



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, NOVEMBER 21, 2023 at 4:00 P.M.
<https://v.ringcentral.com/join/215683616>
Dial: 1-650-4191505
Access Code / Meeting ID: 215 683 616

1. Roll Call
2. Approval of the minutes from October 17, 2023
3. Bills and Communications
4. Public Comments (3 Minutes per Individual /15 Minutes per Group)
5. President's Report

ACTION ITEMS

FINANCE COMMITTEE:

1. **Resolution 11-96/23-R;** Resolution Authorizing the Write-Off of Accounts Receivable of Former ECC/HANH Tenants of the Federal Public Housing Program Financial Statement Reporting Purposes

P&D COMMITTEE:

NONE

SERVICES COMMITTEE:

2. **Resolution 11-97/23-R;** Resolution Authorizing Approval of The Fourth And Final Year To The Contract With Eagle Elevator Company, Inc Bringing The Total Contract Amount From \$502,189.03 To A Not To Exceed Amount Of \$721,779.03

ADJOURNMENT

MINUTES
SPECIAL MEETING OF THE BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
360 ORANGE STREET NEW HAVEN CT 06511
TUESDAY, NOVEMBER 21st 2023 at 4:00 P.M.

Those present included:

William Kilpatrick, Chairman
Alberta Witherspoon, Commissioner
Danya Keene, Commissioner
Rolan Joni Young, McCarter & English LLP
Various staff and public attendees via RingCentral

The Special Meeting of the Board of Commissioners of the Housing Authority of New Haven was called to order at 4:15 p.m.

At Roll Call, Karen DuBois-Walton was present in person in the boardroom along with, Chairman Kilpatrick, Commissioner Keene and Commissioner Witherspoon.

***During Annual Meeting, Commissioner Keene presented a recommendation that all position will committee roles will remain the same. The motion was seconded by Commissioner Witherspoon. Motion was agreed upon unanimously.**

Approval of the Minutes from the Tuesday, October 17, 2023 Annual Meeting:

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

Bills and Communications:

Aged Accounts Payable Report totaling \$ **279,194.18** (listed on page 5), 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 October 17, 2023, Board of Commissioners meeting.

Bank Book Check Register totaling \$ **3,241,111.17** (listed on page 14). This list consists of invoices that have been paid from September 1 – September 30, 2023.

BRD Builders, LLC (\$ 147,448) for Essex Improvements; McCarter & English, LLP (\$90,607) for agency-wide legal services; JLY Enterprises LLC (\$ 160,934) for Scattered Site Lead; A. Prete Construction Company, Inc (\$ 304,175) for Crawford Manor Health & Safety; EccoVia, Inc (\$ 20,551) for Case Management Software; Anthem Blue Cross/Blue Shield (\$ 234,486) for employee benefits; New Haven Village Suites (\$197,418) for Essex and Crawford Manor relocations; Lothrop Associates, LLP (\$ 77,110) IQC A&E Lead projects Essex & scattered sites; Home Depot (\$ 56,232) for agency-wide materials; HD Supply Facilities Maintenance, Ltd (\$47,145) agency-wide supplies; United Illuminating (\$ 171,665) for various sites; Southern Connecticut Gas (\$ 33,431) for agency-wide gas service; Regional Water Authority (\$ 22,138) For agency-wide services.

The total of both registers is \$ **3,520,305.35**

Public Comments: *None*

President's Report

To: ECC/HANH Board of Commissioners
From: Karen DuBois-Walton, Ph.D., President
Date: October 17, 2023
RE: President's October 2023 Report
I. Administrative

**Today's meeting represents our Annual Meeting and the start of a new fiscal year!
Our team continues to work toward our strategic pillars:**

- House more families (more quickly) in the highest quality housing in communities of their choice**
- Support residents' ability to live their best life and achieve goals that move them toward greater housing and life choices**
- Cost effective and cost-efficient delivery of services in ways that maximize impact in our community (jobs, contracting, economic development) and**
- Spark policy change that creates growth in housing market especially for families in need of affordable housing**

The good news on the funding front continues. Last month we reported on the award of our grant application under the Choice Neighborhoods Planning Grant for Robert T. Wolfe Transformation. This exciting opportunity to received planning dollars will support our convening of the community-based Transformation Team that will shape the vision for this important redevelopment. This may also lay the foundation for application for the CNI Implementation Grant in future funding rounds. Congratulations to the Glendower Team and all who assisted in this successful application.

Building upon this success, we recently received three additional awards. First, for our senior development to be located at 34 Level St., we are proud to announce the receipt of a HUD 202 Award offering capital and operating support for the development of 50 units designed for seniors. This site, home to the long time vacant West Rock Healthcare Center, sits across from Westville Manor. Later that week the State of CT approved our award of \$7 million for the St. Luke's Development. This award, in partnership with the city of New Haven, will facilitate the development of new housing on Whalley Ave and street improvements. And finally, we received an award of \$250,000 in funding for security cameras and infrastructure at Essex Townhouses. Congratulations to the Glendower and Planning and Modernization teams and all who assisted in this successful application.

Take a look at some of the press announcements related to this work:

<https://www.nhregister.com/news/article/new-have-projects-funding-state-bond-commission-18405439.php>

[https://www.hud.gov/press/press_releases_media_advisories/HUD No 23 201](https://www.hud.gov/press/press_releases_media_advisories/HUD_No_23_201)

https://www.newhavenindependent.org/article/new_senior_housing_slated_for_west_rock

In an exciting partnership with the city of New Haven's IT team, our CED staff has been working over the past several years on plans to improve internet access for our residents. A new \$250,000 federal grant awarded to the city will assist with this. The funding supports a partnership between ECC/HANH, city libraries and CfAL, a local technology education nonprofit, to hire four part-time staff to conduct outreach and help sign up families for the Affordable Connectivity Program. Through ACP eligible households

receive discounted internet service and technology devices. Outreach events will be conducted at various ECC/HANH sites. Read about that program here:

<https://www.nhregister.com/news/article/new-haven-affordable-connectivity-internet-grant-18404012.php>

And finally, our long awaited and anticipated Dress for Success Program launch occurred at the end of September at Mill River Crossing. Residents will have access to beautifully curated clothing and accessories to prepare for their entry/re-entry into the workforce as well as a host of other supportive services designed to ensure their success. Coverage of the launch can be found here:

<https://www.ctpublic.org/news/2023-09-22/dress-for-success-partners-with-new-haven-housing-authority>

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

- **No Cost Time Extension with AM PM Door Repair Services Repair Services from August 31, 2023, to September 30, 2023 (PO# 21154-13104) in order to process new vendor contract.**
- **No Cost Time Extension with Nobe Construction for Board-Up Services from August 31, 2023, to September 30, 2023 (PO# 22419-13816) in order to process new vendor contract.**
- **No Cost Time Extension with Chen's Key Shop for Key and Lock Services August 1, 2023, to October 1, 2023 (PO# 21540-13325)**
- **No Cost Time Extension with Hartford Truck & Equipment for Snow Removal Equipment off State of Ct. contract # 17PSX0118 August 31, 2023, to March 31, 2024. (PO# 21814-13464)**
- **No Cost time extension with Stanley Convergent Solutions for Door Access Controls Cooperative Purchasing Agreement from September 30 , 2023, to October 1, 2024. (PO# 22327-13769)**
- **No Cost time extension of time with CSC for pay per use laundry services from February 28, 2023, to September 30, 2023 (PO# 21814-13128)**
- **No Cost time extension with Stanton Equipment for Snow Removal Equipment from September 1, 2023, to June 1, 2024. (PO# 21183-13464)**
- **No Cost time extension with Home Depot Pro Institution for inventory warehouse management September 30, 2023, to October 1, 2024. (PO# 22329-13790)**
- **No Cost time extension for the two (2) year option to renew with Hooker & Holcomb Investment Advisors, Inc for Broker / Agent of Record / Consultant Services for HANH's Pension plan services for a period beginning on October 14, 2023, and ending on October 13, 2025.**
- **No Cost time extension for the two (2) year option to renew with Corporate Benefits Consultants for Broker / Agent of Record / Consultant Services for HANH's Medical, Prescription Drug Coverage, Vision Care, and Dental Care, Life Insurance, STD, LTD and AD & D plan services for a period beginning on October 14, 2023 and ending on October 13, 2025.**

No Cost Time Extension to the contract of Talent Management with KJR Consulting which expires on July 31, 2023. Extension effective August 1, 2023 thru July 31, 2024.

II. Finance

AUGUST 2023 YTD Financials

The financial report covers eleven months (October 1 through August 31) of data. Total Revenues are \$118,996,251 and Total Expenses are \$98,578,184 (including depreciation expense of \$2,170,206). The excess of revenue over expenses is reduced by \$(18,784,256) capitalized expenditures. Depreciation expense add-back is \$2,170,206. The HANH Net Surplus of \$3,804,017 was as follows:

MTW Programs

➤ **Low Income Public Housing**

Net surplus is \$2,819,324 versus a budget net deficit of \$(800,426) for an overall favorable variance of \$3,619,750

➤ **Section 8 Housing Choice Voucher**

Net deficit is \$(3,025,038) versus a budget deficit of \$(707,805). The unfavorable variance is \$2,317,233.

Non-MTW Programs

➤ **Business Activities showed deficit of \$(1,027,432) compared with a budgeted deficit of \$(741,641), resulting in a unfavorable variance of \$(285,791).**

➤ **Central Office Cost Center shows a net surplus of \$5,037,153 compared to a budgeted surplus of \$2,249,872 resulting in a favorable variance of \$2,787,281.**

| August 2023 | 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 | 1,145,282 | 1,926,156 | 780,875 | 88,000 | - | (88,000) | - | - | - | 1,233,282 | 1,926,156 | 692,875 |
| 70600 HUD REVENUE | 104,004,517 | 102,916,931 | (1,087,586) | 244,442 | 239,094 | (5,348) | - | - | - | 104,248,959 | 103,156,024 | (1,092,935) |
| 70000 OTHER REVENUE | 733,333 | 1,427,933 | 694,600 | 18,467,421 | 20,652,804 | 2,185,383 | (9,573,874) | (9,889,725) | (315,851) | 9,626,881 | 12,191,013 | 2,564,132 |
| 71600 GAIN/LOSS ON SALE OF CAPITAL ASSETS | - | 1,723,058 | 1,723,058 | - | - | - | - | - | - | - | 1,723,058 | 1,723,058 |
| 70000 TOTAL REVENUE | 105,883,132 | 107,994,078 | 2,110,946 | 18,799,863 | 20,891,898 | 2,092,035 | (9,573,874) | (9,889,725) | (315,851) | 115,109,121 | 118,996,251 | 3,887,129 |
| 91000 OPERATING ADMINISTRATIVE | 13,347,344 | 13,296,748 | (50,596) | 7,690,001 | 7,137,248 | (552,753) | (9,573,874) | (9,889,725) | (315,851) | 11,463,471 | 10,544,270 | (919,201) |
| 92500 TENANTS SERVICES | 211,050 | 49,331 | (161,718) | 2,327,144 | 1,821,148 | (505,996) | - | - | - | 2,538,194 | 1,870,479 | (667,715) |
| 93000 UTILITIES | 1,671,165 | 1,733,080 | 61,915 | 369,423 | 378,400 | 8,977 | - | - | - | 2,040,588 | 2,111,479 | 70,891 |
| 94000 MAINTENANCE | 3,518,924 | 4,797,787 | 1,278,863 | 748,640 | 626,716 | (121,924) | - | - | - | 4,267,564 | 5,424,503 | 1,156,938 |
| 95000 PROTECTIVE SERVICES | 180,230 | 173,795 | (6,435) | 26,552 | 6,695 | (19,857) | - | - | - | 206,782 | 180,490 | (26,292) |
| 96000 GENERAL EXPENSE | 1,742,966 | 49,518 | (1,693,448) | 392,167 | 391,846 | (321) | - | - | - | 2,135,132 | 441,364 | (1,693,768) |
| 96100 INSURANCE PREMIUMS | 723,369 | 811,655 | 88,286 | 4,436 | - | (4,436) | - | - | - | 727,805 | 811,655 | 83,850 |
| 96200 OTHER | - | 1,826,564 | 1,826,564 | - | - | - | - | - | - | - | 1,826,564 | 1,826,564 |
| 96400 BAD DEBT - TENANTS RENT | - | - | - | - | - | - | - | - | - | - | - | - |
| 96800 SEVERANCE EXPENSE | - | - | - | 7,814,584 | 8,754,989 | 940,405 | - | - | - | 7,814,584 | 8,754,989 | 940,405 |
| 96900 TOTAL OPERATING EXPENSES | 21,395,047 | 22,738,477 | 1,343,430 | 19,372,947 | 19,117,042 | (255,905) | (9,573,874) | (9,889,725) | (315,851) | 31,194,120 | 31,965,794 | 771,674 |
| 97100 EXTRAORDINARY MAINTENANCE | 1,394,217 | 168,760 | (1,225,457) | 29,714 | - | (29,714) | - | - | - | 1,423,931 | 168,760 | (1,255,172) |
| 97200 CASUALTY LOSSES - NON CAPITALIZED | - | 201,990 | 201,990 | - | - | - | - | - | - | - | 201,990 | 201,990 |
| 97300 HAP EXPENSE | 69,153,022 | 64,071,434 | (5,081,588) | - | - | - | - | - | - | 69,153,022 | 64,071,434 | (5,081,588) |
| 97400 DEPRECIATION EXPENSE | 2,878,182 | 1,508,779 | (1,369,403) | 287,427 | 661,428 | 374,001 | - | - | - | 3,165,609 | 2,170,206 | (995,403) |
| 90000 OTHER EXPENSES | 73,425,421 | 65,950,962 | (7,474,458) | 317,141 | 661,428 | 344,286 | - | - | - | 73,742,562 | 66,612,390 | (7,130,172) |
| TOTAL EXPENSES | 94,820,468 | 88,689,439 | (6,131,028) | 19,690,088 | 19,778,470 | 88,381 | (9,573,874) | (9,889,725) | (315,851) | 104,936,682 | 98,578,184 | (6,358,498) |
| RAD/DEV - MTW Fund Expenditures | (6,889,506) | (8,810,433) | (1,920,927) | (6,448,542) | (9,973,823) | (3,525,281) | - | - | - | (13,338,048) | (18,784,256) | (5,446,208) |
| Investment in the financing of affordable housing Dev | - | - | - | - | - | - | - | - | - | - | - | - |
| Reserve for interest on N/R | - | - | - | - | - | - | - | - | - | - | - | - |
| 10010 Operating Transfer In | 1,927,806 | 785,476 | (1,142,330) | 8,559,571 | 12,208,698 | 3,649,127 | - | - | - | 10,487,377 | 12,994,174 | 2,506,797 |
| 10020 Operating Transfer Out | (10,487,377) | (12,994,174) | (2,506,797) | - | - | - | - | - | - | (10,487,377) | (12,994,174) | (2,506,797) |
| 10000 EXCESS OF REVENUE OVER (UNDER) EXPENSES | (4,386,413) | (1,714,493) | (2,671,920) | 1,220,804 | 3,348,303 | 2,127,499 | - | - | - | (3,165,609) | 1,633,811 | (4,799,420) |
| ADJ FOR DEPREICATION EXPENSE | 2,878,182 | 1,508,779 | (1,369,403) | 287,427 | 661,428 | 374,001 | - | - | - | 3,165,609 | 2,170,206 | (995,403) |
| 350 SURPLUS / (DEFICIT) | (1,508,231) | (205,714) | 1,302,517 | 1,508,231 | 4,009,731 | 2,501,500 | - | - | - | (0) | 3,804,017 | 3,804,017 |

III.Operations

A. Vacancy Rate

HANH's current occupancy rate for the month for September 2023 is 97.34%. 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 September 2023 is 66.84%. 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 2022 | CY 2023 | Variance |
|-----------|---------|---------|----------|
| January | 65.57% | 64.54% | -1.03 |
| February | 65.59% | 69.55% | 3.96 |
| March | 63.10% | 65.13% | 2.03 |
| April | 53.41% | 66.46 | 13.05 |
| May | 67.34% | 66.33 | -1.01 |
| June | 60.22% | 66.65 | 6.43 |
| July | 59.09% | 67.50 | 8.41 |
| August | 58.41% | 65.63 | 7.22 |
| September | 59.0% | 66.84 | 7.84 |
| October | 59.0% | | |
| November | 60.0% | | |
| December | 61.77% | | |
| Average | 61.04% | 66.51% | 5.47 |

IV.Community and Economic Development (CED) Monthly Report

CARES/FSS Program Highlights

- **K. W** - graduated from the CARES program this month. She attended several CAHS, FSS webinars and completed her 8 hr course with NHS. Although she was not able to pursue homeownership, she is renting an apartment in Hamden, CT. She plans to continue her work with FEC in hopes that in the near future homeownership will be a goal she will be able to obtain. She is currently employed with Yale Hospital part time & as a C.N.A full time with Caring agency. Escrow \$17,718.00
- **M. M** – has been hired by Harford Health Care as a patient coordinator after losing her job in 2020 as a result of COVID-19. She recently completed her three-month probationary period and has been recruited permanently on an F/T basis at an hourly rate of \$18.50.
- **L. D** - has been promoted as Director of Development & Community Engagement at “Music Haven.” Resident indicated is eager to promote youth education and to continue forming relationships with the community. She is currently earning over \$50,000.
- **N. B**- pay raise & adult son employed PT as Mechanic
 - **A. D**- new full time as a C.N.A
 - **J. B**- new full time as a driver for Piggyback Transportation
 - **A. M**-new job as RN for Cornell Scott- per diem

- **S. R- new job PCA maker & increase hrs to 40**
- **C. S- more hrs.- now full time**
- **K. H- New full time Program Supervisor for Opportunity Center in Hamden, CT**

ECC Believes Program Highlights

- Two (2) STEP Students hired this month - N. E will be in Operations and L. B will be in CED.
- Thirty (30) Earn as You Learn Youth participated in a number of workshops and field trips this month, including Dress for Success Day at TJ Maxx and CONN CAT tour.
- STEP and EAL Youth (31) attended a team building event at Bowlmor
- RSYVP Program celebrated with an end of session event at The Shack. In this program youth (8) were employed and received supervision and guidance from Alder Honda Smith. Projects included painting, clearing trails, planting at the police substation, cutting grass, cleaning paths and workshops such as financial literacy, social media the effects on youth, and knowing who you are and about opportunity lead by Senator Gary Winfield.
- Bridges of Hope held two-week long summer camp sessions for youth at St. Anthony 1 and 2 (14 youth attended) and Mill River Crossing (25 youth attended).
- Bridges of Hope hosted a Community Days at Mill River and St. Anthony 1 & 2 with free haircuts for youth, backpacks and lunch for 90 families.
- Urban Community Alliance launched teen basketball and mentoring program at Eastview Terrace
- STEP and EAL students participated in Dining Etiquette Training (29) were trained in place setting, business conversations, napkins holding, proper tipping. Following the training, the youth who participated in the training was invited to test their skills with lunch at Cast Iron Chef restaurant (32).
- Young Life Skills and Drills program launched at Eastview Terrace. A total of 15 youth participated grades 5-8. Celebrated with ECC Believes swag and end of session event that included a celebratory dinner with families, certificates and each youth took home their own basketball.

V.Planning and Modernization

HUD Emergency Safety and Security Grants:

P&M applied to HUD for 2022 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, and the full amount was awarded, October 3, 2022. Contracts for the two (2) camera systems were submitted for BOC approval in May 2023, and funds were obligated on time. ECC has until 9/25/2024 to expend the funds. Construction is underway at both developments.

P&M applied to HUD for 2023 funding to address security upgrades at Essex Townhouses, a family development with 35 apartments. If awarded, funding will go to replacement of antiquated camera system and damaged access control gates repair and replacement. Application was submitted prior to due date of 6/28/2023.

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 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. We worked directly with the HUD Washington LBP and Housing Related Hazards Team and our Field Office regarding applicability of coverage for the grants as we progress through the construction and ongoing abatement design and procurement of contractors. Current obligation of funds is at 52% and expenditure of funds at 25%.

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

What we have completed to date:

- **Obligated and expended all \$986,260 of the 2017 LBP Grant funding.**
- **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.**
- **Applied for six-month extension for obligation deadline on the HUD LBP 2020 Grant; pending response from HUD. Continuing work to obligate remaining lead monies in anticipation of receipt of extension approval.**
- **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:**
 - **Lead Groups 1, 2 and 3: 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 (34 units Lead Free, and 1 unit Lead Safe) ...all known lead components have been removed from 34 units, not just encapsulated. The remaining has lead which is not damaged or a friction or biting surface. A lead management plan will be provided.**
 - **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. With the obligation of Group D houses (21), only one 2-family house of the original 299 properties remains to be addressed by Planning and Modernization: 759 Quinnipiac Avenue, identified as Group A. The cost of construction for Group A came in significantly above the TDC for the 2 units. Project currently under reconsideration.

- **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, CO and Smoke detectors, vermin and Radon to mitigate or remove. Work on the multiple hazards started:
- All units with identified Radon, throughout the LIPH portfolio have been mitigated with installed piping and exhaust fan systems and confirmation testing. All properties have been inspected for needed CO and Smoke detectors and designs for more reliable hardwired systems is in process. Vermin are being addressed in conjunction with other construction projects. Mold is being addressed largely in the scattered sites AMPs, and at Essex Townhouses and with some properties with Lead Abatement work, others, separately. CO and Smoke detector project was put out for solicitation and received no bids. A smaller project went out for Solicitation as a pilot. No responses. 57 Mountaintop went out for solicitation for mold abatement. Responses were over threshold.

Solicitations Awarded:

- **Group B:** 3 Single-Family Houses in the Scattered Site West portfolio (Construction start, September 2, 2022; 100% Completed))
- **Group C:** 8 Units in 4 houses in the Scattered Site East portfolio--Solicitations went out for Bid, July 2022: Construction Completion by September 21, 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 September 2022, originally going to the October Board, for construction start in Spring, 2023; 2 Bids were received. Contractor with lowest responsible Bid was awarded the contract in December, 2022. The Contractor withdrew and the project is resolicited, bids due March 17, 2023. Two (2) viable bids were received, however, no contract was awarded due to cost for bids being too high. Scope removal plans and re-solicitation scheduled in July. Project under reconsideration.
- **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). 3 bids received, for solicitation in February, 2023, including some mold abatement, bids due March 20, 2023. Rebid solicited with 3 bids received. Contract for BOC approval, May, 2023. Contract awarded. Construction started in 3 houses. 2 units completed. On schedule.

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. We will be starting to make these available, again. Ongoing Lead Management Plans are being developed for completed Construction projects, as required by HUD regulations.

P&M Projects 2020-2023

- **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 installed. 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, 2022. Time extended due to long lead times on equipment. Installation of Fire Alarm Panel 100% complete as of June, 2023. Booster pump system for Domestic Water replaced for 15 story building. Final contract items, replacement of Main Electrical Power Distribution Panel and Firefighters' communication system (BDA) to be completed by November 2023.

- **437 M&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. Roofing condition requires corrective structural fortification. Project was out for bid with bids due before Thanksgiving. Due to receiving only one bid, ECC resolicited the project and bids were due January 4, 2023. Contract awarded and NOA provided. Construction to be completed September 2023.
- **57 Mountaintop:** Scattered Sites East single-family home with extensive mold, requiring relocation of the household residents. Joint project between Operations Department and Planning & Modernization (P&M). Operations to address immediate mold abatement and miscellaneous housing upgrades to allow resident to return to the house. P&M has contracted with an Architect and Environmental consultant to design a remedy for long term remediation of the moisture source(s) which fed the mold and miscellaneous building and site upgrades. Operations has performed much of the needed immediate work. A solicitation went out to perform the mold preventative and restorative work needed. Responses above procurement threshold.
- **George Crawford Structural Evaluation:** ECC is conducting a structural evaluation of 90 Park Street, which is on the National Register of Historic Places. This structural evaluation will not only provide information on the condition of the structure of the building for current life safety, but will also provide information valuable to any future plans for the building. A contract was finalized with a structural engineering firm, and a final report has been submitted. A design for report recommendations are part of corrective work in advance of and in coordination with future development plans.
- **546 Woodward Avenue:** Contractor completed the roof work and contract closed out.

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), consists of 45 units and Glendower Farnam Courts 9%, LLC consists 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 and updated O&M Manuals with survey.
- Conversion to permanent completed on February 28, 2023.
- **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 building construction was completed in May 2022. Fencing and the playground installation began 9-12-22.
 - 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.
 - Conversion targeted for the 4th quarter of 2023.
- **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. This application was not awarded. The application will be resubmitted under the CHFA 2023 9% LIHTC round (due January 11, 2023).
 - Anticipated closing in 4th quarter of 2024.
- **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 December 2022. Targeting October 2022 CHFA board approval.
 - Closing completed on December 23, 2022.
 - Demolition of existing buildings began on January 6, 2023.
 - Demolition of all buildings was completed in March 2023
 - Construction of the new buildings began in May 2023. The first 5 buildings are expected to be complete in December 2023 with the final 5 completed in March 2024.
 - Final construction completion is expected in March 2024
- **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.
 - Conversion targeted for 4th quarter 2023.
- **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 in 1st quarter of 2022.
 - 92 total units, 66 rehab 26 new construction.

