 1973 (24 CFR 8.6) and with 49 CFR 24.5, and as applicable, the Americans with Disabilities Act of 1990. The Authority must take reasonable steps to ensure meaningful access to their programs and activities for persons who have limited ability to read, speak, or understand English – i.e., individuals who have limited English proficiency (“LEP”);

(7) The Authority must comply with all applicable Federal statutory and regulatory requirements and other HUD requirements, including applicable PIH Notices, in carrying out the implementation the SAC application, as approved by HUD. The Authority specifically certifies that the property proposed for removal in the SAC application is in compliance with Declaration of Trust (DOT) or Declaration of Restrictive Covenants (DoRC) requirements;

(8) The Authority will comply with the terms and conditions of any HUD approval that HUD may issue for the SAC application, including requirements applicable to future use, record-keeping and reporting; and will specifically retain records of the SAC application and its implementing actions of HUD’s approval of the SAC application for a period of not less than 3 years following the last required action of HUD’s approval. The Authority further certifies that it will make such records available for inspection by HUD, the General Accountability Office and the HUD Office of Inspector General. If the Authority wants to make any material changes from what it described in the SAC application and/or HUD’s approval of the SAC application, it will request HUD approval for such changes, in accordance with applicable HUD guidance;

(9) The Authority will not take any action to remove or otherwise operate the property proposed for removal outside of public housing requirements until it receives written approval of the SAC application from HUD;

(10) If any units proposed for removal by the SAC application are subject to an Energy Performance Contracting (EPC), the Authority must comply with additional instructions provided by HUD regarding the EPC and will not take any steps to implement the SAC application (if approved by HUD), without receiving confirmation from HUD that all applicable EPC requirements are satisfied;

(11) If any units proposed for removal by the SAC application are subject to a Capital Fund Financing Plan (CFFP) or other Section 30 debt, the PHA agrees to comply with additional instructions provided by HUD regarding the CFFP or other Section 30 and will not take any steps to implement this application (if approved by HUD), without receiving confirmation from HUD that all applicable CFFP or other Section 30 requirements are satisfied;

(12) If the Authority is in the process of removing all of its public housing units from its ACC low-rent inventory through any SAC applications and/or other pending removal actions, including the Rental Assistance Demonstration (RAD) program, the Authority must comply with additional instructions provided by HUD regarding the close-out of its public housing portfolio.

This resolution requests authorization to submit to HUD a disposition application to dispose of land known as 291 and 309 Ashmun Street through Henry Street, and 178-186 Canal Street. A portion of the land for the proposed project is owned by the Authority and for the Project to move forward, the Authority will convey title to the land to the City of New Haven.

FISCAL IMPACT: \$1.00 income to the Authority

STAFF: Shenae Draughn,

Housing Authority of the City of New Haven

Resolution Number 07-XX/22-R

AUTHORIZING THE SUBMISSION OF A DISPOSITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE DISPOSITION OF LAND KNOWN AS 291 AND 309 ASHMUN STREET THROUGH HENRY STREET AND 178-186 CANAL STREET

WHEREAS, the Board of Commissioners desires to facilitate the development of that certain multifamily project to be located on an assembled parcel consisting, in part, of real property known as 291 Ashmun Street, 309 Ashmun Street, and 178-186 Canal Street (the “Property”) and to be known as the Ashmun & Canal Project (the “Project”). The Project will be a mixed-use, residential development on approximately 1.8 acres located between Ashmun Street and Canal Street, south of Henry Street in the City of New Haven;

WHEREAS, the Property is currently owned by the Authority and will be conveyed to the City of New Haven;

WHEREAS, the disposition of the Property is subject to the requirements of Section 18 of the Laws of 1937, as amended and the rules and regulations promulgated pursuant thereto under 24 CFR Part 970. 9;

WHEREAS, rules and regulation under 24 CFR Part 970.7 (a) for disposition require HANH to certify that that it has met the following general requirements for disposition as set forth under 24 CFR Part 970.7 (a) that:

- the MTW Annual Plan describes the disposition of land known as 291 and 309 Ashmun Street through Henry Street, and 178-186 Canal Street with a timetable for said disposition;
- that a description of the real property and improvements, if any, to be disposed of has been prepared;
- description of the specific action (i.e., disposition) has been prepared;
- a general timetable for the proposed action for the disposition has been established;
- a statement justifying the disposition has been established;
- a description with supporting evidence of consultation with residents and any resident organizations and Resident Advisory Board has been prepared;
- applicable evidence of compliance with the requirement to offer to resident organizations has been prepared;
- an estimate of the fair market value of the real property being disposed, except as may be determined by HUD;
- the proposed use of any net proceeds has been identified;
- if applicable, an estimate of the costs required for relocation housing, moving costs and counseling;
- the application has been developed in consultation with appropriate government officials;

- that an environmental review under 24 CFR Part 58 has been completed; and
- the disposition application does not violate any remedial civil rights order or agreement or voluntary compliance agreement, etc.; and
- the Authority will submit any additional information necessary to support its SAC application and to assist HUD in making determinations under 24 CFR 970.

WHEREAS, this resolution requests authorization to submit to SAC a disposition application to dispose of land known as 291 and 309 Ashmun Street thru Henry Street, and 178-186 Canal Street.

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

1. The submission of a disposition application to SAC for the disposition of the Property is hereby authorized, and the President is hereby authorized, empowered and directed to take such action and execute such documents as necessary to accomplish the foregoing purposes; and.

2. The President of the Authority, be and hereby is authorized, empowered and directed to act on behalf of the Authority to take all such actions as are necessary or appropriate to cause to be prepared, execute and finalize, upon such terms and conditions as the Executive Director deems necessary and appropriate and in the best interests of the Authority, the property disposition contemplated hereby, and to effectuate HUD approval of same and to make corrections, general refinements and HUD requests.

2. This Resolution shall take effect upon approval of the environmental review by the HUD pursuant to 24 CFR Part 58 and is subject to the requirements of Section 18 of the Laws of 1937.

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 July 19, 2022.

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

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0075. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

This general information is required to request HUD approval to remove public housing property (residential or non-residential) from public housing requirements, including use restrictions imposed under the Annual Contributions Contract (ACC) and the Declaration of Trust (DOT)/Declaration of Restrictive Covenants (DoRC). PHAs may request such HUD approval under the following laws: demolition and disposition (Section 18 of the 1937 Act and 24 CFR part 970); voluntary conversion (Section 22 of the 1937 Act and 24 CFR part 972); required conversion (Section 33 of the 1937 Act and 24 CFR part 972); homeownership (Section 33 of the 1937 Act and 24 CFR part 906); retentions under 2 CFR 200.311 (PIH Notice 2016-20 or subsequent notice); and eminent domain (PIH Notice 2012-8, or subsequent notice).

Note: This form requests general information only and PHAs are required to submit an additional addendum for the specific type of proposed removal. This form in addition to the applicable addendum are collectively known as the SAC application since these applications are processed by HUD’s Special Applications Center (SAC). HUD will use this information to review PHA requests, as well as to track removals for other record keeping requirements. Responses to this collection of information are statutory and regulatory to obtain a benefit. The information requested does not lend itself to confidentiality. PHAs are required to submit this information electronically to HUD through the Inventory Removals Submodule of the Inventory Management System/PIH Information Center (IMS/PIC) system (or a later electronic system prescribed by HUD). IMS/PIC will assign each SAC application a “DDA” number.

This form does not apply to proposed removals (conversions) under HUD’s Rental Assistance Demonstration (RAD) program; and the instructions for RAD application submissions via IMS/PIC is provided and governed by a separate OMB-approved HUD form.

Section 1: General Information	
1. Date of Application:	
2. Name of Public Housing Agency (PHA):	
3. PHA Identification Number:	
4. PHA Address:	
5. Contact Person Name at PHA:	
6. Contact Person Phone No.:	
7. Contact Person Email:	
8. Is the PHA operating under any remedial order, compliance agreement, final judgment, consent decree, settlement agreement or other court order or agreement, including but not limited to those related to a fair housing or other civil rights finding of noncompliance? <i>If yes, attach a narrative description of explaining how the proposed removal is consistent with such order, agreement or other document</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No
9. Name of Local HUD Field Office	
10. Name of Expeditor at Local HUD Field Office who assisted PHA with application	

Section 2: N/A

Section 3: PHA Plan, Board Resolution, Environmental Review and Local Government Consultation	
1. PHA Plan: Year of PHA Plan that includes the removal action and approval date:	Year: Approval Date:

Attach evidence that the removal action is included in the approved PHA Plan and approval date

2. Board Resolution that approves the removal action; and PHA's submission of removal application to HUD:

Board Resolution Number:

Board Resolution Date:

Attach a copy of signed PHA Board Resolution

3. Environmental Review: Check the box for the entity that conducted the Environmental Review (ER):	<input type="checkbox"/> HUD under 24 CFR part 50 <input type="checkbox"/> Responsible Entity (RE) under 24 CFR part 58 Name of RE: Date ER was conducted:
<i>Attach a copy of HUD's approval of the Environmental Review (i.e. HUD-7015.16). See instructions.</i>	
4. Local Government Consultation: The PHA covers the following jurisdiction(s):	
5. Date(s) of letter(s) of support from (local) government officials:	
<i>Attach copies of all letters of support from local government officials, along with a narrative description of the PHA's consultation (if applicable)</i>	

Section 4: Description of Existing Development

1. Name of Development:				
2. Development Number:				
3. Date of Full Availability (DOFA):				
4. Number of Residential Buildings:				
5. Number of Non-Residential Buildings:				
6. Date Constructed:				
7. Is the Development Scattered Site?				<input type="checkbox"/> Yes <input type="checkbox"/> No
8. Number of Buildings (single family, duplexes, 3-plexes, 4-plexes, other):				
9. Number of Types of Structures (row houses, walk-up units, high-rise unit):				
10. Total Acres in Development:				
11. Existing Unit Distribution	General Occupancy	Elderly/Disabled Designated Units	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0 – Bedroom				
1 – Bedroom				
2 – Bedrooms				
3 – Bedrooms				
4 - + Bedrooms				
Total				

Attach a description of the distribution of UFAS accessible units (bedroom size; unit type, e.g., mobility or sensory)

Section 5: Description of Proposed Removal

1. Type of Removal Action(s) (e.g., Demolition, Disposition, Disposition to allow for Public Housing Mixed-Finance Modernization, Demolition and Disposition, DeMinimis Exception under Demolition, Voluntary Conversion, Required Conversion, Homeownership, Eminent Domain, Retention under 2 CFR part 200)						
2. Proposed Action by Unit Type (e.g. bedroom size)						
Existing Unit Distribution	General Occupancy	Elderly/Disabled Designated Units	UFAS Mobility Units	UFAS Sensory Units	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0 – Bedroom						
1 – Bedroom						
2 – Bedrooms						
3 – Bedrooms						
4 - + Bedrooms						
Total						

3. Proposed Action by Building Type	Buildings to be Demolished Only	Buildings to be Disposed of Only
Residential Buildings		
Non-Residential Buildings		
Total Buildings		

If the removal action is for only a portion of property at a contiguous site, attach a site map

4. Total Acreage Proposed for Removal (if applicable)

- (a) Attach a description of the land (e.g. survey, copy of the legal description)
- (b) Attach a copy of the recorded Declaration of Trust (DOT)/Deed of Restrictive Covenant (DoRC)
- (c) If the removal action is for only a portion of property at a contiguous site, attach a site map.

5. Estimated Value of the Proposed Property \$

(a) Was an independent appraisal conducted to determine the estimated Fair Market Value? Yes No

(b) If yes, date of appraisal and name of appraiser: Date: Name:

(c) If not, describe other form of valuation used:

Attach an executive summary of the appraisal or other form of valuation

6. Timetable

Activity	Estimated Number of Days After HUD Approval:
(a)Begin Relocation of Residents: N/A <input type="checkbox"/> -if vacant or for non-dwelling building	
(b)Complete Relocation of Residents: N/A <input type="checkbox"/> -if vacant or for non-dwelling building	
(c) Execute Contract for Removal	
(d) Removal of the property	

Section 6: Relocation

- 1. Number of Units Proposed for Removal that are Occupied as of the Submission Date of this SAC application:
(Note: These numbers are not editable and automatically populated when application is submitted)
- 2. Number of individual residents that the PHA estimates will be displaced by this removal action:

Attach a summary of the number of individual residents estimated to be displaced by race and national origin and a summary of households estimated to be displaced by who have a member who is a person with a disability

- 3. Who will provide relocation counseling and advisory services to residents? PHA staff Another Entity contracted by the PHA Describe:

Attach a description of the relocation counseling and advisory services that the will be provided to residents who will be displaced by this action

- 4. What is the estimated costs of relocation and moving expenses (including advisory services)? \$

- 5. What is the anticipated source of funds for relocation and moving expenses (including advisory services)? Capital Funds Operating Funds Funding Source Year: Non-1937 Act Funds (describe:)

- 6. What comparable housing resources does the PHA expect to offer to displaced residents? Public Housing. If checked, number: Section 8 HCV (existing resources. If checked, number: Section 8 HCV (new award of TPVs) (see question #7). If checked, number: PBV Unit. If checked, number: Other (attach description). If checked, number:

Attach a summary of the comparable housing resources that the PHA expects to offer to be displaced residents.

7. Tenant Protection Vouchers (TPVs): If the PHA is eligible to receive TPVs in connection with the proposed removal action, how many TPVs is the PHA requesting?	<input type="checkbox"/> Yes - Replacement TPVs. If checked, number: <input type="checkbox"/> Yes - Relocation TPVs. If checked, number: <input type="checkbox"/> No TPVs will be requested
<i>Attach a brief explanation supporting the TPV request. See PIH Notice 2017-10 and PIH Notice 2018-04 (or any successor notices). If the PHA is a public housing only-PHA, the PHA must partner with a PHA that administers an HCV program.</i>	

Section 7: Resident Consultation

1. Will any residents be displaced or otherwise affected by the proposed removal action? If yes, date(s) PHA consulted with residents?	<input type="checkbox"/> Yes <input type="checkbox"/> No Date(s):
<i>Attach a narrative description of consultation process, along with supporting documentation (e.g., agenda, meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)</i>	
2. Is there a Resident Council (at affected development)? If yes, name of Resident Council and dates PHA consulted it:	<input type="checkbox"/> Yes <input type="checkbox"/> No Name: _____ Date(s): _____ <input type="checkbox"/> N/A to removal action
<i>Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)</i>	
3. Is there a Resident Council (PHA-wide jurisdiction)? If yes, name of Resident Council and dates PHA consulted it:	<input type="checkbox"/> Yes <input type="checkbox"/> No Name: _____ Date(s): _____ <input type="checkbox"/> N/A to removal action
<i>Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)</i>	
4. Date(s) PHA consulted with the Resident Advisory Board (RAB) (as defined in 24 CFR 903.13)	Name of RAB: _____ Date(s): _____ <input type="checkbox"/> N/A to removal action
<i>Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)</i>	
5. Did the PHA receive any written comments from residents or resident groups/organizations during the consultation process?	<input type="checkbox"/> Yes <input type="checkbox"/> No
<i>If yes, attach comments received, along with an evaluation by the PHA</i>	

Section 8: N/A

Section 9: PHA Certification of Compliance

Acting on behalf of the Board of Commissioners of the PHA, as its Chairman, Executive Director, or other authorized PHA official, I approve the submission of this SAC Application known as DDA # _____ for removing public housing property from public housing use restriction, of which this document is a part, and make the following certifications, agreements with, and assurances to the Department of Housing and Urban Development (HUD) in connection with the submission of this SAC application and the implementation thereof:

1. All information contained in this SAC application (including all supporting documentation, attachments and required form HUD-52860 addendums) is true and correct as of today's date.
2. Resident demographic data in the IMS/PIC system is updated and current as of the date of the submission of this SAC application.
3. The PHA will comply with all applicable fair housing and other civil rights requirements, including but not limited to HUD's general non-discrimination and equal opportunity requirements listed at 24 CFR 5.105(a), as well as the duty to affirmatively further fair housing (AFFH) related to this SAC application. AFFH includes ensuring that the proposed inventory removal development is not in conflict with fair housing goals and strategies in my agency's PHA or MTW Plan, and is consistent with my agency's obligation to AFFH, certification and supporting activities. The PHA conducted the submission requirements of this SAC application (including removal justification; resident consultation, etc.) in conformity with Title

VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act of 1990, state or local accessibility requirements, and other applicable civil rights laws. If HUD approves this SAC application, the PHA will carry out and implement this removal action (including relocation, if applicable), in conformity with all applicable civil rights requirements. The requirements for AFFH can be found at 24 CFR §§ 5.150-5.152, 5.154, 5.156, 5.158, 5.160, 5.162, 5.164, 5.166, 5.168, and 5.169-5.180.

4. The removal action proposed in this SAC application does not violate any remedial civil rights order or agreements, conciliation agreements, voluntary compliance agreements, final judgments, consent decrees, settlement agreements or other court orders or agreements to which the PHA is a party. If the PHA is operating under such a document, it must indicate this by uploading a document to the SAC application that provides a citation to the document and explains how the proposed demolition or disposition is consistent with such document.
5. If the PHA is a non-qualified PHA under the Housing and Economic Recovery Act of 2008 (HERA), it has complied with the PHA Plan requirements regarding the proposed removal action at 24 CFR part 903 and the applicable statutory removal authority. For instance, if the removal action is a demolition or disposition, the PHA must describe the demolition or disposition in its PHA Plan or in a Significant Amendment to that PHA Plan and that description must be substantially identical to the description in the SAC application. If the PHA is a qualified PHA, the PHA certifies that it has discussed the removal action at a public hearing.
6. The PHA has conducted all applicable resident consultation and will conduct all relocation activities associated with this SAC application in a manner that is effective for persons with hearing, visual, and other communication-related disabilities consistent with Section 504 of the Rehabilitation Act of 1973 (24 CFR 8.6) and with 49 CFR 24.5, and as applicable, the Americans with Disabilities Act of 1990. The PHA will take reasonable steps to ensure meaningful access to their programs and activities for persons who have limited ability to read, speak, or understand English – i.e., individuals who have limited English proficiency (LEP).
7. The PHA will comply with all applicable Federal statutory and regulatory requirements and other HUD requirements, including applicable PIH Notices, in carrying out the implementation this SAC application, as approved by HUD. The PHA specifically certifies that the property proposed for removal in this SAC application is in compliance with Declaration of Trust (DOT) or Declaration of Restrictive Covenants (DoRC) requirements.
8. The PHA will comply with the terms and conditions of any HUD approval that HUD may issue for this SAC application, including requirements applicable to future use, record-keeping and reporting; and will specifically retain records of the SAC application and its implementing actions of HUD’s approval of this SAC application for a period of not less than 3 years following the last required action of HUD’s approval. The PHA further certifies that it will make such records available for inspection by HUD, the General Accountability Office and the HUD Office of Inspector General. If the PHA wants to make any material changes from what it described in its SAC application and/or HUD’s approval of the SAC application, it will request HUD approval for such changes, in accordance with applicable HUD guidance.
9. The PHA will not take any action to remove or otherwise operate the property proposed for removal outside of public housing requirements until it receives written approval of this SAC application from HUD.
10. If any units proposed for removal by this SAC application are subject to an Energy Performance Contracting (EPC), the PHA agrees to comply with additional instructions provided by HUD regarding the EPC and will not take any steps to implement this SAC application (if approved by HUD), without receiving confirmation from HUD that all applicable EPC requirements are satisfied.
11. If any units proposed for removal by this SAC application are subject to a Capital Fund Financing Plan (CFFP) or other Section 30 debt, the PHA agrees to comply with additional instructions provided by HUD regarding the CFFP or other Section 30 and will not take any steps to implement this application (if approved by HUD), without receiving confirmation from HUD that all applicable CFFP or other Section 30 requirements are satisfied.
12. If the PHA is in the process of removing all of its public housing units from its ACC low-rent inventory through this or other SAC applications and/or other pending removal actions, including the Rental Assistance Demonstration (RAD) program, the PHA agrees to comply with additional instructions provided by HUD regarding the close-out of its public housing portfolio.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	
Official Title:	
Signature:	
Date:	

Form HUD-52860 Instructions

Refer to SAC website at www.hud.gov/sac for more information

This form request general information from PHAs about proposed removal actions under the following laws: demolition and disposition (Section 18 of the 1937 Act and 24 CFR part 970); voluntary conversion (Section 22 of the 1937 Act and 24 CFR part 972); required conversion (Section 33 of the 1937 Act and 24 CFR part 972); homeownership (Section 32 of the 1937 Act and 24 CFR part 906); retentions (PIH Notice 2016-20 and 2 CFR 200.311); and eminent domain (PIH Notice 2012-8, or replacement notice). This form is the first part of a SAC application that must be submitted via the fields in the Inventory Removal Submodule of IMS/PIC (or replacement system).

PHAs must complete the sections of this form where there is no field in the IMS/PIC SAC application for the requested information. PHAs must then upload this form and other supporting documentation requested by this form to the IMS/PIC SAC application. PHAs must label that supporting documentation by section number of this form and/or by name (e.g. Resident Consultation). PHAs must complete and submit applicable addendums as indicated below as part of a SAC application. PHAs must refer to the applicable regulations, PIH notices and other program guidance noted above for detailed requirements on the submissions required for the specific removal action proposed in the SAC application at SAC web site.

Proposed Removal Action	Additional HUD Form Required
Section 18 Disposition and/or Demolition	HUD-52860-A
Section 18 Demolition Rehab Needs and Cost-Test	HUD-52860-B
Section 32 Homeownership	HUD-52860-C
Section 33 Required Conversion	HUD-52860-D
Section 22 Voluntary Conversion	HUD-52860-E
Eminent Domain	HUD-52860-F
Part 200 Retention	HUD-52860-G

NOTE: The removal of public housing units from the PHA’s inventory through these actions will impact (decrease) the PHA’s Operating and Capital Fund subsidy from HUD. See 24 CFR 990.190 and PIH Notice 2017-22 (or successor notice) for impacts on Operating Fund. Capital Funds for units will terminate at the time the units are removed from ACC via IMS/PIC. However, PHAs may be eligible for Demolition Disposition Transition Funding (DDTF) pursuant to 24 CFR 905.400(j).