- Closing targeted for the 4th quarter of 2023
- **McConaughy Terrace 9%**
 - Submitted a LIHTC application to CHFA on November 12, 2021.
 - Application was awarded under the 2021 competitive LIHTC round. The 9% LIHTC award also included approval of the 4% award.
 - Closing anticipated to be on the 1st quarter of 2023.
 - Phase includes the rehab of 130 units, 104 RAD units, and 26 to be market rate.
 - Closing targeted for the 4th quarter of 2023
- **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. Project was not awarded.
 - Application will be resubmitted under the DOH DEP round.
 - Anticipated closing in 4th quarter of 2024.
- **34 Level Street/The Heights at Westrock**
 - Submitted a HUD Section 202 Supportive Housing for the Elderly application to HUD in January, 2023.
 - The development includes 50 supportive housing units.
 - DECD Brownfields award of \$999,000 received in June 2023 to assist in clean up and removal of former nursing home.
 - Closing anticipated to be on the 4th quarter of 2024.
- **St Luke's Apartments, Whalley Ave.**
 - Submitted a CIF application on June 30, 2023.
 - State DOH engagement pre-application submitted May, 2023.
 - The development includes up to 54 housing units, including 8 market units
 - Architectural Plans being reviewed to identify cost-saving methods..

MEMORANDUM

TO: Board of Commissioners

DATE: October 17, 2023

FROM: Karen DuBois-Walton, President

RE: RESOLUTION RATIFYING THE CONTRACT WITH THE HOUSING AUTHORITY INSURANCE GROUP FOR THE AUTHORITY'S COMMERCIAL PROPERTY INSURANCE IN THE AMOUNT NOT TO EXCEED OF \$291,466 FOR THE PERIOD COMMENCING OCTOBER 6, 2023 AND ENDING OCTOBER 6, 2024

ACTION: Recommend that the Board of Commissioners Adopt Resolution #10-79/23-R

TIMING: Immediately

Background: HUD regulations waive the bidding requirements when a housing authority joins the Housing Authority Risk Retention Group (HARRG) which is a part of the Housing Authority Insurance Group (HAIG). HANH is a long-time member of HARRG.

HANH received quotes from HAIG for Comprehensive Commercial Property Insurance. For 2023, HAIG has offered coverage with a \$50,000 deductible and up to a \$100,000,000 loss limit depending on the type of coverage for a \$291,466 premium; this represents a 2.3% decrease over 2023's premium.

HANH is requesting the Board to ratify the Contract with Housing Authority Insurance Group in the amount of \$291,466 beginning October 6, 2023 through October 6, 2024.

In accordance with resolution 10-129/01-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.

Fiscal Impact: \$291,466 from Operating Budgets

Staff: John Rafferty, Senior VP Finance, IT & Administration

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

RESOLUTION # 10-79/23-R

RESOLUTION RATIFYING THE CONTRACT WITH THE HOUSING AUTHORITY INSURANCE GROUP FOR THE AUTHORITY'S COMMERCIAL PROPERTY INSURANCE IN THE AMOUNT NOT TO EXCEED OF \$291,466 FOR THE PERIOD COMMENCING OCTOBER 6, 2023 AND ENDING OCTOBER 6, 2024

WHEREAS, HUD's regulations, waive the bidding requirements when a housing authority joins the Housing Authority Risk Retention Group; and

WHEREAS, the Housing Authority Insurance Group, has proposed to provide property insurance coverage for HANH for the period October 6, 2023 through October 6, 2024 at a total not to exceed amount of \$291,466; and

WHEREAS, the Housing Authority Insurance Group's proposal was reviewed by staff and determined to meet HANH's minimum insurance requirements; and

WHEREAS, HANH is requesting approval of the insurance contract with Housing Authority Insurance Group for the Authority's Commercial Property Insurance in the amount of \$291,466 effective October 6, 2023 through October 6, 2024.

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

- 1) The Comprehensive Commercial Property Insurance policy for the period October 6, 2023 through October 6, 2024 is hereby ratified.
- 2) The President be and hereby is authorized, empowered and directed to execute and deliver and 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.

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 October 17, 2023

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 Keene and Commissioner Witherspoon seconded.
Unanimous by all.**

MEMORANDUM

TO: Board of Commissioners

DATE: October 17, 2023

FROM: Karen DuBois-Walton, President

RE: RESOLUTION RATIFYING THE CONTRACT WITH THE HOUSING AUTHORITY INSURANCE GROUP FOR THE AUTHORITY'S GENERAL LIABILITY, PUBLIC OFFICIALS, AND AUTO INSURANCES IN THE AMOUNT NOT TO EXCEED OF \$510,804 FOR THE PERIOD COMMENCING OCTOBER 6, 2023 AND ENDING OCTOBER 6, 2024

ACTION: Recommend that the Board of Commissioners Adopt Resolution # 10-80/23-R

TIMING: Immediately

Background: HUD regulations waive the bidding requirements when a housing authority joins the Housing Authority Risk Retention Group (HARRG) which is a part of the Housing Authority Insurance Group (HAIG). HANH is a long-time member of HARRG. HANH received quotes from HAIG, and Travelers Insurance Company through HAIG for the renewal of various insurance policies - General Liability, Public Official, and Automobile.

After reviewing the proposals, HANH has decided to use HAIG for general liability coverage which includes terrorism, mold, as well as a few other additional coverages, as well as automobile liability coverage. The deductible and coverage details are outline below:

- General Liability/Public Officials – Limit \$10M with a max \$50K deductible at an annual premium of \$ 243,342, a 9.0% decrease over fiscal 2023.
- Auto – Limit of \$10M with a \$1K deductible at an annual premium of \$291,466, a 5.9% decrease over fiscal 2023.

HANH is requesting Board approval of the contracts with HAIG in the amount of \$510,804 for coverages beginning October 6, 2023 through October 6, 2024.

In accordance with resolution 10-129/01-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.

Fiscal Impact: \$510,804 Operating Budgets
Staff: John Rafferty, Senior VP Finance, IT & Administration

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

RESOLUTION NUMBER # xxx

RESOLUTION RATIFYING INSURANCE CONTRACT WITH HOUSING AUTHORITY INSURANCE GROUP FOR THE AUTHORITY'S GENERAL LIABILITY, AUTO AND PUBLIC OFFICIALS INSURANCE THROUGH THE HOUSING AUTHORITY INSURANCE GROUP IN THE AMOUNT NOT EXCEEDING \$510,804 FOR THE PERIOD COMMENCING OCTOBER 6, 2023 AND ENDING OCTOBER 6, 2024

WHEREAS, HUD's regulations, waive the bidding requirements when a housing authority joins the Housing Authority Risk Retention Group; and

WHEREAS, Housing Authority Insurance Group has proposed to provide renewal coverage for General Liability, Auto and Public Officials insurance for HANH for the period October 6, 2023 through October 6, 2024 at a total not to exceed cost of \$510,804; and

WHEREAS, the Housing Authority Insurance Group's proposal was reviewed by staff and determined to meet HANH's minimum insurance requirements

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

- 5) The Commercial Liability and Auto Liability Insurance policies for the period October 6, 2023 through October 6, 2024 are hereby ratified.**
- 6) The President be and hereby is authorized, empowered and directed to execute and deliver and agreement and expend the authorized funds.**
- 7) 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.**
- 8) The resolution shall take effect.**

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 October 17, 2023.

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 Keene and Commissioner Witherspoon seconded.
Unanimous by all.**

MEMORANDUM

TO: Board of Commissioners

FROM: Karen DuBois-Walton, President

DATE: October 17, 2023

RE: Resolution Authorizing an Increased Loan of Up To \$3,500,000 to 360 Management Group, Co., an Instrumentality of the Housing Authority of the City of New Haven

ACTION: Recommend that the Board of Commissioners pass Resolution #10-81/23-R

TIMING: Immediately

DISCUSSION: The Housing Authority of the City of New Haven (HANH), d/b/a Elm City Communities (ECC) has formed 360 Management Group, Co. (360), as an instrumentality of HANH in December 2016 to assist HANH and affiliated entities in the management of low and affordable housing, the promotion and advancement of neighborhood economic development and stabilization, by providing property management services and other activities in support of such purposes.

On May 16, 2017, the HANH Board of Commissioners approved a loan proceed of \$2,200,000 to fund 360's start-up costs and expenses necessary to create a professional and competitive property management organization.

On May 18, 2021, the HANH Board of Commissioners approved increasing the loan to \$2,800,000. The loan was approved previously based on certain assumptions, including the original target of having 2,000 units under 360's management. This goal has not been met due to unforeseen circumstances, including some delayed development closings.

From the attached updated financial projections, 360 anticipates becoming financially independent in FY 2027. It is estimated that the HANH will need to increase the amount of the loan to 360 by an additional \$700,000 to carry 360 during this time frame.

FISCAL IMPACT: \$700,000 MTW Funds (an increase from \$2,800,000 to \$3,500,000 HANH Loan)

STAFF: John Rafferty, Senior VP Finance , IT & Administration

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

RESOLUTION #10-81/23-R

**RESOLUTION AUTHORIZING AN INCREASED LOAN OF UP TO \$3,500,000 TO 360
MANAGEMENT GROUP, CO., AN INSTRUMENTALITY OF THE HOUSING AUTHORITY OF
THE CITY OF NEW HAVEN**

WHEREAS, the Housing Authority of the City of New Haven (HANH), d/b/a Elm City Communities (ECC) has formed 360 Management Group, Co. (360), as an instrumentality of HANH in December 2016; and

WHEREAS, 360 is to assist HANH and affiliated entities in the management of low and affordable housing, the promotion and advancement of neighborhood economic development and stabilization, by providing property management services and other activities in support of such purposes; and

WHEREAS, on May 16, 2017, the HANH Board of Commissioners approved a loan proceed of \$2,200,000 to fund 360's start-up costs and expenses necessary to create a professional and competitive property management organization; and

WHEREAS, on May 18, 2021, the HANH Board of Commissioners approved a loan increase to \$2,800,000; and

WHEREAS, from the attached updated projections, 360 anticipates becoming financially independent in FY 2027; and

WHEREAS, it is estimated that the HANH loan be increased to \$3,500,000 to help cover 360 operating expenses through that time period; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN that the HANH loan to 360 Management Group, Co. is increased from \$2,800,000 to \$3,500,000, and the President is hereby authorized and empowered to take any and all steps necessary to effectuate the purposes of the Resolution, including the execution of an amended loan agreement between ECC-HANH and 360 Management Group, Co. for an amount not to exceed \$3,500,000.

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 October 17, 2023.

Karen DuBois-Walton
President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

Rolan Joni Young, Esq.
A Partner

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

MEMORANDUM

TO: Board of Commissioners
DATE: October 17, 2023
FROM: Edward LaChance, Vice President of Development
RE: Resolution Authorizing Acceptance of Department of Housing and Urban Development FY 2023 Choice Neighborhoods Planning Grant Award CT1E004CNP123 in the Amount of \$500,000.00

ACTION: Recommend that the Board of Commissioners adopt Resolution #10-82/23-R

TIMING: Immediately

DISCUSSION: On April 4, 2023, HUD issued a Notice of Funding Opportunity (NOFO) FR-6700-N-38 regarding Choice Neighborhood Planning Initiative. The NOFO makes available approximately \$7 million in assistance through the Choice Neighborhoods Planning Initiatives to support the development of comprehensive plans to revitalize severely distressed public housing and/or HUD-assisted housing and the surrounding neighborhood.

ECC/HANH identified Robert T. Wolfe Apartments as the Target Project and Union Square (Hill) as the Target Neighborhood for the application submission.

ECC/HANH submitted a grant application in the amount of \$500,000.00 by the June 6, 2023 deadline.

On September 15, 2023, HUD announced an award to ECC/HANH in the requested amount of \$500,000.00.

ECC/HANH is requesting authorization to accept the HUD 2023 Choice Neighborhoods Planning Grant award in the amount of \$500,000.00, execute all required documents, and obligate-expend the funds in accordance with program regulations.

FISCAL IMPACT: \$500,000.00

SOURCE OF FUNDS: HUD 2023 Choice Neighborhoods Planning Grant

STAFF: Edward LaChance, Vice-President of Development

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

Resolution #10-82/23-R

RESOLUTION AUTHORIZING ACCEPTANCE OF DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT FY 2023 CHOICE NEIGHBORHOODS PLANNING GRANT AWARD CT1E004CNP123
IN THE AMOUNT OF \$5000,000.00

WHEREAS, on April 4, 2023, HUD issued Notice FR-6700-N-38 which set forth the Choice Neighborhoods Planning Grants annual funding notification and application process; and

WHEREAS, grant funding up to \$500,000.00 could be used for one-time project specific assistance to support the development of comprehensive plans to revitalize severely distressed public housing and/or HUD-assisted housing and the surrounding neighborhood; and

WHEREAS, on April 4, 2023, HUD published the application due date of June 6, 2023; and

WHEREAS, ECC/HANH identified Robert T. Wolfe Apartments as the Target Project and Union Square (Hill) as the Target Neighborhood; and

WHEREAS, ECC/HANH submitted a grant application in the amount of \$500,000.00 by the June 6, 2023 deadline; and

WHEREAS, on September 15, 2023, HUD announced an award to ECC/HANH in the requested amount of \$500,000.00; and

WHEREAS, ECC/HANH is requesting authorization to accept the 2023 Choice Neighborhoods Planning Grant award in the amount of \$500,000.00, execute all required documents, and obligate-expend the funds in accordance with program regulations.

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

- 1) Acceptance of \$500,000.00 HUD 2023 Choice Neighborhoods Planning Grant award CT1E004CNP123 is hereby authorized.**
- 2) The President be and hereby is authorized, empowered and directed to execute and submit any required documents, forms, and agreements and submit them as HUD directs.**
- 3) The President be and is hereby authorized, empowered and directed to execute and submit any other forms, agreements, budgets and budget revisions and to obligate and expend the funds in accordance with program regulations.**
- 4) 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.**
- 5) 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 October 17, 2023.

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 Keene and Commissioner Witherspoon seconded.
Unanimous by all.

MEMORANDUM

TO: BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN

FROM: KAREN DUBOIS-WALTON, PH.D., EXECUTIVE DIRECTOR

DATE: OCTOBER 17, 2023

RE: **RESOLUTION RATIFYING, AUTHORIZING, AND TO THE EXTENT NECESSARY, REAUTHORIZING CERTAIN ACTS IN CONNECTION WITH McCONAUGHY TERRACE 4% (THE "PROJECT"), INTER ALIA (I) THE ENTERING INTO CERTAIN FINANCING BY THE GLENDOWER GROUP, INC. ("GLENDOWER"), AN INSTRUMENTALITY OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN ("HANH"), AND GLENDOWER McCONAUGHY TERRACE 4% LLC OR AN AFFILIATE THEREOF (THE "OWNER"); (II) THE ENTERING INTO AN AT-RISK CONSTRUCTION MANAGEMENT CONTRACT WITH LAROSA BUILDING GROUP, LLC FOR REHABILITATION AND CONSTRUCTION SERVICES ASSOCIATED WITH THE PROJECT; (III) THE (A) GROUND LEASING (THE "GROUND LEASE") OF CERTAIN REAL PROPERTY FROM HANH TO THE McCONAUGHY TERRACE DECLARANT, LLC ("DECLARANT"), (B) EXECUTION OF A DECLARATION OF McCONAUGHY TERRACE CONDOMINIUM (THE "CONDO DECLARATION") BY**

THE DECLARANT TO CERTAIN CONDOMINIUM UNITS (THE “CONDO UNITS”), ALONG WITH A SHARED USE AGREEMENT AND SUCH OTHER DOCUMENTS AS MAY BE REQUIRED IN CONNECTION WITH THE FOREGOING (COLLECTIVELY, THE “CONDO DOCUMENTS”), (C) ASSIGNMENT OF THE GROUND LEASE BY THE DECLARANT TO THE OWNER (THE “ASSIGNMENT OF GROUND LEASE”), AND (D) CONVEYANCE OF THE CONDO UNITS BY THE DECLARANT TO THE OWNER; (IV) THE EXECUTION AND DELIVERY OF A COOPERATION AGREEMENT WITH THE CITY OF NEW HAVEN (THE “COOPERATION AGREEMENT”); (V) THE EXECUTION AND DELIVERY OF REQUIRED MATERIALS AND FINANCIAL DOCUMENTS NECESSARY TO EFFECTUATE CONVERSION OF THE PROJECT FROM PUBLIC HOUSING TO SECTION 8 VIA THE RENTAL ASSISTANCE DEMONSTRATION (THE “RAD PROGRAM”) PROGRAM IN ACCORDANCE WITH PIH HUD NOTICE H-2019 PIH-2019-23(HA), AS MAY BE FURTHER AMENDED (THE “RAD REQUIREMENTS”); AND (VI) SUCH OTHER ACTS RELATED, INCIDENTAL, NECESSARY AND/OR ANCILLARY THERETO IN CONNECTION WITH THE REDEVELOPMENT OF THE PROJECT.

ACTION: Recommend that the Board of Commissioners adopt Resolution #10-84/23-R

TIMING: Immediately

DISCUSSION: This omnibus Resolution is to ensure that all actions required by HANH that are required for the financial closings and conversion of assistance for the Project in accordance with the RAD Program and the RAD Requirements have been duly authorized by HANH. The Project will occur on real property owned by HANH. HANH will execute the Ground Lease for 98 years with the Declarant. The Declarant will add the subject property to the McConaughy Terrace Condominium pursuant to the Condo Declaration, declare the Condo Units, convey the Condo Units to the Owner, and assign the Ground Lease to the Owner pursuant to the Assignment of Ground Lease.

The Project will consist of the rehabilitation of ninety-three (93) units of residential housing, ninety-two (92) of which shall receive the benefit of Section 8 project-based housing voucher rental assistance through the RAD Program ("RAD Units"), and shall be subject to all requirements applicable to the RAD Requirements, and shall also be subject to the low-income housing tax credit program requirements (the "LIHTC Requirements") (collectively, the "Redevelopment").

The managing member of the Owner is Glendower McConaughy Terrace 4% Redevelopment Corporation (the “**Corporation**”) and it is wholly controlled by Glendower, an instrumentality of HANH. The Owner’s investor member, with a 99.99% ownership interest, and its special investor member, with a .001% interest, will be affiliated with Hudson Housing Capital LLC, the tax credit investor. The Corporation is a stock corporation that will file a 168 election. The Owner will be treated as a partnership for tax purposes, and its members will be taxable entities.

The Owner has entered into a Development Services Agreement with Glendower to serve as the developer of the Redevelopment. LaRosa Building Group, LLC will serve as the at-risk construction manager and Crosskey Architects, LLC will serve

as architect.

HANH has been awarded a Commitment to Enter into a Housing Assistance Payment in connection with participation in the RAD program, as well as an allocation of low-income housing tax credits (“LIHTC”) under Section 42 of the Internal Revenue Code.

HANH and the Owner are entering into a Project Based Voucher HAP Contract and converting ninety-two (92) public housing units to housing voucher, project-based rental assistance in accordance with the RAD Requirements.

The construction and permanent loans to the Owner included in the Project funding are as follows:

Construction Financing:

- (i) such amount of LIHTC equity in the approximate amount of \$15,260,816 (the “Equity”) as may be allocated for construction;**
- (ii) a loan in the approximate principal amount of \$5,237,600 from the Connecticut Housing Finance Authority (“CHFA”);**
- (iii) an acquisition loan in the approximate principal amount of \$11,700,000 from HANH (the “HANH Acquisition Loan”); and**
- (iv) a construction/permanent loan in the approximate principal amount of \$1,877,308 of Moving To Work funds, and/or such other HANH funds as HANH may use in its sole discretion (the “HANH MTW Loan” and, together with the HANH Acquisition Loan are, the “HANH Loans”).**

Permanent Financing:

- (i) such amount of the Equity as may be allocated for a construction paydown;**
- (ii) a loan in the approximate principal amount of 14,300,000 from CHFA (the combined construction and permanent loans from CHFA may not exceed \$19,537,600);**
- (iii) the HANH Acquisition Loan; and**
- (iv) approximately \$1,354,060 of the MTW Loan after a construction paydown.**

In order to complete the RAD financing of the Redevelopment, the Corporation, through the Owner, and Glendower must execute certain and necessary closing documents with those investors providing private capital for the RAD financing of the Redevelopment.

FISCAL IMPACT: \$1,877,308

SOURCE(S)

OF FUNDS: MTW Funds

STAFF: Edward LaChance, Vice President

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

MEMORANDUM

TO: BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN

FROM: KAREN DUBOIS-WALTON, PH.D., EXECUTIVE DIRECTOR

DATE: OCTOBER 17, 2023

RE: RESOLUTION RATIFYING, AUTHORIZING, AND TO THE EXTENT NECESSARY, REAUTHORIZING CERTAIN ACTS IN CONNECTION WITH McCONAUGHY TERRACE 9% (THE "PROJECT"), INTER ALIA (I) THE ENTERING INTO CERTAIN FINANCING BY THE GLENDOWER GROUP, INC. ("GLENDOWER"), AN INSTRUMENTALITY OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN ("HANH"), AND GLENDOWER McCONAUGHY TERRACE 9% LLC OR AN AFFILIATE THEREOF (THE "OWNER"); (II) THE ENTERING INTO AN AT-RISK CONSTRUCTION MANAGEMENT CONTRACT WITH LAROSA BUILDING GROUP, LLC FOR REHABILITATION AND CONSTRUCTION SERVICES ASSOCIATED WITH THE PROJECT; (III) THE (A) GROUND LEASING (THE "GROUND LEASE") OF CERTAIN REAL PROPERTY FROM HANH TO THE McCONAUGHY TERRACE DECLARANT, LLC ("DECLARANT"), (B) EXECUTION OF A DECLARATION OF McCONAUGHY TERRACE CONDOMINIUM (THE "CONDO DECLARATION") BY THE DECLARANT TO CERTAIN CONDOMINIUM UNITS (THE "CONDO UNITS"), ALONG WITH A SHARED USE AGREEMENT AND SUCH OTHER DOCUMENTS AS MAY BE REQUIRED IN CONNECTION WITH THE FOREGOING (COLLECTIVELY, THE "CONDO DOCUMENTS"), (C) ASSIGNMENT OF THE GROUND LEASE BY THE DECLARANT TO THE OWNER (THE "ASSIGNMENT OF GROUND LEASE"), AND (D) CONVEYANCE OF THE CONDO UNITS BY THE DECLARANT TO THE OWNER; (IV) THE EXECUTION AND DELIVERY OF A COOPERATION AGREEMENT WITH THE CITY OF NEW HAVEN (THE "COOPERATION AGREEMENT"); (V) THE EXECUTION AND DELIVERY OF REQUIRED MATERIALS AND FINANCIAL DOCUMENTS NECESSARY TO EFFECTUATE CONVERSION OF THE PROJECT FROM PUBLIC HOUSING TO SECTION 8 VIA THE RENTAL ASSISTANCE DEMONSTRATION (THE "RAD PROGRAM") PROGRAM IN ACCORDANCE WITH PIH HUD NOTICE H-2019 PIH-2019-23(HA), AS MAY BE FURTHER AMENDED (THE "RAD REQUIREMENTS"); AND (VI) SUCH OTHER ACTS RELATED, INCIDENTAL, NECESSARY AND/OR ANCILLARY THERETO IN CONNECTION WITH THE REDEVELOPMENT OF THE PROJECT.

ACTION: Recommend that the Board of Commissioners adopt Resolution #10-85/23-R

TIMING: Immediately

DISCUSSION: This omnibus Resolution is to ensure that all actions required by HANH that are required for the financial closings and conversion of assistance for the Project in accordance with the RAD Program and the RAD Requirements have been duly authorized by HANH. The

Project will occur on real property owned by HANH. HANH will execute the Ground Lease for 98 years with the Declarant. The Declarant will add the subject property to the McConaughy Terrace Condominium pursuant to the Condo Declaration, declare the Condo Units, convey the Condo Units to the Owner, and assign the Ground Lease to the Owner pursuant to the Assignment of Ground Lease.

The Project will consist of the rehabilitation of the rehabilitation of one hundred five (105) units of residential housing and the construction of twenty-six (26) units of new residential housing, one hundred four (104) of which shall receive the benefit of Section 8 project-based housing voucher rental assistance through the RAD Program ("**RAD Units**"), and shall be subject to all requirements applicable to the RAD Requirements, and shall also be subject to the low-income housing tax credit program requirements (the "**LIHTC Requirements**") (collectively, the "**Redevelopment**").

The managing member of the Owner is Glendower McConaughy Terrace 9% Redevelopment Corporation (the "**Corporation**") and it is wholly controlled by Glendower, an instrumentality of HANH. The Owner's investor member, with a 99.99% ownership interest, and its special investor member, with a .001% interest, will be affiliated with Hudson Housing Capital LLC, the tax credit investor. The Corporation is a stock corporation that will file a 168 election. The Owner will be treated as a partnership for tax purposes, and its members will be taxable entities.

The Owner has entered into a Development Services Agreement with Glendower to serve as the developer of the Redevelopment. LaRosa Building Group, LLC will serve as the at-risk construction manager and Crosskey Architects, LLC will serve as architect.