Section 1: General Information

Some fields will automatically populate from IMS/PIC. If not, complete all fields.

Section 2: N/A

Section 3: PHA Plan, PHA Board Resolution, Environmental Review and Local Government Consultation

Refer to the regulation, PIH Notice or other HUD guidance document for guidance on these requirements for the specific removal action proposed, but generally the following apply:

PHA Plan: PHAs must include the removal action in their approved PHA plan for all SAC applications.

Board Resolution: PHAs must obtain a board resolution approving the removal action for all SAC applications. For demolitions and dispositions proposed under 24 CFR part 970, the board resolution must be dated after the date of resident and local government consultation.

Environmental Clearance: HUD will not process or approve a SAC application without evidence that the proposed removal action has received Environmental Clearance. This evidence will generally be a copy of a HUD signed Authority to Use Grant Funds (HUD-7015.16 form or subsequent form) for the proposed removal action (including future use, if known) to evidence an environmental review acceptable to HUD was completed under 24 CFR part 58. In some instances, evidence of Environmental Clearance may be a letter from the Responsibly Entity stating the activity was exempt or categorically excluded under 24 CFR part 58. The only exception to obtaining Environmental Clearance under 24 CFR part 58 is if HUD, in its sole discretion, decides to complete the environmental review itself under 24 CFR part 50. In this case, the applicable local HUD Office of Public Housing must have actually completed the environmental review and determined the action has Environmental Clearance before HUD will process or approve a SAC application.

Local Government Consultation: PHAs must consult with their local government officials and obtain a letter of support for all SAC applications (except for eminent domain and homeownership). For demolitions and dispositions proposed under 24 CFR part 970, PHAs must include a narrative description of its consultation with local government officials.

Sections 4-9 must be completed and submitted separately for each Development covered by this Application

Section 4: Description of Existing Development(s)

Most information should automatically populate from IMS/PIC information, except for Section 4, Line item 10 (Total Acres of the Development) which the PHA must complete. If line 10 is not completed or less than proposed for disposition under Section 5, PHA will not be able to fill in Section 5, line 4. The development number should be the HUD development number. All development numbers are at least 8 characters long (and may be up to 11 characters for AMP developments).

Section 5: Description of Proposed Removal

Unlike section 4, this information will not automatically populate. PHAs must complete the fields of this form where there is no field in the IMS/PIC SAC application for the requested information (i.e. UFAS information).

Removal Action Type: PHAs must select removal action type as the first step to creating the electronic SAC application in IMS/PIC.
Property description (Unit, Building, Acreage): PHAs identify the property by development number(s) and buildings by their IMS/PIC building PHAs provide the total acreage (refer to instructions for Section 4, line 10) and physical address of the property proposed for removal. If the removal action includes land (i.e., not just buildings), PHAs should attach a description of the land (e.g. survey, copy of the legal description), along with a copy of the DOT/DoRC that is recorded against the property, if available. If the proposed removal action (including demolition) is for only a portion of the property at a contiguous site, PHAs must attach a site map.

Estimated Value of Property: Attach an independent appraiser's appraisal summary or other valuation method.

Timetable: PHAs indicates the number of days after HUD approval of a SAC application that they estimate they will complete these activities.

Section 6: Relocation

PHAs complete this section for all proposed removal action where relocation will be required. PHAs may be required to complete additional relocation information in the applicable addendums (e.g. right of first refusal for homeownership applications; evidence of compliance with all applicable federal, state, and local laws for eminent domain actions).

For question #3, the summary of the type of counseling and advisory services should include a description of how the services will promote fair housing, including but not limited to how they will assist residents in obtaining housing in opportunity areas.

For question #6, the relocation summary should provide sufficient detail about the comparable housing that the PHA will offer to the displaced residents (i.e. based on available resources and resident preferences) Indicate how the PHA will identify and offer comparable housing to (a) displaced residents who have a family member who is a person with a disability; and (b) displaced residents who are not eligible for Section 8 HCV assistance (e.g. because they are over-income).

Note that a PHA's eligibility to receive TPVs is based on statutory Appropriations laws, and other HUD guidance, including but not limited to PIH Notice 2017-10 and PIH Notice 2018-04 (or any successor or replacement notices).

If the PHA is a public housing only-PHA and will partnering with a PHA that administers an HCV program for the TPVs, the partnering PHA must have jurisdictional authority and administrative capacity to administer the TPVs. PHAs should contact their local HUD Office of Public Housing for more information.

Section 7: Resident Consultation

Refer to the regulation, PIH Notice or other HUD guidance document for guidance on resident consultation for the specific removal action proposed.

Section 8: N/A

Section 9: PHA Certification of Compliance

The Executive Director, Board Chairperson, or other authorized agent of the PHA, should complete, sign and date the Certification and submit it (as a scanned PDF file) as part of its submission of the SAC application.

De Minimis Demolition

PHAs do not need HUD approval to demolish units under Section 18 de minimis authority. PHAs do need to submit information to HUD described at 970.7(a)(1), (2), (12), (13), and (15), which includes PHA plan, description of the property, board resolution, and environmental requirements. Thus, for purposes of de minimis demolitions, PHAs are submitting information and not a SAC application through this form.

MEMORANDUM

TO: Board of Commissioners

DATE: July 19, 2022

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

RE: Resolution Authorizing Contract Award to A. Prete Construction Company, Inc. for Scattered Site Home Exterior and Interior Renovations-Group B in the Amount Not to Exceed \$572,268.00 for Completion in 180 Calendar Days from Notice to Proceed

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

TIMING: Immediately

DISCUSSION: ECC/HANH received three HUD competitive capital fund grants to address lead-based paint and housing-related hazards in public housing properties. Under prior contracts, lead hazards were addressed at Essex Townhouses and at 17 units in Scattered Sites West properties. Receipt of the second lead-based paint grant permitted ECC/HANH to enhance the abatement scope to remove and replace some of the lead-containing components instead of pursuing an encapsulation approach.

Working with design and environmental consultants, Scattered Sites East and Scattered Sites West properties were grouped into four bid packages addressing lead, asbestos, and other housing-related hazards such as mold. Group B includes three single-family Scattered Sites West properties: 21 Long Hill Terrace, 35 Westbrook Lane and 148 Ray Road.

On May 25, 2022, ECC/HANH publicly issued Invitation for Bids #PM-22-IFB-628 for Scattered Site Home Exterior and Interior Renovations-Group B. Bids were due June 30, 2022. ECC/HANH received and reviewed three bids.

ECC/HANH is recommending contract award to A. Prete Construction Company, Inc. who submitted the most responsive and responsible bid in the amount of \$572,268.00 for completion in 180 calendar days from Notice to Proceed.

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 a contract with A. Prete Construction Company, Inc. in the amount not to exceed \$572,268.00 for Scattered Site Home Exterior and Interior Renovations-Group B for completion in 180 calendar days from Notice to Proceed.

FISCAL IMPACT: \$572,268.00

SOURCE OF FUNDS: CFP Lead 2017; CFP Lead 2020; CFP Housing-Related Hazards 2020; CFP 2022

STAFF: Hannah Sokal-Holmes, Vice-President, Planning & Modernization

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

Resolution Number 07-XX/22-R

**RESOLUTION AUTHORIZING CONTRACT AWARD TO A. PRETE
CONSTRUCTION COMPANY, INC. FOR SCATTERED SITE HOME
EXTERIOR AND INTERIOR RENOVATIONS-GROUP B IN THE AMOUNT
NOT TO EXCEED \$572,268.00 FOR COMPLETION IN 180 CALENDAR DAYS
FROM NOTICE TO PROCEED**

WHEREAS, ECC/HANH received three HUD competitive capital fund grants to address lead-based paint and housing-related hazards in public housing properties; and

WHEREAS, under prior contracts, lead hazards were addressed at Essex Townhouses and at 17 units in Scattered Sites West properties; and

WHEREAS, receipt of the second lead-based paint grant permitted ECC/HANH to enhance the abatement scope to remove and replace some of the lead-containing components instead of pursuing an encapsulation approach; and

WHEREAS, working with design and environmental consultants, Scattered Sites East and Scattered Sites West properties were grouped into four bid packages addressing lead, asbestos, and other housing-related hazards such as mold; and

WHEREAS, Group B includes three single-family Scattered Sites West properties: 21 Long Hill Terrace, 35 Westbrook Lane and 148 Ray Road; and

WHEREAS, bids were due June 30, 2022; and

WHEREAS, ECC/HANH received and reviewed three bids; and

WHEREAS, ECC/HANH is recommending contract award to A. Prete Construction Company, Inc. who submitted the most responsive and responsible bid in the amount not to exceed \$572,268.00 for completion in 180 calendar days from Notice to Proceed; 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 a contract with A. Prete Construction Company, Inc. in the amount not to exceed \$572,268.00 for Scattered Site Home Exterior and Interior Renovations-Group B be

completed in 180 calendar days from Notice to Proceed.

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

- 1) The award of contract #PM-22-C-628 to A. Prete Construction Company, Inc. in the amount not to exceed \$572,268.00 for Scattered Site Home Exterior and Interior Renovations-Group B (three single-family Scattered Sites West properties: 21 Long Hill Terrace, 35 Westbrook Lane and 148 Ray Road) to be completed in 180 calendar days from Notice to Proceed is hereby authorized.
- 2) The Executive Director-President be and hereby is authorized, empowered and directed to execute and deliver an agreement and expend the authorized funds.
- 3) The Executive Director-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.

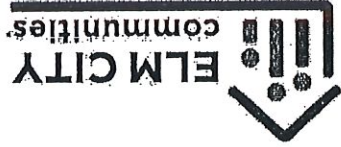
I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on July 19, 2022.

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

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner



Bid Opening

Solicitation # PM-22-IFB-628 BID: Scattered Sites Homes Exterior and Interior Renovations – Group B

Opening Date: Thursday, June 30, 2022, at 3:19 PM

COMPANY NAME / ADDRESS	CONTACT NAME	PHONE	Bid Price- HANH	Bond Amount
Elm City Communities	LaVonta Bryant	On video		
Elm City Communities	Catherine Hawthorne	On video		
Elm City Communities	Hannah Sokal- Homes	On video		
Lothrop Associates		On Video		
A. Prete Construction		On video	\$572,268.00	5%
JYL Construction		On video	\$597,400.00	5%
Resource Services LLC			\$775,597.60	5%

A. PRETE CONSTRUCTION COMPANY, INC. ACTIVE

156 FULTON TERRACE, NEW HAVEN, CT, 06512, United States
FILING HISTORY



Business Details



General Information



Business Name
A. PRETE CONSTRUCTION COMPANY, INC.

Business status
ACTIVE

Citizenship/place of formation
Domestic/Connecticut

Business address
156 FULTON TERRACE, NEW HAVEN, CT, 06512, United States

Annual report due
6/28/2023

NAICS code
Commercial and Institutional Building Construction (236220)

Business ALEI
0517936

Date formed
6/28/1995

Business type
Stock

Mailing address
156 FULTON TERRACE, NEW HAVEN, CT, 06512, United States

Last report filed
2022

NAICS sub code
236220

Principal Details



Principal Name
NEIL J. PRETE

Principal Title
President

Principal Residence address
800 GRASSY HILL ROAD, ORANGE, CT, 06477, United States

Principal Name
NEIL J. PRETE
Principal Title
President

Principal Residence address
800 GRASSY HILL ROAD, ORANGE, CT, 06477, United States

Principal Name
JONATHAN PRETE

Principal Title
Secretary

Principal Business address
156 FULTON TERRACE, NEW HAVEN, CT, 06512, United States

Principal Residence address
78 FORBES PLACE, EAST HAVEN, CT, 06512, United States

Agent details

Agent name
NEIL J. PRETE

Agent Business address
156 FULTON TERRACE, NEW HAVEN, CT, 06512, United States

Agent Mailing address
156 FULTON TERRACE, NEW HAVEN, CT, 06512, United States

Agent Residence address
800 GRASSY HILL ROAD , ORANGE, CT, 06477, United States

Filing History

Business Formation - Certificate of Incorporation
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Filing date: 6/28/1995

Filing time:

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6/28/1995

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Filing date: 6/28/1995


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Filing time:


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6/12/2003

Annual Report(2004)



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Filing date: 7/1/2004

Filing time:

Volume Type

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74

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7/1/2004



Annual Report(2005)

0003007100

Filing date: 6/23/2005

Filing time:

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806

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2

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6/23/2005



Annual Report(2006)

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Filing date: 6/22/2006

Filing time:

Volume Type

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6/22/2006



Annual Report(2007)

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Filing date: 6/20/2007

Filing time:

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Filing date: 5/22/2008

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Filing date: 6/17/2009

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Filing date: 3/17/2011

Filing time:

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Annual Report(2012)

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Filing date: 5/16/2012

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Filing date: 5/10/2013

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
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
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 Annual Report(2017)
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Filing date: 8/28/2017
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Filing date: 5/4/2018

Filing time:

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5/4/2018



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Name History



None

Shares

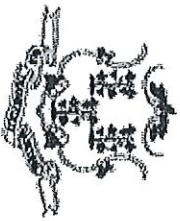


1000 total shares

Shares Class: COMMON

1000 Shares

Value per share: \$



State of Connecticut

Lookup Detail View

Name and Address

Name	Address
A PRETE CONSTRUCTION COMPANY INC	156 FULTON TER NEW HAVEN, CT 06512-1817

Credential Information

Credential	Credential Type	First Issuance Date On Record	Effective Date	Expiration Date	Status
MCO.0900505	MAJOR CONTRACTOR "Major Contractor" means (1) any person engaged in the business of construction, structural repair, structural alteration, dismantling or demolition of a structure or addition that exceeds the threshold limits provided in section 29-276b, or (2) any person who, under the direction of a general contractor, performs or offers to perform any work that impacts upon the structural integrity of a structure or addition, including repair, alteration, dismantling or demolition of a structure or addition that exceeds the threshold limits provided in section 29-276b. Such work includes, but is not limited to, roofing, masonry and structural frame work.	08/09/1995	07/01/2022	06/30/2023	ACTIVE

Credential	Credential Type	First Issuance Date On Record	Effective Date	Expiration Date	Status	Reason
MCO.0900505	MAJOR CONTRACTOR "Major Contractor" means (1) any person engaged in the business of construction, structural repair, structural alteration, dismantling or demolition of a structure or addition that exceeds the threshold limits provided in section 29-276b, or (2) any person who, under the direction of a general contractor, performs or offers to perform any work that impacts upon the structural integrity of a structure or addition, including repair, alteration, dismantling or demolition of a structure or addition that exceeds the threshold limits provided in section 29-276b. Such work includes, but is not limited to, roofing, masonry and structural frame work.	08/09/1995	07/01/2022	06/30/2023	ACTIVE	NONE

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e.g. 1606N020Q02

Select Domain
Entity Information



All Entity Information

Entities

Disaster Response Registry




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Filter By



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- Any Words 
- All Words 
- Exact Phrase 

e.g. 123456789, Smith Corp

Classification >
Excluded Individual >
Excluded Entity >

Entity Name

 x

Unique Entity ID

CAGE / NCAGE


Federal Organizations >

Exclusion Type >

Exclusion Program >

Location >

Dates >

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Establishment Search

Reflects inspection data through 06/29/2022

This page enables the user to search for OSHA enforcement inspections by the name of the establishment. Information may also be obtained for a specified inspection or inspections within a specified SIC.

Note: Please read important information below regarding interpreting search results before using.

Search By:

Your search did not return any results.

Establishment

A. Prete Construction Company

(This box can also be used to search for a State Activity Number for the following states: NC, SC, KY, IN, OR and WA)

State

All States

Fed & State

OSHA Office

All Offices

Site Zip Code

Case Status

All Closed Open

Violation Status

All With Violations Without Violations

Inspection Date

Start Date

July

1

2017

End Date

July

1

2022

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The source of the information in the IMIS is the local federal or state office in the geographical area where the activity occurred. Information is entered as events occur in the course of agency activities. Until cases are closed, IMIS entries concerning specific OSHA inspections are subject to continuing correction and updating, particularly with regard to citation items, which are subject to modification by amended citations, settlement agreements, or as a result of contest proceedings. THE USER SHOULD ALSO BE AWARE THAT DIFFERENT COMPANIES MAY HAVE SIMILAR NAMES AND CLOSE ATTENTION TO THE ADDRESS MAY BE NECESSARY TO AVOID MISINTERPRETATION.

The Integrated Management Information System (IMIS) is designed and administered as a management tool for OSHA to help it direct its resources. When IMIS is put to new or different uses, the data should be verified by reference to the case file and confirmed by the appropriate federal or state office. Employers or employees who believe a particular IMIS entry to be inaccurate, incomplete or out-of-date are encouraged to contact the OSHA field office or state plan agency which originated the entry.

UNITED STATES
DEPARTMENT OF LABOR

Occupational Safety and Health Administration
200 Constitution Ave NW
Washington, DC 20210
☎ 800-321-6742 (OSHA)
TTY
www.OSHA.gov

FEDERAL GOVERNMENT

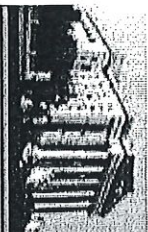
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Severe Storm and Flood Recovery Assistance
Disaster Recovery Assistance
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Soundex :

First Name :

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Party Type :

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Search Help

- Search by the name of an individual or business.
- You can enter a partial last name such as "John" for "Johnson."
- You don't have to enter a first name, but a first initial helps.
- Soundex: Search finds last names of the same and similar sounds but of variant spellings (for example, "Smith" or "Smythe") as well as exact matches.
- Case Status:
 - Active Cases: no judgment recorded.
 - Disposed Cases: a disposition (e.g., judgment, withdrawn, dismissed) is recorded along with a satisfaction of judgment, if noted.
 - If a case is withdrawn, the case will be displayed for one year from the date of the filing of the withdrawal.



EMAIL & FEDERAL EXPRESS (Overnight)
(fsokal-holmes@elmcitycommunities.org)

July 12, 2022

Hannah Sokal-Holmes
Vice President of Planning and Modernization
Elm City Communities
(aka Housing Authority of New Haven)
360 Orange Street
New Haven, Connecticut 06511

RE: Elm City Communities
(aka Housing Authority of New Haven)
Indefinite Quantity Contract (IQC) for Architectural / Engineering Services
HUD Lead Based Paint (LBP) Grants 2017 & 2020 at
Groups # 3, 5, 7 & 8
New Haven, Connecticut
LA #2257-03

REF: Contract Award Recommendation for Bid Package B – A. Prete Construction Company, Inc.

Dear Ms. Sokal-Holmes:

In follow up to the Bid Opening held on Thursday June 30, 2022, our office sent a letter to A. Prete Construction Company, Inc. the apparent low bid contractor dated July 11, 2022 requesting confirmation of their bid amount and additional information regarding the bid submitted by their firm on the above referenced project. Our letter requested formal written responses to the following issues/concerns:

- 1) Confirmation of their Base Bid Amount of \$572,268.00.
- 2) Confirmation that their base bid included the appropriate Permit Fees amount.
- 3) Confirmation that they will be furnishing and installing all specified materials / products.
- 4) Confirmation that they have the manpower and resources to complete the project within the specified contract period.
- 5) Confirmation that who their lead / asbestos abatement contractor is a Connecticut Department of Public Health (CTDPH) licensed Lead Abatement Contractor.
- 6) Confirmation that their subcontractor will be responsible for the entire lead scope.

In response to my July 11, 2022 letter, our office received the attached letter from A. Prete Construction Company, Inc. dated July 12, 2022 addressing the following issues:

- Confirmation of their Base Bid Amount of \$572,268.00.
- Confirmation that their base bid includes the appropriate Permit Fee amount.
- Confirmation that they will be furnishing and installing the specified materials / products.
- Confirmation that they have the manpower and resources to complete the project with the specified contract period.
- Confirmation that the lead abatement contractor is....
- Confirmation that their lead abatement subcontractor is a Connecticut Department of Public Health (CTDPH) licensed Lead Abatement Contractor.

Mr. Hannah Sokal-Holmes
Vice President of Planning and Modernization
Elm City Communities
(aka Housing Authority of the City of New Haven)
July 13, 2022
Page 2

As you are aware A. Prete Construction Company, Inc. is currently the contractor on four (4) other Elm City Communities projects, Winslow Celentano, Charles McQueeney Towers, Charles McQueeney Commercial F1-1-3, and Crawford Manor. As requested, our firm contracted several of the references provided by A. Prete Construction Company, Inc. with their bid. In general, the references contracted we all positive. We have attached for your review and information our firm's Memorandum dated July 11, 2022 (along with supporting documentation) outlining the results of our background check of A. Prete Construction Company, Inc.

We would like to point out that their Base Bid Amount of \$572,268.00 is 23% more that our firms estimated cost of \$465,253.72 as reflected in the "Opinion of Probable Construction Cost" dated May 13, 2022. We attribute this difference in the supply chain issues being experiences in the construction industry and the shortage of manpower in the workforce.

Based on the above Lothrop Associates LLP takes not exception to awarding this project to A. Prete Construction Company, Inc. in the base bid amount of \$572,268.00

I would ask that you share this information and our firm's recommendation with the Board of Commissioners when they meet on Thursday July 14, 2022.

Call or email if you have any questions.

Respectfully,


Andrew Backler, III
SENIOR ASSOCIATE

CC: C. Hawthorne – Elm City Communities (aka Housing Authority of the City of New Haven)
R. Gilroy – Elm City Communities (aka Housing Authority of the City of New Haven)



July 12, 2022

Lothrop Associates LLP Architects
333 Westchester Avenue
White Plains, New York 10604

Re: Scattered Sites Home Group B Exterior and Interior Renovations at Various Sites

Dear Arthur Seckler:

Per your letter received on July 11th see our responses below to requested questions.