HANH has been awarded a Commitment to Enter into a Housing Assistance Payment in connection with participation in the RAD program, as well as an allocation of low-income housing tax credits ("**LIHTC**") under Section 42 of the Internal Revenue Code.

HANH and the Owner are entering into a Project Based Voucher HAP Contract and converting one hundred four (104) public housing units to housing voucher, project-based rental assistance in accordance with the RAD Requirements.

The construction and permanent loans to the Owner included in the Project funding are as follows:

Construction Financing:

- (i) such amount of LIHTC equity in the approximate amount of **\$9,060,593** (the "**Equity**") as may be allocated for construction;
- (ii) a loan in the approximate principal amount of **\$13,000,000** from Webster Bank, National Association ("**Webster**");
- (iii) an acquisition loan in the approximate principal amount of **\$22,400,000** from HANH (the "**HANH Acquisition Loan**"); and

- (iv) a construction/permanent loan in the approximate principal amount of **\$3,424,432** of Moving To Work funds, and/or such other HANH funds as HANH may use in its sole discretion (the “**HANH MTW Loan**” and, together with the HANH Acquisition Loan are, the “**HANH Loans**”).

Permanent Financing:

- (i) such amount of the **Equity** as may be allocated for a construction payoff;
- (ii) a loan in the approximate principal amount of **\$11,815,000** from Webster; and
- (iii) the **HANH Loans**.

In order to complete the RAD financing of the Redevelopment, the Corporation, through the Owner, and Glendower must execute certain and necessary closing documents with those investors providing private capital for the RAD financing of the Redevelopment.

FISCAL IMPACT: \$3,424,432

SOURCE(S)
OF FUNDS: MTW Funds

STAFF: Edward LaChance, Vice President

RESOLUTION #10-85/23-R

HOUSING AUTHORITY OF THE CITY OF NEW HAVEN

RESOLUTION RATIFYING, AUTHORIZING, AND TO THE EXTENT NECESSARY, REAUTHORIZING CERTAIN ACTS IN CONNECTION WITH McCONAUGHY TERRACE 9% (THE "PROJECT"), INTER ALIA (I) THE ENTERING INTO CERTAIN FINANCING BY THE GLENDOWER GROUP, INC. ("GLENDOWER"), AN INSTRUMENTALITY OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN ("HANH"), AND GLENDOWER McCONAUGHY TERRACE 9% LLC OR AN AFFILIATE THEREOF (THE "OWNER"); (II) THE ENTERING INTO AN AT-RISK CONSTRUCTION MANAGEMENT CONTRACT WITH LAROSA BUILDING GROUP, LLC FOR REHABILITATION AND CONSTRUCTION SERVICES ASSOCIATED WITH THE PROJECT; (III) THE (A) GROUND LEASING (THE "GROUND LEASE") OF CERTAIN REAL PROPERTY FROM HANH TO THE McCONAUGHY TERRACE DECLARANT, LLC ("DECLARANT"), (B) EXECUTION OF A DECLARATION OF McCONAUGHY TERRACE CONDOMINIUM (THE "CONDO DECLARATION") BY THE DECLARANT TO CERTAIN CONDOMINIUM UNITS (THE "CONDO UNITS"), ALONG WITH A SHARED USE AGREEMENT AND SUCH OTHER DOCUMENTS AS MAY BE REQUIRED IN CONNECTION WITH THE FOREGOING (COLLECTIVELY, THE "CONDO DOCUMENTS"), (C) ASSIGNMENT OF THE GROUND LEASE BY THE DECLARANT TO THE OWNER (THE "ASSIGNMENT OF GROUND LEASE"), AND (D) CONVEYANCE OF THE CONDO UNITS BY THE DECLARANT TO THE OWNER; (IV) THE EXECUTION AND DELIVERY OF A COOPERATION AGREEMENT WITH THE CITY OF NEW HAVEN (THE "COOPERATION AGREEMENT"); (V) THE EXECUTION AND DELIVERY OF REQUIRED MATERIALS AND FINANCIAL DOCUMENTS NECESSARY TO EFFECTUATE CONVERSION OF THE PROJECT FROM PUBLIC HOUSING TO SECTION 8 VIA THE RENTAL ASSISTANCE DEMONSTRATION (THE "RAD PROGRAM") PROGRAM IN ACCORDANCE WITH PIH HUD NOTICE H-2019 PIH-2019-23(HA), AS MAY BE FURTHER AMENDED (THE "RAD REQUIREMENTS"); AND (VI) SUCH OTHER ACTS RELATED, INCIDENTAL, NECESSARY AND/OR ANCILLARY THERETO IN CONNECTION WITH THE REDEVELOPMENT OF THE PROJECT.

WHEREAS, the Housing Authority of the City of New Haven ("HANH") received an award under the Rental Assistance Demonstration ("RAD") program for the rehabilitation of one hundred five (105) units of residential housing and the construction of twenty-six (26) units of new residential housing, one hundred four (104) units of which shall receive the benefit of Section 8 project-based housing voucher rental assistance through the RAD program, and shall be subject to all requirements applicable to the RAD Program ("RAD Units"), and shall also be subject to the low-income housing tax credit program requirements (collectively, the "Redevelopment") to be located in the City of New Haven, Connecticut (the "Premises"); and

WHEREAS, Glendower McConaughy Terrace 9% LLC, a Connecticut limited liability company (the "Company"), was formed by Glendower McConaughy Terrace 9% Redevelopment Corporation, a Connecticut corporation (the "Managing Member") and The Glendower Group, Inc., a Connecticut nonstock corporation ("Glendower" and, together with the Managing Member, are the "Members"), to develop, rehabilitate, own, maintain and operate the Redevelopment and related site improvements on the Premises, and the RAD Units will be operated and maintained as qualified low-income units under Section 42 of the Internal Revenue Code of 1986, as amended ("Section 42"), for a period of not less than the tax credit compliance period and any applicable extended use period (as such term is used in Section 42); and

WHEREAS, the Company desires to enter into a certain cooperation agreement with the City of New Haven, HANH, Glendower, and Glendower McConaughy Terrace 4% LLC for the abatement of real property taxes and payments in lieu of taxes for the Premises (the “**Cooperation Agreement**”); and

WHEREAS, McConaughy Terrace Declarant, LLC (the “**Declarant**”) will enter into a ground lease for the Premises and the improvements thereon with HANH for a term of approximately 98 years pursuant to the terms and conditions to be set forth in a certain ground lease (the “**Ground Lease**”), which Ground Lease will be assigned to the Company pursuant to an assignment of lease (the “**Assignment of Ground Lease**”); and

WHEREAS, the Declarant intends to subject the Premises to the Declaration of McConaughy Terrace Condominium (the “**Condominium**”), declare certain condominium units in the Condominium (the “**Condo Units**”), and convey the Condo Units to the Company all pursuant to a condominium declaration, a shared use agreement, and such other documents as may be required in connection with the foregoing (collectively, the “**Condo Documents**”); and

WHEREAS, the Company and HANH each desire to enter into a Project Based Voucher HAP Contract (the “**RAD HAP Contract**”) in order to convert one hundred four (104) public housing units to housing voucher, project-based rental assistance in accordance with the RAD Requirements; and

WHEREAS, in order to complete the RAD financing of the Redevelopment, HANH must execute certain and necessary closing documents with those investors providing private capital for the RAD financing of the Redevelopment including the RAD Conversion Commitment (the “**RCC**”) and any amendments and/or riders thereto, a RAD Use Agreement and any riders thereto, RAD HAP Contracts and any riders, a RAD Combined Owner and PHA Certification, any releases or partial releases of any Declarations of Trust, a RAD Control Agreement, and any other documents required by the United States Department of Housing and Urban Development and by HANH with respect to HANH’s commitment of project based vouchers and such other documents, modifications, restrictive covenants, assignments, instruments, certificates and agreements as may be required (collectively, the “**RAD Documents**”); and

WHEREAS, in order to take advantage of the benefits of the low-income housing tax credits permitted by Section 42, Glendower is to withdraw as a member of the Company and Hudson Housing Capital LLC or one or more affiliates thereof (collectively, the “**Investors**”) will be admitted as the investment member and the special member of the Company pursuant to the terms to be set forth in a letter of intent, as may be amended from time to time (as so amended, the “**Hudson Commitment**”) and to be set forth in an amended and restated operating agreement for the Company (the “**Operating Agreement**”) for the benefit of the Redevelopment; and

WHEREAS, Managing Member desires that the Company obtain an investment in the Company from the Investors in the approximate amount of \$9,060,593 (the “**Investment**”); and

WHEREAS, as part of the Investment, the Investors will require that the Company, the Managing Member, and /or Glendower enter into various documents and agreements relating to the Redevelopment and/or the operation of the Premises, as the case may be, including, but not limited to, a certain development agreement, a certain guaranty agreement, a certain supervisory management agreement, a certain purchase option agreement, a certain right of first refusal agreement, and a certain closing certificate of managing member (collectively, the “**Syndication Documents**”); and

WHEREAS, Glendower will serve as a developer for the Redevelopment and, as such, has or will execute and deliver a development agreement, together with a co-development agreement as Glendower may desire (together, the “**Development Agreement**”); and

WHEREAS, the Company desires to enter into a contract with LaRosa Building Group, LLC to provide construction manager services for the construction, renovation and/or rehabilitation of the Premises (the “**Construction Agreement**”); and

WHEREAS, the Company desires to engage the services of Crosskey Architects, LLC to provide architectural services to the Premises and the Company will enter into agreements and or assignments, as the case may be, for such services (collectively, the “**Architectural Agreement**”); and

WHEREAS, the Company desires to enter into a certain agreement with 360 Management Group, Co., a Connecticut nonstock corporation, for the provision of property management services for the Premises (together, the “**Management Agreement**”); and

WHEREAS, the Company intends to obtain a (i) construction loan from Webster Bank, National Association (“**Webster Bank**”) in the approximate principal amount of \$13,000,000 (the “**Webster Bank Construction Loan**”) and (ii) permanent loan from Webster Bank in the approximate principal amount of \$11,815,000 (the “**Webster Bank Permanent Loan**” and, together with the Webster Bank Construction Loan are, the “**Webster Bank Loans**”), upon such terms and conditions to be negotiated between Webster Bank and the Company and to be set forth in a commitment letter in connection with the same, as the same may be amended from time to time (the “**Webster Bank Commitment**”); and

WHEREAS, HANH has agreed to make a subordinate leasehold acquisition loan to the Company (the “**Leasehold Acquisition Loan**”) for the benefit of the Redevelopment in the approximate principal amount of \$22,400,000; and

WHEREAS, HANH has agreed to make subordinate moving to work funds construction and permanent loans to the Company (the “**MTW Loan**” and, together with the Leasehold Acquisition Loan are, the “**HANH Loans**”) for the benefit of the Redevelopment in the approximate principal amounts of \$3,424,432; and

WHEREAS, in order to effectuate some or all of the terms and conditions of each of the RCC, the Webster Bank Commitment, the Webster Bank Loans, the Investment, the HANH Loans, the Condominium, and the Condo Documents, the Company, the Managing Member, and Glendower, as the case may be, may be required to (i) execute loan agreements, notes, mortgagees, modification, guaranties, assignments, security agreements, subordination agreements, restrictive covenants, intercreditor agreements, deeds, declarations, formation documents, and such other documents, instruments, certificates, loan applications, and agreements as may be required, and (ii) pledge, mortgage and/or hypothecate certain real and personal property of the Company and/or the Managing Member; and

WHEREAS, in conjunction with the Redevelopment, the amounts and terms of the Webster Bank Loans and the HANH Loans (collectively, the “**Financings**”) and/or any funds constituting all or part of the foregoing may be varied, or other funds and sources of financing may be substituted in place of all or part of any of the foregoing, throughout the course of the Redevelopment (the “**Alternative Financing**”); and

WHEREAS, it is in the best interests of each of the Company, the Managing Member, Glendower, and HANH, as the case may be, to undertake and consummate the Tax Agreement, the Ground Lease, the Assignment of Ground Lease, the Condominium, the Condo Documents, the RAD Documents, the Operating Agreement, the Syndication Documents, the Development Agreement, the Construction Agreement, the Architectural Agreement, the Management Agreement, and the Financings and/or the Alternative Financings, as the case may be, for the benefit of the Redevelopment.

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

1. HANH is hereby authorized, empowered and directed, for itself, to authorize, approve, enter into, execute, and deliver the Cooperation Agreement, the Ground Lease, the Assignment of Ground Lease, the Condominium, the Condo Documents, the RAD Documents, the Syndication Documents, the Development Agreement, such other loan agreements, notes, mortgages, modifications, guaranties, assignments, subordinations, restrictive covenants, intercreditor agreements, deeds, declarations, formation documents, and other documents, instruments, certificates, loan applications, and agreements evidencing the RCC, the Investment, the Webster Bank Loans, and the HANH Loans (collectively referred to as the “**Financing Documents**”) as may be required or necessary for HANH to lease the Premises to the Company and to effectuate the terms of, and to perform the obligations under the Ground Lease, the Assignment of Ground Lease, the Condominium, the Condo Documents, the Hudson Commitment, the Investment, the Webster Bank Commitment, the Webster Bank Loans, the HANH Loans, the RCC, and the Alternative Financing (collectively, the “**Project Financing**”), and to take such actions and to perform such obligations under the Financing Documents, and in connection with the Project Financing, and such actions and performance, shall be in such form and substance and with such changes, additions and modifications thereto as may be approved by Karen DuBois-Walton, as the Executive Director of HANH, such approval to be conclusively evidenced by such Executive Director’s entering into, execution or delivery of the Financing Documents or taking such actions or causing such performance. Further, the execution and delivery, by the Executive Director on behalf of HANH, of any such documents in the form as so executed and delivered is hereby approved, ratified and confirmed; and
2. The execution and delivery of the Construction Agreement, the cost of which is expected to be approximately \$14,920,819, and the Architectural Agreement are hereby authorized; and
3. The making of loans, grants and/or capital contributions to the Owner to evidence the Project Funding, as applicable, including (i) the MTW Loan and (ii) the Acquisition Loan, all upon such terms and conditions as determined by the Executive Director to be in the best interests of HANH, and to accept such mortgages and other collateral as security for the payment and performance of the obligations therefore of each of the Owner, Glendower and/or the Declarant, as the case may be, including executing, delivering and accepting the delivery of such instruments and documents as may be necessary and appropriate to effectuate the foregoing purposes in accordance with the construction and permanent budgets (the “**Budgets**”) of the transaction as set forth in Exhibit A hereto, are hereby authorized, and the Executive Director of HANH is authorized to submit such requests from the Budgets to HUD for funding as may be required; and
4. The provision of certain guarantees to the tax credit syndicator/investor and lender, including, but not necessarily limited to guarantees of completion, operating deficit guarantees, guarantees related to loss or recapture of tax credits, payment guarantees and such other guarantees as are necessary to secure the contemplated financing are hereby authorized; and
5. The Executive Director of HANH is hereby authorized, empowered and directed to take any and all such related or ancillary actions necessary and appropriate to achieve the foregoing or to comply with the requirements of the instruments approved or authorized hereunder. Any action by Karen DuBois-Walton, as the Executive Director of HANH, to do and perform, or cause to be done and performed, in the name of and on behalf of HANH in furtherance of the purposes hereunder is hereby approved, ratified and confirmed; and

6. The Executive Director is authorized, empowered and directed to act on behalf of HANH to take all such actions as are necessary or appropriate to provide the funding outlined hereinabove, to grant the conveyances, loans, grants, and/or capital contributions, cause to be prepared, executed and delivered, upon such terms and conditions as the Executive Director deems necessary and appropriate and in the best interests of HANH and the closing documents evidencing the transaction(s) contemplated hereby, and to effectuate HUD approval of same and to make corrections, general refinements and HUD-requested revisions to said documents; and
7. The Executive Director 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 funding and closing documents required to effectuate the foregoing purposes; and
8. The Executive Director be and hereby is authorized, empowered and directed to take any and all such related or ancillary actions necessary and appropriate to achieve the foregoing purposes, including but not limited to adjustment to the funding sources included in the development budget to the extent such adjustments are not of a material nature; and
9. 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, including as the foregoing are set forth at Exhibit B hereto; and
10. Any and all documents heretofore approved, entered into, executed and/or delivered and any and all actions heretofore taken or obligations heretofore performed by, in the name of, or on behalf of HANH, in furtherance of any of the foregoing are hereby ratified, confirmed and approved in all respects and, to the extent necessary, authorized and reauthorized; and
11. This Resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Members of the Board of Commissioners present at a meeting duly called at which a quorum was present on October 17, 2023.

Karen DuBois-Walton,
President

Date

REVIEWED:

GENERAL COUNSEL
McCarter & English, LLP

By: _____

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

MEMORANDUM

TO: Board of Commissioners

DATE: October 17, 2023

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

RE: Resolution Authorizing Contract Award to Advance Security Integration, LLC dba Security 101 for Comprehensive Security Camera, Vehicle and Pedestrian Access Gate Upgrades at Essex Townhouses in an Amount Not to Exceed \$209,150.29

ACTION: Recommend that the Board of Commissioners adopt Resolution #10-86/23-R

TIMING: Immediately

DISCUSSION: ECC/HANH identified a need to upgrade the security cameras, vehicle and pedestrian access gates at the Essex Townhouses development located at 1134 Quinnipiac Avenue, New Haven.

ECC identified Security 101 from Connecticut State Department of Administrative Services Contract #17PSX0002 and Security 101's familiarity with EXACQ Vision which is ECC/HANH's security camera monitoring platform.

ECC/HANH staff met with Security 101 staff at Essex to review the current camera and access gate systems. Security 101 submitted a proposal for ECC's review and consideration.

ECC/HANH is recommending contract award to Advance Security Integration, LLC dba Security 101 in the amount not to exceed \$209,150.29 for Comprehensive Security Camera, Vehicle and Pedestrian Access Gate Upgrades at Essex Townhouses for a period not to exceed 6 months from the date of 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.

ECC/HANH requests Board of Commissioners authorization to execute a contract with Advance Security Integration, LLC dba Security 101 for Comprehensive Security Camera, Vehicle and Pedestrian Access Gate Upgrades at Essex Townhouses in an amount not to exceed \$209,150.29.

FISCAL IMPACT: \$209,150.29

SOURCE OF FUNDS: HUD 2023 Emergency Safety & Security Grant

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

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

Resolution #10-86/23-R

RESOLUTION AUTHORIZING CONTRACT AWARD TO ADVANCE SECURITY INTEGRATION, LLC DBA SECURITY 101 FOR COMPREHENSIVE SECURITY CAMERA VEHICLE & PEDESTRIAN ACCESS GATE UPGRADES AT ESSEX TOWNHOUSES IN AN AMOUNT NOT TO EXCEED \$209,150.29

WHEREAS, ECC/HANH identified a need to upgrade the security cameras, vehicle and pedestrian access gates at the Essex Townhouses development located at 1134 Quinnipiac Avenue, New Haven; and

WHEREAS, ECC identified Security 101 from Connecticut State Department of Administrative Services Contract #17PSX0002 and Security 101's familiarity with EXACQ Vision which is ECC/HANH's security camera monitoring platform; and

WHEREAS, ECC/HANH staff met with Security 101 staff at Essex to review the current camera and access gate systems; and

WHEREAS, Security 101 submitted a proposal for ECC's review and consideration; and

WHEREAS, ECC/HANH is recommending contract award to Advance Security Integration, LLC dba Security 101 in the amount not to exceed \$209,150.29 for Comprehensive Security Camera, Vehicle and Pedestrian Access Gate Upgrades at Essex Townhouses for a period not to exceed 6 months from the date of 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; and

WHEREAS, ECC/HANH requests Board of Commissioners authorization to execute a contract with Advance Security Integration, LLC dba Security 101 in the amount not to exceed \$209,150.29.

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 a contract to Advance Security Integration, LLC dba Security 101 in the amount not to exceed \$209,150.29 for Comprehensive Security Camera, Vehicle and Pedestrian Access Gate Upgrades at Essex Townhouses for a period not to exceed 6 months from the date of 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 October 17, 2023.

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

Date

**REVIEWED:
MCCARTER & ENGLISH, LLP**

GENERAL COUNSEL

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

By: _____
Rolan Joni Young, Esq.
A Partner

MEMORANDUM

TO: Board of Commissioners
DATE: October 17, 2023
FROM: Karen DuBois-Walton, Ph.D., President
RE: Resolution Authorizing Acceptance of Department of Housing and Urban Development FY 2023 Emergency Safety and Security Capital Fund Program Grant Award CT26E00450123 in the Amount of \$250,000.00

ACTION: Recommend that the Board of Commissioners adopt Resolution #10-87/23-R

TIMING: Immediately

DISCUSSION: On April 21, 2023, HUD issued Notice PIH 2023-10 which set forth the Emergency Safety and Security annual funding notification and application process. Grant funding up to \$250,000.00 could be used for one-time project specific assistance to address crime and drug-related activity. On April 24, 2023, HUD published the application due date of June 28, 2023.

ECC/HANH identified these activities for the application submission:

- **Essex Townhouses: Replacement and enhancement of existing camera system; replacement of security gate equipment controlling access to the site**

ECC/HANH submitted a grant application in the amount of \$250,000.00 by the June 28, 2023 deadline.

On September 22, 2023, HUD announced an award to ECC/HANH in the requested amount of \$250,000.00.

ECC/HANH is requesting authorization to accept the HUD 2023 Emergency Safety and Security Capital Fund Program award in the amount of \$250,000.00, execute all required documents, and obligate-expend the funds in accordance with program regulations.

FISCAL IMPACT: \$250,000.00

SOURCE OF FUNDS: HUD 2023 Emergency Safety and Security Capital Fund Program

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

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

Resolution Number #10-87/23-R

RESOLUTION AUTHORIZING ACCEPTANCE OF DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FY 2023 EMERGENCY SAFETY AND SECURITY CAPITAL FUND PROGRAM GRANT AWARD CT26E00450123 IN THE AMOUNT OF \$250,000.00

WHEREAS, on April 21, 2023, HUD issued Notice PIH 2023-10 which set forth the Emergency Safety and Security annual funding notification and application process; and

WHEREAS, grant funding up to \$250,000.00 could be used for one-time project specific assistance to address crime and drug-related activity; and

WHEREAS, on April 24, 2023, HUD published the application due date of June 28, 2023; and

WHEREAS, ECC/HANH identified these activities for the application submission:

- **Essex Townhouses: Replacement and enhancement of existing camera system; replacement of security gate equipment controlling access to the site**

WHEREAS, ECC/HANH submitted a grant application in the amount of \$250,000.00 by the June 28, 2023 deadline; and

WHEREAS, on September 22, 2023, HUD announced an award to ECC/HANH in the requested amount of \$250,000.00; and

WHEREAS, ECC/HANH is requesting authorization to accept the 2023 Emergency Safety and Security Capital Fund Program award in the amount of \$250,000.00, execute all required documents, and obligate-expend the funds in accordance with program regulations.

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

- 6) Acceptance of \$250,000.00 HUD 2023 Emergency Safety and Security Capital Fund Program award CT26E00450123 is hereby authorized.**
- 7) The Executive Director-President be and hereby is authorized, empowered and directed to execute and submit any required documents, forms, and agreements and submit them as HUD directs.**
- 8) The Executive Director-President be and is hereby authorized, empowered and directed to execute and submit any other forms, agreements, budgets and budget revisions and to obligate and expend the funds in accordance with program regulations.**
- 9) 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.**
- 10) 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 October 17, 2023.

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

Date

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

**REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL**

By: _____
Rolan Joni Young, Esq.
A Partner

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

MEMORANDUM

TO: Board of Commissioners

DATE: October 17, 2023

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

RE: Resolution Authorizing Change Order Number Three (3) to the contract with Crumbie Law Group, LLC for an additional amount of \$45,000.00 bringing the total not to exceed contract amount from \$161,000.00 to \$206,000.00

ACTION: Recommend that the Board of Commissioners adopt Resolution #10-88/23-R

TIMING: Immediately

RATIONALE: Elm City Communities/ Housing Authority of the City of New Haven is seeking Board approval for a contract award to Crumbie Law Group, LLC for legal services for non-payment summary processes for one-year period commencing March 1, 2021, and February 28, 2022, with (2) One year options to renew in the amount of \$53,700.00

The Housing Authority of New Haven solicited proposals for legal services for non-payment summary process. The Agency received proposals from 5 law firms, Crumbie Law Group, The Landlord Law Firm, Cody and Gonillo LLP, Karen Lee Miller an Associates LLC and Law Offices of Martyn Philpot Jr. LLC. The HANH evaluation committee interviewed all the legal firms and determined Crumbie Law Group submitted the best proposal. HANH is satisfied with the services proposed and is requesting the Board approve the contract award for one year commencing March 1, 2021 and ending February 28, 2022 for a contract amount of \$53,700.00.

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 (Whichever is higher) and which results in a total contract greater than \$150,000 must be approved by the Commission prior to execution.