1. Per APC work with the City of New Haven for many years – on renovation projects it is not necessary to carry a full building permit on the total value but only on the new items being added to the project. When removing and replacement there is only a minimal permit fee. We found it appropriate to carry a building permit number based on \$75,000.00. If the Housing Authority feels it is needs to be changed, we will do so for the added cost.
2. APC and our tier subcontractors will be furnishing and installing all specified and/or equal products.
3. APC and its tier subcontractors plan on completing this project within the contract specified period although due to long lead items there may be some impact on the schedule. Once all submittals are approved, we will have a better idea as to schedule.
4. APC's environmental abatement contractor licensed for both Lead and Abatement.
5. Asbestos contractor will be performing both abatement and lead.

If you need any further information do not hesitate to contact myself and or visit our web site www.aprete.com We look forward to working with you.

Sincerely,

Jonathan Prete
Vice President
jprete@aprete.com



Memorandum

Date: July 11, 2022

RE: Scattered Site Homes – Exterior and Interior Renovations (Group B)
Project No. 2257-03

In performing reference checks on A. Prete Construction Company Inc., the statements below summarize our findings.

Referral number 1 stated. Has not returned my phone call

Referral number 2 stated that there were no issues with the contractor. Contractor handled all paperwork properly; on time and on budget. Their staff was professional and the work was completed on time. There was an issue with a manufacture defect of a light that was installed and A. Prete Construction handled the issue seamlessly.

Referral number 3 stated that they would recommend working with this contractor. A. Prete Construction came in under budget. Provided a state-of-the-art program for the new building, and provided exceptional construction.

In conclusion, of the 2 references which we heard from, it would appear that all comments were favorable for the contractor to substantially complete the job.

Refer to the attached two (2) Contractor Reference Checks .

**Lothrop Associates LLP
CONTRACTOR REFERENCE CHECK**

Date & Time:	07/11/2022 12:05 pm
Contractor:	A. Prete Construction Company /Inc. Neil Prete
Project Title & Job #:	Scattered Site Homes – Exterior and Interior Renovations (Group B) Elm City Communities - # 2257-03
Reference Project:	American Builders & Contractors & Supply Co.
Contact Person:	Brian Gordon 215-534-5219
Title of Contact Person:	Construction Manager
Company of Contact Person:	ABC Supply
Interview conducted by (name / date):	MG 07/11/2022
Signature:	

1	How were they to work with?	Very Good. No issues with contractor
2	How did they handle paperwork (payment requisitions, permits)	Prompt. Professionally handled. No issues
3	How was their workmanship?	Excellent. No issues
4	Was the project staffed properly?	YES
5	Was the project completed on time?	X
6	Was the project completed within budget?	X

		1 Below Average	2	3	4	5 Above Average
7	How would you rate the overall performance of this contractor:					X

8	Would you recommend this contractor?	YES X	NO
---	--------------------------------------	----------	----

Comments

Brian said he was very pleased with contractor overall. Prete Construction managed the project very well, and took care of a matter that delt with the city and a manufacture defect of a light that was installed.

Date: July 08, 2022

architects

333 Westchester Avenue
White Plains, New York 10604
914.264.1115
www.lbhropassociates.com

LBHROP ASSOCIATES
LLP

Elm City Communities / Housing Authority of New Haven
Scattered Site Homes
Exterior and Interior Renovations
Group B
HUD Capital Funding:
HUD Lead Based Paint Grants 2017 and 2020
and
Housing Related Hazards Capital Fund Grant 2020
New Haven, Connecticut 06511
LA# 225T-03
ECC Project #

Final Opinion of Probable Construction Cost

This 'Opinion of Probable Construction Cost' is based on the Bid Submission Documents dated May 13, 2022 which includes drawings A000, A001, A003, HM-01, HM-02, HM-03, A111.1, A112.1, A201.1, A202.1, A111.3, A112.3, A201.3, A202.3, A501, A502, A503, A504, A601, A800 and A801.

DESCRIPTION	QTY	UNIT	UNIT COST	COST
21 LONG HILL TERRACE				
DIVISION 2 - EXISTING CONDITIONS				
1 Remove moss, algae, and stains from shingle roof	1260	SF	\$4.00	\$5,040.00
2 Remove deteriorated/damaged brick	14	SF	\$10.00	\$140.00
3 Remove flashing	1	EA	\$50.00	\$50.00
4 Remove existing vent cap and clean line of debris	1	EA	\$25.00	\$25.00
5 Tenant Relocation	1	LS	\$10,470.00	\$10,470.00
6 Hazardous Material Abatement and associated work (per F&O cost estimate)	1	LS	\$28,750.00	\$28,750.00
Total				\$44,925.00
DIVISION 4 - MASONRY				
1 Provide brick/repointing	14	SF	\$25.00	\$350.00
Total				\$350.00
DIVISION 7 - THERMAL AND MOISTURE PROTECTION				
1 Provide vinyl siding	5	SF	\$10.00	\$50.00
2 Zinc-coated strips	120	LF	\$10.00	\$1,200.00
Total				\$1,250.00
DIVISION 8 - OPENINGS				
1 Provide pre-hung interior door, frame, and casing	1	EA	\$650.00	\$650.00
2 Provide door hardware/lockset	1	EA	\$250.00	\$250.00
Total				\$900.00
DIVISION 9 - FINISHES				
1 Provide paint	130	SF	\$2.50	\$325.00
2 Provide gypsum board	100	SF	\$10.00	\$1,000.00
Total				\$1,325.00
DIVISION 23 - HEATING, VENTILATION AND AIR CONDITIONING				
1 Provide exhaust vent cap	1	EA	\$150.00	\$150.00
Total				\$150.00
DIVISION 27 - COMMUNICATIONS				
1 Provide cable system housing	1	EA	\$75.00	\$75.00
Total				\$75.00
35 WESTBROOK LANE				
DIVISION 2 - EXISTING CONDITIONS				
1 Remove existing hood door sill	1	EA	\$100.00	\$100.00
2 Remove existing asphalt roofing system down to sheathing	1150	SF	\$4.00	\$4,600.00
3 Remove existing gutters and leaders	1	LS	\$250.00	\$250.00
4 Remove existing fascias and rakes	1	LS	\$500.00	\$500.00
Total				\$5,450.00
Subtotal - 21 Long Hill Terrace				
				\$48,975.00
35 WESTBROOK LANE				
DIVISION 2 - EXISTING CONDITIONS				
				\$45,750.00
				\$5,829.00
				\$85,713.00
				\$2,500.00
				\$182,000.00

Selective Demolition
Tenant Relocation

BIDS RECEIVED (3)	(BID as submitted)	(w/ mathematical corrections)	(BID as submitted)	(w/ mathematical corrections)	(BID as submitted)	(w/ mathematical corrections)
JLY CONSTRUCTION MANAGERS	\$1,400.00	\$12,600.00	\$20,000.00	\$34,000.00	\$4,500.00	\$6,410.00
JLY CONSTRUCTION MANAGERS	\$12,500.00	\$22,500.00	\$14,000.00	\$22,000.00	\$6,410.00	\$12,542.00
A. PRETE CONSTRUCTION COMPANY INC.	\$5,565.00	\$22,500.00	\$14,000.00	\$22,000.00	\$6,410.00	\$12,542.00
A. PRETE CONSTRUCTION COMPANY INC.	\$5,565.00	\$14,000.00	\$14,000.00	\$14,000.00	\$6,410.00	\$12,542.00
RESOURCE SERVICES LLC	\$32,000.00	\$5,000.00	\$29,000.00	\$56,000.00	\$7,000.00	\$66,000.00
RESOURCE SERVICES LLC	\$5,000.00	\$29,000.00	\$56,000.00	\$56,000.00	\$7,000.00	\$66,000.00
RESOURCE SERVICES LLC	\$32,000.00	\$5,000.00	\$29,000.00	\$56,000.00	\$7,000.00	\$66,000.00

Item Description	Unit	Quantity	Unit Cost	Total Cost
5 Remove deteriorated/damaged brick	SF	5	\$10.00	\$50.00
6 Remove flashing	LS	1	\$500.00	\$500.00
7 Remove existing concrete slab and rafter system	LS	1	\$50.00	\$50.00
8 Remove existing damaged siding	SF	10	\$2.50	\$25.00
9 Remove existing satellite dishes	EA	1	\$100.00	\$100.00
10 Temporarily disconnect conduit	LS	1	\$150.00	\$150.00
11 Remove existing water closet	EA	1	\$150.00	\$150.00
12 Remove existing bathroom sink and faucet	EA	1	\$150.00	\$150.00
13 Remove existing shower body	EA	1	\$250.00	\$250.00
14 Remove existing lead floor and lead walls	SF	100	\$5.00	\$500.00
15 Remove existing bathroom electrical fixtures and devices: wall mounted light fixtures, light switches, fan switches, and GFI receptacles	EA	1	\$400.00	\$400.00
16 Remove existing bathroom accessories: med cabinet, toilet paper dispenser, soap dish, shower curtain rod, towel bar	EA	1	\$250.00	\$250.00
17 Remove existing bathroom exhaust fan	EA	1	\$200.00	\$200.00
18 Remove existing bathroom baseboard end caps, front panels, and dampers	LF	6	\$120.00	\$720.00
19 Remove existing gypsum wall board	SF	200	\$2.50	\$500.00
20 Tenant Relocation	LS	1	\$8,779.00	\$8,779.00
21 Hazardous Material Abatement and associated work (per F80 cost estimate)	LS	1	\$43,550.00	\$43,550.00
DIVISION 3 - CONCRETE				\$17,400.00
1 Provide precast stoop	LS	1	\$4,000.00	\$4,000.00
DIVISION 4 - MASONRY				\$4,300.00
1 Provide foundation repairs	SF	215	\$20.00	\$4,300.00
2 Provide brick/repointing	SF	5	\$25.00	\$125.00
DIVISION 5 - METALS				\$4,250.00
1 Provide metal rafter system	EA	1	\$1,200.00	\$1,200.00
DIVISION 6 - WOODS AND PLASTICS				\$11,000.00
1 Provide PVC composite trim	LF	110	\$100.00	\$11,000.00
2 Provide p/wood sub-floor	SF	45	\$70.00	\$3,150.00
DIVISION 7 - THERMAL AND MOISTURE PROTECTION				\$10,000.00
1 Provide vinyl siding	SF	10	\$10.00	\$100.00
2 Asphalt roofing, underlayment, ice and water barrier, and flashings	SF	1150	\$10.00	\$11,500.00
3 Gutters and leaders	LF	1	\$2,500.00	\$2,500.00
4 Ridge vent	LF	50	\$25.00	\$1,250.00
DIVISION 8 - OPENINGS				\$17,150.00
1 Provide pre-hung interior door, frame, and casing	EA	11	\$650.00	\$7,150.00
2 Provide door hardware/lockset	EA	13	\$250.00	\$3,250.00
3 Provide wood door sill	EA	1	\$150.00	\$150.00
4 Provide pre-hung exterior door and frame	EA	2	\$850.00	\$1,700.00
5 Provide storm door	EA	1	\$400.00	\$400.00
DIVISION 9 - FINISHES				\$12,650.00
1 Provide paint	SF	400	\$2.50	\$1,000.00
2 Provide ceramic tile floor and walls	SF	30	\$30.00	\$900.00
3 Provide gypsum board at walls and ceilings	SF	200	\$10.00	\$2,000.00
DIVISION 10 - SPECIALTIES				\$3,900.00
1 Provide bathroom accessories: med cabinet, toilet paper dispenser, robe hook, shower curtain rod, towel bar	EA	1	\$750.00	\$750.00
2 Provide bathtub and shower body	EA	1	\$1,500.00	\$1,500.00
3 Provide tub surround	EA	1	\$1,200.00	\$1,200.00
DIVISION 12 - FURNISHINGS				\$500.00
1 Provide bathroom vanity	EA	1	\$500.00	\$500.00
Subtotal Division				\$9,000.00
Subtotal Abatement				\$70,600.00
Total				\$79,600.00
566,000.00				\$56,000.00
529,000.00				\$29,000.00
55,000.00				\$5,000.00
516,000.00				\$16,000.00
7,000.00				\$7,000.00
3,315.00				\$3,315.00
11,250.00				\$11,250.00
5,456.00				\$5,456.00
17,954.00				\$17,954.00
322,827.00				\$22,827.00
9,000.00				\$9,000.00
1,000.00				\$1,000.00
9,000.00				\$9,000.00
11,000.00				\$11,000.00
114,951.00				\$14,951.00
30,000.00				\$30,000.00
1,000.00				\$1,000.00
1,000.00				\$1,000.00
1,000.00				\$1,000.00
55,407.00				\$5,407.00
55,407.00				\$5,407.00
1,000.00				\$1,000.00
1,000.00				\$1,000.00
5,536.00				\$5,536.00
8,536.00				\$8,536.00
7,000.00				\$7,000.00

DESCRIPTION	QTY	UNIT	UNIT COST	COST	DESCRIPTION	QTY	UNIT	UNIT COST	COST
DIVISION 22 - PLUMBING									
1 Provide water closet	1	EA	\$500.00	\$500.00					
2 Provide lavatory sink and faucet	1	EA	\$400.00	\$400.00					
3 Provide shower system (shower head and drier)	1	EA	\$500.00	\$500.00					
DIVISION 23 - HEATING, VENTILATION AND AIR CONDITIONING									
1 Provide bathroom exhaust fan/light combo unit	1	EA	\$500.00	\$500.00					
DIVISION 26 - ELECTRICAL AND LIGHTING									
1 Reconnection of conduits	1	LS	\$500.00	\$500.00					
2 Provide bathroom electrical fixtures and devices: wall mounted light fixtures, light switches, fan switches, and GFI receptacles	1	EA	\$750.00	\$750.00					
DIVISION 2 - EXISTING CONDITIONS									
1 Remove existing building paper and insulation	2610	SF	\$2.00	\$5,220.00	1 Remove existing hollow metal door and frame	1	EA	\$350.00	\$350.00
2 Remove existing hollow metal door and frame	1	EA	\$100.00	\$100.00	3 Remove existing hollow metal door and frame	1	EA	\$350.00	\$350.00
3 Remove existing hollow metal door and frame	1	EA	\$100.00	\$100.00	4 Remove existing asphalt roofing system down to sheathing	1230	SF	\$4.00	\$4,920.00
4 Remove existing asphalt roofing system down to sheathing	1230	SF	\$4.00	\$4,920.00	5 Remove existing gutters and leaders	1	LS	\$250.00	\$250.00
5 Remove existing gutters and leaders	1	LS	\$250.00	\$250.00	6 Remove existing fascia and rakes	1	LS	\$500.00	\$500.00
6 Remove existing fascia and rakes	1	LS	\$500.00	\$500.00	7 Remove deteriorated/damaged brick	5	SF	\$100.00	\$500.00
7 Remove deteriorated/damaged brick	5	SF	\$100.00	\$500.00	8 Remove flashing	1	LS	\$500.00	\$500.00
8 Remove flashing	1	LS	\$500.00	\$500.00	9 Remove existing wood girt/rail	1	LS	\$500.00	\$500.00
9 Remove existing wood girt/rail	1	LS	\$500.00	\$500.00	10 Remove and salvage existing exterior light, camera, mailbox, house number, and misc. items	1	LS	\$250.00	\$250.00
10 Remove and salvage existing exterior light, camera, mailbox, house number, and misc. items	1	LS	\$250.00	\$250.00	11 Remove existing vent cap	1	EA	\$25.00	\$25.00
11 Remove existing vent cap	1	EA	\$25.00	\$25.00	12 Remove gable end vent	2	EA	\$10.00	\$20.00
12 Remove gable end vent	2	EA	\$10.00	\$20.00	13 Remove gable end vent	2	EA	\$10.00	\$20.00
13 Remove gable end vent	2	EA	\$10.00	\$20.00	14 Tenant Relocation	1	LS	\$6,412.00	\$6,412.00
14 Tenant Relocation	1	LS	\$6,412.00	\$6,412.00	15 Hazardous Material Abatement and associated work (per F&O cost estimate)	1	LS	\$56,450.00	\$56,450.00
15 Hazardous Material Abatement and associated work (per F&O cost estimate)	1	LS	\$56,450.00	\$56,450.00					
DIVISION 4 - MASONRY									
1 Provide brick/repairs	5	SF	\$25.00	\$125.00					
DIVISION 5 - METALS									
1 Provide metal railing system	1	EA	\$1,200.00	\$1,200.00					
DIVISION 6 - WOODS AND PLASTICS									
1 Provide PVC composite trim	210	LF	\$100.00	\$21,000.00					
DIVISION 7 - THERMAL AND MOISTURE PROTECTION									
1 Provide vinyl siding	2610	SF	\$10.00	\$26,100.00					
2 Air barrier	2610	SF	\$1.50	\$3,915.00					
3 Insulation	2610	SF	\$2.00	\$5,220.00					
4 Asphalt roofing, underlayment, ice and water barrier, and flashings	1230	SF	\$12.30	\$15,129.00					
5 Gutters and leaders	1	LS	\$2,500.00	\$2,500.00					
6 Ridge vent	35	LF	\$25.00	\$875.00					
7 Gable vent	2	EA	\$250.00	\$500.00					
DIVISION 8 - OPENINGS									
1 Provide pre-hung exterior door and frame	1	EA	\$850.00	\$850.00					
2 Provide door hardware/lockset	1	EA	\$250.00	\$250.00					
3 Provide storm door	1	EA	\$400.00	\$400.00					
4 Provide garage door and hardware	1	EA	\$1,500.00	\$1,500.00					
DIVISION 9 - FINISHES									
1 Provide paint	200	SF	\$2.50	\$500.00					
Subtotal - 35 Westbrook Lane									
\$124,549.00									
SELECTIVE DEMOLITION									
				\$2,600.00					\$2,600.00
				\$21,600.00					\$21,600.00
				\$197,375.00					\$197,375.00
SELECTIVE ABATEMENT									
				\$112,600.00					\$112,600.00
				\$161,775.00					\$161,775.00
				\$2,400.00					\$2,400.00
				\$15,000.00					\$15,000.00
				\$27,600.00					\$27,600.00
				\$95,200.00					\$95,200.00
				\$112,600.00					\$112,600.00
				\$87,000.00					\$87,000.00
				\$32,000.00					\$32,000.00
				\$50,000.00					\$50,000.00
				\$87,000.00					\$87,000.00
148 MAY ROAD									
DESCRIPTION									
QTY UNIT UNIT COST COST									
DIVISION 2 - EXISTING CONDITIONS									
1 Remove existing building paper and insulation	2610	SF	\$2.00	\$5,220.00					
2 Remove existing hollow metal door and frame	1	EA	\$350.00	\$350.00					
3 Remove existing hollow metal door and frame	1	EA	\$100.00	\$100.00					
4 Remove existing asphalt roofing system down to sheathing	1230	SF	\$4.00	\$4,920.00					
5 Remove existing gutters and leaders	1	LS	\$250.00	\$250.00					
6 Remove existing fascia and rakes	1	LS	\$500.00	\$500.00					
7 Remove deteriorated/damaged brick	5	SF	\$100.00	\$500.00					
8 Remove flashing	1	LS	\$500.00	\$500.00					
9 Remove existing wood girt/rail	1	LS	\$500.00	\$500.00					
10 Remove and salvage existing exterior light, camera, mailbox, house number, and misc. items	1	LS	\$250.00	\$250.00					
11 Remove existing vent cap	1	EA	\$25.00	\$25.00					
12 Remove gable end vent	2	EA	\$10.00	\$20.00					
13 Remove gable end vent	2	EA	\$10.00	\$20.00					
14 Tenant Relocation	1	LS	\$6,412.00	\$6,412.00					
15 Hazardous Material Abatement and associated work (per F&O cost estimate)	1	LS	\$56,450.00	\$56,450.00					
Subtotal - 35 Westbrook Lane									
\$124,549.00									
SELECTIVE DEMOLITION									
				\$2,600.00					\$2,600.00
				\$21,600.00					\$21,600.00
				\$197,375.00					\$197,375.00
SELECTIVE ABATEMENT									
				\$112,600.00					\$112,600.00
				\$161,775.00					\$161,775.00
				\$2,400.00					\$2,400.00
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				\$27,600.00					\$27,600.00
				\$95,200.00					\$95,200.00
				\$112,600.00					\$112,600.00
				\$87,000.00					\$87,000.00
				\$32,000.00					\$32,000.00
				\$50,000.00					\$50,000.00
				\$87,000.00					\$87,000.00
				\$26,000.00					\$26,000.00
				\$5,000.00					\$5,000.00
				\$8,812.00					\$8,812.00
				\$169,883.00					\$169,883.00
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				\$8,812.00					\$8,812.00
				\$169,883.00					\$169,883.00
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				\$26,000.00					\$26,000.00
				\$50,000.00					\$50,000.00
				\$87,000.00					\$87,000.00
				\$32,000.00					\$32,000.00
				\$5,000.00					\$5,000.00
				\$8,812.00					\$8,812.00
				\$169,883.00					\$169,883.00
				\$5,00					

THIS TOTAL AMOUNT INCLUDES WORK SHOWN ON LOTHRUP ASSOCIATES AND FUSS & O'NEILL DRAWINGS

DIVISION 23 - HEATING, VENTILATION AND AIR CONDITIONING				
1	Provide exhaust vent cap			
EA	\$150.00			
1	Total			
EA	\$150.00			
DIVISION 26 - ELECTRICAL AND LIGHTING				
1	Reconnection of conduits			
LS	\$500.00			
4	EA \$500.00			
1	EA \$500.00			
3	Installation of additional electrical outlet for garage door operator			
EA	\$500.00			
EA	\$500.00			
Total	\$3,000.00			
Subtotal - 148 Ray Road				
	\$162,082.00			
Subtotal - PACKAGE 2 - GROUP B				
	\$329,606.00			
ALLOWANCES				
DESCRIPTION	QTY	UNIT	UNIT COST	COST
1	Remove and replace damaged roof sheathing with new sheathing	SF	\$70.00	\$42,000.00
2	Remove and replace damaged and missing ceiling sheathing with new sheathing	SF	\$10.00	\$1,000.00
3	Remove and replace damaged exterior sheathing with new sheathing	SF	\$70.00	\$21,000.00
4	Remove and replace damaged vinyl siding with new vinyl siding	SF	\$10.00	\$1,000.00
5	Remove and replace damaged gypsum wall board with new gypsum board	SF	\$10.00	\$1,000.00
6	Provide parking	SF	\$2.50	\$250.00
Total				\$68,250.00
Summary				
Total PACKAGE 2 - GROUP B				\$329,606.00
Total Allowances				\$68,250.00
Sub-Total Demolition and Construction Cost (BASE BID)				\$395,856.00
DIVISION 1 - GENERAL CONDITIONS				
1	Insurance / Payment and Performance Bond	LS	6.00%	\$23,751.36
1	Subtotal - General Conditions	LS	6.00%	\$23,751.36
OPINION OF PROBABLE CONSTRUCTION COST TOTAL - (BASE BID)				\$409,253.72
Overhead			2.00%	\$7,917.12
Profit			6.00%	\$23,751.36
Permit Fees (\$55.26 per \$1000 plus \$20)			\$35.26	\$35.26
Subtotal - (BASE BID)				\$409,253.72

\$15,000.00	EA	\$150.00	1	Total	\$15,000.00
\$15,000.00	EA	\$150.00	1	Total	\$15,000.00
\$3,750.00	EA	\$375.00	10	Total	\$3,750.00
\$3,750.00	EA	\$375.00	10	Total	\$3,750.00
\$274,650.00	EA	\$274,650.00	1	Total	\$274,650.00
\$274,650.00	EA	\$274,650.00	1	Total	\$274,650.00
\$495,375.00	EA	\$495,375.00	1	Total	\$495,375.00
\$495,375.00	EA	\$495,375.00	1	Total	\$495,375.00
\$10,100.00	EA	\$10,100.00	1	Total	\$10,100.00
\$10,100.00	EA	\$10,100.00	1	Total	\$10,100.00
\$9,994.00	EA	\$9,994.00	1	Total	\$9,994.00
\$9,994.00	EA	\$9,994.00	1	Total	\$9,994.00
\$505,369.00	EA	\$505,369.00	1	Total	\$505,369.00
\$505,369.00	EA	\$505,369.00	1	Total	\$505,369.00
\$30,322.14	EA	\$30,322.14	1	Total	\$30,322.14
\$30,322.14	EA	\$30,322.14	1	Total	\$30,322.14
\$10,107.38	EA	\$10,107.38	1	Total	\$10,107.38
\$10,107.38	EA	\$10,107.38	1	Total	\$10,107.38
\$17,839.31	EA	\$17,839.31	1	Total	\$17,839.31
\$17,839.31	EA	\$17,839.31	1	Total	\$17,839.31
\$572,608.00	EA	\$572,608.00	1	Total	\$572,608.00
\$572,608.00	EA	\$572,608.00	1	Total	\$572,608.00
\$29,901.00	EA	\$29,901.00	1	Total	\$29,901.00
\$29,901.00	EA	\$29,901.00	1	Total	\$29,901.00
\$498,254.00	EA	\$498,254.00	1	Total	\$498,254.00
\$498,254.00	EA	\$498,254.00	1	Total	\$498,254.00
\$29,901.24	EA	\$29,901.24	1	Total	\$29,901.24
\$29,901.24	EA	\$29,901.24	1	Total	\$29,901.24
\$498,254.00	EA	\$498,254.00	1	Total	\$498,254.00
\$498,254.00	EA	\$498,254.00	1	Total	\$498,254.00
\$10,100.00	EA	\$10,100.00	1	Total	\$10,100.00
\$10,100.00	EA	\$10,100.00	1	Total	\$10,100.00
\$9,100.00	EA	\$9,100.00	1	Total	\$9,100.00
\$9,100.00	EA	\$9,100.00	1	Total	\$9,100.00
\$660,100.00	EA	\$660,100.00	1	Total	\$660,100.00
\$660,100.00	EA	\$660,100.00	1	Total	\$660,100.00
\$39,606.00	EA	\$39,606.00	1	Total	\$39,606.00
\$39,606.00	EA	\$39,606.00	1	Total	\$39,606.00
\$13,202.00	EA	\$13,202.00	1	Total	\$13,202.00
\$13,202.00	EA	\$13,202.00	1	Total	\$13,202.00
\$39,606.00	EA	\$39,606.00	1	Total	\$39,606.00
\$39,606.00	EA	\$39,606.00	1	Total	\$39,606.00
\$775,803.13	EA	\$775,803.13	1	Total	\$775,803.13
\$775,803.13	EA	\$775,803.13	1	Total	\$775,803.13

MEMORANDUM

TO: Board of Commissioners

DATE: July 19, 2022

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

RE: Resolution Authorizing Contract Award to JLY Enterprises, LLC dba JLY Construction Managers for Scattered Site Home Exterior and Interior Renovations-Group C in the Amount Not to Exceed \$1,037,400.00 for Completion in 180 Calendar Days from Notice to Proceed

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

TIMING: Immediately

DISCUSSION: ECC/HANH received three HUD competitive capital fund grants to address lead-based paint and housing-related hazards in public housing properties. Under prior construction contracts, lead hazards were addressed at Essex Townhouses and at 17 units in Scattered Sites West properties. Receipt of the second lead-based paint grant permitted ECC/HANH to enhance the abatement scope to remove and replace some of the lead-containing components instead of pursuing an encapsulation approach.

Working with design and environmental consultants, Scattered Sites East and Scattered Sites West properties were grouped into four bid packages addressing lead, asbestos, and other housing-related hazards such as mold. Group C includes four Scattered Sites East properties (8 units): 859 Woodward Avenue, 90-92 Terrace Street, 8-10 Terrace Street and 1042 Townsend Avenue.

On June 6, 2022, ECC/HANH publicly issued Invitation for Bids #PM-22-IFB-633 for Scattered Site Home Exterior and Interior Renovations-Group C. Bids were due June 30, 2022. ECC/HANH received and reviewed three bids.

ECC/HANH is recommending contract award to JLY Enterprises, LLC dba JLY Construction Managers who submitted the most responsive and responsible bid in the amount of \$1,037,400.00 for completion in 180 calendar days from Notice to Proceed.

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 a contract with JLY Enterprises, LLC dba JLY Construction Managers in the amount not to exceed \$1,037,400.00 for Scattered Site Home Exterior and Interior Renovations-Group C for completion in 180 calendar days from Notice to Proceed.

FISCAL IMPACT: \$1,037,400.00

SOURCE OF FUNDS: CFP Lead 2017; CFP Lead 2020; CFP Housing-Related Hazards 2020; CFP 2022

STAFF: Hannah Sokal-Holmes, Vice-President, Planning & Modernization

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

Resolution Number 07-XX/22-R

**RESOLUTION AUTHORIZING CONTRACT AWARD TO JLY ENTERPRISES,
LLC DBA JLY CONSTRUCTION MANAGERS FOR SCATTERED SITE HOME
EXTERIOR AND INTERIOR RENOVATIONS-GROUP C IN THE AMOUNT
NOT TO EXCEED \$1,037,400.00 FOR COMPLETION IN 180 CALENDAR DAYS
FROM NOTICE TO PROCEED**

WHEREAS, ECC/HANH received three HUD competitive capital fund grants to address lead-based paint and housing-related hazards in public housing properties; and

WHEREAS, under prior contracts, lead hazards were addressed at Essex Townhouses and at 17 units in Scattered Sites West properties; and

WHEREAS, receipt of the second lead-based paint grant permitted ECC/HANH to enhance the abatement scope to remove and replace some of the lead-containing components instead of pursuing an encapsulation approach; and

WHEREAS, working with design and environmental consultants, Scattered Sites East and Scattered Sites West properties were grouped into four bid packages addressing lead, asbestos, and other housing-related hazards such as mold; and

WHEREAS, Group C includes four Scattered Sites East properties (8 units): 859 Woodward Avenue, 90-92 Terrace Street, 8-10 Terrace Street and 1042 Townsend Avenue; and

WHEREAS, on June 6, 2022, ECC/HANH publicly issued Invitation for Bids #PM-22-IFB-633 for Scattered Site Home Exterior and Interior Renovations-Group C; and

WHEREAS, bids were due June 30, 2022; and

WHEREAS, ECC/HANH received and reviewed three bids; and

WHEREAS, ECC/HANH is recommending contract award to JLY Enterprises, LLC dba JLY Construction Managers who submitted the most responsive and responsible bid in the amount not to exceed \$1,037,400.00 for completion in 180 calendar days from Notice to Proceed; 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 a contract with JLY Enterprises, LLC dba JLY Construction Managers in the amount not to exceed \$1,037,400.00 for Scattered Site Home Exterior and Interior Renovations-Group C be completed in 180 calendar days from Notice to Proceed.

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

- 1) The award of contract #PM-22-C-633 to JLY Enterprises, LLC dba JLY Construction Managers in the amount not to exceed \$1,037,400.00 for Scattered Site Home Exterior and Interior Renovations-Group C [four Scattered Sites East properties (8 units): 859 Woodward Avenue, 90-92 Terrace Street, 8-10 Terrace Street and 1042 Townsend Avenue] to be completed in 180 calendar days from Notice to Proceed is hereby authorized.
- 2) The Executive Director-President be and hereby is authorized, empowered and directed to execute and deliver an agreement and expend the authorized funds.
- 3) The Executive Director-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.

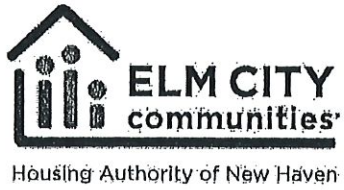
I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on July 19, 2022.

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

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner



Bid Opening

Solicitation # PM-22-IFB-633 BID: Scattered Sites Homes Exterior and Interior Renovations – Group C

Opening Date: Thursday, June 30, 2022, at 3:28 PM

COMPANY NAME / ADDRESS	CONTACT NAME	PHONE	Bid Price- HANH	Bond Amount
Elm City Communities	LaVonta Bryant	On video		
Elm City Communities	Catherine Hawthorne	On video		
Elm City Communities	Hannah Sokal-Homes	On video		
Lothrop Associates		On Video		
A. Prete Construction		On video	\$1,258,803.00	5%
JYL Construction		On video	\$1,037,400.00	5%
Resource Services LLC			\$1,489,546.66	5%

JLY ENTERPRISES LLC

ACTIVE

990 STATE STREET, NEW HAVEN, CT, 06516, United States

BUSINESS DETAILS



Business Details



General Information



Business Name
JLY ENTERPRISES LLC

Business status
ACTIVE

Citizenship/place of formation
Domestic/Connecticut

Business address
990 STATE STREET, NEW HAVEN, CT, 06516, United States

Annual report due
3/31/2023

NAICS code
Commercial and Institutional Building Construction (236220)

Business ALEI
1233233

Date formed
3/17/2017

Business type
LLC

Mailing address
725 RIDGE RD., ORANGE, CT, 06477, United States

Last report filed
2022

NAICS sub code
236220

Principal Details



Principal Name
JOEL YENCHO

Principal Title
Member

Principal Business address
990 STATE STREET, NEW HAVEN, CT, 06516, United States

Principal Residence address
725 RIDGE RD., ORANGE, CT, 06477, United States

Principal Name
LAURA YENCHO

BUSINESS DETAILS

Member

Principal Business address
990 STATE STREET, NEW HAVEN, CT, 06516, United States

Principal Residence address
725 RIDGE RD., ORANGE, CT, 06477, United States

Agent details

Agent name
JOEL YENCHO

Agent Business address
990 STATE STREET, NEW HAVEN, CT, 06516, United States

Agent Mailing address
725 RIDGE RD., ORANGE, CT, 06477, United States

Agent Residence address
725 RIDGE RD., ORANGE, CT, 06477, United States

Filing History

Business Formation - Certificate of Organization

0005796538

Filing date: 3/17/2017

Filing time:

Volume Type
B

Volume
2323

Start page
1664

Pages
2

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3/17/2017



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Volume Type
A

Volume
276

Start page
293

BUSINESS DETAILS

2

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401

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3/6/2020

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BUSINESS DETAILS



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Name History

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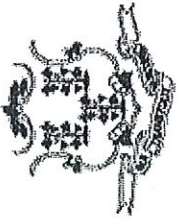
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BUSINESS DETAILS
None





State of Connecticut

Lookup Detail View

Name and Address

Name	Address
JLY ENTERPRISES LLC	990 STATE ST NEW HAVEN, CT 06511-3944

Credential Information

Credential	Credential Type	First Issuance Date On Record	Effective Date	Expiration Date	Status
MCO.0904194	MAJOR CONTRACTOR "Major Contractor" means (1) any person engaged in the business of construction, structural repair, structural alteration, dismantling or demolition of a structure or addition that exceeds the threshold limits provided in section 29-276b, or (2) any person who, under the direction of a general contractor, performs or offers to perform any work that impacts upon the structural integrity of a structure or addition, including repair, alteration, dismantling or demolition of a structure or addition that exceeds the threshold limits provided in section 29-276b. Such work includes, but is not limited to, roofing, masonry and structural frame work.	09/09/2020	07/01/2022	06/30/2023	ACTIVE

Other Occupational and Home Improvement Licenses Held

Credential	Credential Type	First Issuance Date On Record	Effective Date	Expiration Date	Status	Reason
MCO.0904194	<p>MAJOR CONTRACTOR</p> <p>"Major Contractor" means (1) any person engaged in the business of construction, structural repair, structural alteration, dismantling or demolition of a structure or addition that exceeds the threshold limits provided in section 29-276b, or (2) any person who, under the direction of a general contractor, performs or offers to perform any work that impacts upon the structural integrity of a structure or addition, including repair, alteration, dismantling or demolition of a structure or addition that exceeds the threshold limits provided in section 29-276b. Such work includes, but is not limited to, roofing, masonry and structural frame work.</p>	09/09/2020	07/01/2022	06/30/2023	ACTIVE	NONE



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All Words

e.g. 1606N020Q02

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"JLY Entrprises" X

Classification

Excluded Individual

Excluded Entity

Entity Name

JLY ENTERPRISES LLC X
Unique Entity ID: FLDDQZS1M4J8

Unique Entity ID
e.g. H1YR9YJHK65L

CAGE / NCAGE

Federal Organizations

Exclusion Type

Exclusion Program

Location

Dates

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Español

Establishment Search

Reflects inspection data through 06/29/2022

This page enables the user to search for OSHA enforcement inspections by the name of the establishment. Information may also be obtained for a specified inspection or inspections within a specified SIC.

▲ Note: Please read important information below regarding interpreting search results before using.

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Establishment

Your search did not return any results.

(This box can also be used to search for a State Activity Number for the following states: NC, SC, KY, IN, OR and WA)

State

OSHA Office

Site Zip Code

Case Status All Closed Open

Violation Status All With Violations Without Violations

Inspection Date

Start Date

End Date

Submit

Reset

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Wildcard use %

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Advanced Search Syntax

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The source of the information in the IMIS is the local federal or state office in the geographical area where the activity occurred. Information is entered as events occur in the course of agency activities. Until cases are closed, IMIS entries concerning specific OSHA inspections are subject to continuing correction and updating, particularly with regard to citation items, which are subject to modification by amended citations, settlement agreements, or as a result of contest proceedings. **THE USER SHOULD ALSO BE AWARE THAT DIFFERENT COMPANIES MAY HAVE SIMILAR NAMES AND CLOSE ATTENTION TO THE ADDRESS MAY BE NECESSARY TO AVOID MISINTERPRETATION.**

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UNITED STATES DEPARTMENT OF LABOR

Occupational Safety and Health Administration
200 Constitution Ave NW
Washington, DC 20210
☎ 800-321-6742 (OSHA)
TTY
www.OSHA.gov

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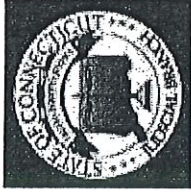
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Location : ▼ *

Party Type : ▼

Max. Records : ▼

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- You don't have to enter a first name, but a first initial helps.
- Soundex: Search finds last names of the same and similar sounds but of variant spellings (for example, "Smith" or "Smythe") as well as exact matches.
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EMAIL & FEDERAL EXPRESS (Overnight)
(hsokal-holmes@elmcitycommunities.org)

July 12, 2022

Hannah Sokal-Holmes
Vice President of Planning and Modernization
Elm City Communities
(aka Housing Authority of New Haven)
360 Orange Street
New Haven, Connecticut 06511

RE: Elm City Communities
(aka Housing Authority of New Haven)
Indefinite Quantity Contract (IQC) for Architectural / Engineering Services
HUD Lead Based Paint (LBP) Grants 2017 & 2020 at
Groups # 3, 5, 7 & 8
New Haven, Connecticut
LA #2257-03

REF: Contract Award Recommendation for Bid Package C – JLY Construction Managers

Dear Ms. Sokal-Holmes:

In follow up to the Bid Opening held on Thursday June 30, 2022, our office sent a letter to JLY Construction Managers the apparent low bid contractor dated July 11, 2022 requesting confirmation of their base bid amount and additional information regarding the bid submitted by their firm on the above referenced project. My letter requested formal written responses to the following issues / concerns:

- 1) Confirmation of their Base Bid Amount of \$1,037,400.00.
- 2) Confirmation that they will be furnishing and installing all specified materials / products.
- 3) Confirmation that they have the manpower and resources to complete the project within the specified contract period.
- 4) Confirmation that who their abatement contractor is a Connecticut Department of Public Health (CTDPH) licensed Lead Abatement Contractor.
- 5) Confirmation that their environmental subcontractor will be responsible for the entire lead scope.

In response to my July 11, 2022 letter, our office received the attached letter from JLY Construction Managers dated July 12, 2022 addressing the following issues:

- Confirmation of their Base Bid Amount of \$1,037,400.00.
- Confirmation that they will be furnishing and installing the specified materials / products.
- Confirmation that they have the manpower and resources to complete the project with the specified contract period.
- Confirmation that the lead abatement contractor is a Connecticut Department of Public Health (CTDPH) licensed Lead Abatement Contractor.
- Confirmation that their environmental subcontractor will preform all lead abatement work.

As you are aware JLY Construction Managers was the contractor that completed the Lead Abatement at Essex Townhouses and the heating conversions at Elm City Communities Scattered Sites in 2021. As requested, our firm contracted several of the references provided by JLY Construction Managers with their bid. In general, the references contracted were all positive.

White Plains Rochester Red Bank Hartford

Mr. Hannah Sokal-Holmes
Vice President of Planning and Modernization
Elm City Communities
(aka Housing Authority of the City of New Haven)
July 12, 2022
Page 2

We have attached for your review and information our firms Memorandum dated July 11, 2022 (along with supporting documentation) outlining the results of JLY Construction Managers.

We would like to point out that their Base Bid Amount of \$1,037,400.00 is within .05% with our firms estimated cost of \$1,040,843.18 as reflected in the "Opinion of Probable Construction Cost" dated May 20, 2022.

Based on the above Lothrop Associates LLP takes no exception to awarding this project to JLY Construction Managers in the base bid amount of \$1,037,400.00.

I would ask that you share this information and our firm's recommendation with the Board of Commissioners when they meet on Thursday July 14, 2022.

Call or email if you have any questions.

Respectfully,



Albert J. Seckler, III
SENIOR ASSOCIATE

CC: C. Hawthorne – Elm City Communities (aka Housing Authority of the City of New Haven)
R. Gilroy – Elm City Communities (aka Housing Authority of the City of New Haven)



CONSTRUCTION MANAGERS

203-506-8589
Joel@jlyllc.com
Jlyconstructionmanagers.com

990 State Street
New Haven, CT 06511

July 12, 2022

Mr. Arthur J. Seckler, III
Senior Associate
Lothrop Associates LLP Architects
333 Westchester Avenue
White Plains, New York 10604

Re: *Elm City Communities
Scattered Sites Homes Exterior and Interior Renovations at Various Sites
Bid Package- Group C
New Haven, CT*

Mr. Seckler,

I am in receipt of your letter, dated July 11, 2022. I appreciate the consideration for award of the referenced project to our firm. As requested, I can offer the following responses...

- 1) *I can confirm confidence in our Base Bid of \$1,037,400.00 I can also clarify that the amount of our intended Base Bid was in fact \$1,037,400.00 It appears that the discrepancy that you refer to in your letter is derived by recalculating the Bid Sheet by applying the percentages of OH&P and the Permit Fees to the Subtotal of Demo and Construction, instead of applying those same percentages to the Subtotal inclusive of General Conditions, as we did. It was not clear which of the two methods was intended.*
- 2) *I can confirm that we will be furnishing and installing all specified material and products.*
- 3) *I can confirm that we have the required manpower and resources to complete the project within the specified 180 days.*
- 4) *We intend to subcontract with Murdock Asbestos and Deleading, Inc. for all abatement work, including the lead removal. Murdock is licensed with the CT Dept of Health as both an asbestos and lead abatement contractor. Murdock is also a certified Section 3 contractor. We have completed several successful projects together.*

Please feel free to contact me with any questions or comments.

Sincerely,

Joel Yencho
Owner

cc: H. Sokol-Holmes, ECC
R. Gilroy, ECC

Memorandum

Date: July 11, 2022

RE: Scattered Site Homes Exterior and Interior Renovations (Group C)

Project No. 2257-03

In performing reference checks on JLY Construction Managers, the statements below summarize our findings.