On February 16, 2021, the Board of Commissioners approved Resolution #02-09/21-R for a contract with Crumbie Law Group, LLC for nonpayment lease violation cases including HANH's review of Pre-termination / Notice to Quits, repayment agreements, negotiated stipulated judgments and Trials. Subpoena of witness, witness preparation, case development, including emails, correspondences and all other related activity beginning

March 1, 2021, and ending February 28, 2022, for a total contract of \$53,700.00 per year for three (3) years for a total not to exceed amount of \$161,000.00

ECC/HANH is now seeking approval of Change Order Number Three (3) to the contract with Crumie Law Group, LLC for an additional amount of \$45,000.00 bringing the total not to exceed contract amount from \$161,000.00 to \$206,000.00.

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 (whichever is higher) and which results in a total contract greater than \$150,000 must be approved by the Commission prior to execution. ECC/HANH is now seeking approval of Change Order Number Three (3) to the contract with Crumie Law Group, LLC for an additional amount of \$45,000.00 bringing the total not to exceed contract amount from \$161,000.00 to \$206,000.00.

FISCAL IMPACT: \$45,000.00

STAFF: Lee Purvis, Central Operations Manager

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION # #10-88/23-R

Resolution Authorizing Change Order Number Three (3) to the contract with Crumbie Law Group, LLC for an additional amount of \$45,000.00 bringing the total not to exceed contract amount from \$161,000.00 to \$206,000.00.

WHEREAS, Elm City Communities/The Housing Authority of the City of New Haven by way of Request for Proposals, solicited legal services for nonpayment lease summary process; and

WHEREAS, The Housing Authority of the City of New Haven received 5 proposals from the following law firms Crumbie Law Group LLC, The Landlord Law Firm, Cody and Gonillo LLP, Karen Lee Miller an Associates LLC, and Law Offices of Martyn Philpot Jr. LLC. The HANH evaluation committee interviewed all five legal firms and determined Crumbie Law Group LLC submitted the best proposal: and

WHEREAS, ECC/HANH is requesting the Board approve a contract award for one year commencing on March 1, 2021 and ending February 28, 2022 with (2) one year options bringing the not to exceed amount of \$53,700.00; and

WHEREAS language in the second-year option to renew with Crumbie Law Group, LLC for the period beginning March 1, 2021 and ending on March 28, 2023, and approving the third and final year to the contract Inc in the amount of \$53,700.00 bring the total contract amount from \$107,400.00 to a not to exceed amount \$161,000.00 with no option to renew; and

WHEREAS, On February 16, 2021, the Board of Commissioners approved Resolution #02-09/21-R for a contract with Crumbie Law Group, LLC for nonpayment lease violation cases including HANH's review of Pre-termination / Notice to Quits, repayment agreements, negotiated stipulated judgments and Trials. Subpoena of witness, witness preparation, case development, including emails, correspondences and all other related activity beginning March 1, 2021, and ending February 28, 2022, for a total contract of \$53,700.00 per year for three (3) years for a total not to exceed amount of \$161,000.00:and

WHEREAS, On March 21, 2023, the Board of Commissioners approved the reauthorization Resolution #02-09/21-R for certain acts in connection with the WHEREAS language in the second-year option to renew the contract with Crumbie Law Group, LLC for the period beginning March 1, 2021 and ending on March 28, 2023, and approving the third and final year to the contract with Crumbie Law Group, Inc in the amount of \$53,700.00 bring the total contract amount from \$107,400.00 to a not to exceed amount \$161,000.00 with no option to renew; and

WHEREAS, ECC/HANH is now seeking approval of Change Order Number Three (3) to the contract with Crumbie Law Group, LLC for an additional amount of \$45,000.00 bringing the total not to exceed contract amount from \$161,000.00 to \$206,000.00;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 (whichever is higher) and which results in a total contract greater than \$150,000 must be approved by the Commission 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. ECC/HANH is now seeking approval of Change Order Number Three (3) to the contract with Crumbie Law Group, LLC for an additional amount of \$45,000.00 bringing the total not to exceed contract amount from \$161,000.00 to \$206,000.00 is approved.**
- 2. The President be and hereby is authorized, empowered and directed to take any and all such action ancillary, related and or/necessary action to fulfill the foregoing purposes and the purposes of this resolution.**
- 3. 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 October 17, 2023.

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 Keene and Commissioner Witherspoon seconded. Unanimous by all.

MEMORANDUM

To: Board of Commissioners

From: Karen DuBois Walton Ph.D., President

Date: October 17, 2023

RE: Resolution approving a Memorandum of Understanding with the City of New Haven's Department of Public Works for Cooperative Purchasing of supplies and services. The Memorandum of Understanding is will commence beginning November 1, 2023 and ending October 31, 2026 at a not to exceed amount of \$150,000.00 per year with an option to renew two (2) additional years

ACTION: Recommend that the Board of Commissioners adopt Resolution #10-89/23-R

TIMING: Immediately

DISCUSSION: Elm City Communities/Housing Authority of the City of New Haven wishes to enter into a Memorandum of Understanding with the City of New Haven's Department of Public Works. for Cooperative Purchasing of supplies and services including but no limited to automotive gasoline, sand and salt, bulk trash disposal services.: Preventive Maintenance and Repairs to ECC/HANH Fleet Vehicles, Trailers, Gators, Bobcats, Lawnmowers, Weed Whackers, Plows, Sanders, Snow Blowers, Hedge Trimmers, Power Vacuums and Blowers. The contract is for three years beginning November 1, 2023 and ending October 31, 2026 at a not to exceed amount of \$150,000.00 per year with an option to renew two (2) additional years.

Justification for procurements with city agencies are noted in the A) HUD Procurement Hand Book 7460.8 Rev-1, Section 8 (Cooperative Purchasing Agreements); B) Federal Procurement Regulation CFR 85.36 (Page 527); and C) HANH Procurement Policy (Page 14) Cooperative Purchasing which states "HANH may enter into state and local intergovernmental agreements to purchase or use common goods and services

In accordance with resolution 07-54/01-R approved by the Board of Commissioners on July 24, 2001, all contracts greater than \$50,000.00 must be approved by the Commission prior to execution. HANH staff is recommending that the Board of Commissioners approve the contract with the City of New Haven's Department of Public Works for the Cooperative Purchasing of supplies and materials including but not limited to automotive gasoline, sand and salt, bulk trash disposal services. preventive maintenance and repairs to ECC/HANH

Vehicles, Trailers, Gators, Bobcats, Lawnmowers, Weed Whackers, Plows, Sanders, Tenant Sweepers, Snow Blowers, Hedge Trimmers, Power Vacuums and Blowers. The contract is for three years beginning November 1, 2023 and ending October 31, 2026 at a not to exceed amount of \$150,000.00 with an option to renew two (2) additional years.

FISCAL IMPACT: **\$150,000.00 Operating funds Budgeted for FY 2024**
 \$150,000.00 Operating funds budgeted for FY 2025
 \$150,000.00 Operating funds budgeted for FY 2026

STAFF: **Lee Purvis, Central Operations Manager**

Housing Authority of the City of New Haven

Resolution #10-89/23-R

RESOLUTION AUTHORIZING A MEMORANDUM OF UNDERSTANDING WITH THE CITY OF NEW HAVEN DEPARTMENT OF PUBLIC WORKS FOR COOPERATIVE PURCHASING OF SUPPLIES AND SERVICES FOR THE PERIOD BEGINNING NOVEMBER 1, 2023 AND ENDING OCTOBER 31, 2026 FOR \$150,000.00 PER YEAR WITH AN OPTION FOR TWO (2) ADDITIONAL YEARS .

WHEREAS, ECC/HANH has a recurring need for automotive gas, sand salt and bulk disposal service and equipment maintenance services for its grounds equipment and vehicles; and

WHEREAS, is requesting to enter into a Memorandum of Understanding with the City of New Haven Department of Public Works for cooperative purchasing of supplies and services including but no limited to automotive gasoline, sand and salt, bulk trash disposal services. Preventive Maintenance and Repairs to ECC/HANH Vehicles, Trailers, Gators, Bobcats, Lawnmowers, Weed Whackers, , Plows, Sanders, Tenant Sweepers, Snow Blowers, Hedge Trimmers, Power Vacuums and Blowers; and

WHEREAS, HANH has determined that this procurement qualifies as a procurement with city agencies adhering to criteria outlined in the HUD Procurement Hand Book 7460.8 Rev 1, Section 8 (Cooperative Purchasing), Federal Procurement Regulation CFR 85.36 (page 527) and HANH Procurement Policy (Page 14); and

WHEREAS, HANH is recommending execution a Memorandum of Understanding with the City of New Haven Department of Public Works for cooperative purchasing of supplies and services not to exceed amount \$150,000.00 per year for a period from November 1, 2023 to October 31, 2026 with an option to renew for two (2) additional years for an additional amount of \$150,000.00 per year; and

WHEREAS, in accordance with resolution 07-54/01-R approved by the Board of Commissioners on July 24, 2001, all contracts greater than \$50,000.00 must be approved by the 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 award a contract to the City of New Haven's Department of Public Works for Cooperative Purchasing of supplies and services for a (3) year period beginning November 1, 2023 and ending October 31, 2026 for a not to exceed amount of \$150,000 per year with an option to renew for two (2) additional years for an additional \$150,000 is authorized 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 HANH, the agreement contemplated hereby.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on October 17, 2023.

Karen DuBois-Walton Ph.D.
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 Keene and Commissioner Witherspoon seconded.
Unanimous by all.**

MEMORANDUM

To: Board of Commissioners

From: Karen DuBois-Walton, President

Date: October 4, 2023

RE: Resolution to ~~Ratify~~ Approve the Housing Assistance Payments (HAP) Contract with Eastview Terrace for forty nine Project Based Voucher (20) years in the annual HAP contract amount of \$1,035,828.00 commencing November 11, 2023 and ending November 10, 2043

ACTION: Recommend that the Board of Commissioners adopt Resolution #10-90/23-R

TIMING: Immediately

DISCUSSION: On November 11, 2008 ECC enter into a fifteen year Housing Assistance Payment (HAP) contract with Eastview Terrace LLC, to provide Project Based Housing Choice Voucher (HCV)/Section 8 rental assistance for twenty (49) residents , at Eastview Terrace. For a period of 15 years commencing on November 11, 2008 until November 10, 2023.

ECC/HANH now seeks to renew the existing contract. To provide Project Based Housing Choice Voucher (HCV)/Section 8 rental assistance for twenty (49) residents , at Eastview Terrace.

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/HANH staff is recommending that the Board of Commissioners APPROVE PBV HAP contract with Eastview Terrace LLC for Twenty (20) years for an HAP contract amount of \$1,035,828.00.

FISCAL IMPACT: \$1,035,828 Plus Annual Rental Increases in MTW Funding

STAFF: Coreen Toussaint, VP of Housing Choice Voucher

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION #10-90/23-R

RESOLUTION TO ~~RATIFY~~ APPROVE THE HOUSING ASSISTANCE PAYMENTS (HAP) CONTRACT WITH EASTVIEW TERRACE FOR FORTY NINE PROJECT BASED VOUCHER (20) YEARS IN THE ANNUAL HAP CONTRACT AMOUNT OF \$1,035,828.00 COMMENCING NOVEMBER 11, 2023 AND ENDING NOVEMBER 10, 2043

WHEREAS; on On November 11, 2008 ECC enter into a fifteen year Housing Assistance Payment (HAP) contract with Eastview Terrace LLC, to provide Project Based Housing Choice Voucher (HCV)/Section 8 rental assistance for twenty (49) residents , at Eastview Terrace. For a period of 15 years commencing on November 11, 2008 until November 10, 2023; and

WHEREAS, ECC/HANH now seeks to renew the existing contract. To provide Project Based Housing Choice Voucher (HCV)/Section 8 rental assistance for twenty (49) residents , at Eastview Terrace; 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. ECC/HANH staff is recommending that the Board of Commissioners APPROVE PBV HAP contract with Eastview Terrace LLC for Twenty (20) years for an HAP contract amount of \$1,035,828.00.**
- 2. The President be and hereby is authorized, empowered, and directed to take any and all such action ancillary, related and or/necessary action to fulfill the foregoing purposes and the purposes of this resolution.**
- 3. This resolution shall take effect immediately.**

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

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 Keene and Commissioner Witherspoon seconded.
Unanimous by all.**

MEMORANDUM

TO: Board of Commissioners

DATE: October 17, 2023

FROM: Karen DuBois-Walton, President

RE: Resolution Ratifying Contract Award to ENGIE Energy to procure electricity for two years commencing on October 12, 2023 and ending on October 11, 2025

ACTION: Recommend that the Board of Commissioners adopt Resolution #10-91/23-R

TIMING: Immediately

BACKGROUND: HANH's utility consultant, NUENERGEN, conducted a competitive procurement to identify an electricity provider to provide a competitive and cost-effective rate. They received three (3) responses and upon completion of the review and evaluations of proposals, it was deemed ENGIE Energy had submitted the most responsive proposal to provide the lowest rate of \$107.38 per MWH. This contract will be for the benefit of HANH as well as the tax credit sites managed by 360 Management. It is estimated that this contract will result in electricity costs of approximately \$742,000/year.

In accordance with resolution 07-54/01-R approved by the Board of Commissioners on July 24, 2001, all contracts greater than \$50,000.00 must be approved by the Board of Commissioners. We request Board of Commissioners authorization to award a contract to ENGIE Energy for a two-year contract commencing on October 12, 2023 and ending on October 11, 2025.

FISCAL IMPACT: \$742,000/year operating funds

STAFF: Jack Rafferty – Sr. VP Finance, IT & Administration

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

RESOLUTION #10-91/23-R

**RESOLUTION AUTHORIZING CONTRACT AWARD TO ENGIE ENERGY TO PROCURE
ELECTRICITY FOR TWO YEARS COMMENCING ON OCTOBER 12, 2023 AND ENDING ON
OCTOBER 11, 2025**

WHEREAS, the Housing Authority of the City of New Haven (HANH) identified a need for energy efficiency and development of an energy procurement and consumption strategy; and

WHEREAS, HANH's Consultant, NUENERGEN conducted a competitive procurement to identify an electricity provider to provide a competitive and cost-effective rate; and

WHEREAS, They received three (3) responses and upon completion of the review and evaluations of proposals, it was deemed ENGIE Energy had submitted the most responsive proposal to provide the lowest rate of \$107.38 per MWh; and

WHEREAS, HANH would like to execute a 2-year contractual agreement with ENGIE Energy, beginning October 12, 2023 ending on October 11, 2025; and

WHEREAS, the total value of this contract is estimated to be \$742,000 annually; and

WHEREAS, in accordance with resolution 07-54/01-R approved by the Board of Commissioners on July 24, 2001, all contracts greater than \$50,000.00 must be approved by the Board of Commissioners.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN that the contract with ENGIE Energy for period of October 12, 2023 and ending on October 11, 2025 be 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 Executive Director deems necessary and appropriate and in the best interest of HANH, the agreement contemplated hereby.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on October 17, 2023.

Karen DuBois-Walton
Secretary/President

Date

**REVIEWED:
MCCARTER & ENGLISH, LLP**

GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

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

MEMORANDUM

To: Board of Commissioners

Date: October 17, 2023

From: Karen DuBois-Walton, Executive Director

Re: Resolution Approving the Housing Choice Voucher Payment Standard Schedule for FY 2024 January 1, 2024 to December 31, 2024

ACTION: Recommend that the Board of Commissioners adopt Resolution #10-92/23-R

TIMING: Immediately

DISCUSSION: Section 8(c)(1) of the United States Housing Act of 1937 (USHA) requires the Secretary to publish Fair Market Rents (FMRs) periodically, but not less than annually, to be effective on October 1 of each year.

Per 24 CFR 982.503:

- (1) HUD publishes the fair market rents for each market area in the United States (see part 888 of this title). The PHA must adopt a payment standard schedule that establishes voucher payment standard amounts for each FMR area in the PHA jurisdiction. For each FMR area, the PHA must establish payment standard amounts for each “unit size.” Unit size is measured by number of bedrooms (zero-bedroom, one-bedroom, and so on).
- (2) The payment standard amounts on the PHA schedule are used to calculate the monthly housing assistance payment for a family (§982.505).
- (3) The PHA voucher payment standard schedule shall establish a single payment standard amount for each unit size. For each unit size, the PHA may establish a single payment standard amount for the whole FMR area or may establish a separate payment standard amount for each designated part of the FMR area.

The FMR for an area is the amount that would be needed to pay the gross rent (shelter rent plus utilities) of privately owned, decent, and safe rental housing of a modest (non-luxury) nature with suitable amenities.

A PHA may set its payment standard amounts from 90 percent to 110 percent of the published FMRS and may set them higher or lower with HUD approval.

The proposed Voucher Payment Standard will be set at 100 percent for the following unit sizes 0 bedroom, 3 bedroom 4 bedroom, 6 bedroom 7 bedroom and 8 bedroom. The payment standard will be set at 110 percent for the following unit sizes 2 bedroom and 5 bedroom The payment standard will be set at 115 percent for 1 bedroom. the following unit sizes 0 bedroom. With the exception of the non-impacted areas (which are set at 120%) and hard to locate units such as accessible and larger bedroom size units, which may be set up to 150% as approved in HANH’s Moving to Work (MTW) Annual Plan.

The final FY2023 FMRs have increased by 11.9% to 14.5%.

| | 0BR | 1BR | 2BR | 3BR | 4BR | 5BR | 6BR | 7BR | 8BR |
|------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 2022 FMR | \$1,200 | \$1,334 | \$1,629 | \$2,001 | \$2,258 | \$2,597 | \$2,935 | \$3,274 | \$3,613 |
| 2024 FMR | \$1,251 | \$1,374 | \$1,676 | \$2,062 | \$2,348 | \$2,700 | \$3,052 | \$3,404 | \$3,756 |
| Difference | 4.25% | 2.9% | 2.9% | 3.0% | 4.0% | 4.0% | 4.0% | 4.0% | 4.0% |

| | 0BR | 1BR | 2BR | 3BR | 4BR | 5BR | 6BR | 7BR | 8BR |
|------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 2022 VPS | \$1,320 | \$1,467 | \$1,791 | \$2,001 | \$2,258 | \$2,856 | \$2,935 | \$3,274 | \$3,613 |
| 2024VPS | \$1,251 | \$1,580 | \$1,843 | \$2,062 | \$2,348 | \$2,970 | \$3,052 | \$3,404 | \$3,756 |
| Difference | 5% ↓ | 7.7% | 3% | 3% | 4% | 4% | 4% | 4% | 4% |

Per 24 CFR982.505

(3) *Decrease in the payment standard amount during the HAP contract term.* If the amount on the payment standard schedule is decreased during the term of the HAP contract, the PHA is not required to reduce the payment standard amount used to calculate the subsidy for the families under HAP contract for as long as the HAP contract remains in effect.

(i) If the PHA chooses to reduce the payment standard for the families currently under HAP contract during the HAP contract term in accordance with their administrative plan, the initial reduction to the payment standard amount used to calculate the monthly housing assistance payment for the family may not be applied any earlier than the effective date of the family's second regular reexamination following the effective date of the decrease in the payment standard amount.

FISCAL IMPACT: None

STAFF: Lashanda Jones
Housing Choice Voucher Manager

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

Resolution # 10-92/23-R

Resolution Approving the Housing Choice Voucher Payment Standard Schedule for FY 2024
January 1, 2024 to December 31, 2024

WHEREAS, Section 8(c)(1) of the United States Housing Act of 1937 (USHA) requires the Secretary to publish Fair Market Rents (FMRs) periodically, but not less than annually, adjusted to be effective on October 1 of each year; and

WHEREAS, per 24 CFR 982.503, HUD publishes the fair market rents for each market area in the United States and the PHA must adopt a payment standard schedule that establishes voucher payment standard amounts for each FMR area in the PHA jurisdiction; and

WHEREAS, for each FMR area, the PHA must establish payment standard amounts for each “unit size.” Unit size is measured by number of bedrooms (zero-bedroom, one-bedroom, and so on); and

WHEREAS, Voucher payment standards are used to calculate the Housing assistance payment (HAP) that HANH pays to the owner on behalf of the family leasing the unit; and

WHEREAS, A PHA may set its payment standard amounts from 90 percent to 110 percent of the published FMRS, and may set them higher or lower with HUD approval; and

WHEREAS, The proposed Voucher Payment Standard will be set at 100 percent for the following unit sizes 0 bedroom, 3 bedroom 4 bedroom, 6 bedroom 7 bedroom and 8 bedroom. The payment standard will be set at 110 percent for the following unit sizes 2 bedroom and 5 bedroom The payment standard will be set at 115 percent for 1 bedroom. the following unit sizes 0 bedroom. With the exception of the non-impacted areas (which are set at 120%) and hard to locate units such as accessible and larger bedroom size units, which may be set up to 150% as approved in HANH’s Moving to Work (MTW) Annual Plan.

WHEREAS, The FY2024 final FMR and VPS is:

| | 0BR | 1BR | 2BR | 3BR | 4BR | 5BR | 6BR | 7BR | 8BR |
|----------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 2023 FMR | \$1,251 | \$1,374 | \$1,676 | \$2,062 | \$2,348 | \$2,700 | \$3,052 | \$3,404 | \$3,756 |
| 2023 VPS | \$1,251 | \$1,580 | \$1,843 | \$2,062 | \$2,348 | \$2,970 | \$3,052 | \$3,404 | \$3,756 |

; and

WHEREAS, the final FY2024 FMRs have increased by 2% to 5%.

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

1. The Board authorizes the President to take such action and execute such documents as necessary to implement the provisions of this Resolution.

- 2 The President 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 on January 1, 2024 until December 31, 2024.

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 October

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 Keene and Commissioner Witherspoon seconded.
Unanimous by all.**

MEMORANDUM

TO: Board of Commissioners

DATE: October 17, 2023

FROM: Karen DuBois-Walton, President

RE: Resolution to Authorize the Utility Allowance Schedule for the Low-Income Public Housing (LIPH) Program for McConaughy Terrace, Westville Manor, Scattered Site, Quinnipiac Terrace, Brookside Estates, William T. Rowe, and Rockview I from January 1, 2024 to December 31, 2024

ACTION: Recommend that the Board of Commissioners adopt Resolution # 10-93/23-R

TIMING: January 1, 2024

BACKGROUND: HUD regulations (24 CFR CH. IX, Subpart E, sections 965.501 through 965.508 Resident Allowance for Utilities) direct housing authorities to develop and provide utility allowances to public housing residents where utility metering is provided to individual dwelling units. The schedules are to be reviewed annually and updated as appropriate.

In 2023, Zappling conducted a utility allowance study for electricity usage in several HANH developments. The developments are McConaughy Terrace, Westville Manor. The utility allowance study was also conducted by housing type for and applies to Scattered Site, Quinnipiac Terrace, Brookside Estates, William T. Rowe and Rockview I.

The methodology used for the study was the Community Average Method, in which Zappling obtained residential utility consumption in the form of regional data in US DOE RECS database.

HANH's utility allowance is for Heating, Cooking, Other Electric, Water Heating and Natural Gas and Electricity Monthly Fee and air conditioning, water and sewage when applicable. This includes whether the service is Natural Gas, Oil or Electric with or without a Heat Pump.

The study showed that there were significant changes from between 2022 and 2023. The following changes occurred to the utility rates:

- Electricity - The rate per kWh increased by 15.58%.
- Natural Gas – Southern Connecticut Gas, the natural gas supplier for the city of New Haven, charges separate rates for customers who have natural gas heating. Customers who do not use natural gas for heating are charged according to Schedule RSG. Customers who use gas for heating are charged according to Schedule RSH. Schedule RSG saw an increase in usage fees of 7.44%. Schedule RSH saw a increase of 4.56% for the first usage tier and 6.38% for the second usage tier.
- Oil – Increased by 27.18%. Zappling based their calculations on a historical average of weekly residential heating prices from the Energy Information Administration. Using an average price eliminates the peaks and valleys of constantly varying data and provides a reasonable estimate of future prices.
- Water – The monthly administrative fee increased by \$1.15 per month. The usage charge increased by 5.54%

- Sewer – The monthly administrative fee increased by \$1.28 per month. The usage charge increased by 3.87%

According to 24 CFR 965.507,

(a) *Annual review.* The PHA shall review at least annually the basis on which utility allowances have been established and, if reasonably required to continue adherence to the standards stated in sec. 965.505 (standards for allowance for utilities), shall establish revised allowances.

The review shall include all changes in circumstances (including completion of modernization and/or other energy conservation measures implemented by the PHA) indicating probability of a significant change in reasonable consumption requirements and changes in utilities.

(b) *Revision as a result of rate charges.* The PHA may revise its allowances for resident purchased utilities between annual reviews if there is a rate change (including fuel adjustments and shall be required to do so if change, by itself or together with prior rate changes not adjusted for, results in a change of 10 percent or more from the rates on which such allowances were based.

According to 24 CFR 965.503, Elm City Communities is required to give residents notice of the proposed utility allowance, not less than 60 days before the proposed effective date of the utility allowance. Notice will be sent to residents by November 1, 2022. ECC is also required to make the allowances and back up documentation available for inspection and shall provide all residents an opportunity to submit written comments for a period expiring not less than 30 days before the proposed effective date. The effective date for the proposed allowance will be January 1, 2024.