Referral number 1 stated that the contractor was very accommodating and easy to work with. They worked together in the past and enjoyed working with them. Pleasant staff.

Referral number 2 stated they worked with the owner in the past, before JLY was a business. Personally, the referral that Joel (JLY) was a very smart and knowledgeable individual, and would like to work with them in the future.

Referral number 3 stated that they felt comfortable working with JLY. All their questions were answered in a timely manner. Client didn't have any issues with the contractor. They did not finish project in time due to supply chain issues with a stove. Client stated that they were able to work around that issue and it was at no fault to the contractor

In conclusion, of the 3 references which we heard from, it would appear that all comments were favorable for the contractor to substantially complete the job.

Refer to the attached three (3) Contractor Reference Checks.

**Lothrop Associates LLP
CONTRACTOR REFERENCE CHECK**

Date & Time:	07/11/2022 3:15 pm
Contractor:	JLY Construction Managers Joel Yencho
Project Title & Job #:	Scattered Site Homes – Exterior and Interior Renovations (Group C) Elm City Communities - # 2257-03
Reference Project:	Lake Whitney Water Treatment Plant HVAC & Process Improvements
Contact Person:	Cody Savoy 203-859-2144
Title of Contact Person:	Manager
Company of Contact Person:	New Haven, CT
Interview conducted by (name / date):	MG 07/11/2022
Signature:	

1	How were they to work with?	Professional. Very easy to work with
2	How did they handle paperwork (payment requisitions, permits)	No issues, reasonable, submittals fine
3	How was their workmanship?	No issues
		YES NO
4	Was the project staffed properly?	X
5	Was the project completed on time?	X
6	Was the project completed within budget?	X

		1 Below Average	2	3	4	5 Above Average
7	How would you rate the overall performance of this contractor:					X

8	Would you recommend this contractor?	YES X	NO
---	--------------------------------------	----------	----

Comments	
They were easy to work with. Cody stated that he worked with the owner in the past and never had any issues. He also mentioned that they completed the project relatively on time in light of dealing in the height of the pandemic. Really had no issues with the contractor at all. Very pleasant staff and someone from the managerial staff was always there to oversee the work.	

**Lothrop Associates LLP
CONTRACTOR REFERENCE CHECK**

Date & Time:	07/11/2022 1:00 pm
Contractor:	JLY Construction Managers Joel Yencio
Project Title & Job #:	Scattered Site Homes – Exterior and Interior Renovations (Group C) Elm City Communities - # 2257-03
Reference Project:	Silverbrook Estates Sprinklers System
Contact Person:	Bob Brinton 203-891-4741
Title of Contact Person:	Town Engineer
Company of Contact Person:	Town of Orange
Interview conducted by (name / date):	MG 07/12/2022
Signature:	

1	How were they to work with?	No issues
2	How did they handle paperwork (payment requisitions, permits)?	No issues
3	How was their workmanship?	No issues
4	Was the project staffed properly?	YES NO
5	Was the project completed on time?	X
6	Was the project completed within budget?	X

		1 Below Average	2	3	4	5 Above Average
7	How would you rate the overall performance of this contractor:					X

8	Would you recommend this contractor?	YES	NO
		X	

Comments	
Bob stated that they worked together prior together before JLY was a business. The reference project above, Bob stated that JLY acted more as a General Contractor, where they did some structural framing and communicated with the tenants of the building, while another company installed the sprinkler system.	

**Lothrop Associates LLP
CONTRACTOR REFERENCE CHECK**

Date & Time:	07/11/2022 3:35 pm
Contractor:	JLY Construction Managers Joel Yencho
Project Title & Job #:	Captain Joseph W. Spencer House – Phase I & II Renovations Vista Life Innovations - # 2143-00
Reference Project:	New London Public Library Renovations
Contact Person:	Madhu Gupta 860-447-1411 x 106
Title of Contact Person:	Executive Director
Company of Contact Person:	New London Public Library
Interview conducted by (name / date):	MG 07/11/2022
Signature:	

1	How were they to work with?	Professional. They were on top of everything
2	How did they handle paperwork (payment requisitions, permits)?	No issues
3	How was their workmanship?	No issues
4	Was the project staffed properly?	YES NO
5	Was the project completed on time?	X
6	Was the project completed within budget?	X

		1 Below Average	2	3	4	5 Above Average
7	How would you rate the overall performance of this contractor:					X

8	Would you recommend this contractor?	YES	NO
		X	

Comments	
Madhu stated that she was very happy with JLY. Any Questions that she had, she got answers to almost immediately and had no issues with the paperwork that was needed for their Grants.	

Elm City Communities / Housing Authority of New Haven
 Scattered Site Homes
 Exterior and Interior Renovations
 Group C
 HUD Capital funding:
 HUD Lead Based Paint Grants 2017 and 2020
 and
 Housing Related Hazards Capital Fund Grant 2020
 New Haven, Connecticut 06511
 LAA# 2257-03
 ECC Project #

Final Opinion of Probable Construction Cost

This "Opinion of Probable Construction Cost" is based on the Bid Submission Documents dated May 13, 2022 which includes drawings A000, A001, A003.1, A003.2, HM-01, HM-02, HM-03, HM-04, A111.1, A112.1, A201.1, A111.2, A112.2, A201.2, A202.2, A111.3, A112.3, A201.3, A202.3, A111.4, A112.4, A201.4, A202.4, A501, A502, A503, A504, A505, A506, A601, A602, A603, A604, A800, A801 and A802.

859 WOODWARD AVENUE				
DESCRIPTION	QTY	UNIT	UNIT COST	COST
DIVISION 2 - EXISTING CONDITIONS				
1 Remove existing siding, building paper and insulation	2630	SF	\$2.00	\$5,260.00
2 Remove existing gutters and leaders	1	LS	\$250.00	\$250.00
3 Remove existing fascias and rakes	1	LS	\$500.00	\$500.00
4 Remove existing exterior lights, cameras, mailbox, house number, and misc. items	1	LS	\$250.00	\$250.00
5 Remove existing satellite dishes	1	EA	\$100.00	\$100.00
9 Remove existing guardrail	1	LS	\$500.00	\$500.00
6 Remove existing vent cap	5	EA	\$25.00	\$125.00
7 Remove gable end vent	2	EA	\$10.00	\$20.00
8 Remove existing antenna	1	EA	\$100.00	\$100.00
9 Temporarily disconnect conduit	1	LS	\$150.00	\$150.00
10 Remove existing beadboard	85	SF	\$2.50	\$212.50
11 Demo existing rear porch: including columns, railings, deck, roof	1	LS	\$3,000.00	\$3,000.00
12 Tenant Relocation	1	LS	\$31,095.00	\$31,095.00
13 Hazardous Material Abatement and associated work (per F&O cost estimate)	1	LS	\$75,050.00	\$75,050.00
			Total	\$116,612.50
DIVISION 3 - CONCRETE				
1 Provide precast step	1	LS	\$1,000.00	\$1,000.00
2 Provide precast stoop	1	LS	\$3,000.00	\$3,000.00
			Total	\$4,000.00
DIVISION 4 - MASONRY				
1 Provide foundation repairs	300	SF	\$20.00	\$6,000.00
			Total	\$6,000.00
DIVISION 5 - METALS				
1 Provide metal railing system	60	LF	\$50.00	\$3,000.00
			Total	\$3,000.00
DIVISION 6 - WOODS AND PLASTICS				
1 Provide PVC composite trim	310	LF	\$100.00	\$31,000.00
2 Provide wainscot panel board	85	SF	\$30.00	\$2,550.00
			Total	\$33,550.00
DIVISION 7 - THERMAL AND MOISTURE PROTECTION				
1 Provide vinyl siding	2630	SF	\$10.00	\$26,300.00
2 Air barrier	2630	SF	\$1.50	\$3,945.00
3 Insulation	2630	SF	\$2.00	\$5,260.00
4 Gutters and leaders	1	LS	\$2,500.00	\$2,500.00
5 Gable vent	2	EA	\$250.00	\$500.00
6 Zinc-coated strips	125	LF	\$10.00	\$1,250.00
			Total	\$39,755.00

	BIDS RECEIVED (3)					
	JLY CONSTRUCTION MANAGERS	JLY CONSTRUCTION MANAGERS	A. PRETE CONSTRUCTION COMPANY INC.	A. PRETE CONSTRUCTION COMPANY INC.	RESOURCE SERVICES LLC	RESOURCE SERVICES LLC
	(BID as submitted)	(w/ mathematical corrections)	(BID as submitted)	(w/ mathematical corrections)	(BID as submitted)	(w/ mathematical corrections)
	COST	COST	COST	COST	COST	COST
Selective Demolition	\$2,500.00	\$2,500.00	\$8,500.00	\$8,500.00	\$26,000.00	\$26,000.00
Tenant Relocation	\$37,800.00	\$37,800.00	\$36,750.00	\$36,750.00	\$5,000.00	\$5,000.00
Selective Abatement	\$127,935.00	\$127,935.00	\$78,000.00	\$78,000.00	\$84,050.00	\$84,050.00
	\$168,235.00	\$168,235.00	\$123,250.00	\$123,250.00	\$115,050.00	\$115,050.00
	\$7,500.00	\$7,500.00	\$11,695.00	\$11,695.00	\$12,000.00	\$12,000.00
	\$22,500.00	\$22,500.00	\$19,864.00	\$19,864.00	\$5,000.00	\$5,000.00
	\$15,000.00	\$15,000.00	\$13,698.00	\$13,698.00	\$3,000.00	\$3,000.00
	\$30,000.00	\$30,000.00	\$37,280.00	\$37,280.00	\$25,000.00	\$25,000.00
	\$60,000.00	\$60,000.00	\$58,215.00	\$58,215.00	\$65,000.00	\$65,000.00

DIVISION 8 - OPENINGS

1	Provide pre-hung interior door, frame, and casing	1	EA	\$2.00	\$2.00
2	Provide door hardware/lockset	1	EA	\$10.00	\$10.00
3	Provide storm windows	7	EA	\$650.00	\$4,550.00
				Total	\$4,562.00

DIVISION 9 - FINISHES

1	Provide paint	460	EA	\$2.50	\$1,150.00
2	Provide acoustic ceiling tile and grid	100	SF	\$8.00	\$800.00
3	Provide gypsum board at walls	200	SF	\$10.00	\$2,000.00
				Total	\$3,950.00

DIVISION 10 - SPECIALTIES

1	Provide tub surround	2	EA	\$1,200.00	\$2,400.00
2	Provide mailbox and house lettering	3	EA	\$100.00	\$300.00
				Total	\$2,700.00

DIVISION 22 - PLUMBING

1	Provide shower system (shower head and diverter)	2	EA	\$500.00	\$1,000.00
				Total	\$1,000.00

DIVISION 23 - HEATING, VENTILATION AND AIR CONDITIONING

1	Provide exhaust vent cap	5	EA	\$150.00	\$750.00
2	Provide bathroom exhaust fan/light combo unit	3	EA	\$500.00	\$1,500.00
				Total	\$2,250.00

DIVISION 26 - ELECTRICAL AND LIGHTING

1	Reconnection of conduits	1	LS	\$500.00	\$500.00
2	Provide exterior lights	1	EA	\$100.00	\$100.00
				Total	\$600.00

Subtotal - 859 Woodward Avenue \$217,919.50

90-92 TERRACE STREET

DIVISION 2 - EXISTING CONDITIONS

DESCRIPTION	QTY	UNIT	UNIT COST	COST	
1 Remove existing wood door sill	1	EA	\$100.00	\$100.00	
2 Remove existing siding, building paper and insulation	2800	SF	\$2.00	\$5,600.00	
5 Remove existing gutters and leaders	1	LS	\$250.00	\$250.00	
6 Remove existing fascias and rakes	1	LS	\$500.00	\$500.00	
7 Remove existing exterior lights, cameras, mailbox, house number, and misc. items	1	LS	\$250.00	\$250.00	
8 Remove existing satellite dishes	1	EA	\$100.00	\$100.00	
9 Remove existing handrail	1	LS	\$500.00	\$500.00	
10 Remove gable end vent	2	EA	\$10.00	\$20.00	
11 Temporarily disconnect conduit	1	LS	\$150.00	\$150.00	
12 Tenant Relocation	1	LS	\$14,550.00	\$14,550.00	
13 Hazardous Material Abatement and associated work (per F&O cost estimate)	1	LS	\$103,600.00	\$103,600.00	
				Total	\$125,620.00

DIVISION 4 - MASONRY

1	Provide CMU stoop repairs	25	SF	\$50.00	\$1,250.00
				Total	\$1,250.00

DIVISION 5 - METALS

1	Provide metal railing system	30	LF	\$50.00	\$1,500.00
				Total	\$1,500.00

DIVISION 6 - WOODS AND PLASTICS

1	Provide PVC composite trim	200	LF	\$100.00	\$20,000.00
				Total	\$20,000.00

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

1	Provide vinyl siding	2800	SF	\$10.00	\$28,000.00
2	Air barrier	2800	SF	\$1.50	\$4,200.00
3	Insulation	2800	SF	\$2.00	\$5,600.00
5	Gutters and leaders	1	LS	\$2,500.00	\$2,500.00
7	Gable vent	2	EA	\$250.00	\$500.00
8	Zinc-coated strips	80	LF	\$10.00	\$800.00
				Total	\$41,600.00

DIVISION 8 - OPENINGS

	\$7,000.00	\$7,000.00	\$11,884.00	\$11,884.00	\$68,000.00	\$68,000.00
	\$7,500.00	\$7,500.00	\$36,465.00	\$36,465.00	\$88,000.00	\$88,000.00
	\$0.00	\$0.00	\$8,360.00	\$8,360.00	\$5,000.00	\$5,000.00
	\$7,500.00	\$7,500.00	\$9,302.00	\$9,302.00	\$7,000.00	\$7,000.00
	\$500.00	\$500.00	\$13,271.00	\$13,271.00	\$2,500.00	\$2,500.00
	\$3,500.00	\$3,500.00	\$12,325.00	\$12,325.00	\$2,000.00	\$2,000.00
	-	\$329,235.00	-	\$355,609.00	-	\$397,550.00
Selective Demolition	\$2,500.00	\$2,500.00	\$8,500.00	\$8,500.00	\$29,000.00	\$29,000.00
Tenant Relocation	\$29,700.00	\$29,700.00	\$22,500.00	\$22,500.00	\$5,000.00	\$5,000.00
Selective Abatement	\$95,000.00	\$95,000.00	\$67,000.00	\$67,000.00	\$90,000.00	\$90,000.00
	\$127,200.00	\$127,200.00	\$98,000.00	\$98,000.00	\$124,000.00	\$124,000.00
	\$7,500.00	\$7,500.00	\$22,248.00	\$22,248.00	\$5,000.00	\$5,000.00
	\$4,500.00	\$4,500.00	\$11,290.00	\$11,290.00	\$3,000.00	\$3,000.00
	\$30,000.00	\$30,000.00	\$30,982.00	\$30,982.00	\$25,000.00	\$25,000.00
	\$52,500.00	\$52,500.00	\$45,554.00	\$45,554.00	\$54,000.00	\$54,000.00

1	Provide pre-hung interior door, frame, and casing	2	EA	\$650.00	\$1,300.00
2	Provide door hardware/lockset	5	EA	\$250.00	\$1,250.00
3	Provide wood door sill	1	EA	\$150.00	\$150.00
4	Provide replacement basement window	6	EA	\$250.00	\$1,500.00
5	Provide pre-hung exterior door and frame	2	EA	\$850.00	\$1,700.00
6	Provide storm door	1	EA	\$400.00	\$400.00
7	Provide bulkhead system	1	EA	\$1,200.00	\$1,200.00
Total					\$7,500.00

\$7,500.00	\$7,500.00	\$19,912.00	\$19,912.00	\$62,000.00	\$62,000.00
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DIVISION 9 - FINISHES

1	Provide paint	500	SF	\$2.50	\$1,250.00
2	Provide gypsum board	170	SF	\$10.00	\$1,700.00
Total					\$2,950.00

\$7,500.00	\$7,500.00	\$28,407.00	\$28,407.00	\$84,000.00	\$84,000.00
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DIVISION 10 - SPECIALTIES

1	Provide mailbox and house lettering	2	EA	\$100.00	\$200.00
Total					\$200.00

\$0.00	\$0.00	\$8,086.00	\$8,086.00	\$5,000.00	\$5,000.00
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DIVISION 23 - HEATING, VENTILATION AND AIR CONDITIONING

1	Provide exhaust vent cap	1	EA	\$150.00	\$150.00
Total					\$150.00

\$500.00	\$500.00	\$11,043.00	\$11,043.00	\$2,500.00	\$2,500.00
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DIVISION 26 - ELECTRICAL AND LIGHTING

1	Reconnection of conduits	1	LS	\$500.00	\$500.00
2	Provide exterior lights	2	EA	\$100.00	\$200.00
Total					\$700.00

\$3,500.00	\$3,500.00	\$8,201.00	\$8,201.00	\$2,000.00	\$2,000.00
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Subtotal - 90-92 Terrace Street

\$201,470.00	\$240,700.00	\$283,723.00	\$283,723.00	\$366,500.00	\$366,500.00
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8-10 TERRACE STREET

DESCRIPTION	QTY	UNIT	UNIT COST	COST	
DIVISION 2 - EXISTING CONDITIONS					
1	Remove existing asphalt roofing system down to sheathing	1320	SF	\$4.00	\$5,280.00
2	Remove existing gutters and leaders	1	LS	\$250.00	\$250.00
3	Remove existing fascias and rakes	1	LS	\$500.00	\$500.00
4	Remove deteriorated/damaged brick	12	SF	\$10.00	\$120.00
5	Remove flashing	1	LS	\$500.00	\$500.00
6	Remove existing windows	17	EA	\$150.00	\$2,550.00
7	Remove existing satellite dishes	2	EA	\$100.00	\$200.00
8	Remove existing damaged siding	5	SF	\$2.50	\$12.50
9	Tenant Relocation	1	LS	\$8,065.00	\$8,065.00
10	Hazardous Material Abatement and associated work (per F&O cost estimate)	1	LS	\$39,625.00	\$39,625.00
Total					\$57,102.50

Selective Demolition	\$3,000.00	\$3,000.00	\$8,500.00	\$8,500.00	\$28,000.00	\$28,000.00				
Tenant Relocation	\$29,700.00	\$29,700.00	\$29,550.00	\$29,550.00	\$5,000.00	\$5,000.00				
Selective Abatement	\$32,000.00	\$32,000.00	\$20,000.00	\$20,000.00	\$28,000.00	\$28,000.00				
Total					\$64,700.00	\$64,700.00	\$58,050.00	\$58,050.00	\$61,000.00	\$61,000.00

DIVISION 4 - MASONRY

1	Provide brick/respointing	12	SF	\$25.00	\$300.00
Total					\$300.00

\$4,500.00	\$4,500.00	\$20,495.00	\$20,495.00	\$5,000.00	\$5,000.00
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DIVISION 6 - WOODS AND PLASTICS

1	Provide PVC composite trim	150	LF	\$100.00	\$15,000.00
Total					\$15,000.00

\$7,500.00	\$7,500.00	\$54,985.00	\$54,985.00	\$20,000.00	\$20,000.00
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DIVISION 7 - THERMAL AND MOISTURE PROTECTION

1	Provide vinyl siding	30	SF	\$10.00	\$300.00
2	Asphalt roofing, underlayment, ice and water barrier, and flashings	1320	SF	\$10.00	\$13,200.00
3	Gutters and leaders	1	LS	\$2,500.00	\$2,500.00
4	Ridge vent	45	LF	\$25.00	\$1,125.00
Total					\$17,125.00

\$26,500.00	\$26,500.00	\$28,442.00	\$28,442.00	\$25,000.00	\$25,000.00
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DIVISION 8 - OPENINGS

1	Window - Type A	3	EA	\$600.00	\$1,800.00
2	Window - Type BB	2	EA	\$1,300.00	\$2,600.00
3	Window - Type C	4	EA	\$750.00	\$3,000.00
4	Window - Type D	4	EA	\$1,500.00	\$6,000.00
5	Window - Type DD	2	EA	\$2,000.00	\$4,000.00
6	Window - Type DE	2	EA	\$2,200.00	\$4,400.00
Total					\$21,800.00

\$16,000.00	\$16,000.00	\$63,255.00	\$63,255.00	\$43,000.00	\$43,000.00
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Subtotal - 8-10 Terrace Street

\$111,327.50	\$119,200.00	\$225,227.00	\$225,227.00	\$154,000.00	\$154,000.00
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1042 TOWNSEND AVENUE

DESCRIPTION	QTY	UNIT	UNIT COST	COST
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DIVISION 2 - EXISTING CONDITIONS

1	Remove existing siding, building paper and insulation	976	SF	\$2.00	\$1,952.00
2	Remove existing asphalt roofing system down to sheathing	1338	SF	\$4.00	\$5,352.00
3	Remove existing gutters and leaders	1	LS	\$250.00	\$250.00
4	Remove existing fascias and rakes	1	LS	\$500.00	\$500.00
5	Remove deteriorated/damaged brick	12	SF	\$10.00	\$120.00
6	Remove flashing	1	LS	\$500.00	\$500.00
7	Remove existing guardrail	1	LS	\$500.00	\$500.00
8	Remove existing exterior lights, cameras, mailbox, house number, and misc. items	1	LS	\$250.00	\$250.00
9	Remove existing satellite dishes	1	EA	\$100.00	\$100.00
10	Remove existing vent cap	1	EA	\$25.00	\$25.00
11	Remove gable end vent	2	EA	\$10.00	\$20.00
12	Temporarily disconnect conduit	1	LS	\$150.00	\$150.00
13	Remove existing water closet	1	EA	\$150.00	\$150.00
14	Remove existing bathroom sink and faucet	1	EA	\$150.00	\$150.00
15	Remove existing shower body	1	EA	\$250.00	\$250.00
16	Remove existing tiled walls	125	SF	\$5.00	\$625.00
17	Remove existing bathroom electrical fixtures and devices: wall mounted light fixtures, light switches, fan switches, and GFI receptacles	1	EA	\$400.00	\$400.00
18	Remove existing bathroom accessories: med cabinet, toilet paper dispenser, soap dish, shower curtain rod, towel bar	1	EA	\$250.00	\$250.00
19	Remove existing bathroom exhaust fan	1	EA	\$200.00	\$200.00
20	Remove existing bathroom baseboard end caps, front panels, and dampers	5	LF	\$20.00	\$100.00
21	Remove existing gypsum wall board	350	SF	\$2.50	\$875.00
22	Tenant Relocation	1	LS	\$7,940.00	\$7,940.00
23	Hazardous Material Abatement and associated work (per F&O cost estimate)	1	LS	\$75,450.00	\$75,450.00
Total					\$96,109.00

Selective Demolition	\$2,500.00	\$2,500.00	\$8,500.00	\$8,500.00	\$29,000.00	\$29,000.00
Tenant Relocation	\$21,600.00	\$21,600.00	\$13,500.00	\$13,500.00	\$5,000.00	\$5,000.00
Selective Abatement	\$70,000.00	\$70,000.00	\$53,000.00	\$53,000.00	\$65,500.00	\$65,500.00
Total	\$94,100.00	\$94,100.00	\$75,000.00	\$75,000.00	\$99,500.00	\$99,500.00

DIVISION 4 - MASONRY

1	Provide brick/repainting	12	SF	\$25.00	\$300.00
Total					\$300.00

	\$4,500.00	\$4,500.00	\$7,948.00	\$7,948.00	\$5,000.00	\$5,000.00
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DIVISION 5 - METALS

1	Provide metal handrail	4	LF	\$50.00	\$200.00
Total					\$200.00

	\$500.00	\$500.00	\$4,801.00	\$4,801.00	\$3,000.00	\$3,000.00
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DIVISION 6 - WOODS AND PLASTICS

1	Provide PVC composite trim	168	LF	\$100.00	\$16,800.00
Total					\$16,800.00

	\$7,500.00	\$7,500.00	\$27,347.00	\$27,347.00	\$20,000.00	\$20,000.00
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DIVISION 7 - THERMAL AND MOISTURE PROTECTION

1	Provide vinyl siding	1000	SF	\$10.00	\$10,000.00
2	Air barrier	1000	SF	\$1.50	\$1,500.00
3	Insulation	1000	SF	\$2.00	\$2,000.00
4	Asphalt roofing, underlayment, ice and water barrier, and flashings	1338	SF	\$10.00	\$13,380.00
5	Gutters and leaders	1	LS	\$2,500.00	\$2,500.00
6	Ridge vent	35	LF	\$25.00	\$875.00
7	Gable vent	2	EA	\$250.00	\$500.00
Total					\$30,755.00

	\$45,000.00	\$45,000.00	\$32,295.00	\$32,295.00	\$43,000.00	\$43,000.00
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DIVISION 8 - OPENINGS

1	Provide pre-hung interior door, frame, and casing	1	EA	\$650.00	\$650.00
2	Provide door hardware/lockset	1	EA	\$250.00	\$250.00
Total					\$900.00

	\$750.00	\$750.00	\$7,111.00	\$7,111.00	\$38,000.00	\$38,000.00
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DIVISION 9 - FINISHES

1	Provide paint	200	SF	\$2.50	\$500.00
2	Provide ceramic tile floor and walls	72	SF	\$30.00	\$2,160.00
3	Provide gypsum board at walls and ceilings	336	SF	\$10.00	\$3,360.00
Total					\$6,020.00

	\$750.00	\$750.00	\$18,842.00	\$18,842.00	\$95,000.00	\$95,000.00
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DIVISION 10 - SPECIALTIES

1	Provide bathroom accessories: med cabinet, toilet paper dispenser, robe hook, shower curtain rod, towel bar	1	EA	\$750.00	\$750.00
2	Provide bathtub and shower body	1	EA	\$1,500.00	\$1,500.00
3	Provide tub surround	1	EA	\$1,200.00	\$1,200.00
4	Provide mailbox and house lettering	1	EA	\$100.00	\$100.00
Total					\$3,550.00

	\$0.00	\$0.00	\$5,502.00	\$5,502.00	\$5,000.00	\$5,000.00
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DIVISION 12 - FURNISHINGS

1	Provide bathroom vanity	1	EA	\$500.00	\$500.00
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Total \$500.00

DIVISION 23 - HEATING, VENTILATION AND AIR CONDITIONING					
1	Provide exhaust vent cap	1	EA	\$150.00	\$150.00
2	Provide bathroom exhaust fan/light combo unit	1	EA	\$500.00	\$500.00
				Total	\$650.00

DIVISION 26 - ELECTRICAL AND LIGHTING					
1	Reconnection of conduits	1	LS	\$500.00	\$500.00
2	Provide exterior lights	3	EA	\$100.00	\$300.00
3	Provide bathroom electrical fixtures and devices: wall mounted light fixtures, light switches, fan switches, and GFI receptacles	1	EA	\$750.00	\$750.00
				Total	\$1,550.00

Subtotal - 1042 Townsend Avenue \$157,334.00
 Subtotal - PACKAGE 3 - GROUP C \$688,111.00

ALLOWANCES					
DESCRIPTION	QTY	UNIT	UNIT COST	COST	
1 Remove and replace damaged roof sheathing with new sheathing	700	SF	\$70.00	\$49,000.00	
2 Remove and replace damaged and missing roofing shingles with new shingles	500	SF	\$10.00	\$5,000.00	
3 Remove and replace damaged exterior wall sheathing with new sheathing	2000	SF	\$70.00	\$140,000.00	
4 Remove and replace damaged vinyl siding with new vinyl siding	100	SF	\$10.00	\$1,000.00	
5 Remove and replace damaged gypsum wall board with new gypsum board	200	SF	\$10.00	\$2,000.00	
6 Provide painting	200	SF	\$2.50	\$500.00	
				Total	\$197,500.00

Summary
 Total PACKAGE 3 - GROUP C \$688,111.00
 Total Allowances \$197,500.00
 Sub-Total Demolition and Construction Cost (BASE BID) \$885,611.00

DIVISION 1 - GENERAL CONDITIONS					
1	Insurance	1	LS	6.00%	\$53,136.66
				Subtotal - General Conditions	\$53,136.66
Overhead		2.00%		\$17,712.22	
Profit		6.00%		\$53,136.66	
Permit Fees (\$55.26 per \$1000 plus \$20)		\$885.61	\$35.28	\$31,246.64	
OPINION OF PROBABLE CONSTRUCTION COST SUB-TOTAL - (BASE BID)				\$1,040,843.18	

* THIS TOTAL AMOUNT INCLUDES WORK SHOWN ON LOI/HROP ASSOCIATES AND FUSS & O'NEILL DRAWINGS

UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST
\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$13,047.00	\$13,047.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
\$500.00	\$500.00	\$500.00	\$500.00	\$5,042.00	\$5,042.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00
\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$7,772.00	\$7,772.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
\$157,334.00	\$157,334.00	\$157,334.00	\$157,334.00	\$204,707.00	\$204,707.00	\$318,000.00	\$318,000.00	\$318,000.00	\$318,000.00	\$318,000.00	\$318,000.00
\$850,735.00	\$850,735.00	\$850,735.00	\$850,735.00	\$1,069,266.00	\$1,069,266.00	\$1,236,050.00	\$1,236,050.00	\$1,236,050.00	\$1,236,050.00	\$1,236,050.00	\$1,236,050.00
\$7.14	\$5,000.00	\$7.14	\$4,998.00	\$5.00	\$3,500.00	\$5.00	\$3,500.00	\$8.00	\$5,600.00	\$8.00	\$5,600.00
\$10.00	\$5,000.00	\$10.00	\$5,000.00	\$10.00	\$5,000.00	\$10.00	\$5,000.00	\$8.00	\$3,500.00	\$8.00	\$4,000.00
\$6.00	\$12,000.00	\$6.00	\$12,000.00	\$8.00	\$16,000.00	\$8.00	\$16,000.00	\$8.00	\$16,000.00	\$8.00	\$16,000.00
\$10.00	\$1,000.00	\$10.00	\$1,000.00	\$18.00	\$1,800.00	\$18.00	\$1,800.00	\$8.00	\$800.00	\$8.00	\$800.00
\$15.00	\$3,000.00	\$15.00	\$3,000.00	\$15.00	\$3,000.00	\$15.00	\$3,000.00	\$8.00	\$1,600.00	\$8.00	\$1,600.00
\$5.00	\$1,000.00	\$5.00	\$1,000.00	\$4.00	\$800.00	\$4.00	\$800.00	\$8.00	\$1,600.00	\$8.00	\$1,600.00
\$27,000.00	\$27,000.00	\$26,998.00	\$26,998.00	\$30,100.00	\$30,100.00	\$29,100.00	\$29,100.00	\$29,600.00	\$29,600.00	\$29,600.00	\$29,600.00
\$850,735.00	\$850,735.00	\$850,735.00	\$850,735.00	\$1,069,266.00	\$1,069,266.00	\$1,236,050.00	\$1,236,050.00	\$1,236,050.00	\$1,236,050.00	\$1,236,050.00	\$1,236,050.00
\$27,000.00	\$27,000.00	\$26,998.00	\$26,998.00	\$30,100.00	\$30,100.00	\$30,100.00	\$30,100.00	\$29,100.00	\$29,100.00	\$29,600.00	\$29,600.00
\$877,735.00	\$877,733.00	\$877,733.00	\$877,733.00	\$1,099,366.00	\$1,099,366.00	\$1,265,150.00	\$1,265,150.00	\$1,265,150.00	\$1,265,150.00	\$1,265,650.00	\$1,265,650.00
\$52,665.00	\$52,663.98	\$52,663.98	\$52,663.98	\$65,962.00	\$65,961.96	\$65,961.96	\$65,961.96	\$75,909.00	\$75,939.00	\$75,939.00	\$75,939.00
\$18,610.00	\$17,554.66	\$17,554.66	\$17,554.66	\$21,987.00	\$21,987.32	\$21,987.32	\$21,987.32	\$25,303.00	\$25,313.00	\$25,313.00	\$25,313.00
\$55,580.00	\$52,663.98	\$52,663.98	\$52,663.98	\$65,962.00	\$65,961.96	\$65,961.96	\$65,961.96	\$75,909.00	\$75,939.00	\$75,939.00	\$75,939.00
\$32,810.00	\$30,968.87	\$30,968.87	\$30,968.87	\$5,526.00	\$5,526.00	\$5,526.00	\$5,526.00	\$47,275.66	\$47,275.66	\$47,275.66	\$47,275.66
\$1,037,400.00	\$1,031,584.49	\$1,031,584.49	\$1,031,584.49	\$1,258,803.00	\$1,258,803.00	\$1,489,487.82	\$1,489,487.82	\$1,489,487.82	\$1,489,487.82	\$1,489,487.82	\$1,489,487.82

MEMORANDUM

To: Board of Commissioners

From: Karen DuBois-Walton, President

Date: July 19, 2022

RE: Resolution Approving Change Order Number 1 in the amount of \$800,000 to the Contract with **McCarter & English, LLP and its joint venture (Berchem Moses PC, Reno & Cavanaugh, PLLC, and Pullman & Comley, LLC) for Outside Legal Services resulting in an Amount Not to Exceed of \$4,022,332.**

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

TIMING: Immediately

BACKGROUND/
DISCUSSION:

In October 2020, the Board of Commissioners approved Resolution #10-101/20/R resulting in the award of a three (3) year contract, with two (2) one (1) year options to renew to McCarter & English, LLP and its joint venture (Berchem Moses PC, Reno & Cavanaugh, PLLC, and Pullman & Comley, LLC) for outside legal services. This resolution provided services for the entirety of Elm City Communities (“ECC”), including the Housing Authority of the City of New Haven ("HANH"), The Glendower Group, Inc. and its various affiliates, and 360 Management Group Company, has an ongoing need of outside legal services, which cover four primary areas – General Counsel, Labor Counsel, Fraud & Litigation, and Real Estate Development Legal Services.

ECC/HANH is now requesting authorization for Change Order #1, which will provide an additional \$800,000 for legal services through October 31, 2023 resulting in a not to exceed amount of \$4,022,332. 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.

ECC staff requests for Board approval to execute Change Order #1 in the amount of \$800,000 to the Contract with McCarter & English, LLP and its joint venture (Berchem Moses PC, Reno & Cavanaugh, PLLC, and Pullman & Comley, LLC) for legal services in all four areas – General Counsel, Labor Counsel, Fraud &

Litigation, and Real Estate Development Legal Services. This will result in a not to exceed contract value of \$4,022,332.

FISCAL IMPACT: \$800,000 Operating Budgets and Development Projects Budgets

STAFF: John Rafferty, Sr VP of Finance, I.T. & Administration

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION #xxxx

Resolution Approving Change Order Number 1 in the amount of \$800,000 to the Contract with McCarter & English, LLP and its joint venture (Berchem Moses PC, Reno & Cavanaugh, PLLC, and Pullman & Comley, LLC) for Outside Legal Services resulting in an Amount Not to Exceed of \$4,022,332

WHEREAS, Elm City Communities ("ECC"), including the Housing Authority of the City of New Haven ("HANH"), The Glendower Group, Inc. and its various affiliates, and 360 Management Group Company, has an on-going need of legal services including General Counsel, Labor Counsel, Fraud and Litigation, and Real Estate Development Legal Services; and

WHEREAS, On October 20, 2020, the Board of Commissioners approved the award of a contract in the amount not to exceed \$3,222,332 to McCarter & English, LLP and its joint venture (Berchem Moses, PC, Reno & Cavanaugh, PLLC, and Pullman & Comley, LLC) for outside legal services for a period of three (3) years commencing on November 1, 2020 and terminating on October 31, 2023, with two (2) one (1) year options to renew.; and

WHEREAS, ECC staff recommends that the Board of Commissioners approve Change Order #1 to the Contract with McCarter & English, LLP and its joint venture (Berchem Moses, PC, Reno & Cavanaugh, PLLC, and Pullman & Comley, LLC) in the amount of \$800,000. This will result in a not to exceed contract value of \$4,022,332; and

WHEREAS, 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.

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

1. The approval of change order #1 to the Contract for legal services, including General Counsel, Labor Counsel, Fraud and Litigation, and Real Estate Development Legal Services in the amount of \$800,000 with McCarter & English, LLP and its joint venture (Berchem Moses PC, Reno & Cavanaugh, PLLC, and Pullman & Comley, LLC). This will result in a not to exceed contract value of \$4,022,332; and
2. The President be and hereby is authorized, empowered and directed to act on behalf of ECC HANH to take all such actions as are necessary or appropriate to cause to be prepared, executed and delivered the agreement

contemplated hereby and to expend such sums as set forth hereinabove in connection herewith; and

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 July 19, 2022.

Karen DuBois-Walton
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young Smith, Esq.
A Senior Partner

Contract Name	Contract Number	Effective Date
Legal Services with McCarter& English JTV with Berhem Moses, Reno & Cavanaugh and Pullman & Comley	AD-20-C-368	11/1/2020

Resolution Number	Original Contract Amount	Change Orders
10-101/20-R	\$ 3,222,332.00	\$ -
		\$ 800,000.00

End Date	Number of Options	Purchase Order Number
10/31/2023	2	21642- McCarter 21826- Berchem 21827- Reno 21828- Pullman

Options Used Amount	New Contract Amount
\$ -	\$ 3,222,332.00
\$ -	\$ 4,022,332.00

MEMORANDUM

DATE: July 19, 2022
TO: Board of Commissioners
FROM: Karen DuBois-Walton, Ph.D., President

RE: Resolution Approving Change Order Number Three (3) to the Contract with Home Services & More, LLC for plumbing services at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road and Westville Manor set to expire on January 6, 2023, for an additional amount of \$70,000.00 bringing the total contract amount from \$267,000.00 to \$337,000.00.

ACTION: Recommend that the Board of Commissioners adopt Resolution #

TIMING: Immediately

DISCUSSION: 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 and or emergency service at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road and Westville Manor.

On October 26, 2020, HANH issued a publicly advertised Invitation for Bid (IFB) for plumbing services. HANH received One (1) bid: Home Services & More, LLC. A determination was made that Home Services & More, LLC was the lowest 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.

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

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.

On January 22, 2022, HANH approved ratification of an extension of time and authorized 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.

HANH is now seeking approval of Change Order Number Three (3) to the Contract with Home Services & More, LLC for plumbing services at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road and Westville Manor set to expire on January 6, 2023, for an additional amount of \$70,000.00 bringing the total contract amount from \$267,000.00 to \$337,000.00.

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. HANH is now seeking approval Approving Change Order Number Three (3) to the Contract with Home Services & More, LLC for plumbing services at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road and Westville Manor set to expire on January 6, 2023 for an additional amount of \$60,000.00 bringing the total contract amount from \$267,000.00 to \$327,000.00.

FISCAL IMPACT: \$40,000.00 Operating Fund Budgeted FY 2022

FISCAL IMPACT: \$30,000.00 Operating Fund Budgeted FY 2023

STAFF: Lee Purvis, Central Operations Manager

Housing Authority of the City of New Haven

RESOLUTION NUMBER

Resolution Approving Change Order Number Three (3) to the Contract with Home Services & More, LLC for plumbing services at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road and Westville Manor set to expire on January 6, 2023, for an additional amount of \$70,000.00 bringing the total contract amount from \$267,000.00 to \$337,000.00.

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; and

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, on January 22, 2022, HANH approved ratification of an extension of time and authorized 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, HANH is now seeking approval of Change Order Number Three (3) to the Contract with Home Services & More, LLC for plumbing services at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road and Westville Manor set to expire on January 6, 2023 for an additional amount of \$70,000.00 bringing the total contract amount from \$267,000.00 to \$337,000.00; 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 Approving Change Order Number Three (3) to the Contract with Home Services & More, LLC for plumbing services at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road and Westville Manor set to expire on January 6, 2023 for an additional amount of \$70,000.00 bringing the total contract amount from \$267,000.00 to \$337,000.00 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, July 19, 2022.

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

Date

REVIEWED:
McCarter and English

By: _____
Rolan Joni Young, Esq.
A Senior Partner

	A	B	C	D	F
1	Home Services & More, LLC				
2		Contract Number	OP-20-C-409		
3					
4		CHANGE ORDER LOG			
5					
6	Date	Resolution Number	Reason	Amount	Running Total
7					
8	January 7, 2021		PO 21838-13480	\$ 118,500.00	
9					
10	September 29, 2021		Change Order #1	\$ 30,000.00	\$ 148,500.00
11					
12	January 18, 2022		Change Order # 2	\$ 118,500.00	\$ 267,000.00
13					
14	July 19, 2022		Change Order # 3	\$ 70,000.00	\$ 337,000.00
15					
16					
17					
18					
19					
20					

MEMORANDUM

DATE: July 19, 2022

TO: Board of Commissioners

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

RE: Resolution Amending and Ratifying all Actions in connection with Resolution Number 09-76/21-R to Authorize (a) a One (1) Year Contract with Home Depot for a variety of commercial supplies and services for the period beginning October 1, 2021 and ending September 30, 2022 for a total not to exceed contract amount of \$250,000.00, (b) increase the contract amount for period October 1, 2021 to September 30, 2022 by \$50,000, to a total amount of \$300,000; and (c) Authorize the exercise of a one (1) year option to renew for the amount of \$250,000, for a total not to exceed contract value of \$550,000.00.

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

TIMING: Immediately

DISCUSSION: Elm City Communities/The Housing Authority of the City of New Haven (ECC/HANH) has determined a need for a leading wholesale distribution company providing a broad range of products, paint and services to professional customers in the Infrastructure & Energy, Maintenance, Repair & Improvement and Specialty Construction markets.

Pursuant to Resolution Number 09-76/21-R, the Authority authorized an agreement with Home Depot for one (1) year for the amount of \$250,000, with an option to renew for an additional one (1) year for the additional amount of \$250,000, all for a total not to exceed contract value of \$500,000.

The Authority has determined that it is necessary to, and ECC/HANH staff is recommending that the Board of Commissioners authorize an increase the contract amount for the first year of the contract by the amount of \$50,000, and upon the expiration of the first year of the contract, authorize the exercise the option to extend the term of the contract for an additional year.

FISCAL IMPACT: \$50,000.00 Operating funds Budgeted for FY 2022, plus
\$250,000 Operating Funds Budgeted for FY 2022 pursuant to
Resolution Number 09-76/21-R

\$250,000.00 Operating funds Budgeted for FY 2023 pursuant
to Resolution Number 09-76/21-R

STAFF: Lee Purvis, Operations Manager

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven
Resolution Number 09-76/21-R

Resolution Amending and Ratifying all Actions in connection with Resolution Number 09-76/21-R to Authorize (a) a One (1) Year Contract with Home Depot for a variety of commercial supplies and services for the period beginning October 1, 2021 and ending September 30, 2022 for a total not to exceed contract amount of \$250,000.00, (b) increase the contract amount for period October 1, 2021 to September 30, 2022 by \$50,000, to a total amount of \$300,000; and (c) Authorize the exercise of a one (1) year option to renew for the amount of \$250,000, for a total not to exceed contract value of \$550,000.00.

WHEREAS, Elm City Communities/The Housing Authority of the City of New Haven (ECC/HANH) has determined a need for a leading wholesale distribution company providing a broad range of products, paint and services to professional customers in the Infrastructure & Energy, Maintenance, Repair & Improvement and Specialty Construction markets; and

WHEREAS, pursuant to Resolution Number 09-76/21-R, the Authority authorized an agreement with Home Depot for one (1) year for the amount of \$250,000, with an option to renew for an additional one (1) year for the additional amount of \$250,000, all for a total not to exceed contract value of \$500,000; and

WHEREAS, the Authority has determined that it is necessary to, and ECC/HANH staff is recommending that the Board of Commissioners authorize an increase the contract amount for the first year of the contract beginning October 1, 2021 and ending September 30, 2022 by the amount of \$50,000; and

WHEREAS, ECC/HANH staff is further recommending that the exercise of the option to renew the contract for one (1) year be authorized.