The results indicate the following utility allowances should be adopted:

McConaughy Terrace- Duplex, Rowhouse, Townhouse (HANH managed)

Resident pays electricity

Bedroom size

| | | |
|-------|-------|-------|
| 2 | 3 | 4 |
| \$124 | \$156 | \$188 |

Westville Manor – Duplex, Rowhouse, Townhouse (HANH managed)

Resident pays electricity

Bedroom size

| | | | |
|-------|-------|-------|-------|
| 2 | 3 | 4 | 5 |
| \$124 | \$156 | \$188 | \$254 |

Scattered Sites- Single Family, Garden Walk-up, Duplex, Rowhouse and Townhouse (HANH managed)

Resident pays electricity, gas and or oil

Bedroom Size

| | | | | |
|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 |
|---|---|---|---|---|

(See attached utility allowance schedule)

Quinnipiac Terrace I, II and III – Duplex, Rowhouse, Townhouse and High Rise/Apartment

Resident pays gas and electricity

Bedroom Size

| | | | | |
|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 |
|---|---|---|---|---|

(See attached utility allowance sheet)

William T. Rowe – High Rise/Apartment
Resident pays electricity

Bedroom size

0 1 2

(See attached Utility allowance schedule)

Brookside Estates – Duplex, Rowhouse, Townhouse

Bedroom Size

1 2 3 4 5

(See attached Utility allowance schedule)

Rockview – Duplex, Rowhouse, Townhouse

Bedroom Size

1 2 3 4 5

(See attached Utility allowance schedule)

In accordance with resolution 07-54/01-R, approved by the Board of Commissioners on July 24, 2001, all contracts greater than \$50,000.00 and all change orders in excess of 10% of the contract value must be approved by the Board of Commissioners prior to execution, HANH staff is recommending that the Board of Commissioners approve the above resolution to provide an adjustment to the utility allowances to residents that participate in the Low Income Public Housing Program to begin January 1, 2024 to December 31, 2024.

FISCAL IMPACT: **LIPH Funds**

STAFF: **Tim Regan**
Housing Choice Voucher Manager

Housing Authority of the City of New Haven

RESOLUTION # 10-93/23-R

Resolution to Authorize the Utility Allowance Schedule for the Low-Income Public Housing (LIPH) Program for
McConaughy Terrace, Westville Manor, Scattered Site, Quinnipiac Terrace, Brookside Estates, William T.
Rowe, and Rockview I
from January 1, 2024 to December 31, 2024

WHEREAS, HUD regulations (24 CFR CH. IX, Subpart E, Resident Allowance for Utilities) direct housing authorities to develop and provide utility allowances to public housing residents where utility metering is provided to individual dwelling units; and

WHEREAS, the utility allowance schedule should be reviewed annually and updated; and

WHEREAS, according to 24 CFR 965.507, The PHA shall review at least annually the basis on which utility allowances have been established and, if reasonably required to continue adherence to the standards stated in sec. 965.505 (standards for allowance for utilities), shall establish revised allowances; and

WHEREAS, HUD recently released an updated version of the Utility Schedule Model to reflect new weather data and allowance calculations; and

WHEREAS, according to the Utility Allowance study conducted by Zappling utility rates, the electricity rate increased by 15.58%, natural gas usage rate increased by 7.44% for the Schedule RSG and increase of 4.56% for first tier and 6.38% for second tier for Schedule RSH, oil rate increased by 27.18%, water rates increased by 5.54% and sewer rates by 3.87.

WHEREAS, according to CFR 982.517, section (4)(c) Revisions of utility allowance schedule, (1) a PHA must review its schedule of utility allowance each year, and must revise its schedule for utility allowance if there has been a change of 10% or more in the utility rate since the last time the utility allowance schedule was revised and can revise the utility allowance if there is a change of less than 10%; and

**WHEREAS, the review shall include all changes in circumstances (including completion of modernization and/or other energy conservation measures implemented by the PHA) indicating probability of a significant change in reasonable consumption requirements and changes in utilities.
and**

WHEREAS, HANH may revise its allowances for resident purchased utilities between annual reviews if there is a rate change (including fuel adjustments and shall be required to do so if change, by itself or together with prior rate changes not adjusted for, results in a change of 10 percent or more from the rates on which such allowances were based; and

WHEREAS, according to 24 CFR 965.503, the Housing Authority of the City of New Haven is required to give residents notice of the proposed allowance revision not less than 60 days before the proposed effective date of the revision: and

WHEREAS, HANH is also required to make the allowances and back up documentation available for inspection and shall provide all residents an opportunity to submit written comments for a period expiring not less than 30 days before the proposed effective date: and

WHEREAS, the revised schedules shall apply to McConaughy Terrace (electricity only), Westville Manor (electricity only), Fairmont Heights (electricity only), Scattered Site, Quinnipiac Terrace,

Brookside Estates, William T. Rowe, and Rockview I.

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

1. **The proposed Utility Allowance schedules, for the Low-Income Public Housing at McConaughy Terrace, Westville Manor, Scattered Site, Quinnipiac Terrace, Brookside Estates, William T. Rowe, and Rockview I 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 January 1, 2024 to December 31, 2024

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN, that the proposed schedules for Utility Allowances for Low Income Public Housing is approved and the Executive Director be and hereby is authorized, empowered and directed to act on behalf of HANH to take all such actions as are necessary or appropriate to cause to be prepared, execute and finalize, upon such terms as the Executive Director deems necessary and appropriate and in the best interest of HANH, the agreement contemplated and hereby to take all necessary actions to implement the revised schedule for an effective date of January 1, 2023 to December 31, 2023.

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 October 17, 2023.

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 Keene and Commissioner Witherspoon seconded. Unanimous by all.

MEMORANDUM

To: Board of Commissioners

Date: October 17, 2023

From: Karen DuBois-Walton, President

Re: Resolution to Authorize the Utility Allowance Schedule for the Section 8 Housing Choice Voucher Program to include Tenant Based Vouchers (TBV), Project Based Vouchers (PBV), Low Income Housing Tax Credit Properties (LIHTC) and Rental Assistance Demonstration Properties (RAD/PBV) from January 1, 2024, to December 31, 2024

ACTION: Recommend that the Board of Commissioners adopt Resolution # 10-94/23-R

TIMING: Immediately

DISCUSSION: HUD regulations (24 CFR CH. IX, 982.517 Utility Allowance schedule) direct housing authorities to develop and provide utility allowances schedules to HCVP participants. Schedules are reviewed annually and updated as appropriate.

The new Housing Choice Voucher Utility Allowances will be effective on January 1, 2023.

Zappling conducted a utility allowance study for natural gas, oil, electricity, water and sewage usage for all housing types. The housing types are:

- Detached houses (single family/detached) – A stand alone, unattached structure designed to accommodate one family
- Apartment (elevator/low-rise or high-rise) – A structure three/four stories in which an elevator is provided.
- Duplex/Rowhouse/Townhouse - An apartment where a single family resides on two or more floors, within a structure of two or more connecting units, i.e living and kitchen area are on main level and bedrooms/bathroom on upper level or a structure containing three or more living units separated only by vertical walls.
- Garden/Walk-Up – (Garden) An apartment development of two or more three story, walk up structures built in a garden like setting; customarily a suburban or rural-urban fringe development or (Walk-up) A multi-level low-rise structure containing two or more living units, in which housing units are separated by a ceiling/floor from other housing units or mixed use i.e. a multi-family house.
- Manufactured – Any site with facilities suitable for parking two or more mobile homes semi-permanently

The Utility Allowance applies to all Housing Choice Voucher/Section 8 (HCV) Program participants.

HANH's utility allowance is for Heating, Cooking, Other Electric, Water Heating and Natural Gas and Electricity Monthly Fee and air conditioning, water and sewage when applicable. This includes whether the service is Natural Gas, Oil or Electric with or without a Heat Pump.

Per CFR 982.517, section (4)(c) Revisions of utility allowance schedule. (1) a PHA must review its schedule of utility allowance each year and must revise its allowance for a utility category if there has been a change of 10 percent or more in the utility rate since the last

time the utility allowance schedule was revised. However, ECC can revise the utility allowance for a change less than 10%.

The study showed that there were changes from between 2022 and 2023. The following changes occurred to the utility rates:

- Electricity - The rate per kWh increased by 15.58%.
- Natural Gas – Southern Connecticut Gas, the natural gas supplier for the city of New Haven, charges separate rates for customers who have natural gas heating. Customers who do not use natural gas for heating are charged according to Schedule RSG. Customers who use gas for heating are charged according to Schedule RSH. Schedule RSG saw an increase in usage fees of 7.44%. Schedule RSH saw an increase of 4.56% for the first usage tier and a 6.38% increase for the second usage tier.
- Oil – Increased by 27.18% since last year. Zapping based calculations on a historical average of weekly residential heating Oil prices from the Energy Information Administration. Using an average price eliminates the peaks and troughs of constantly- varying data and provides a reasonable estimate of future oil prices.
- Water – Water – The monthly administrative fee increased by \$1.15 per month. The usage charge increased by 5.54%
- Sewer – The monthly administrative fee increased by \$1.28 per month. The usage charge increased by 3.87%

The attached Utility Allowance schedules are for the HANH Tenant Based (TBV) and Project Based (PBV) vouchers and the HANH owned tax credit (LIHTC) properties, and the RAD/PBV properties.

In accordance with resolution 07-54/01-R, approved by the Board of Commissioners on July 24, 2001, all contracts greater than \$50,000.00 and all change orders in excess of 10% of the contract value must be approved by the Board of Commissioners prior to execution, HANH staff is recommending that the Board of Commissioners approve the above resolution to provide an adjustment to the utility allowances to residents that participate in the Housing Choice Voucher Program to begin January 1, 2024 to December 31, 2024.

FISCAL IMPACT: Section 8/HCV funds

STAFF: Tim Regan
Housing Choice Voucher Manager

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

Resolution # **10-94/23-R**

Resolution to Authorize the Utility Allowance Schedule for the Section 8 Housing Choice Voucher Program to include Tenant Based Vouchers (TBV), Project Based Vouchers (PBV), Low Income Housing Tax Credit Properties (LIHTC) and Rental Assistance Demonstration Properties (RAD/PBV) from January 1, 2024, to December 31, 2024

WHEREAS, HUD regulations (24 CFR CH. IX, 982.517 Utility Allowance schedule) direct housing authorities to develop and provide utility allowances schedules to HCVP participants; and

WHEREAS, the utility allowance schedule should be reviewed annually and updated; and

WHEREAS, the utility allowance applies to all Section 8 participants: and

WHEREAS, according to CFR 982.517, section (4)(c) Revisions of utility allowance schedule, (1) a PHA must review its schedule of utility allowance each year, and must revise its schedule for utility allowance if there has been a change of 10% or more in the utility rate since the last time the utility allowance schedule was revised and can revise the utility allowance if there is a change of less than 10%; and

WHEREAS, HUD recently released an updated version of the Utility Schedule Model to reflect new weather data and allowance calculations; and

WHEREAS, according to the Utility Allowance study conducted by Zappling utility rates, the electricity rate increased by 15.58%, natural gas usage rate increased by 7.44% for the Schedule RSG and increase of 4.56% for first tier and 6.38% for second tier for Schedule RSH , oil rate increased by 27.18%, water rates increased by 5.54% and sewer rates by 3.87.

WHEREAS, the attached Utility Allowance schedules are for the HANH Tenant Based (TBV) and Project Based (PBV) vouchers and the HANH owned tax credit (LIHTC) properties, and the RAD/PBV properties.

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

- 5. The proposed schedules for Utility Allowances, for the Housing Choice Voucher Program for the HANH Tenant Based (TBV) and Project Based (PBV) vouchers and the HANH owned tax credit (LIHTC) properties, and the RAD/PBV properties is approved.**
- 6. The President be and hereby is authorized, empowered and directed to execute and deliver an agreement and expend the authorized funds.**
- 7. 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.**
- 8. The resolution shall take effect January 1, 2024 to December 31, 2024.**

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 October 17, 2023.

Karen DuBois-Walton

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

Then the adjournment text at the end. Motion to adjourn was made at 5:11 p.m. by Commissioner Witherspoon and seconded by Commissioner Keene. Motion passed unanimously.

ADJOURNMENT

MEMORANDUM

TO: All Board of Commissioners

FROM: John Rafferty, CFO

RE: Bills and Communications

DATE: November 21, 2023

Attached please find the following Two (2) lists:

Aged Accounts Payable Report totaling **\$ 24,815.05** (listed on page 1), 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 November 21, 2023, Board of Commissioners meeting.

Bank Book Check Register totaling **\$ 4,312,782.80** (listed on page 12). This list consists of invoices that have been paid from October 1 – October 31, 2023. BRD Builders, LLC (\$73,530) for Essex Improvements; VASE Management LLC (\$176,991) for Scattered Sites Lead; Can I Live, Inc (\$8,775) for Resident owned businesses; City of New Haven (\$ 66,410) for 2 month LCI, trash & fuel; Advance Security Integration LLC dba Security 101 (\$ 90,964) for cameras on various property; Banton Construction Company (\$ 121,106) for Wolfe PH 1 Projects; Housing Authority Risk Retention Group, Inc (\$ 376,358) for Liability & Auto Insurance; McCarter & English, LLP (\$90,332) for agency-wide legal services; JLY Enterprises LLC (\$ 97,469) for Scattered Site Lead; A. Prete Construction Company, Inc (\$ 76,954) for Scattered Sites; Anthem Blue Cross/Blue Shield (\$ 497,818.47) for employee medical, dental & vision benefits; Lothrop Associates, LLP (\$ 12,027) IQC A&E Lead projects Essex; Home Depot (\$ 65,593) for agency-wide materials; HD Supply Facilities Maintenance, Ltd (\$33,077) agency-wide supplies; United Illuminating (\$ 129,149) for various sites; Southern Connecticut Gas (\$ 37,491) for agency-wide gas service; Regional Water Authority (\$ 82,248) For agency-wide services.

The total of both registers is **\$ 4,337,597.85**
Attachments

Aged Accounts Payable Report

| Vendor Name | Invoice # | Inv. Date | Due Date | | Amount Due |
|--------------------------|----------------------|------------------|-----------------|----|-------------------|
| Ringcentral, Inc | <u>INVA693546</u> | 10/31/2023 | 11/30/2023 | \$ | 15,370.00 |
| Tyco Copy Service, Inc. | <u>149454</u> | 10/31/2023 | 11/30/2023 | \$ | 381.90 |
| City of New Haven | <u>Oct 2023 bulk</u> | 10/31/2023 | 11/30/2023 | \$ | 1,325.43 |
| W.B. Mason Company Inc | <u>242150649</u> | 10/26/2023 | 11/25/2023 | \$ | 3,622.76 |
| Crosskey Architects, LLC | <u>23040</u> | 08/31/2023 | 09/30/2023 | \$ | 691.72 |
| Crosskey Architects, LLC | <u>23193-1</u> | 10/31/2023 | 11/30/2023 | \$ | 1,280.30 |
| Crosskey Architects, LLC | <u>23193</u> | 10/31/2023 | 11/30/2023 | \$ | 939.70 |
| Federal Express Corp. | <u>8-300-26316</u> | 10/30/2023 | 11/29/2023 | \$ | 122.73 |
| United Illuminating | <u>231-000 KWH</u> | 11/03/2023 | 12/03/2023 | \$ | 1,080.51 |

Total Amount Due

\$ 24,815.05



| Type | Check No. | DD No. | Date | Amount | Status | Void Date | Recorded Payee |
|-------|-----------|--------|------------|-------------|--------|-----------|---------------------------|
| Check | 184991 | 0 | 10/01/2023 | \$ (59.00) | Posted | | Adrianna Rumley |
| Check | 184992 | 0 | 10/01/2023 | \$ (78.00) | Posted | | Adrienne Simpson |
| DD | 184993 | 30414 | 10/01/2023 | \$ (52.00) | Posted | | Afrika Lynette Canady |
| Check | 184994 | 0 | 10/01/2023 | \$ (59.00) | Posted | | Alice J. Foskey |
| Check | 184995 | 0 | 10/01/2023 | \$ (26.00) | Posted | | Amina Harris |
| DD | 184996 | 30415 | 10/01/2023 | \$ (123.00) | Posted | | Ana Falero |
| Check | 184997 | 0 | 10/01/2023 | \$ (52.00) | Posted | | Artavia Boone |
| Check | 184998 | 0 | 10/01/2023 | \$ (52.00) | Posted | | Ayshnee Butler |
| Check | 184999 | 0 | 10/01/2023 | \$ (102.00) | Posted | | Beatriz Toro |
| Check | 185000 | 0 | 10/01/2023 | \$ (107.00) | Posted | | Brandi R Burgess |
| DD | 185001 | 30416 | 10/01/2023 | \$ (132.00) | Posted | | Brenda Leisa Dickey |
| Check | 185002 | 0 | 10/01/2023 | \$ (137.00) | Posted | | Brenda Sparks |
| Check | 185003 | 0 | 10/01/2023 | \$ (52.00) | Posted | | Candi Foley |
| Check | 185004 | 0 | 10/01/2023 | \$ (169.00) | Posted | | Carle Washington |
| Check | 185005 | 0 | 10/01/2023 | \$ (52.00) | Posted | | Carmen Lozada |
| Check | 185006 | 0 | 10/01/2023 | \$ (169.00) | Posted | | Cassandra Moore |
| Check | 185007 | 0 | 10/01/2023 | \$ (80.00) | Posted | | Catalina Soto |
| Check | 185008 | 0 | 10/01/2023 | \$ (137.00) | Posted | | Chevonne Boone |
| Check | 185009 | 0 | 10/01/2023 | \$ (106.00) | Posted | | Ciera S Lewis |
| Check | 185010 | 0 | 10/01/2023 | \$ (64.00) | Posted | | Connie J Tyson |
| Check | 185011 | 0 | 10/01/2023 | \$ (137.00) | Posted | | Corelle Wallace |
| Check | 185012 | 0 | 10/01/2023 | \$ (208.00) | Posted | | Curnijah Howard |
| DD | 185013 | 30417 | 10/01/2023 | \$ (52.00) | Posted | | Dione Bennett |
| Check | 185014 | 0 | 10/01/2023 | \$ (59.00) | Posted | | Donna Willett |
| Check | 185015 | 0 | 10/01/2023 | \$ (52.00) | Posted | | Erica Alis Cannon |
| Check | 185016 | 0 | 10/01/2023 | \$ (16.00) | Posted | | Evelyn Santiago |
| Check | 185017 | 0 | 10/01/2023 | \$ (195.00) | Posted | | Faith H Thompson |
| Check | 185018 | 0 | 10/01/2023 | \$ (132.00) | Posted | | Gerardo Flores |
| Check | 185019 | 0 | 10/01/2023 | \$ (195.00) | Posted | | Gianakos Jenkins |
| Check | 185020 | 0 | 10/01/2023 | \$ (130.00) | Posted | | Helen Suggs |
| Check | 185021 | 0 | 10/01/2023 | \$ (156.00) | Posted | | Hope Brodie |
| Check | 185022 | 0 | 10/01/2023 | \$ (99.00) | Posted | | Iniara Allen |
| Check | 185023 | 0 | 10/01/2023 | \$ (52.00) | Posted | | Iris Hernandez-Cepeda |
| DD | 185024 | 30418 | 10/01/2023 | \$ (162.00) | Posted | | Iris Nereida Santana |
| DD | 185025 | 30419 | 10/01/2023 | \$ (195.00) | Posted | | Isabel Fuentes |
| Check | 185026 | 0 | 10/01/2023 | \$ (120.00) | Posted | | Jacqueline Banks |
| Check | 185027 | 0 | 10/01/2023 | \$ (49.00) | Posted | | Jada Nyla Burnett |
| Check | 185028 | 0 | 10/01/2023 | \$ (128.00) | Posted | | Jannie Ellison |
| Check | 185029 | 0 | 10/01/2023 | \$ (87.00) | Posted | | Jannisha Marquisha Bowman |
| Check | 185030 | 0 | 10/01/2023 | \$ (23.00) | Posted | | Jasmine Mcghee |
| Check | 185031 | 0 | 10/01/2023 | \$ (52.00) | Posted | | Jhamal Gallimore |
| Check | 185032 | 0 | 10/01/2023 | \$ (206.00) | Posted | | Joshua C Martin |
| Check | 185033 | 0 | 10/01/2023 | \$ (132.00) | Posted | | Joslyn Lockwood |
| Check | 185034 | 0 | 10/01/2023 | \$ (47.00) | Posted | | Kiara Carmichael |
| Check | 185035 | 0 | 10/01/2023 | \$ (171.00) | Posted | | Lakeisha Massey |
| Check | 185036 | 0 | 10/01/2023 | \$ (106.00) | Posted | | Lakia Hutchinson |
| Check | 185037 | 0 | 10/01/2023 | \$ (169.00) | Posted | | Latoya D Garrett |
| Check | 185038 | 0 | 10/01/2023 | \$ (59.00) | Posted | | Leslie Mckiver |
| Check | 185039 | 0 | 10/01/2023 | \$ (43.00) | Posted | | Lindsay Derubis |
| Check | 185040 | 0 | 10/01/2023 | \$ (52.00) | Posted | | Marcilena Perez |
| Check | 185041 | 0 | 10/01/2023 | \$ (78.00) | Posted | | Maria Ivette Martinez |
| Check | 185042 | 0 | 10/01/2023 | \$ (59.00) | Posted | | Maria L Correa |
| Check | 185043 | 0 | 10/01/2023 | \$ (165.00) | Posted | | Maria R Langston |
| DD | 185044 | 30420 | 10/01/2023 | \$ (138.00) | Posted | | Mary A Lopez |
| Check | 185045 | 0 | 10/01/2023 | \$ (4.00) | Posted | | Maryann Jones |
| Check | 185046 | 0 | 10/01/2023 | \$ (16.00) | Posted | | Mayra Quiles |
| Check | 185047 | 0 | 10/01/2023 | \$ (156.00) | Posted | | Mecca Malia Anderson |
| Check | 185048 | 0 | 10/01/2023 | \$ (59.00) | Posted | | Mi-kerria Shaw |
| Check | 185049 | 0 | 10/01/2023 | \$ (56.00) | Posted | | Migdalia Flores |
| Check | 185050 | 0 | 10/01/2023 | \$ (59.00) | Posted | | Mikalla Davis |
| Check | 185051 | 0 | 10/01/2023 | \$ (128.00) | Posted | | Nancy Marilyn Estrada |
| Check | 185052 | 0 | 10/01/2023 | \$ (102.00) | Posted | | Natalie Rodriguez |
| Check | 185053 | 0 | 10/01/2023 | \$ (52.00) | Posted | | Natasha White |
| Check | 185054 | 0 | 10/01/2023 | \$ (56.00) | Posted | | Natasha C Clay |