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

1. The execution and delivery of the contract with Home Depot for a variety of commercial supplies and services for the period beginning October 1, 2021 and ending September 30, 2022 for a total not to exceed contract amount of \$250,000.00 be and hereby is authorized, ratified and to the extent necessary, reauthorized, including the expenditure of such funds as aforesaid in connection therewith; and

2. The increase in the contract amount for the period October 1, 2021 to September 30, 2022 by \$50,000 be and hereby is authorized and directed, including the expenditure of such sums in connection therewith; and
3. The exercise of the one (1) year option to renew the contract be and hereby is authorized and directed, including the expenditure of \$250,000 in connection therewith; and
4. The President be and hereby is authorized, empowered and directed to act on behalf of HANH to take all such actions as are necessary or appropriate to cause to be prepared, execute and finalize, upon such terms as the President deems necessary and appropriate and in the best interest of HANH, the agreement contemplated hereby; and
5. 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 July 19, 2022.

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

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq
A Partner

	A	B	C	D	F
1		Home Depot Services			
2		Contract Number			
3					
4		CHANGE ORDER LOG			
5					
6	Date	Resolution Number	Reason	Amount	Running Total
7					
8	September 21, 2021	09-76/21-R	PO 22123-3535	\$ 250,000.00	
9					
10	July 19, 2022		Change Order #1	\$ 300,000.00	\$ 550,000.00
11					
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14					
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MEMORANDUM

TO: Board of Commissioners

DATE: July 19, 2021

FROM: Latoya McCrea, Director of CED

RE: Resolution Authorizing a Memorandum of Agreement for Implementation of a Dress for Success (DFS) Satellite Site and Space Use Agreement by and between Elm City Communities/Housing Authority of the City of New Haven

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

TIMING: Immediately

DISCUSSION: The purpose of this resolution is to authorize an agreement pursuant to which DFS will prioritize ECC/HANH residents to increase their opportunity for employment through the provision of suiting services, referrals for job skills trainings and workshops, and enrichment programs.

Elm City Communities sees value in partnering in this way with DFS for its resources and services to address employment and opportunity gaps to create and secure employment opportunities. As such, we seek authorization to enter into this memorandum of agreement with DFS.

FISCAL IMPACT: \$0.00

STAFF: Latoya McCrea, Director of CED

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION #07-XX/22-R

**RESOLUTION AUTHORIZING A MEMORANDUM OF AGREEMENT FOR
IMPLEMENTATION OF A DRESS FOR SUCCESS (DFS) SATELLITE SITE
AND SPACE USE AGREEMENT BY AND BETWEEN ELM CITY
COMMUNITIES/HOUSING AUTHORITY OF THE CITY OF NEW HAVEN**

WHEREAS, the Housing Authority of the City of New Haven (ECC/HANH) along with Dress for Success (DFS) are partnering to provide access to needed services to support the Residents of ECC; and

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

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

WHEREAS, ECC/HANH seeks to partner with DSF and sees value in partnering in this way to address employment and opportunity gaps to create and secure employment opportunities for individuals served by DSF who qualify for affordable housing.

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

1. The Memorandum of Agreement for the Provision of Services and use of Community Room Space, a copy of which is attached hereto as Exhibit A, be and hereby is authorized.
2. The President be and hereby is authorized, empowered, and directed to execute and deliver the agreement, in substantially the form as attached hereto, and to take any and all such actions as are necessary or appropriate or ancillary thereto.

3. This resolution shall take place 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 July 19, 2022.

Karen DuBois-Walton
Secretary/ President

Date

REVIEWED:
MCCARTER & ENGLISH LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Senior Partner

**MEMORANDUM OF AGREEMENT
FOR SPACE UTILIZATION AND PROVISION OF SERVICES**

BY AND BETWEEN

**ELM CITY COMMUNITIES/ THE HOUSING AUTHORITY OF THE CITY OF NEW
HAVEN**

AND

THE WORKPLACE / DRESS FOR SUCCESS PROGRAM

THIS MEMORANDUM OF AGREEMENT (the "Agreement") is made this 19 day of July, 2022, by and between The Housing Authority of the City of New Haven, a public body corporate and politic organized and existing pursuant to Chapter 128 of Connecticut General Statutes, with a chief executive office located at 360 Orange Street, New Haven, Connecticut 06511 ("HANH"), and The WorkPlace / Dress for Success program herein after referred to as DSF, a Connecticut non-stock, non-profit corporation with a mailing address at 1000 Lafayette Boulevard, Bridgeport, CT 06604.

I. PURPOSE

I.A. The purpose of this Agreement is to establish an agreement by and between the DSF and HANH to enable HANH to engage the services of DSF to provide residents and members of HANH professional suiting and enrichment services and programs. The services to be provided pursuant to this Agreement shall be as set forth in Schedule 1 attached hereto and incorporated herein by this reference (the "Services").

I.B. HANH shall permit DSF to utilize the Mill River Crossing Community Building located at 657 Grand Ave, New Haven, CT 06513, to conduct Dress for Success suiting programs, each Monday Wednesday, and Friday from 9 AM – 2 PM. The DSF will include approximately 350 appointments per year based on operations at the Bridgeport DSF site post-pandemic.

II. AGREEMENT SCOPE

II.A. The Agreement concerns the use by DSF of the HANH owned real property identified as the Mill River Crossing Community Building located at 657 Grand Ave, New Haven, CT 06513, (the "Premises"), the provision of Services by DSF in connection with the mission to promote the economic independence of disadvantaged women by providing professional attire, a network of support and the career development tools to help women thrive in work and in life. We provide each client with professional attire to secure and start employment. Additionally, we provide job retention support through a Professional Women's Group and skills training workshops. We also refer clients to other workforce development programs to help them further careers.

III. CONTACT PERSONS

HANH's President will appoint a staff representative(s) to serve as the contact person for this Agreement.

Dress for Success will appoint a representative to serve as the contact persons for this Agreement.

The HANH Advisory group(s) to oversee this Agreement shall be the HANH SERVICE PROVIDER COMMITTEE.

IV. AGREEMENT TERMS. For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, HANH and DSF agree as follows:

IV.A. Premises. HANH hereby grants DSF the right to use and occupy the Premises, at no cost to DSF except as set forth herein below, for the purpose of providing the Services. The right use and occupy the Premises is granted to "as is", and "with all defects" and HANH makes no representations or DSF warrants as to the condition or habitability of the Premises or the suitability of the Premises for intended purposes or for other purposes of DSF.

IV.B. Term. The term of this Agreement (the "Term") shall commence as of 15 August 2022 and shall end on 15 August 2023 or such earlier date pursuant to the termination provisions set forth herein. The term can be extended up to a max of 3 years. In the event the Premises becomes uninhabitable or is otherwise not usable for its intended purposes, HANH shall, at its option, provide other suitable space for the Community Building and the provision of the Services or this Agreement shall terminate.

IV.C. Payment for Services; Services by HANH; Services by DSF. DSF shall provide the services set forth in Schedule 1 attached hereto (the "Services"). For the Services provided hereunder, HANA shall not incur any fee DSF PROGRAM in accordance with the fee schedule set forth in Schedule 2 attached hereto.

IV.D. Use. DSF shall use and occupy the Premises solely for providing the Services during the agreed upon operating hours of the Premises ("Operating Hours") as described in Schedule 2 attached hereto. The Premises shall not be used for any other purposes whatsoever without the prior written consent of HANH. All groups including DSF shall abide by the Acceptable Uses of HANH Space as outlined in Schedule 4 attached hereto. DSF shall provide the following as part of its use of the Premises:

- A. DSF shall monitor the activities and services provided by DSF staff and submit a monthly certification to HANH certifying that DSF is providing services that benefit women.
- B. DSF shall schedule and coordinate use of space at the Premises by DSF staff, including opening and closing the on-site facilities during normal business hours or coordinating with HANH staff opening and closing the facilities;
- C. DSF shall implement a sign-in procedure for all activities and make the same available for HANH review;
- D. DSF shall promptly notify HANH of any emergency situations that arise at the Premises and shall take such actions as are reasonably prudent in handling such emergency situations.

In the event that DSF desires to use the Premises or any portion thereof during other than the Operating Hours, then DSF shall notify HANH at least five (5) business days prior to the date of such intended use. As part of such notification, DSF shall include a specific request for such necessary HANH personnel to be present for the after hour use, and DSF shall be responsible for the

set-up, cleaning and locking up of the Premises or, if HANH personnel is not required DSF, will ensure that the after hour use is properly supervised and that the Premises will be opened and closed by a representative of DSF.

IV.E. Maintenance. DSF shall keep the Premises clean during the Term of this Agreement. If additional cleaning or maintenance is required due to a program, group, event, or activity sponsored by DSF, **DSF** shall pay a maintenance fee for costs incurred by HANH in connection with such additional cleaning or maintenance.

IV.G. Compliance with Laws/Parental Consent. During the Term of this Agreement, DSF shall, at its sole cost and expense, comply with all governmental laws, ordinances, by-laws, rules, regulations, orders and decrees (collectively, "Laws") affecting its use of the Premises, and procure all licenses, permits and approvals and take all such other actions as are necessary in order to comply with all such Laws. DSF agrees upon request of HANH, to provide copies of all licenses, permits, approvals or other evidence of DSF compliance with Laws relating to the Services and/or DSF use of the Premises.

IV.H. Compliance with Rules and Regulations. During the Term of this Agreement, DSF shall comply with all rules and regulations relating to the use of the Premises as set forth in Schedule 4 attached hereto, as may be established and or modified by HANH from time to time and provided to DSF in writing. DSF agrees that any issues, disputes, or complaints regarding such rules and regulations shall be referred to the designated HANH representative. HANH will make every effort to resolve any such complaints by meeting with DSF to discuss the issues. If HANH is unable to resolve any such complaints, the matter will be referred to a mutually agreed upon arbitrator for mediation.

IV.I. Insurance. During the Term of this Agreement, DSF shall, at its sole cost and expense, obtain and maintain in force and effect the following insurance coverage: (a) commercial general liability insurance with a limit of not less than One Million Dollars (\$1,000,000.00) for injury to or death of any one person, for injury to or death of any number of persons in one occurrence, and for damage to property, (b) worker's compensation insurance covering its employees as required by law, and (c) motor vehicle insurance covering owned, non-owned and hired vehicles with a combined single limit of not less than One Million Dollars (\$1,000,000.00). All insurance required in the Agreement and all renewals of the same shall be issued by companies authorized to transact business in the State of Connecticut. All insurance policies (i) shall name HANH, as additional insured, (ii) shall expressly provide that they may not be canceled or altered without thirty (30) days prior written notice to HANH, and (iii) shall contain a waiver by the insurer of its rights of subrogation against HANH. All policies shall be written as primary policies, not contributing with and not in excess of any coverage that HANH may carry. Upon issuance, a certificate of all policies shall be delivered to HANH. If DSF fails to maintain the insurance required hereunder, HANH may (but shall not be required), upon five (5) days notice to DSF procure such insurance as may be necessary to comply with this Agreement, and DSF shall reimburse HANH the cost of such insurance immediately upon HANH's demand therefore.

IV.J. Utilities. Utilities including water, electricity/gas, heating and sewer services shall be provided by HANH at no additional expense to DSF. DSF shall be responsible for payment of any telephone charges associated with the use of telephones and/or computers at the Premises.

IV.K. Alterations. DSF shall not make any alterations, additions, improvements, or modifications to the Premises (other than interior decorations) without the prior written consent of HANH, which consent may be withheld in HANH's sole and absolute discretion. In doing any such work as may be permitted hereunder, DSF shall (a) pay promptly when due the entire cost any work to the Premises undertaken by DSF (b) remove immediately after notice thereof any liens for labor and materials arising from such work (c) procure all necessary governmental licenses, permits and approvals (if any) before undertaking such work, (d) and do all of such work in a good and workmanlike manner, employing materials of first class quality and complying with all Laws and regulations.

IV.L. Prohibited Activities. During the Term of this Agreement, DSF shall not (a) commit or permit any waste, overloading, damage, private or public nuisance or unlawful or noxious activity to be conducted upon the Premises, (b) permit the attachment of any lien on the Premises, (c) engage in or permit any illegal activities at the Premises, (d) store, use, handle, or dispose of hazardous materials (as such materials may be defined from time to time under Connecticut and/or federal law) except the incidental use, storage handling or disposal of such materials in connection with DSF's use of the Premises and then only in compliance with all applicable laws, or (e) use or allow the use or presence of alcohol or any controlled substance during the implementation of programs in the Premises. All groups including Tenant Representative Councils (TRC) shall abide by the rules set forth in the Acceptable Uses of HANH space as outlined in Schedule 4.

IV.M. Entry and Inspection. HANH and all its agents shall be permitted to enter the Premises for the purposes of inspecting the Premises and ascertaining DSF's compliance with the provisions of this Agreement. HANH agrees that it will use reasonable efforts to provide DSF with at least five (5) days notice prior to entering the Premises, but shall not be required to provide such notice in the event of an emergency. In exercising its rights under this Section, HANH will use reasonable efforts not to unreasonably interfere with DSF's use of the Premises.

IV.N. Personal Property. DSF acknowledges and agrees that its use of the Premises and its placement or use its personal property in or on the Premises shall be at DSF's sole risk, cost, and expense. DSF shall not be permitted to secure the Premises by means of locks and or other security devices other than locks or other security devices provided by HANH. DSF shall not (i) install any other locks or other security devices other than those provided by HANH or (ii) change the locks or other security devices on its Premises without the prior written consent of HANH. HANH shall provide DSF with (i) keys to office space (the "Keys") and/or (ii) means of access ("Access Devices") to any other security devices securing the Premises DSF and shall not make copies of the Keys or Access Devices or to provide the Keys or Access Devices to any third parties without the prior written consent of HANH. DSF acknowledges that HANH shall keep copies of the Keys and Access Devices, which may be used by HANH in the exercise of its rights pursuant to Section IV.M. Hereof.

IV.O. Indemnification. DSF shall indemnify and hold HANH and its officers, directors, partners, shareholders, employees, agents, contractors, attorneys and affiliates and any holders of mortgages on the Property harmless for, from and against any damage, claim, loss, liability, cost or expense (including reasonable attorney's fees and expenses) incurred on account of any breach by of any of its obligations hereunder, any negligence caused by an act or omission by DSF, DSF or any of its officers, employees, agents, contractors or guests. The provisions of this Section IV.O. shall survive the termination of this Agreement. The indemnification provided hereunder shall terminate and expire on the date that the statute of limitations has expired on any claim that is brought, or may be brought, by a third party claimant against HANH for the claims defined hereinabove.

IV.P. Surrender of Premises. On the earlier of the expiration of the Term or other termination of this Agreement, DSF shall vacate the Premises, surrender all keys thereto and remove all of its goods and effects, and yield up the Premises in broom-clean condition. In the event DSF fails to vacate the Premises or any portion thereof as aforesaid, HANH shall have the right, in addition to any other rights and remedies available at law or in equity, (a) charge DSF a per diem sum for each day of additional use and occupancy in the amount of \$100.00, and/or (b) remove and its property from the Premises. Furthermore, any property not removed by DSF in accordance with this paragraph shall be deemed abandoned and may be retained by HANH or may be removed and DSF disposed of by HANH in such manner as HANH shall determine.

IV.Q. Default. Either party's failure to observe or perform any of the covenants, conditions or provisions of this Agreement shall constitute a default and breach of this Agreement ("Event of Default"): If an Event of Default occurs, then the non-defaulting party may, at anytime thereafter, terminate this Agreement, by giving thirty (30) days written notice of termination to the other party, provided, however, that such termination shall not release the defaulting party from its obligation to observe or perform any of the duties or obligations set forth in this Agreement which were required to be performed prior to such termination. If DSF defaults in the performance of its obligations hereunder, HANH shall have the right to pursue any and all remedies available, whether at law or in equity, including without limitation, the right to reenter and take possessions of the Premises. Upon such default by DSF, upon notice from HANH DSF's right to use and occupy the Premises shall terminate and DSF shall immediately quit and surrender the Premises as provided in Section IV.P. of this Agreement.

IV.R. Performance Obligations. If DSF defaults in the performance of any of its obligations hereunder, which default is not cured after applicable notice and cure periods, then HANH shall have the right, at its election, to pay sums or do any act requiring the expenditure of funds necessary or appropriate (as determined by HANH) by reason of the failure or neglect of DSF to perform any of its obligations hereunder. If DSF defaults in the performance of any of its obligations under this Agreement, DSF agrees to pay HANH all such sums, including, without limitation, HANH's reasonable attorneys fees and expenses, within ten (10) days of HANH's demand therefore.

IV.S. No Assignment or Other Transfer. This Agreement, the rights, obligations and benefits hereunder, may not be assigned by DSF without the prior written consent of HANH. Shall not assign or otherwise transfer the whole or any portion of its interest in the Premises or its rights hereunder, and any attempted assignment or other transfer without HANH's prior written consent shall be null and void and of no force and effect.

IV.T. No Personal Liability of HANH. Notwithstanding anything to the contrary contained herein, the commissioners, officers, directors, partners, shareholders, agents, employees or affiliates of HANH shall have no personal liability with respect to any of the terms, covenants, conditions, and provisions of this Agreement, and DSF shall look solely to the interest of HANH, and its successors and assigns, in the Premises, for the satisfaction of each and every remedy of DSF in the event of default by HANH hereunder; such exculpation of personal liability is absolute and without any exception whatsoever.

IV.U. Resident Participation or Service Fees. DSF is prohibited from charging fees for residents' participation in its programs and for the receipt of the Services. If such payment is required for specialized services, a request shall be made by DSF to HANH which request shall explain the reason for the charges and how the costs will be paid by the resident (i.e. medical insurance, government assistance, etc.). If DSF desires to charge participation or services fees as part of a fundraiser for the residents, DSF shall submit a request for approval of the same to HANH, which request shall include a description of the activity, proposed dates, fees, and host. Such request shall be submitted to HANH for approval at least (5) business days in advance. Printed receipts to verify costs as well as revenue made and receipts shall be submitted to HANH to be deposited in the respective account for the residents at the site where the activity took place. In accordance with state law, HANH will be required to deposit revenue into the applicable resident account within (1) one business day. Monthly ledgers will be reviewed with DSF and with residents at respective sites if applicable.

V. GENERAL PROVISIONS

V.A. Notices. All notices required or permitted hereunder shall be in writing and shall be deemed duly served if and when delivered in person, or when received if delivered or mailed by registered or certified mail postage prepaid addressed or by recognized overnight courier service to the other parties at the addresses listed below, or such other addresses as may be designated by written notice delivered in accordance with this Section.

to Dress for Success Mid-Fairfield County
240 Fairfield Avenue
Bridgeport, CT 06604

The WorkPlace
1000 Lafayette Boulevard, 5th Floor
Bridgeport, CT 06604

to HANH:
360 Orange Street
New Haven, Connecticut 06511
Attention: Executive Director

V.B. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one in the same instrument.

V.C. Modification. This Agreement supersedes any prior oral or written agreement or understanding between the parties as to the matters set forth herein, and may not be amended except by written instrument executed by the party to be charged.

V.D. Successors and Assigns. This Agreement shall be binding upon, and shall inure to the benefit of, as the case may be, the parties hereto and their permitted successors and assigns.

V.E. Governing Law. This Agreement shall be governed by the laws of the State of Connecticut and the United States without regard to principles of conflicts of laws.

V.F. Severability. If any term or provision of this Agreement, or the application thereof to any person or circumstances, shall to any extent be held invalid or unenforceable, the remainder of this Agreement, or the application of such terms to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and shall be enforced to the extent permitted by law.

IN WITNESS, WHEREOF, the parties have caused this instrument to be executed as of the date.

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

**The WorkPlace / Dress for Success Mid-
Fairfield County**

By: _____
Karen DuBois-Walton
Its President

By: _____
Joseph Carbone
President & CEO

SCHEDULE 1

The Services to be provided by DSF

Proposed Services Provided:

- Providing women with quality, personally suited interview, and employment clothing
- Steps to Success Workshops
- Professional Women's Group
- Accept Clothing Donations
- Referrals to Job Skills Training, Workshops

Expectations for NHA Partnership

DFS New Haven Chapter needs boutique space that includes at least one changing room, inventory storage and an office area with phone line, and internet access. The ability for staff and clients to use the parking lot, a designated area for clothing donation drop off as well as use of the Community Room or other space as a venue for the Professional Women's Group.

The chapter also expects NHA to refer residents who identify as female for suitings, client referrals to other WorkPlace programs as applicable, and provide a NHA representative to the Chapter Advisory Council.

Allow marketing and outreach efforts including photos, press and fundraising events as appropriate.

Use of Mill River Crossing Property Space

- Suiting
 - Clients are referred by partner agencies upon landing a job interview or is entering employment. A trained volunteer shopper works one-on-one with the client to obtain what is needed for an interview – from clothing to confidence – and the client can return once the client finds employment. Interview suitings take approx. 60 min and employment suitings take 90min.
- Steps to Success
 - Dress for Success Mid-Fairfield County provides one-hour interview preparation workshops to clients who are served by member agencies within the community. We would use the space to hold this 1- hour workshop that provides guidance and helpful tips on how to dress and prepare for a job interview.
- Professional Women's Group
 - With a mission geared towards empowerment, job retention, and career advancement, DFS recognizes that earning a living is only half the journey

to financial independence. The Professional Women's Group (PWG) continuously serves clients who have entered the workplace, some for the first time. The PWG consists of monthly after work meetings with 45-minute presentations from a volunteer guest speaker, a light dinner, question and answer session, and a networking period. Seminar speakers address the five pillars of written and unwritten rules of the workplace, leadership & civic engagement, health & wellness, financial literacy, and achieving work/life balance. Use of a meeting area to hold PWG meetings at a place that is easily accessible to clients.