| | | | | | | |
|-------|--------|-------|------------|-----------------|--------|--|
| Check | 185055 | 0 | 10/01/2023 | \$ (99.00) | Posted | Natasha Laureano |
| Check | 185056 | 0 | 10/01/2023 | \$ (2.00) | Posted | Odelkis Sanchez |
| Check | 185057 | 0 | 10/01/2023 | \$ (43.00) | Posted | Olivia Camp |
| DD | 185058 | 30421 | 10/01/2023 | \$ (56.00) | Posted | Pamela Greene |
| Check | 185059 | 0 | 10/01/2023 | \$ (48.00) | Posted | Patty Burruss |
| Check | 185060 | 0 | 10/01/2023 | \$ (16.00) | Posted | Paula A Barnes |
| Check | 185061 | 0 | 10/01/2023 | \$ (159.00) | Posted | Perry Flowers |
| Check | 185062 | 0 | 10/01/2023 | \$ (348.00) | Posted | Preziosa Flores |
| Check | 185063 | 0 | 10/01/2023 | \$ (193.00) | Posted | Rayquan T Durham |
| Check | 185064 | 0 | 10/01/2023 | \$ (82.00) | Posted | Rehossem Dirangaye |
| Check | 185065 | 0 | 10/01/2023 | \$ (47.00) | Posted | Reneta Mitchell |
| Check | 185066 | 0 | 10/01/2023 | \$ (18.00) | Posted | Robyn Louise Green |
| DD | 185067 | 30422 | 10/01/2023 | \$ (22.00) | Posted | Rosaura Luciano |
| Check | 185068 | 0 | 10/01/2023 | \$ (146.00) | Posted | Sarah M Kendrick |
| DD | 185069 | 30423 | 10/01/2023 | \$ (52.00) | Posted | Sean Michael Flowers |
| Check | 185070 | 0 | 10/01/2023 | \$ (156.00) | Posted | Shalanda Rena Wiggins |
| Check | 185071 | 0 | 10/01/2023 | \$ (52.00) | Posted | Shaquonda Rashaya Hunte |
| Check | 185072 | 0 | 10/01/2023 | \$ (59.00) | Posted | Shatora McCotter |
| Check | 185073 | 0 | 10/01/2023 | \$ (52.00) | Posted | Sheila K Grant |
| Check | 185074 | 0 | 10/01/2023 | \$ (52.00) | Posted | Sherita Tucker |
| Check | 185075 | 0 | 10/01/2023 | \$ (19.00) | Posted | Sor Perez |
| Check | 185076 | 0 | 10/01/2023 | \$ (56.00) | Posted | Stephanie Green |
| Check | 185077 | 0 | 10/01/2023 | \$ (19.00) | Posted | Stephanie Santiago |
| Check | 185078 | 0 | 10/01/2023 | \$ (154.00) | Posted | Stephanie Sumler |
| Check | 185079 | 0 | 10/01/2023 | \$ (59.00) | Posted | Synitra Culbreath |
| Check | 185080 | 0 | 10/01/2023 | \$ (104.00) | Posted | Taccarra Smith |
| Check | 185081 | 0 | 10/01/2023 | \$ (245.00) | Posted | Tamika Bratton |
| Check | 185082 | 0 | 10/01/2023 | \$ (19.00) | Posted | Tania Montanez |
| Check | 185083 | 0 | 10/01/2023 | \$ (25.00) | Posted | Tanya A. Solomon |
| Check | 185084 | 0 | 10/01/2023 | \$ (234.00) | Posted | Tanya Carmon |
| Check | 185085 | 0 | 10/01/2023 | \$ (49.00) | Posted | Tatiana Bojka |
| Check | 185086 | 0 | 10/01/2023 | \$ (162.00) | Posted | Teneshia Monique Harrington |
| Check | 185087 | 0 | 10/01/2023 | \$ (99.00) | Posted | Terese Edwina Stevenson |
| DD | 185088 | 30424 | 10/01/2023 | \$ (76.00) | Posted | Thelma Goodwin |
| Check | 185089 | 0 | 10/01/2023 | \$ (56.00) | Posted | Tina McDonald |
| Check | 185090 | 0 | 10/01/2023 | \$ (69.00) | Posted | Tonya Perkins |
| Check | 185091 | 0 | 10/01/2023 | \$ (128.00) | Posted | Trenna Soares |
| Check | 185092 | 0 | 10/01/2023 | \$ (128.00) | Posted | Trevon Highsmith |
| Check | 185093 | 0 | 10/01/2023 | \$ (59.00) | Posted | Tyquanna Whitaker |
| Check | 185094 | 0 | 10/01/2023 | \$ (52.00) | Posted | Tyrell J Pearson |
| Check | 185095 | 0 | 10/01/2023 | \$ (59.00) | Posted | Tyshonna Hobby |
| DD | 185096 | 30425 | 10/01/2023 | \$ (104.00) | Posted | Valeka Williams |
| Check | 185097 | 0 | 10/01/2023 | \$ (112.00) | Posted | Vanessa Myers |
| Check | 185098 | 0 | 10/01/2023 | \$ (109.00) | Posted | Victoria C Allen |
| Check | 185099 | 0 | 10/01/2023 | \$ (147.00) | Posted | Yelitza Maria Santiago |
| Check | 185100 | 0 | 10/01/2023 | \$ (47.00) | Posted | Yvette Gray |
| Check | 185101 | 0 | 10/01/2023 | \$ (98.00) | Posted | Yvonne A Barros |
| Check | 185102 | 0 | 10/01/2023 | \$ (56.00) | Posted | Zulady Alicea-Reyes |
| Check | 185243 | 0 | 10/02/2023 | \$ (862.00) | Posted | 19 Truman St |
| Check | 185244 | 0 | 10/02/2023 | \$ (1,720.21) | Posted | Chamberlain Court Condominium Association, Inc. |
| Check | 185246 | 0 | 10/02/2023 | \$ (1,519.88) | Posted | Lynn Housing Authority |
| Check | 185247 | 0 | 10/02/2023 | \$ (1,739.60) | Posted | New York State Housing Trust Fund Corporation |
| Check | 185245 | 0 | 10/02/2023 | \$ (378.00) | Posted | Nica's Market LLC |
| DD | 0 | 30475 | 10/02/2023 | \$ (5,965.03) | Posted | Ringcentral, Inc |
| Check | 185242 | 0 | 10/02/2023 | \$ (26,346.78) | Posted | Standard Insurance Company. |
| Check | 185248 | 0 | 10/03/2023 | \$ (239,740.57) | Posted | Anthem Blue Cross/Blue Shield |
| Check | 185252 | 0 | 10/03/2023 | \$ (13,139.27) | Posted | Anthem Blue Cross/Blue Shield |
| Check | 185253 | 0 | 10/03/2023 | \$ (124.25) | Posted | Aramark Refreshment Services |
| DD | 0 | 30487 | 10/03/2023 | \$ (639.55) | Posted | Ashley Shemone Keen |
| DD | 0 | 30488 | 10/03/2023 | \$ (23,201.36) | Posted | Brookside 2 Associates LLC |
| DD | 0 | 30489 | 10/03/2023 | \$ (26,956.48) | Posted | Brookside I Associates LLC |
| Check | 185254 | 0 | 10/03/2023 | \$ (1,373.00) | Posted | Chubb and Son, a division of Federal Insurance Company |
| DD | 0 | 30477 | 10/03/2023 | \$ (2,933.55) | Posted | Cohen Key Shop |
| Check | 185255 | 0 | 10/03/2023 | \$ (255.12) | Posted | Comcast Cable |
| Check | 185285 | 0 | 10/03/2023 | \$ (306.12) | Posted | Comcast Cable |
| Check | 185294 | 0 | 10/03/2023 | \$ (76.20) | Posted | Corporate Mailing Services LLC |
| DD | 0 | 30501 | 10/03/2023 | \$ (3,205.29) | Posted | Crumbie Law Group, LLC |
| DD | 0 | 30478 | 10/03/2023 | \$ (3,660.00) | Posted | Ed The Treeman |
| DD | 0 | 30502 | 10/03/2023 | \$ (4,486.00) | Posted | Enviromed Services, Inc. |
| Check | 185256 | 0 | 10/03/2023 | \$ (4,556.91) | Posted | F.W. Webb Company |
| Check | 185257 | 0 | 10/03/2023 | \$ (497.43) | Posted | Federal Express Corp. |
| Check | 185258 | 0 | 10/03/2023 | \$ (287.49) | Posted | Frontier Communications of Company |
| Check | 185286 | 0 | 10/03/2023 | \$ (72.55) | Posted | Frontier Communications of Company |
| Check | 185287 | 0 | 10/03/2023 | \$ (72.55) | Posted | Frontier Communications of Company |

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|-------|--------|-------|------------|----------------|--------|---|
| Check | 185288 | 0 | 10/03/2023 | \$ (87.34) | Posted | Frontier Communications of Company |
| Check | 185289 | 0 | 10/03/2023 | \$ (164.03) | Posted | Frontier Communications of Company |
| Check | 185290 | 0 | 10/03/2023 | \$ (308.20) | Posted | Frontier Communications of Company |
| Check | 185291 | 0 | 10/03/2023 | \$ (110.33) | Posted | Frontier Communications of Company |
| Check | 185292 | 0 | 10/03/2023 | \$ (110.33) | Posted | Frontier Communications of Company |
| Check | 185293 | 0 | 10/03/2023 | \$ (185.83) | Posted | Frontier Communications of Company |
| Check | 185259 | 0 | 10/03/2023 | \$ (1,536.19) | Posted | HD Supply Facilities Maintenance, Ltd |
| DD | 0 | 30479 | 10/03/2023 | \$ (1,333.42) | Posted | Home Services & More, LLC |
| DD | 0 | 30480 | 10/03/2023 | \$ (840.64) | Posted | Housing Authority of the City of New Haven |
| Check | 185260 | 0 | 10/03/2023 | \$ (953.00) | Posted | Housing Authority Risk Retention Group, Inc |
| DD | 0 | 30481 | 10/03/2023 | \$ (2,700.00) | Posted | Housing Development Fund, Inc. |
| DD | 0 | 30490 | 10/03/2023 | \$ (639.55) | Posted | Jasmine Yvonne Johnson |
| Check | 185295 | 0 | 10/03/2023 | \$ (639.55) | Posted | Jazmin Boria |
| DD | 0 | 30491 | 10/03/2023 | \$ (639.55) | Posted | Jerry L. Blue |
| DD | 0 | 30492 | 10/03/2023 | \$ (549.93) | Posted | Keara Locke |
| DD | 0 | 30482 | 10/03/2023 | \$ (1,059.39) | Posted | Knight's Inc |
| DD | 0 | 30503 | 10/03/2023 | \$ (12,027.47) | Posted | Lothrop Associates, LLP |
| Check | 185249 | 0 | 10/03/2023 | \$ (141.86) | Posted | Metropolitan Life Insurance Company USA |
| DD | 0 | 30483 | 10/03/2023 | \$ (475.00) | Posted | Nan Mckay & Associates |
| DD | 0 | 30505 | 10/03/2023 | \$ (330.00) | Posted | Nan Mckay & Associates |
| Check | 185261 | 0 | 10/03/2023 | \$ (1,700.00) | Posted | Natale Management Enterprises LLC |
| Check | 185262 | 0 | 10/03/2023 | \$ (925.00) | Posted | National Center For Housing Mgmt. |
| DD | 0 | 30484 | 10/03/2023 | \$ (391.41) | Posted | New Horizon Communications Corp |
| DD | 0 | 30504 | 10/03/2023 | \$ (22,018.00) | Posted | Nobe Construction Company |
| Check | 185263 | 0 | 10/03/2023 | \$ (1,181.66) | Posted | Novogradac & Company LLP |
| Check | 185296 | 0 | 10/03/2023 | \$ (1,343.15) | Posted | Regional Water Authority |
| Check | 185264 | 0 | 10/03/2023 | \$ (150.00) | Posted | Rhonda Simmone Spruill |
| DD | 0 | 30485 | 10/03/2023 | \$ (133.87) | Posted | Ringcentral, Inc |
| DD | 0 | 30493 | 10/03/2023 | \$ (13,119.52) | Posted | Rockview 1 Associates LLC |
| DD | 0 | 30494 | 10/03/2023 | \$ (549.93) | Posted | Sarah Esther Garcia |
| DD | 0 | 30495 | 10/03/2023 | \$ (639.55) | Posted | Schatara McKiver |
| DD | 0 | 30496 | 10/03/2023 | \$ (639.55) | Posted | Shayla Foreman |
| Check | 185265 | 0 | 10/03/2023 | \$ (55.67) | Posted | Southern Connecticut Gas |
| Check | 185266 | 0 | 10/03/2023 | \$ (542.18) | Posted | Southern Connecticut Gas |
| Check | 185267 | 0 | 10/03/2023 | \$ (666.96) | Posted | Southern Connecticut Gas |
| Check | 185268 | 0 | 10/03/2023 | \$ (181.34) | Posted | Southern Connecticut Gas |
| Check | 185269 | 0 | 10/03/2023 | \$ (2,218.03) | Posted | Southern Connecticut Gas |
| Check | 185270 | 0 | 10/03/2023 | \$ (2,273.28) | Posted | Southern Connecticut Gas |
| Check | 185271 | 0 | 10/03/2023 | \$ (81.93) | Posted | Southern Connecticut Gas |
| Check | 185272 | 0 | 10/03/2023 | \$ (860.28) | Posted | Southern Connecticut Gas |
| Check | 185273 | 0 | 10/03/2023 | \$ (184.19) | Posted | Southern Connecticut Gas |
| Check | 185297 | 0 | 10/03/2023 | \$ (381.67) | Posted | Southern Connecticut Gas |
| Check | 185274 | 0 | 10/03/2023 | \$ (285.00) | Posted | Stanley Convergent Security Solutions, Inc. |
| Check | 185275 | 0 | 10/03/2023 | \$ (276.94) | Posted | Sunwealth Project Pool 14 LLC |
| DD | 0 | 30476 | 10/03/2023 | \$ (9,424.25) | Posted | The Computer Company Inc |
| DD | 0 | 30497 | 10/03/2023 | \$ (26,167.99) | Posted | Trinity New Haven Housing LP |
| DD | 0 | 30498 | 10/03/2023 | \$ (9,313.54) | Posted | Trinity New Haven Housing Three LP |
| DD | 0 | 30499 | 10/03/2023 | \$ (29,711.90) | Posted | Trinity New Haven Housing Two Limited Partnership |
| DD | 0 | 30500 | 10/03/2023 | \$ (15,498.50) | Posted | Trinity Rowe Limited Partnership |
| Check | 185276 | 0 | 10/03/2023 | \$ (309.87) | Posted | United Illuminating |
| Check | 185277 | 0 | 10/03/2023 | \$ (18.46) | Posted | United Illuminating |
| Check | 185250 | 0 | 10/03/2023 | \$ (16.00) | Posted | United Way of Greater New Haven |
| Check | 185251 | 0 | 10/03/2023 | \$ (88.00) | Posted | United Way of Greater New Haven |
| Check | 185278 | 0 | 10/03/2023 | \$ (195.00) | Posted | W.B. Mason Company Inc |
| Check | 185298 | 0 | 10/03/2023 | \$ (44.73) | Posted | W.B. Mason Company Inc |
| Check | 185279 | 0 | 10/03/2023 | \$ (3,093.30) | Posted | Water Pollution Control |
| Check | 185280 | 0 | 10/03/2023 | \$ (2,685.30) | Posted | Water Pollution Control |
| Check | 185281 | 0 | 10/03/2023 | \$ (3,157.20) | Posted | Water Pollution Control |
| Check | 185282 | 0 | 10/03/2023 | \$ (867.30) | Posted | Water Pollution Control |
| Check | 185283 | 0 | 10/03/2023 | \$ (2,165.10) | Posted | Water Pollution Control |
| Check | 185284 | 0 | 10/03/2023 | \$ (813.60) | Posted | Water Pollution Control |
| Check | 185299 | 0 | 10/03/2023 | \$ (441.30) | Posted | Water Pollution Control |
| DD | 0 | 30486 | 10/03/2023 | \$ (325.00) | Posted | WebHouse Inc |
| Check | 185326 | 0 | 10/04/2023 | \$ (353.02) | Posted | Aaliyan Sara Centeno |
| Check | 185327 | 0 | 10/04/2023 | \$ (367.27) | Posted | Abdirashid Mohamed |
| Check | 185328 | 0 | 10/04/2023 | \$ (190.00) | Posted | Amir Jihad Lee |
| Check | 185329 | 0 | 10/04/2023 | \$ (370.50) | Posted | Angeviel Davila |
| Check | 185300 | 0 | 10/04/2023 | \$ (40.39) | Posted | Aramark Refreshment Services |
| Check | 185301 | 0 | 10/04/2023 | \$ (5,000.00) | Posted | Columbus House, Inc |
| Check | 185302 | 0 | 10/04/2023 | \$ (82.32) | Posted | Corporate Mailing Services LLC |
| Check | 185325 | 0 | 10/04/2023 | \$ (22.17) | Posted | Corporate Mailing Services LLC |
| Check | 185330 | 0 | 10/04/2023 | \$ (275.50) | Posted | David Coardes |
| Check | 185303 | 0 | 10/04/2023 | \$ (54.94) | Posted | Gayatri Rana |
| Check | 185342 | 0 | 10/04/2023 | \$ (2,924.10) | Posted | Glendower Farnam Courts 1 LLC |

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|-------|--------|-------|------------|-----------------|--------|---|
| Check | 185304 | 0 | 10/04/2023 | \$ (66.23) | Posted | HD Supply Facilities Maintenance, Ltd |
| Check | 185305 | 0 | 10/04/2023 | \$ (1,640.70) | Posted | Hearst Media Services Connecticut, LLC |
| Check | 185306 | 0 | 10/04/2023 | \$ (5,896.55) | Posted | Housing Authority Risk Retention Group, Inc |
| DD | 0 | 30506 | 10/04/2023 | \$ (70.00) | Posted | Infoshred, LLC |
| Check | 185331 | 0 | 10/04/2023 | \$ (353.02) | Posted | Jada-Marie Aracelis Guerrero |
| Check | 185332 | 0 | 10/04/2023 | \$ (357.58) | Posted | Jadyn Herbert |
| Check | 185307 | 0 | 10/04/2023 | \$ (92.06) | Posted | Jroos |
| Check | 185333 | 0 | 10/04/2023 | \$ (475.00) | Posted | Kaleem Hough |
| Check | 185308 | 0 | 10/04/2023 | \$ (69.82) | Posted | Kimberly Johansen |
| Check | 185309 | 0 | 10/04/2023 | \$ (246.00) | Posted | Luis M Morales |
| DD | 0 | 30507 | 10/04/2023 | \$ (7,425.00) | Posted | M.A.C Computer Consulting, Inc |
| Check | 185334 | 0 | 10/04/2023 | \$ (460.94) | Posted | Marvin Nieves |
| Check | 185335 | 0 | 10/04/2023 | \$ (380.00) | Posted | Michael Hall Jr |
| Check | 185336 | 0 | 10/04/2023 | \$ (249.09) | Posted | Michael Hill |
| Check | 185337 | 0 | 10/04/2023 | \$ (91.77) | Posted | Odalys Dianne Delgado-Santana |
| Check | 185338 | 0 | 10/04/2023 | \$ (285.00) | Posted | Orlando Colon |
| Check | 185339 | 0 | 10/04/2023 | \$ - | Posted | 10/19/2023 Ricky Dawson III |
| DD | 0 | 30508 | 10/04/2023 | \$ (45,525.00) | Posted | Rubino Enterprises LLC |
| Check | 185318 | 0 | 10/04/2023 | \$ (517.82) | Posted | Southern Connecticut Gas |
| Check | 185317 | 0 | 10/04/2023 | \$ (199.11) | Posted | Southern Connecticut Gas |
| Check | 185316 | 0 | 10/04/2023 | \$ (511.64) | Posted | Southern Connecticut Gas |
| Check | 185315 | 0 | 10/04/2023 | \$ (199.80) | Posted | Southern Connecticut Gas |
| Check | 185314 | 0 | 10/04/2023 | \$ (1,350.35) | Posted | Southern Connecticut Gas |
| Check | 185313 | 0 | 10/04/2023 | \$ (2,668.22) | Posted | Southern Connecticut Gas |
| Check | 185312 | 0 | 10/04/2023 | \$ (2,641.27) | Posted | Southern Connecticut Gas |
| Check | 185311 | 0 | 10/04/2023 | \$ (217.36) | Posted | Southern Connecticut Gas |
| Check | 185310 | 0 | 10/04/2023 | \$ (166.91) | Posted | Southern Connecticut Gas |
| DD | 0 | 30509 | 10/04/2023 | \$ (14,176.91) | Posted | Tri State Generator Co LLC |
| Check | 185340 | 0 | 10/04/2023 | \$ (152.00) | Posted | Tyelin Garvin |
| DD | 0 | 30510 | 10/04/2023 | \$ (24,970.09) | Posted | United Mechanical Resources Inc. |
| Check | 185324 | 0 | 10/04/2023 | \$ (120.00) | Posted | Water Pollution Control |
| Check | 185323 | 0 | 10/04/2023 | \$ (5,097.60) | Posted | Water Pollution Control |
| Check | 185322 | 0 | 10/04/2023 | \$ (1,813.20) | Posted | Water Pollution Control |
| Check | 185321 | 0 | 10/04/2023 | \$ (2,246.70) | Posted | Water Pollution Control |
| Check | 185320 | 0 | 10/04/2023 | \$ (2,027.40) | Posted | Water Pollution Control |
| Check | 185319 | 0 | 10/04/2023 | \$ (9,126.60) | Posted | Water Pollution Control |
| Check | 185341 | 0 | 10/04/2023 | \$ (375.25) | Posted | Zuiryliz M Osorio |
| DD | 0 | 30512 | 10/05/2023 | \$ (13,225.56) | Posted | 360 Management Group. Co. |
| DD | 0 | 30513 | 10/05/2023 | \$ (56.60) | Posted | Cohen Key Shop |
| DD | 0 | 30514 | 10/05/2023 | \$ (6,080.05) | Posted | Kronos Incorporated |
| DD | 0 | 30511 | 10/05/2023 | \$ (18,755.00) | Posted | M.A.C Computer Consulting, Inc |
| Check | 185343 | 0 | 10/05/2023 | \$ (234.45) | Posted | Tonisha L Gray |
| DD | 0 | 30517 | 10/10/2023 | \$ (76,953.55) | Posted | A. Prete Construction Company, Inc |
| Check | 185359 | 0 | 10/10/2023 | \$ (90,964.47) | Posted | Advance Security Integration LLC dba Security 101 |
| Check | 185349 | 0 | 10/10/2023 | \$ (25.00) | Posted | Alma Keys |
| Check | 185344 | 0 | 10/10/2023 | \$ (50.00) | Posted | Ashley Nicole Ray |
| DD | 0 | 30518 | 10/10/2023 | \$ (121,105.78) | Posted | Banton Construction Company |
| Check | 185346 | 0 | 10/10/2023 | \$ (9,296.46) | Posted | City of New Haven |
| Check | 185345 | 0 | 10/10/2023 | \$ (2,635.69) | Posted | City of New Haven |
| Check | 185350 | 0 | 10/10/2023 | \$ (50.00) | Posted | Cynthia N Rogers |
| Check | 185351 | 0 | 10/10/2023 | \$ (50.00) | Posted | Gary Williams |
| Check | 185358 | 0 | 10/10/2023 | \$ (31,468.83) | Posted | Home Depot |
| Check | 185352 | 0 | 10/10/2023 | \$ (50.00) | Posted | Juanita Furlow |
| Check | 185353 | 0 | 10/10/2023 | \$ (50.00) | Posted | Mabel L Carroll |
| Check | 185354 | 0 | 10/10/2023 | \$ (50.00) | Posted | Marcus Thomas |
| Check | 185355 | 0 | 10/10/2023 | \$ (50.00) | Posted | Michael Sydney Perkins |
| Check | 185347 | 0 | 10/10/2023 | \$ (1,747.00) | Posted | New York State Housing Trust Fund Corporation |
| Check | 185348 | 0 | 10/10/2023 | \$ (1,265.82) | Posted | Online Information Services, Inc |
| Check | 185360 | 0 | 10/10/2023 | \$ (34,341.97) | Posted | Oxford Health Plans, LLC |
| Check | 185356 | 0 | 10/10/2023 | \$ (50.00) | Posted | Paulette Branch |
| DD | 0 | 30516 | 10/10/2023 | \$ (1,710.00) | Posted | Ringcentral, Inc |
| DD | 0 | 30515 | 10/10/2023 | \$ (400.00) | Posted | Ringcentral, Inc |
| Check | 185357 | 0 | 10/10/2023 | \$ (25.00) | Posted | Sarmarian Tremble |
| Check | 185364 | 0 | 10/11/2023 | \$ (97,688.00) | Posted | Connecticut Housing Finance Authority |
| Check | 185361 | 0 | 10/11/2023 | \$ (2,354.43) | Posted | Delta Dental of New Jersey, Inc |
| DD | 0 | 30519 | 10/11/2023 | \$ (8,333.33) | Posted | Kelly Group Consultants LLC |
| Check | 185365 | 0 | 10/11/2023 | \$ (1,194.00) | Posted | LRC Engineering & Surveying, DPC |
| Check | 185366 | 0 | 10/11/2023 | \$ (278.03) | Posted | MINITPRINT Inc d/b/a Docuprintnow |
| DD | 0 | 30520 | 10/11/2023 | \$ (5,990.00) | Posted | Pryor Learning, LLC |
| Check | 185367 | 0 | 10/11/2023 | \$ (9,724.50) | Posted | Reno & Cavanaugh, Pllc |
| Check | 185362 | 0 | 10/11/2023 | \$ (1,615.00) | Posted | SFR 2 DE LLC |
| Check | 185363 | 0 | 10/11/2023 | \$ (284.71) | Posted | Tonisha L Gray |
| Check | 185368 | 0 | 10/12/2023 | \$ (275.00) | Posted | Home Depot |
| Check | 185369 | 0 | 10/12/2023 | \$ (1,619.94) | Posted | Regional Water Authority |

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|-------|--------|-------|------------|----------------|--------|------------|------------------------------------|
| DD | 0 | 30521 | 10/16/2023 | \$ (63,631.52) | Posted | | 360 Management Group. Co. |
| DD | 0 | 30528 | 10/16/2023 | \$ (4,004.41) | Posted | | 360 Management Group. Co. |
| DD | 0 | 30543 | 10/16/2023 | \$ (16,437.00) | Posted | | 360 Management Group. Co. |
| Check | 185424 | 0 | 10/16/2023 | \$ (200.00) | Posted | | Ace Van & Storage, Inc. |
| Check | 185460 | 0 | 10/16/2023 | \$ (200.00) | Posted | | Adalberto Rivera |
| Check | 185370 | 0 | 10/16/2023 | \$ (354.00) | Posted | | Aflac |
| DD | 0 | 30544 | 10/16/2023 | \$ (200.00) | Posted | | Airess Johnson |
| DD | 0 | 30545 | 10/16/2023 | \$ (200.00) | Posted | | Al Mccoy Langston |
| DD | 0 | 30546 | 10/16/2023 | \$ (200.00) | Posted | | Alberta W Golden |
| DD | 0 | 30547 | 10/16/2023 | \$ (200.00) | Posted | | Alberta Witherspoon |
| DD | 0 | 30548 | 10/16/2023 | \$ (200.00) | Posted | | Alicia M Spencer |
| Check | 185389 | 0 | 10/16/2023 | \$ (3,871.00) | Posted | | AM/PM Glass & Metal Fab., LLC |
| Check | 185409 | 0 | 10/16/2023 | \$ (2,076.80) | Posted | | AM/PM Glass & Metal Fab., LLC |
| Check | 185461 | 0 | 10/16/2023 | \$ (200.00) | Posted | | Angela Dixon |
| Check | 185462 | 0 | 10/16/2023 | \$ (200.00) | Posted | | Annette Yancey |
| Check | 185438 | 0 | 10/16/2023 | \$ (12,562.53) | Posted | | Anthem Blue Cross/Blue Shield |
| Check | 185439 | 0 | 10/16/2023 | \$ (129.95) | Posted | | Anthem Blue Cross/Blue Shield |
| Check | 185440 | 0 | 10/16/2023 | \$ (129.95) | Posted | | Anthem Blue Cross/Blue Shield |
| Check | 185441 | 0 | 10/16/2023 | \$ - | Posted | 10/19/2023 | Anthem Blue Cross/Blue Shield |
| Check | 185371 | 0 | 10/16/2023 | \$ (734.44) | Posted | | Aramark Refreshment Services |
| Check | 185493 | 0 | 10/16/2023 | \$ (763.76) | Posted | | Aramark Refreshment Services |
| Check | 185513 | 0 | 10/16/2023 | \$ (125.02) | Posted | | Aramark Refreshment Services |
| Check | 185494 | 0 | 10/16/2023 | \$ (635.35) | Posted | | Autoscribe Corporation |
| Check | 185463 | 0 | 10/16/2023 | \$ (200.00) | Posted | | Avis Grant |
| DD | 0 | 30522 | 10/16/2023 | \$ (474.50) | Posted | | Berchem Moses PC |
| DD | 0 | 30531 | 10/16/2023 | \$ (1,200.00) | Posted | | Berchem Moses PC |
| DD | 0 | 30568 | 10/16/2023 | \$ (567.00) | Posted | | Berchem Moses PC |
| Check | 185464 | 0 | 10/16/2023 | \$ (200.00) | Posted | | Brenda J Harris |
| Check | 185465 | 0 | 10/16/2023 | \$ (200.00) | Posted | | Bruce Gatling |
| DD | 0 | 30537 | 10/16/2023 | \$ (8,775.00) | Posted | | Can I Live, Inc |
| DD | 0 | 30534 | 10/16/2023 | \$ (2,627.16) | Posted | | Cdw Government Inc |
| Check | 185466 | 0 | 10/16/2023 | \$ (200.00) | Posted | | Christy A Pedini |
| Check | 185467 | 0 | 10/16/2023 | \$ (200.00) | Posted | | Clenison Dickey |
| Check | 185442 | 0 | 10/16/2023 | \$ (265.23) | Posted | | Cobblestone System Corp |
| DD | 0 | 30523 | 10/16/2023 | \$ (1,970.85) | Posted | | Cohen Key Shop |
| DD | 0 | 30569 | 10/16/2023 | \$ (856.40) | Posted | | Cohen Key Shop |
| Check | 185425 | 0 | 10/16/2023 | \$ (2,500.00) | Posted | | Columbus House, Inc |
| Check | 185443 | 0 | 10/16/2023 | \$ (2,500.00) | Posted | | Columbus House, Inc |
| Check | 185372 | 0 | 10/16/2023 | \$ (306.12) | Posted | | Comcast Cable |
| Check | 185390 | 0 | 10/16/2023 | \$ (276.17) | Posted | | Comcast Cable |
| Check | 185391 | 0 | 10/16/2023 | \$ (61.58) | Posted | | Comcast Cable |
| Check | 185444 | 0 | 10/16/2023 | \$ (87.15) | Posted | | Corporate Mailing Services LLC |
| DD | 0 | 30538 | 10/16/2023 | \$ (26,574.83) | Posted | | Crumbie Law Group, LLC |
| DD | 0 | 30524 | 10/16/2023 | \$ (16,882.53) | Posted | | CWPM, LLC |
| DD | 0 | 30529 | 10/16/2023 | \$ (18,854.16) | Posted | | CWPM, LLC |
| DD | 0 | 30532 | 10/16/2023 | \$ (2,685.56) | Posted | | CWPM, LLC |
| Check | 185468 | 0 | 10/16/2023 | \$ (200.00) | Posted | | Darius K Reid |
| DD | 0 | 30549 | 10/16/2023 | \$ (200.00) | Posted | | Deborah Hudson |
| DD | 0 | 30550 | 10/16/2023 | \$ (200.00) | Posted | | Dennis Nathaniel Jenkins |
| DD | 0 | 30551 | 10/16/2023 | \$ (200.00) | Posted | | Donna Santiago |
| DD | 0 | 30552 | 10/16/2023 | \$ (200.00) | Posted | | Doris J Doward |
| DD | 0 | 30553 | 10/16/2023 | \$ (200.00) | Posted | | Dorothy M Smith |
| Check | 185469 | 0 | 10/16/2023 | \$ (200.00) | Posted | | Edward Beverley |
| DD | 0 | 30570 | 10/16/2023 | \$ (2,325.00) | Posted | | Emphasys Computer Solutions |
| Check | 185470 | 0 | 10/16/2023 | \$ (200.00) | Posted | | Eric D Jowers |
| Check | 185392 | 0 | 10/16/2023 | \$ (494.90) | Posted | | Federal Express Corp. |
| Check | 185393 | 0 | 10/16/2023 | \$ (1,610.06) | Posted | | Frontier Communications of Company |
| Check | 185394 | 0 | 10/16/2023 | \$ (311.54) | Posted | | Frontier Communications of Company |
| Check | 185395 | 0 | 10/16/2023 | \$ (91.16) | Posted | | Frontier Communications of Company |
| Check | 185396 | 0 | 10/16/2023 | \$ (91.16) | Posted | | Frontier Communications of Company |
| Check | 185397 | 0 | 10/16/2023 | \$ (91.16) | Posted | | Frontier Communications of Company |
| Check | 185398 | 0 | 10/16/2023 | \$ (91.16) | Posted | | Frontier Communications of Company |
| Check | 185399 | 0 | 10/16/2023 | \$ (132.57) | Posted | | Frontier Communications of Company |
| Check | 185400 | 0 | 10/16/2023 | \$ (153.55) | Posted | | Frontier Communications of Company |
| Check | 185401 | 0 | 10/16/2023 | \$ (91.16) | Posted | | Frontier Communications of Company |
| Check | 185402 | 0 | 10/16/2023 | \$ (179.06) | Posted | | Frontier Communications of Company |
| Check | 185495 | 0 | 10/16/2023 | \$ (902.22) | Posted | | Frontier Communications of Company |
| Check | 185496 | 0 | 10/16/2023 | \$ (190.24) | Posted | | Frontier Communications of Company |
| Check | 185497 | 0 | 10/16/2023 | \$ (76.37) | Posted | | Frontier Communications of Company |
| Check | 185498 | 0 | 10/16/2023 | \$ (159.37) | Posted | | Frontier Communications of Company |
| Check | 185499 | 0 | 10/16/2023 | \$ (106.46) | Posted | | Frontier Communications of Company |
| Check | 185500 | 0 | 10/16/2023 | \$ (83.23) | Posted | | Frontier Communications of Company |
| Check | 185501 | 0 | 10/16/2023 | \$ (76.37) | Posted | | Frontier Communications of Company |
| Check | 185502 | 0 | 10/16/2023 | \$ (76.37) | Posted | | Frontier Communications of Company |

| | | | | | | | | |
|-------|--------|-------|------------|----|------------|--------|------------|--|
| Check | 185503 | 0 | 10/16/2023 | \$ | (76.37) | Posted | | Frontier Communications of Company |
| Check | 185471 | 0 | 10/16/2023 | \$ | (200.00) | Posted | | Gail Pressley |
| Check | 185373 | 0 | 10/16/2023 | \$ | (5,351.69) | Posted | | HD Supply Facilities Maintenance, Ltd |
| Check | 185514 | 0 | 10/16/2023 | \$ | (1,236.58) | Posted | | HD Supply Facilities Maintenance, Ltd |
| Check | 185472 | 0 | 10/16/2023 | \$ | (200.00) | Posted | | Hector A Lozada-Osorio |
| Check | 185410 | 0 | 10/16/2023 | \$ | (1,869.85) | Posted | | Home Depot |
| Check | 185445 | 0 | 10/16/2023 | \$ | (341.42) | Posted | | Home Depot |
| Check | 185520 | 0 | 10/16/2023 | \$ | (1,799.35) | Posted | | Home Depot |
| Check | 185521 | 0 | 10/16/2023 | \$ | (1,315.75) | Posted | | Home Depot |
| Check | 185522 | 0 | 10/16/2023 | \$ | (3,741.45) | Posted | | Home Depot |
| Check | 185523 | 0 | 10/16/2023 | \$ | (3,548.70) | Posted | | Home Depot |
| Check | 185524 | 0 | 10/16/2023 | \$ | (7,468.27) | Posted | | Home Depot |
| DD | 0 | 30525 | 10/16/2023 | \$ | (4,186.41) | Posted | | Home Services & More, LLC |
| DD | 0 | 30530 | 10/16/2023 | \$ | (1,286.12) | Posted | | Home Services & More, LLC |
| DD | 0 | 30571 | 10/16/2023 | \$ | (865.50) | Posted | | Home Services & More, LLC |
| DD | 0 | 30572 | 10/16/2023 | \$ | (2,135.80) | Posted | | Infoshred, LLC |
| Check | 185473 | 0 | 10/16/2023 | \$ | (200.00) | Posted | | James Jenkins |
| Check | 185474 | 0 | 10/16/2023 | \$ | (200.00) | Posted | | Janet Poole |
| Check | 185475 | 0 | 10/16/2023 | \$ | - | Posted | 11/01/2023 | Jennifer Malone |
| DD | 0 | 30554 | 10/16/2023 | \$ | (200.00) | Posted | | Jonathan Stewart |
| Check | 185476 | 0 | 10/16/2023 | \$ | - | Posted | 11/01/2023 | Judy Cosby |
| DD | 0 | 30555 | 10/16/2023 | \$ | (200.00) | Posted | | Keith Davis |
| Check | 185477 | 0 | 10/16/2023 | \$ | (200.00) | Posted | | Kelly Nichols |
| DD | 0 | 30539 | 10/16/2023 | \$ | (5,703.52) | Posted | | KJR Consulting |
| DD | 0 | 30535 | 10/16/2023 | \$ | (915.00) | Posted | | Kone Inc. |
| DD | 0 | 30556 | 10/16/2023 | \$ | (200.00) | Posted | | Lagreta Riles |
| DD | 0 | 30540 | 10/16/2023 | \$ | (657.67) | Posted | | LaToya Mills |
| DD | 0 | 30557 | 10/16/2023 | \$ | (200.00) | Posted | | Lavern Davis |
| Check | 185478 | 0 | 10/16/2023 | \$ | (200.00) | Posted | | Lee C Moore |
| DD | 0 | 30558 | 10/16/2023 | \$ | (200.00) | Posted | | Lenard Greene |
| DD | 0 | 30559 | 10/16/2023 | \$ | (200.00) | Posted | | Linda Cross |
| DD | 0 | 30560 | 10/16/2023 | \$ | (200.00) | Posted | | Luz E Torres |
| Check | 185479 | 0 | 10/16/2023 | \$ | (200.00) | Posted | | Major Banks |
| Check | 185480 | 0 | 10/16/2023 | \$ | (200.00) | Posted | | Maritza Baez |
| Check | 185481 | 0 | 10/16/2023 | \$ | (200.00) | Posted | | Marta Laboy |
| DD | 0 | 30541 | 10/16/2023 | \$ | (4,325.00) | Posted | | Mechanical Heating and Air Conditioning, Inc |
| Check | 185482 | 0 | 10/16/2023 | \$ | (200.00) | Posted | | Miguel Avila |
| Check | 185483 | 0 | 10/16/2023 | \$ | (200.00) | Posted | | Noraima Avila |
| DD | 0 | 30526 | 10/16/2023 | \$ | (771.32) | Posted | | Northwest Interpreters, Inc. |
| DD | 0 | 30533 | 10/16/2023 | \$ | (8,666.67) | Posted | | NuEnergen, LLC |
| DD | 0 | 30561 | 10/16/2023 | \$ | (200.00) | Posted | | Patricia Mabry |
| DD | 0 | 30562 | 10/16/2023 | \$ | (200.00) | Posted | | Patricia Thorpe |
| DD | 0 | 30563 | 10/16/2023 | \$ | (200.00) | Posted | | Paul A Kates |
| DD | 0 | 30564 | 10/16/2023 | \$ | (200.00) | Posted | | Pedro Octavio Jimenez |
| DD | 0 | 30565 | 10/16/2023 | \$ | (200.00) | Posted | | Perry Lamar Gary |
| Check | 185484 | 0 | 10/16/2023 | \$ | (200.00) | Posted | | Ralph Berryman |
| Check | 185377 | 0 | 10/16/2023 | \$ | (849.43) | Posted | | Regional Water Authority |
| Check | 185376 | 0 | 10/16/2023 | \$ | (1,972.90) | Posted | | Regional Water Authority |
| Check | 185375 | 0 | 10/16/2023 | \$ | (880.27) | Posted | | Regional Water Authority |
| Check | 185374 | 0 | 10/16/2023 | \$ | (118.20) | Posted | | Regional Water Authority |
| Check | 185403 | 0 | 10/16/2023 | \$ | (67.76) | Posted | | Regional Water Authority |
| Check | 185411 | 0 | 10/16/2023 | \$ | (139.50) | Posted | | Regional Water Authority |
| Check | 185412 | 0 | 10/16/2023 | \$ | (57.22) | Posted | | Regional Water Authority |
| Check | 185413 | 0 | 10/16/2023 | \$ | (1,647.21) | Posted | | Regional Water Authority |
| Check | 185414 | 0 | 10/16/2023 | \$ | (566.57) | Posted | | Regional Water Authority |
| Check | 185415 | 0 | 10/16/2023 | \$ | (1,998.05) | Posted | | Regional Water Authority |
| Check | 185416 | 0 | 10/16/2023 | \$ | (488.42) | Posted | | Regional Water Authority |
| Check | 185417 | 0 | 10/16/2023 | \$ | (537.60) | Posted | | Regional Water Authority |
| Check | 185446 | 0 | 10/16/2023 | \$ | (2,938.30) | Posted | | Regional Water Authority |
| Check | 185447 | 0 | 10/16/2023 | \$ | (368.94) | Posted | | Regional Water Authority |
| Check | 185448 | 0 | 10/16/2023 | \$ | (123.69) | Posted | | Regional Water Authority |
| Check | 185449 | 0 | 10/16/2023 | \$ | (248.23) | Posted | | Regional Water Authority |
| Check | 185450 | 0 | 10/16/2023 | \$ | (2,244.02) | Posted | | Regional Water Authority |
| Check | 185451 | 0 | 10/16/2023 | \$ | (3,495.71) | Posted | | Regional Water Authority |
| Check | 185452 | 0 | 10/16/2023 | \$ | (2,255.34) | Posted | | Regional Water Authority |
| Check | 185504 | 0 | 10/16/2023 | \$ | (1,370.60) | Posted | | Regional Water Authority |
| Check | 185505 | 0 | 10/16/2023 | \$ | (2,380.19) | Posted | | Regional Water Authority |
| Check | 185506 | 0 | 10/16/2023 | \$ | (2,158.39) | Posted | | Regional Water Authority |
| Check | 185507 | 0 | 10/16/2023 | \$ | (57.14) | Posted | | Regional Water Authority |
| Check | 185508 | 0 | 10/16/2023 | \$ | (86.53) | Posted | | Regional Water Authority |
| Check | 185509 | 0 | 10/16/2023 | \$ | (205.98) | Posted | | Regional Water Authority |
| Check | 185510 | 0 | 10/16/2023 | \$ | (419.48) | Posted | | Regional Water Authority |
| DD | 0 | 30527 | 10/16/2023 | \$ | (9,377.41) | Posted | | Reitman Personnel Services, Inc. |
| DD | 0 | 30536 | 10/16/2023 | \$ | (9,791.70) | Posted | | Reitman Personnel Services, Inc. |

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|-------|--------|-------|------------|----|--------------|--------|---|
| Check | 185485 | 0 | 10/16/2023 | \$ | (200.00) | Posted | Roberto Roman-Negron |
| Check | 185486 | 0 | 10/16/2023 | \$ | (200.00) | Posted | Russell Roberson |
| Check | 185487 | 0 | 10/16/2023 | \$ | (200.00) | Posted | Sean Holland |
| Check | 185488 | 0 | 10/16/2023 | \$ | (200.00) | Posted | Shantour Jackson |
| Check | 185378 | 0 | 10/16/2023 | \$ | (295.44) | Posted | Skyview Ridgefield LLC |
| Check | 185489 | 0 | 10/16/2023 | \$ | (680.51) | Posted | Skyview Ridgefield LLC |
| Check | 185426 | 0 | 10/16/2023 | \$ | (11.49) | Posted | Southern Connecticut Gas |
| Check | 185427 | 0 | 10/16/2023 | \$ | (122.50) | Posted | Southern Connecticut Gas |
| Check | 185428 | 0 | 10/16/2023 | \$ | (15.64) | Posted | Southern Connecticut Gas |
| Check | 185429 | 0 | 10/16/2023 | \$ | (286.08) | Posted | Southern Connecticut Gas |
| Check | 185430 | 0 | 10/16/2023 | \$ | (595.79) | Posted | Southern Connecticut Gas |
| Check | 185431 | 0 | 10/16/2023 | \$ | (820.53) | Posted | Southern Connecticut Gas |
| Check | 185453 | 0 | 10/16/2023 | \$ | (643.34) | Posted | Southern Connecticut Gas |
| Check | 185454 | 0 | 10/16/2023 | \$ | (204.60) | Posted | Southern Connecticut Gas |
| Check | 185515 | 0 | 10/16/2023 | \$ | (802.85) | Posted | Southern Connecticut Gas |
| Check | 185516 | 0 | 10/16/2023 | \$ | (869.22) | Posted | Southern Connecticut Gas |
| Check | 185418 | 0 | 10/16/2023 | \$ | (285.00) | Posted | Stanley Convergent Security Solutions, Inc. |
| Check | 185511 | 0 | 10/16/2023 | \$ | (3,190.00) | Posted | State Of Connecticut |
| Check | 185490 | 0 | 10/16/2023 | \$ | (200.00) | Posted | Stevie Jackson |
| Check | 185379 | 0 | 10/16/2023 | \$ | (905.00) | Posted | Supreme Corporation |
| Check | 185491 | 0 | 10/16/2023 | \$ | (200.00) | Posted | Teethenia Stroud |
| DD | 0 | 30566 | 10/16/2023 | \$ | (200.00) | Posted | Teresa Nela Caporale |
| Check | 185492 | 0 | 10/16/2023 | \$ | (200.00) | Posted | Todd Collins |
| Check | 185380 | 0 | 10/16/2023 | \$ | (1,203.75) | Posted | Torello Tire Inc. |
| Check | 185419 | 0 | 10/16/2023 | \$ | (5,597.61) | Posted | Torello Tire Inc. |
| Check | 185386 | 0 | 10/16/2023 | \$ | (126.68) | Posted | United Illuminating |
| Check | 185385 | 0 | 10/16/2023 | \$ | (1,243.16) | Posted | United Illuminating |
| Check | 185384 | 0 | 10/16/2023 | \$ | (1,221.30) | Posted | United Illuminating |
| Check | 185383 | 0 | 10/16/2023 | \$ | (1,774.12) | Posted | United Illuminating |
| Check | 185382 | 0 | 10/16/2023 | \$ | (2,006.80) | Posted | United Illuminating |
| Check | 185381 | 0 | 10/16/2023 | \$ | (301.12) | Posted | United Illuminating |
| Check | 185404 | 0 | 10/16/2023 | \$ | (1,129.32) | Posted | United Illuminating |
| Check | 185405 | 0 | 10/16/2023 | \$ | (1,108.97) | Posted | United Illuminating |
| Check | 185406 | 0 | 10/16/2023 | \$ | (1,222.29) | Posted | United Illuminating |
| Check | 185407 | 0 | 10/16/2023 | \$ | (940.30) | Posted | United Illuminating |
| Check | 185408 | 0 | 10/16/2023 | \$ | (991.65) | Posted | United Illuminating |
| Check | 185420 | 0 | 10/16/2023 | \$ | (29.15) | Posted | United Illuminating |
| Check | 185421 | 0 | 10/16/2023 | \$ | (256.93) | Posted | United Illuminating |
| Check | 185422 | 0 | 10/16/2023 | \$ | (649.32) | Posted | United Illuminating |
| Check | 185423 | 0 | 10/16/2023 | \$ | (1,207.05) | Posted | United Illuminating |
| Check | 185432 | 0 | 10/16/2023 | \$ | (73.40) | Posted | United Illuminating |
| Check | 185433 | 0 | 10/16/2023 | \$ | (650.30) | Posted | United Illuminating |
| Check | 185434 | 0 | 10/16/2023 | \$ | (46.61) | Posted | United Illuminating |
| Check | 185455 | 0 | 10/16/2023 | \$ | (107.86) | Posted | United Illuminating |
| Check | 185456 | 0 | 10/16/2023 | \$ | (117.68) | Posted | United Illuminating |
| Check | 185457 | 0 | 10/16/2023 | \$ | (348.42) | Posted | United Illuminating |
| Check | 185517 | 0 | 10/16/2023 | \$ | (132.05) | Posted | United Illuminating |
| Check | 185518 | 0 | 10/16/2023 | \$ | (481.61) | Posted | United Illuminating |
| Check | 185458 | 0 | 10/16/2023 | \$ | (174.41) | Posted | United Site Servcies Northeast, Inc |
| DD | 0 | 30542 | 10/16/2023 | \$ | (1,696.00) | Posted | Urban Community Alliance, Inc. |
| Check | 185525 | 0 | 10/16/2023 | \$ | (176,991.27) | Posted | VASE Management LLC |
| Check | 185435 | 0 | 10/16/2023 | \$ | (2,088.74) | Posted | Verizon Wireless |
| Check | 185387 | 0 | 10/16/2023 | \$ | (1,438.25) | Posted | W.B. Mason Company Inc |
| Check | 185436 | 0 | 10/16/2023 | \$ | (13,510.68) | Posted | W.B. Mason Company Inc |
| Check | 185512 | 0 | 10/16/2023 | \$ | (151.55) | Posted | W.B. Mason Company Inc |
| Check | 185519 | 0 | 10/16/2023 | \$ | (2,493.53) | Posted | W.B. Mason Company Inc |
| DD | 0 | 30567 | 10/16/2023 | \$ | (200.00) | Posted | Willard E. Ford |
| Check | 185388 | 0 | 10/16/2023 | \$ | (5,940.17) | Posted | Yale Termite & Pest Elimination Corp. |
| Check | 185437 | 0 | 10/16/2023 | \$ | (1,602.33) | Posted | Yale Termite & Pest Elimination Corp. |
| Check | 185459 | 0 | 10/16/2023 | \$ | (56.02) | Posted | Yesica Hernandez-Perez |
| Check | 185526 | 0 | 10/17/2023 | \$ | (1,784.00) | Posted | Craig March |
| Check | 185527 | 0 | 10/17/2023 | \$ | (1,466.00) | Posted | Netz Bonds New Haven IX Bentzy, LLC |
| DD | 0 | 30576 | 10/18/2023 | \$ | (201,560.01) | Posted | 360 Management Group. Co. |
| Check | 185585 | 0 | 10/18/2023 | \$ | (1,150.00) | Posted | Ace Van & Storage, Inc. |
| Check | 185551 | 0 | 10/18/2023 | \$ | (3,265.00) | Posted | AM/PM Glass & Metal Fab., LLC |
| Check | 185586 | 0 | 10/18/2023 | \$ | (100.25) | Posted | Answer Plus Communications |
| Check | 185587 | 0 | 10/18/2023 | \$ | (887.00) | Posted | Autoscribe Corporation |
| Check | 185552 | 0 | 10/18/2023 | \$ | (555.19) | Posted | Canon Solutions America Inc. |
| DD | 0 | 30580 | 10/18/2023 | \$ | (560.45) | Posted | Cdw Government Inc |
| Check | 185529 | 0 | 10/18/2023 | \$ | (57.49) | Posted | Cincinnati Copiers, Inc |
| DD | 0 | 30574 | 10/18/2023 | \$ | (457.80) | Posted | Cohen Key Shop |
| Check | 185530 | 0 | 10/18/2023 | \$ | (18,119.55) | Posted | Colonial Life & Accident Insurance |
| Check | 185531 | 0 | 10/18/2023 | \$ | (2,500.00) | Posted | Columbus House, Inc |
| Check | 185588 | 0 | 10/18/2023 | \$ | (228.52) | Posted | Comcast Cable |