- Clothing Donation
 - The DFS model depends on public donations of new and gently used professional women's clothing. Clothing donors call or email to schedule a time to drop off items when staff or a volunteer can meet them to receive.
- Referrals to Job Skills Training, Workshops
 - Use of the Mill River Crossing training room, computers to provide clients and residents access to Platform to Employment, Mortgage Crisis Job Skills Training Program, Grow with Google digital skills training, and other WorkPlace programs.

SCHEDULE 2

The Fee Schedule

1. There is no fee for this program

SCHEDULE 3

Acceptable Use of HANH Space

Dress for Success Mid-Fairfield County

REFERRAL AGENCY MANUAL

Updated August 2021

240 Fairfield Avenue, 2nd Floor, Bridgeport, CT 06604

Referral Number: 203-333-6505

midfairfieldcounty@dressforsuccess.org

DRESS FOR SUCCESS MID-FAIRFIELD COUNTY REFERRAL AGENCY PROGRAM MANUAL

Welcome to our organization! Dress for Success Mid-Fairfield County, a program of The WorkPlace, is pleased to have you as a new Referral Agency. We look forward to a long, mutually beneficial relationship. Dress for Success Mid-Fairfield County will aid your clients in preparing for a job interview, as well as offering employment retention programs to those who are newly hired. In return we ask that you carefully read and follow our policies and procedures.

This manual is designed to help you function effectively as a Referral Agency. Please keep copies of it for any contacts at your agency who may be referring clients.

LOCATION & CONTACT INFO

Dress for Success Mid-Fairfield County

240 Fairfield Avenue, 2nd Floor

Bridgeport, CT 06604

Bernadette Deamico, Director – midfairfieldcounty@dressforsuccess.org

DFS Office Assistant– Dressforsuccessmfc1@workplace.org

Website: <https://midfairfieldcounty.dressforsuccess.org>

Referral Number: 203-333-6505

SO HOW DO YOU FIT INTO THIS?

As our contact for your organization, your main duties involve the screening and scheduling of clients who come to the Dress for Success Mid-Fairfield County Boutique to receive professional clothing.

Client must wear a mask in the boutique to be suited

Dress for Success Mid-Fairfield County does not schedule the first suiting appointment directly with clients. You are the primary link between Dress for Success Mid-Fairfield County and the women we suit.

So how exactly does this process work? The following steps illustrate an outline of the typical suiting process for an Interview Suiting.

STEPS IN SUITING

1. Make sure the prospective client has a concrete interview time and date set. Dress for Success Mid-Fairfield County suits women who are job ready, and it is your responsibility as a Referral Agency to screen the women you refer to us.
2. **Please call us first** to finalize the client's appointment. Call the referral phone number at 203-333-6505. Suiting appointments are available Tuesday through Thursday from 10am to 2pm. Once we confirm, you let the client know the time and date of her appointment.
3. After the appointment is made, **complete the online fillable Client Referral Form** (see sample) and email back to: midfairfieldcounty@dressforsuccess.org
4. If possible, provide three days advance notice of the appointment. For emergency Interview suitings, we can try to set it up with 24-hour notice. Interview and Career Fair suitings may take up to 60 minutes. Employment, Internship and Training suitings may take up to 90 minutes.
5. It is **very important that you or the client call the Referral number to cancel** the appointment if needed! PLEASE reiterate this to her. Any time a client does not show it takes a space away from someone else. Additionally, it does not show respect for our volunteer's time when they come in to help and then do not have a client to suit.
6. Make sure the client knows to arrive alone and on time. If she is over 15 minutes late, we may not be able to suit her due to scheduling constraints.
7. Please tell the client to bring a photo ID or identification card to her appointment and proof of Covid 19 vaccination.
8. Please tell clients the only thing we can guarantee is interview appropriate clothing. If we have shoes or accessories appropriate to her outfit, we will gladly provide them.
9. If the client has feedback after her suiting, whether positive or negative, please let us know! If the client is a "no show", we will let you know so you are aware.

FOR A SECOND/EMPLOYMENT SUITING

1. If the client has completed an Interview suiting at Dress for Success Mid-Fairfield County prior to landing the job, she may call our office to schedule an Employment suiting. If the client did not come for an initial Interview suiting, the Referral Agency should follow the regular process for referring a client.
2. All Employment suitings require written proof that she has received the position. A hire letter, pay stub, or email communication with the employer is adequate proof.

TRAINING AND INTERNSHIP SUITINGS

1. We offer suitings to women who are entering internships or job training programs that require professional attire. These suitings require proof that she has is enrolled in a training program or has been offered an internship position. Referral agencies should follow the same process for scheduling an appointment as when scheduling an initial Interview suiting.

SO...THE CLIENTS

The clients are the most important part of Dress for Success! They are the reason we exist. What do we give to our clients? What do we expect from them in return?

POLICIES

- Clients must be **on time**. We understand that busses may be slow, or people may get lost, but clients should give themselves extra time to allow for unforeseen delays. Point out to the client that if she gets lost, she can call our Referral number for directions.
- A volunteer Personal Shopper/Image Coach will be waiting for the client when she arrives. They are ready, willing, and able to assist women in choosing appropriate attire for her upcoming interview or new job. The appointment may take up to 90 minutes, so please ask her to plan accordingly.
- Clients may **not** bring any guests into the boutique – no siblings, friends, significant others, pets and, especially, no children. Even if a babysitter cancels, we cannot allow children into the boutique for liability reasons. If the

client brings a guest, we will not suit her unless she has a disability that requires outside assistance.

- Clients must present a **professional attitude**. Remind your client that this appointment is practice for her job interview and to act accordingly.
- Only women who are suited at Dress for Success are eligible for the other programs we offer such as the Professional Women's Group and Financial Literacy Program.

WHAT DOES SHE RECEIVE?

FIRST VISIT/INTERVIEW SUITING For her Interview suiting, the only item we guarantee a client is clothing. Rest assured that we only give away clothing in excellent condition, whether they are gently worn or new. Accessories such as shoes, handbags, jewelry, and cosmetics as available will gladly be provided to clients.

SECOND VISIT/EMPLOYMENT SUITING After she has obtained a job, a client may be referred for an Employment suiting. The client will receive a week's worth of separates appropriate to her career to help her begin to build her professional wardrobe. The amount of clothing is contingent upon our available inventory. If the client is entering the medical field, we may be able to provide one or two pairs of scrubs. Accessories will gladly be provided to clients if available.

TRAINING/INTERNSHIP SUITING If the client is entering a training program or internship, she will receive three days' worth of appropriate separates. The amount of clothing is contingent upon our available inventory. Accessories will gladly be provided to clients if available.

THE REFERRAL FORM –

Please use the **online fillable Client Referral Form** to aid you. Please complete the form completely and do not leave any questions blank. Email back to us.

- If the client has no telephone number or cannot give out her address for certain reasons, use the agency's phone number and address.
- Please make sure the demographics section is filled out accurately and completely.

If you are filling it in manually, PLEASE WRITE LEGIBLY

FREQUENTLY ASKED QUESTIONS (FAQ)

How much does it cost?

No fees are ever charged to women for any of our services, including suiting's, membership in the Professional Women's Group, or Financial Literacy Programs.

What if I have someone who needs to be suited today?

Dressing appropriately for interviews is EXTREMELY important to hiring professionals. If you cannot give us advance notice, go ahead and call us to see if we can squeeze in an appointment. We cannot guarantee a same-day appointment.

My organization also works with male clients. Can you suit men?

Dress for Success concentrates on assisting women who are at greater risk and judged more harshly on their appearance. Therefore, we only accept referrals for women.

What is the maximum number of suiting's a client can receive? Can they return for additional suiting's if their circumstances change?

In general, clients are eligible for two suiting's, either Interview/Employment, or Interview/Training or Internship. Clients may be eligible for additional suiting's if their last suiting with us was two or more years ago. Please contact us if you feel your client has special circumstances that may require additional suiting.

Employed clients who join the Professional Women's Group are eligible to return to the boutique every two months to continue building their professional wardrobe.

OUR CLIENT-RELATED PROGRAMS

Referral to the American Job Center (AJC)

The American Job Centers in Bridgeport, Stamford, Ansonia and Derby provide Dress for Success Mid-Fairfield County clients with career guidance, technology skills, and job seeking support, including interview preparation. Services are available at no-cost.

Professional Women's Group (PWG)

The Professional Women's Group is offered to clients who have obtained employment. Members attend meetings once a month where they can network and share their experiences with women in similar situations. PWG meetings feature expert speakers who present on a variety of topics including communication skills,

balancing work and family and financial literacy. After a client comes in for her Employment suiting, she is given information on how to join the PWG, but we also ask that you promote this program to your clients. It is an excellent way to build relations and gain skills during the first few years on the job.

Financial Literacy Program

Dress for Success Mid-Fairfield County offers a concentrated financial literacy class to address the next-level needs of those who would benefit from in-depth training and resources on how to use their wages and improve their credit to become financially independent. Membership in the Professional Women's Group is a requirement for attendance.

Resume Review Workshops

Dress for Success Mid-Fairfield County's Resume Review workshops were developed to help women craft cohesive and creative resumes that stand out to potential employers. Participants meet with HR and corporate professional volunteers to re-write and re-format their current resume and discuss career goals. Workshops are held once a month in the evening. To schedule a client for the Resume Review workshop, please contact us at 203-333-6505.

Steps to Success

Dress for Success Mid-Fairfield County provides one-hour interview preparation workshops to clients who are served by non-profits within the community. This workshop provides guidance and helpful tips on how to dress and prepare for a job interview. To schedule a Steps to Success workshop at your location, contact Bernadette at 203-610-8564 or midfairfieldcounty@dressforsuccess.org

TO WRAP UP...

This mission of Dress for Success Mid-Fairfield County is to empower women to achieve economic independence by providing a network of support, professional attire, and the development tools to help women thrive in work and life. We could not do this without the clients you refer to us. Please keep a copy of this manual and contact us with any questions.

Thank you for partnering with Dress for Success Mid-Fairfield County!

SAMPLE REFERRAL FORM



Going Places. Going Strong.

Thank you for your referral. Please complete the form below so we can help your client get suited.

Client Name: Jane Doe

Appointment Date: 1 / 12 / 19 Appointment Time: 10am

- INTERVIEW
 JOB/CAREER FAIR
 EMPLOYMENT
 PWG
 Entering Employment (proof required)
 Entering Training (proof required)
 Entering Internship (proof required)

**SIMPLY SUITED
CLIENT REFERRAL FORM**

Please fax form to Dress for Success Mid-Fairfield County (203) 610-8594 at least 3 days prior to the scheduled suiting. You must call (203) 333-6505 to schedule an appointment prior to faxing.

PART 1: REFERRAL INFORMATION

Agency Name: Agency A
 Agency Address: 100 Referral Way
 Contact Name: Case Manager B
 Contact Telephone Number: 203-333-3333
 Contact Email: casemanagerA@gmail.com
 Fax: 203-444-4444

PART 2: CLIENT INFORMATION

Home Address: 100 Confidence Ave
 Apt #: _____ City: Stamford State: CT Zip Code: 06901
 Home Phone: 203-111-1111 Cell Phone: 203-222-2222
 Email: jobseeker1@yahoo.com Date of Birth: 1/5/80

PART 3: EMPLOYMENT INFORMATION

Interview Date: 1 / 15 / 19 Job/Career Fair Date: ___ / ___ / ___ Employment/Training/Internship Start Date: ___ / ___ / ___
 Company: Employer A Address: 10 Jobs Ave, Stamford, CT Position: Administrative Assistant
 Job/Career Fair: _____ Address: _____ City: _____

- | | | | | |
|--|-----------------------------|---------------------------------------|--|---|
| Marital status: | Education completed: | Number of Children: | Race/Ethnicity: | Currently using public assistance (e.g., food stamps, medical or public housing) |
| <input checked="" type="checkbox"/> Single | <input type="checkbox"/> 8 | <input type="checkbox"/> None | <input type="checkbox"/> African American | <input type="checkbox"/> Yes |
| <input type="checkbox"/> Married | <input type="checkbox"/> 9 | <input checked="" type="checkbox"/> 1 | <input type="checkbox"/> Asian | <input checked="" type="checkbox"/> No |
| <input type="checkbox"/> Divorced | <input type="checkbox"/> 10 | <input type="checkbox"/> 2 | <input type="checkbox"/> Latina | |
| <input type="checkbox"/> Separated | <input type="checkbox"/> 11 | <input type="checkbox"/> 3 | <input type="checkbox"/> White | |
| <input type="checkbox"/> Widowed | <input type="checkbox"/> 12 | <input type="checkbox"/> 4 | <input type="checkbox"/> Native Hawaiian or Other Pacific Islander | |
| | | <input type="checkbox"/> 5+ | <input checked="" type="checkbox"/> Other _____ | |

Circle SUIT size: 0 2 4 6 8 10 **12** 14 16 18 20 22 24 26 28 3X 4X-up

Circle SHOE size: 5 5½ 6 6½ 7 7½ **8** 8½ 9 9½ 10 10½ 11 11½ 12

Please check items client received:

- | | | |
|--------------------------------------|------------------------------------|------------------------------------|
| <input type="checkbox"/> Suit | <input type="checkbox"/> Shoes | <input type="checkbox"/> Handbag |
| <input type="checkbox"/> Pants | <input type="checkbox"/> Outerwear | <input type="checkbox"/> Jewelry |
| <input type="checkbox"/> Blouse | <input type="checkbox"/> Bra | <input type="checkbox"/> Cosmetics |
| <input type="checkbox"/> Dress/Skirt | <input type="checkbox"/> Pantyhose | <input type="checkbox"/> Fragrance |

PLEASE DO NOT SIGN BEFORE SUITING APPOINTMENT

CLIENT Signature: _____

PERSONAL SHOPPER Signature: _____

Entered in Client Database Initials _____ Date _____

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MEMORANDUM

TO: Board of Commissioners

DATE: July 19, 2021

FROM: Jana Douglas, Senior Assistant to the President

RE: Resolution Authorizing a Memorandum of Understanding for Partnership with the New Haven Health Department (NHHD) Regarding Community-Driven Approaches to Address Factors Contributing to Structural Racism in Public Health by and between Elm City Communities/Housing Authority of the City of New Haven (ECC/HANH)

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

TIMING: Immediately

DISCUSSION: The purpose of this resolution is to authorize a memorandum of understanding pursuant to which the NHHD will partner with ECC/HANH in the establishment of a multi-sector team (New Haven Coalition) that will collaborate to assess institutional policies and practices that contribute to or create health inequities for racial and ethnic minority populations.

ECC/HANH sees value in partnering in this way with the NHHD for its resources and services to address the structural racism and barriers to quality social determinants of health to improve the physical and mental wellness of residents. As such, we seek authorization to enter this memorandum of understanding with NHHD.

FISCAL IMPACT: \$0.00

STAFF: Jana Douglas, Senior Assistant to the President

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

RESOLUTION #07-XX/22-R

**RESOLUTION AUTHORIZING A MEMORANDUM OF UNDERSTANDING
FOR PARTNERSHIP WITH THE NEW HAVEN HEALTH DEPARTMENT
(NHHD) REGARDING COMMUNITY-DRIVEN APPROACHES TO
ADDRESS FACTORS CONTRIBUTING TO STRUCTURAL RACISM IN
PUBLIC HEALTH BY AND BETWEEN ELM CITY
COMMUNITIES/HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
(ECC/HANH)**

WHEREAS, the Housing Authority of the City of New Haven (ECC/HANH) along with the New Haven Health Department (NHHD) are partnering to provide an assessment of policies and practices and, ultimately, access to services to support the Residents of ECC/HANH; and

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

WHEREAS, the attached memorandum of understanding was prepared to set forth the terms and conditions pursuant to which NHHD will collaborate with ECC/HANH on behalf of its residents, at no cost to ECC/HANH; and

WHEREAS, ECC/HANH seeks to partner with NHHD and sees value in partnering in this way for its resources and services to address the structural racism and barriers to quality social determinants of health to improve the physical and mental wellness of residents.

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

1. The Memorandum of Understanding for partnership, a copy of which is attached hereto as Exhibit A, be and hereby is authorized.

2. The President be and hereby is authorized, empowered, and directed to execute and deliver the agreement, in substantially the form as attached hereto, and to take any and all such actions as are necessary or appropriate or ancillary thereto.
3. This resolution shall take place 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 July 19, 2022.

Karen DuBois-Walton
Secretary/ President

Date

REVIEWED:
MCCARTER & ENGLISH LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Senior Partner

Memorandum of Understanding Regarding Establishment of the New Haven Coalition to End Structural Racism in Public Health

The New Haven Health Department (“NHHD”) is applying for federal funding from the U.S. Department of Health and Human Services Office of Minority Health **Community-Driven Approaches to Address Factors Contributing to Structural Racism in Public Health Grant Program**. The purpose of the initiative is to support development and implementation of new policies and innovative practices to address policies that may create or perpetuate health disparities and may contribute to structural racism.

The New Haven Health Department will lead this project to address policies that may contribute to structural racism and health disparities among New Haven’s children. The initial focus will be on addressing the high rate of asthma among New Haven’s children, with the potential to expand to other preventive health services, environmental health, and mental health. These issues include, but are not limited to: lead poisoning, mental health issues, and diet-related outcomes.

Policy and practice changes to be pursued involve the schools, the public health system, and the health care system as well as a focus on the social determinants of health such as economic stability, education access, housing, and racial/cultural discrimination. The project involves a systematic review of existing policies and their effects on health outcomes data; a process known legal epidemiology, the study of law as a factor in the cause, distribution, and prevention of disease and injury. It applies rigorous, scientific methods to translate complex legal language into data that can be used to evaluate how laws affect population health. This method measures outcomes that policymakers can use to make decisions on issues that affect population health. This information will guide the creation of an execution plan for new policies and policy changes.

This Memorandum of Understanding reflects the commitment of the agencies and individuals signing below to serve on and/or otherwise support the work of the community-focused multi-sector coalition, the New Haven Coalition to End Structural Racism in Public Health (the “Coalition”), that is being established to guide and carry out this work. This multi-sector team is a critical resource for addressing the diverse range of policy areas and practices that may create or perpetuate health disparities and may contribute to structural racism. The multi-sector team includes members who represent communities experiencing health disparities as a result of structural racism. The team also includes decision-makers at state and local levels and representatives from different sectors (i.e., community development, planning, public health, transportation, public works, education, housing, etc.). The term of the Coalition will be at least one year and up to three years contingent of continued federal funding.

The Coalition will support efforts aimed at addressing required components of the plan:

- a. **Assess Policies and Practices.** NHHD and the Coalition will incorporate into the project the framework and tools underdevelopment by the funded OMH coordinating center to assess policies and practices that create or perpetuate health disparities and may contribute to structural racism. Policies to be reviewed may be related to environmental health, mental health, preventive health services, or other health policies. Policy areas that often influence health and contribute to health disparities should be included such as housing, education, or other areas such as language access. Based on the findings of their policy and practice assessment, the Coalition will develop and implement a plan that seeks to improve or modify policies and practices that perpetuate health disparities and may contribute to structural racism, or develop new policies and practices.
- b. **Develop, Modify, and Implement Policy and Practice.** NHHD, through the Coalition, will develop action plans for modifying existing policies and practices or for developing new policies and practices and to implement those plans to the extent possible to reduce or remove structural racism and improve health outcomes. The Coalition will develop innovative practices to reduce health disparities and improve access to public health services based on the policy and practice assessment. The Coalition will also take steps to build support for the implementation of the new or the modified policies and practices.
- c. **Advise, Assist, and Train Community Stakeholders.** NHHD with support of the Coalition will advise, assist, and train community stakeholders (e.g., community leaders, data owners, program administrators, local policymakers, residents) to empower public and non-profit entities, including community-based organizations, to make equitable data-driven policy and practice decisions and effectively address structural barriers contributing to health disparities among racial and ethnic minority populations.
- d. **Develop and Implement an Evaluation Plan.** NHHD with support of the Coalition will develop and implement a process and outcomes evaluation plan which will clearly assess the extent to which the project results in:
 - Increased capacity of a community-focused multi-sector Coalition to assess policy and practice impact;
 - Increased number of proposed practices to reduce health disparities by improving access to public health services in ways that mitigate factors contributing to structural racism in public health services;

- Increased capacity of community stakeholders to access, translate, synthesize, and utilize data; and
 - Improved health outcomes for racial and ethnic minority populations.
- e. Dissemination of Findings.** NHHD with support of the Coalition will communicate and disseminate project knowledge and findings to include dissemination to federal, state, territorial, and tribal public agencies; policy makers; community organizations; community members; and stakeholders.
- f. Sustainability Plan.** NHHD with support of the Coalition will develop a plan for sustaining the project after the award ends..
- g. Disparity Impact Statement.** NHHD with support of the Coalition will develop a disparity impact statement (DIS) during the project period using local data to identify populations at highest risk for health disparities relative to this initiative. The DIS will provide the measurement framework for ongoing monitoring and determining the impact of the project activities on outcomes and overarching goal of advancing health equity.

In signing this Memorandum, the members of the Coalition agree to:

- Support NHHD efforts to carry out the activities listed above;
- Attend monthly meetings of the Coalition and participate in work groups aligned with each members' work as feasible;
- Assist in building consensus around structural racism policy issues and support for change;
- Assist NHHD in leveraging resources to accomplish the goals of the Coalition;
- Assist in the identification of systems-level policies across social determinants of health-related factors that may contribute to structural racism

Signed:

Karen DuBois-Walton
President
Elm City Communities