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|-------|--------|-------|------------|----------------|--------|---|
| Check | 185553 | 0 | 10/18/2023 | \$ (86.51) | Posted | Corporate Mailing Services LLC |
| DD | 0 | 30575 | 10/18/2023 | \$ (8,475.00) | Posted | Crown Castle Fiber LLC |
| Check | 185554 | 0 | 10/18/2023 | \$ (108.00) | Posted | Daniel Ramos |
| Check | 185532 | 0 | 10/18/2023 | \$ (12,965.40) | Posted | Eagle Elevator Company, Inc. |
| Check | 185555 | 0 | 10/18/2023 | \$ (8,727.20) | Posted | Eagle Elevator Company, Inc. |
| Check | 185578 | 0 | 10/18/2023 | \$ (11,113.20) | Posted | Eagle Elevator Company, Inc. |
| DD | 0 | 30577 | 10/18/2023 | \$ (15,000.00) | Posted | ECC Group IV RAD, LLC |
| DD | 0 | 30579 | 10/18/2023 | \$ (20,508.00) | Posted | Enviromed Services, Inc. |
| Check | 185533 | 0 | 10/18/2023 | \$ (1,829.95) | Posted | F.W. Webb Company |
| Check | 185589 | 0 | 10/18/2023 | \$ (345.04) | Posted | F.W. Webb Company |
| Check | 185556 | 0 | 10/18/2023 | \$ (104.47) | Posted | Federal Express Corp. |
| Check | 185590 | 0 | 10/18/2023 | \$ (5,784.00) | Posted | G.L. Capasso, Inc |
| DD | 0 | 30578 | 10/18/2023 | \$ (313.41) | Posted | Glendower Ribicoff Four, LLC |
| DD | 0 | 30581 | 10/18/2023 | \$ (391.59) | Posted | Holly A Bryk |
| DD | 0 | 30584 | 10/18/2023 | \$ (1,175.79) | Posted | Holly A Bryk |
| DD | 0 | 30585 | 10/18/2023 | \$ (1,859.63) | Posted | Holly A Bryk |
| Check | 185593 | 0 | 10/18/2023 | \$ (9,962.90) | Posted | Home Depot |
| Check | 185594 | 0 | 10/18/2023 | \$ (1,508.69) | Posted | Home Depot |
| DD | 0 | 30582 | 10/18/2023 | \$ (16,968.48) | Posted | Home Services & More, LLC |
| Check | 185591 | 0 | 10/18/2023 | \$ (175.75) | Posted | Laz Parking |
| Check | 185557 | 0 | 10/18/2023 | \$ (1,689.00) | Posted | Margarita Pagan |
| DD | 0 | 30583 | 10/18/2023 | \$ (4,880.55) | Posted | Mechanical Heating and Air Conditioning, Inc |
| Check | 185558 | 0 | 10/18/2023 | \$ (3,685.00) | Posted | New England Resident Service Coordinators Inc |
| DD | 0 | 30573 | 10/18/2023 | \$ (990.00) | Posted | Olga Zweeres |
| Check | 185592 | 0 | 10/18/2023 | \$ (1,900.00) | Posted | Quadient Finance USA, INC |
| Check | 185559 | 0 | 10/18/2023 | \$ (27,553.13) | Posted | Questica, Inc. |
| Check | 185541 | 0 | 10/18/2023 | \$ (9,519.31) | Posted | Regional Water Authority |
| Check | 185540 | 0 | 10/18/2023 | \$ (2,053.29) | Posted | Regional Water Authority |
| Check | 185539 | 0 | 10/18/2023 | \$ (4,022.69) | Posted | Regional Water Authority |
| Check | 185538 | 0 | 10/18/2023 | \$ (551.02) | Posted | Regional Water Authority |
| Check | 185537 | 0 | 10/18/2023 | \$ (218.67) | Posted | Regional Water Authority |
| Check | 185536 | 0 | 10/18/2023 | \$ (2,623.29) | Posted | Regional Water Authority |
| Check | 185535 | 0 | 10/18/2023 | \$ (1,459.66) | Posted | Regional Water Authority |
| Check | 185534 | 0 | 10/18/2023 | \$ (4,879.69) | Posted | Regional Water Authority |
| Check | 185560 | 0 | 10/18/2023 | \$ (685.52) | Posted | Regional Water Authority |
| Check | 185561 | 0 | 10/18/2023 | \$ (93.06) | Posted | Regional Water Authority |
| Check | 185562 | 0 | 10/18/2023 | \$ (639.15) | Posted | Regional Water Authority |
| Check | 185563 | 0 | 10/18/2023 | \$ (800.18) | Posted | Regional Water Authority |
| Check | 185564 | 0 | 10/18/2023 | \$ (784.50) | Posted | Regional Water Authority |
| Check | 185565 | 0 | 10/18/2023 | \$ (680.32) | Posted | Regional Water Authority |
| Check | 185566 | 0 | 10/18/2023 | \$ (668.59) | Posted | Regional Water Authority |
| Check | 185567 | 0 | 10/18/2023 | \$ (1,449.00) | Posted | Regional Water Authority |
| Check | 185568 | 0 | 10/18/2023 | \$ (303.40) | Posted | Regional Water Authority |
| Check | 185569 | 0 | 10/18/2023 | \$ (27.62) | Posted | Regional Water Authority |
| Check | 185570 | 0 | 10/18/2023 | \$ (896.49) | Posted | Regional Water Authority |
| Check | 185571 | 0 | 10/18/2023 | \$ (3,972.70) | Posted | Regional Water Authority |
| Check | 185543 | 0 | 10/18/2023 | \$ (402.22) | Posted | Southern Connecticut Gas |
| Check | 185542 | 0 | 10/18/2023 | \$ (80.83) | Posted | Southern Connecticut Gas |
| Check | 185572 | 0 | 10/18/2023 | \$ (1,694.58) | Posted | Southern Connecticut Gas |
| Check | 185573 | 0 | 10/18/2023 | \$ (47.86) | Posted | Southern Connecticut Gas |
| Check | 185574 | 0 | 10/18/2023 | \$ (143.94) | Posted | Southern Connecticut Gas |
| Check | 185579 | 0 | 10/18/2023 | \$ (1,037.82) | Posted | Southern Connecticut Gas |
| Check | 185544 | 0 | 10/18/2023 | \$ (439.12) | Posted | Standard Insurance Company. |
| Check | 185528 | 0 | 10/18/2023 | \$ (2,340.00) | Posted | Tarin Evans |
| Check | 185550 | 0 | 10/18/2023 | \$ (426.40) | Posted | United Illuminating |
| Check | 185549 | 0 | 10/18/2023 | \$ (1,841.84) | Posted | United Illuminating |
| Check | 185548 | 0 | 10/18/2023 | \$ (2,808.71) | Posted | United Illuminating |
| Check | 185547 | 0 | 10/18/2023 | \$ (1,727.49) | Posted | United Illuminating |
| Check | 185546 | 0 | 10/18/2023 | \$ (220.11) | Posted | United Illuminating |
| Check | 185545 | 0 | 10/18/2023 | \$ (152.68) | Posted | United Illuminating |
| Check | 185575 | 0 | 10/18/2023 | \$ (7,796.03) | Posted | United Illuminating |
| Check | 185576 | 0 | 10/18/2023 | \$ (167.39) | Posted | United Illuminating |
| Check | 185577 | 0 | 10/18/2023 | \$ (1,526.46) | Posted | United Illuminating |
| Check | 185580 | 0 | 10/18/2023 | \$ (1,448.97) | Posted | United Illuminating |
| Check | 185581 | 0 | 10/18/2023 | \$ (1,485.48) | Posted | United Illuminating |
| Check | 185582 | 0 | 10/18/2023 | \$ (1,483.39) | Posted | United Illuminating |
| Check | 185583 | 0 | 10/18/2023 | \$ (653.13) | Posted | United Illuminating |
| Check | 185584 | 0 | 10/18/2023 | \$ (1,395.68) | Posted | United Illuminating |
| Check | 185595 | 0 | 10/18/2023 | \$ (15,974.48) | Posted | United Illuminating |
| Check | 185596 | 0 | 10/18/2023 | \$ (248.23) | Posted | United Illuminating |
| Check | 185597 | 0 | 10/18/2023 | \$ (726.07) | Posted | United Illuminating |
| Check | 185598 | 0 | 10/18/2023 | \$ (447.94) | Posted | United Illuminating |
| Check | 185599 | 0 | 10/18/2023 | \$ (228.12) | Posted | United Illuminating |
| Check | 185600 | 0 | 10/18/2023 | \$ (61.59) | Posted | United Illuminating |

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|-------|--------|-------|------------|-----------------|--------|---|
| Check | 185601 | 0 | 10/18/2023 | \$ (3,790.49) | Posted | United Illuminating |
| Check | 185602 | 0 | 10/18/2023 | \$ (2,418.10) | Posted | United Illuminating |
| Check | 185613 | 0 | 10/19/2023 | \$ (1,724.00) | Posted | ABCD Investments DE, LLC |
| Check | 185603 | 0 | 10/19/2023 | \$ (232,116.20) | Posted | Anthem Blue Cross/Blue Shield |
| Check | 185614 | 0 | 10/19/2023 | \$ (2,150.00) | Posted | Boss Realty Associates, LLC |
| Check | 185611 | 0 | 10/19/2023 | \$ (200.00) | Posted | Frances Mercer |
| Check | 185604 | 0 | 10/19/2023 | \$ (6,229.20) | Posted | HD Supply Facilities Maintenance, Ltd |
| Check | 185609 | 0 | 10/19/2023 | \$ (124,101.00) | Posted | Housing Authority Risk Retention Group, Inc |
| Check | 185608 | 0 | 10/19/2023 | \$ (243,342.00) | Posted | Housing Authority Risk Retention Group, Inc |
| DD | 0 | 30591 | 10/19/2023 | \$ (291,466.00) | Posted | Housing Insurance Services, Inc. |
| DD | 0 | 30590 | 10/19/2023 | \$ (143,661.00) | Posted | Housing Insurance Services, Inc. |
| Check | 185605 | 0 | 10/19/2023 | \$ (2,391.12) | Posted | Johns Refuse & Recycling, LLC |
| DD | 0 | 30586 | 10/19/2023 | \$ (2,486.60) | Posted | Kone Inc. |
| DD | 0 | 30587 | 10/19/2023 | \$ (55,622.92) | Posted | Otis Elevator Company |
| Check | 185612 | 0 | 10/19/2023 | \$ (170.62) | Posted | Ricky Dawson III |
| DD | 0 | 30588 | 10/19/2023 | \$ (5,510.00) | Posted | Sylva Developers, LLC |
| Check | 185607 | 0 | 10/19/2023 | \$ (3,900.00) | Posted | Tise Design Associates, Inc |
| Check | 185606 | 0 | 10/19/2023 | \$ (298.00) | Posted | Torello Tire Inc. |
| DD | 0 | 30589 | 10/19/2023 | \$ (53,887.90) | Posted | Tri-Con Construction Manager, Llc |
| Check | 185610 | 0 | 10/19/2023 | \$ (30,650.25) | Posted | United Illuminating |
| Check | 185615 | 0 | 10/20/2023 | \$ (1,122.50) | Posted | Monique Antonette Patterson |
| Check | 185616 | 0 | 10/20/2023 | \$ (424.00) | Posted | Talisha Inell Young |
| Check | 185617 | 0 | 10/23/2023 | \$ (250.00) | Posted | Ace Van & Storage, Inc. |
| Check | 185646 | 0 | 10/23/2023 | \$ (121.47) | Posted | ARAMARK Uniform & Career Apparel |
| DD | 0 | 30600 | 10/23/2023 | \$ (36.50) | Posted | Berchem Moses PC |
| DD | 0 | 30592 | 10/23/2023 | \$ (2,100.00) | Posted | Christopher Williams Architects, LLC |
| Check | 185619 | 0 | 10/23/2023 | \$ (198.35) | Posted | Comcast Cable |
| Check | 185618 | 0 | 10/23/2023 | \$ (428.47) | Posted | Comcast Cable |
| Check | 185647 | 0 | 10/23/2023 | \$ (625.86) | Posted | Comcast Cable |
| Check | 185620 | 0 | 10/23/2023 | \$ (2,142.36) | Posted | Delta Dental of New Jersey, Inc |
| Check | 185641 | 0 | 10/23/2023 | \$ (49.28) | Posted | Denise Warner |
| DD | 0 | 30593 | 10/23/2023 | \$ (220.00) | Posted | Eagle Leasing Company |
| Check | 185625 | 0 | 10/23/2023 | \$ (85.19) | Posted | Frontier Communications of Company |
| Check | 185624 | 0 | 10/23/2023 | \$ (195.88) | Posted | Frontier Communications of Company |
| Check | 185623 | 0 | 10/23/2023 | \$ (198.89) | Posted | Frontier Communications of Company |
| Check | 185622 | 0 | 10/23/2023 | \$ (158.11) | Posted | Frontier Communications of Company |
| Check | 185621 | 0 | 10/23/2023 | \$ (280.42) | Posted | Frontier Communications of Company |
| Check | 185626 | 0 | 10/23/2023 | \$ (589.00) | Posted | Greater New Haven Chamber Of Commerce |
| Check | 185631 | 0 | 10/23/2023 | \$ (915.58) | Posted | HD Supply Facilities Maintenance, Ltd |
| Check | 185630 | 0 | 10/23/2023 | \$ (193.60) | Posted | HD Supply Facilities Maintenance, Ltd |
| Check | 185629 | 0 | 10/23/2023 | \$ (3,502.65) | Posted | HD Supply Facilities Maintenance, Ltd |
| Check | 185628 | 0 | 10/23/2023 | \$ (58.36) | Posted | HD Supply Facilities Maintenance, Ltd |
| Check | 185627 | 0 | 10/23/2023 | \$ (2,590.65) | Posted | HD Supply Facilities Maintenance, Ltd |
| Check | 185640 | 0 | 10/23/2023 | \$ (2,042.04) | Posted | HD Supply Facilities Maintenance, Ltd |
| DD | 0 | 30594 | 10/23/2023 | \$ (2,203.00) | Posted | Home Services & More, LLC |
| DD | 0 | 30595 | 10/23/2023 | \$ (3,166.06) | Posted | Housing Authority of the City of New Haven |
| DD | 0 | 30599 | 10/23/2023 | \$ (27,032.46) | Posted | Housing Authority of the City of New Haven |
| Check | 185632 | 0 | 10/23/2023 | \$ (2,065.40) | Posted | Housing Authority Risk Retention Group, Inc |
| DD | 0 | 30601 | 10/23/2023 | \$ (3,520.00) | Posted | Ideal Printing Co. Inc |
| Check | 185633 | 0 | 10/23/2023 | \$ (825.27) | Posted | Johnson Controls US Holdings LLC |
| DD | 0 | 30596 | 10/23/2023 | \$ (565.00) | Posted | La Voz Hispana Newsprint |
| DD | 0 | 30602 | 10/23/2023 | \$ (90,332.10) | Posted | McCarter & English, LLP |
| DD | 0 | 30603 | 10/23/2023 | \$ (143.10) | Posted | Northwest Interpreters, Inc. |
| Check | 185634 | 0 | 10/23/2023 | \$ (38,685.12) | Posted | Oxford Health Plans, LLC |
| DD | 0 | 30597 | 10/23/2023 | \$ (660.00) | Posted | Penfield Communications |
| Check | 185642 | 0 | 10/23/2023 | \$ (49.28) | Posted | Porsha B Brown |
| Check | 185648 | 0 | 10/23/2023 | \$ (120.38) | Posted | Regional Water Authority |
| Check | 185649 | 0 | 10/23/2023 | \$ (529.01) | Posted | Regional Water Authority |
| Check | 185650 | 0 | 10/23/2023 | \$ (114.74) | Posted | Regional Water Authority |
| Check | 185651 | 0 | 10/23/2023 | \$ (931.27) | Posted | Regional Water Authority |
| DD | 0 | 30598 | 10/23/2023 | \$ (10,091.18) | Posted | Reitman Personnel Services, Inc. |
| Check | 185643 | 0 | 10/23/2023 | \$ (49.28) | Posted | Rocheli Ortiz |
| Check | 185644 | 0 | 10/23/2023 | \$ (125.33) | Posted | Shanda Ferrucci |
| Check | 185675 | 0 | 10/23/2023 | \$ (7,326.32) | Posted | Standard Insurance Company. |
| Check | 185635 | 0 | 10/23/2023 | \$ (1,757.50) | Posted | Sylva Developers, LLC |
| DD | 0 | 30604 | 10/23/2023 | \$ (13,250.00) | Posted | The Narrative Project, LLC |
| Check | 185636 | 0 | 10/23/2023 | \$ (700.00) | Posted | Tise Design Associates, Inc |
| Check | 185638 | 0 | 10/23/2023 | \$ (1,630.98) | Posted | United Illuminating |
| Check | 185637 | 0 | 10/23/2023 | \$ (10,072.29) | Posted | United Illuminating |
| Check | 185669 | 0 | 10/23/2023 | \$ (27.07) | Posted | United Illuminating |
| Check | 185668 | 0 | 10/23/2023 | \$ (85.84) | Posted | United Illuminating |
| Check | 185667 | 0 | 10/23/2023 | \$ (26.34) | Posted | United Illuminating |
| Check | 185666 | 0 | 10/23/2023 | \$ (15.63) | Posted | United Illuminating |
| Check | 185665 | 0 | 10/23/2023 | \$ (224.46) | Posted | United Illuminating |

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|-------|--------|-------|------------|----------------|--------|--|
| Check | 185664 | 0 | 10/23/2023 | \$ (830.28) | Posted | United Illuminating |
| Check | 185663 | 0 | 10/23/2023 | \$ (65.72) | Posted | United Illuminating |
| Check | 185662 | 0 | 10/23/2023 | \$ (1,286.82) | Posted | United Illuminating |
| Check | 185661 | 0 | 10/23/2023 | \$ (1,382.30) | Posted | United Illuminating |
| Check | 185660 | 0 | 10/23/2023 | \$ (1,201.41) | Posted | United Illuminating |
| Check | 185659 | 0 | 10/23/2023 | \$ (26.93) | Posted | United Illuminating |
| Check | 185658 | 0 | 10/23/2023 | \$ (23.70) | Posted | United Illuminating |
| Check | 185657 | 0 | 10/23/2023 | \$ (622.27) | Posted | United Illuminating |
| Check | 185656 | 0 | 10/23/2023 | \$ (1,282.26) | Posted | United Illuminating |
| Check | 185655 | 0 | 10/23/2023 | \$ (750.61) | Posted | United Illuminating |
| Check | 185654 | 0 | 10/23/2023 | \$ (1,450.31) | Posted | United Illuminating |
| Check | 185653 | 0 | 10/23/2023 | \$ (872.44) | Posted | United Illuminating |
| Check | 185652 | 0 | 10/23/2023 | \$ (6,262.57) | Posted | United Illuminating |
| Check | 185639 | 0 | 10/23/2023 | \$ (1,029.78) | Posted | W.B. Mason Company Inc |
| Check | 185674 | 0 | 10/23/2023 | \$ (110.97) | Posted | W.B. Mason Company Inc |
| Check | 185673 | 0 | 10/23/2023 | \$ (7.19) | Posted | W.B. Mason Company Inc |
| Check | 185672 | 0 | 10/23/2023 | \$ (153.90) | Posted | W.B. Mason Company Inc |
| Check | 185671 | 0 | 10/23/2023 | \$ (86.43) | Posted | W.B. Mason Company Inc |
| Check | 185670 | 0 | 10/23/2023 | \$ (44.96) | Posted | W.B. Mason Company Inc |
| Check | 185645 | 0 | 10/23/2023 | \$ (49.28) | Posted | Zaira Leticia Salinas Ramos |
| Check | 185700 | 0 | 10/24/2023 | \$ (836.89) | Posted | ARAMARK Uniform & Career Apparel |
| DD | 0 | 30612 | 10/24/2023 | \$ (73,530.23) | Posted | BRD Builders, LLC |
| Check | 185676 | 0 | 10/24/2023 | \$ (27,238.91) | Posted | City of New Haven |
| Check | 185678 | 0 | 10/24/2023 | \$ (11.21) | Posted | Comcast Cable |
| Check | 185679 | 0 | 10/24/2023 | \$ (8,366.25) | Posted | Consolidated Electric INC |
| Check | 185701 | 0 | 10/24/2023 | \$ (48.22) | Posted | Corporate Mailing Services LLC |
| Check | 185680 | 0 | 10/24/2023 | \$ (15,788.70) | Posted | F.W. Webb Company |
| Check | 185677 | 0 | 10/24/2023 | \$ (463.50) | Posted | Federal Express Corp. |
| DD | 0 | 30607 | 10/24/2023 | \$ (1,871.10) | Posted | Gilson Software Solutions - PHA, LLC. |
| DD | 0 | 30613 | 10/24/2023 | \$ (580.00) | Posted | Hands On Moving, LLC |
| Check | 185681 | 0 | 10/24/2023 | \$ (6,771.97) | Posted | HD Supply Facilities Maintenance, Ltd |
| Check | 185702 | 0 | 10/24/2023 | \$ (2,550.66) | Posted | HD Supply Facilities Maintenance, Ltd |
| Check | 185703 | 0 | 10/24/2023 | \$ (2,293.14) | Posted | Home Depot |
| DD | 0 | 30608 | 10/24/2023 | \$ (2,875.00) | Posted | Home Services & More, LLC |
| Check | 185699 | 0 | 10/24/2023 | \$ (315.00) | Posted | Jerraya D Prince |
| DD | 0 | 30614 | 10/24/2023 | \$ (97,468.59) | Posted | JLY Enterprises LLC |
| DD | 0 | 30609 | 10/24/2023 | \$ (40.00) | Posted | John P Rafferty |
| Check | 185704 | 0 | 10/24/2023 | \$ (4,513.50) | Posted | Laz Parking |
| Check | 185705 | 0 | 10/24/2023 | \$ (4,513.50) | Posted | Laz Parking |
| Check | 185706 | 0 | 10/24/2023 | \$ (4,844.49) | Posted | Laz Parking |
| Check | 185682 | 0 | 10/24/2023 | \$ (20,300.00) | Posted | Marcum LLP |
| DD | 0 | 30610 | 10/24/2023 | \$ (8,465.13) | Posted | Mechanical Heating and Air Conditioning, Inc |
| DD | 0 | 30605 | 10/24/2023 | \$ (742.50) | Posted | Nan Mckay & Associates |
| DD | 0 | 30611 | 10/24/2023 | \$ (40,215.33) | Posted | Otis Elevator Company |
| Check | 185683 | 0 | 10/24/2023 | \$ (72.22) | Posted | Regional Water Authority |
| Check | 185707 | 0 | 10/24/2023 | \$ (1,679.76) | Posted | Regional Water Authority |
| Check | 185708 | 0 | 10/24/2023 | \$ (9,494.33) | Posted | Regional Water Authority |
| Check | 185709 | 0 | 10/24/2023 | \$ (1,012.33) | Posted | Regional Water Authority |
| DD | 0 | 30615 | 10/24/2023 | \$ (7,913.20) | Posted | Reitman Personnel Services, Inc. |
| DD | 0 | 30606 | 10/24/2023 | \$ (7,674.12) | Posted | Ringcentral, Inc |
| Check | 185733 | 0 | 10/24/2023 | \$ (279.16) | Posted | Southern Connecticut Gas |
| Check | 185732 | 0 | 10/24/2023 | \$ (720.00) | Posted | Southern Connecticut Gas |
| Check | 185731 | 0 | 10/24/2023 | \$ (553.56) | Posted | Southern Connecticut Gas |
| Check | 185730 | 0 | 10/24/2023 | \$ (102.79) | Posted | Southern Connecticut Gas |
| Check | 185729 | 0 | 10/24/2023 | \$ (125.19) | Posted | Southern Connecticut Gas |
| Check | 185728 | 0 | 10/24/2023 | \$ (149.45) | Posted | Southern Connecticut Gas |
| Check | 185727 | 0 | 10/24/2023 | \$ (15.64) | Posted | Southern Connecticut Gas |
| Check | 185726 | 0 | 10/24/2023 | \$ (1,754.80) | Posted | Southern Connecticut Gas |
| Check | 185725 | 0 | 10/24/2023 | \$ (104.15) | Posted | Southern Connecticut Gas |
| Check | 185724 | 0 | 10/24/2023 | \$ (39.37) | Posted | Southern Connecticut Gas |
| Check | 185723 | 0 | 10/24/2023 | \$ (313.97) | Posted | Southern Connecticut Gas |
| Check | 185722 | 0 | 10/24/2023 | \$ (759.73) | Posted | Southern Connecticut Gas |
| Check | 185721 | 0 | 10/24/2023 | \$ (600.39) | Posted | Southern Connecticut Gas |
| Check | 185720 | 0 | 10/24/2023 | \$ (407.77) | Posted | Southern Connecticut Gas |
| Check | 185719 | 0 | 10/24/2023 | \$ (644.40) | Posted | Southern Connecticut Gas |
| Check | 185718 | 0 | 10/24/2023 | \$ (421.50) | Posted | Southern Connecticut Gas |
| Check | 185717 | 0 | 10/24/2023 | \$ (717.03) | Posted | Southern Connecticut Gas |
| Check | 185716 | 0 | 10/24/2023 | \$ (728.36) | Posted | Southern Connecticut Gas |
| Check | 185715 | 0 | 10/24/2023 | \$ (411.30) | Posted | Southern Connecticut Gas |
| Check | 185714 | 0 | 10/24/2023 | \$ (718.85) | Posted | Southern Connecticut Gas |
| Check | 185713 | 0 | 10/24/2023 | \$ (367.70) | Posted | Southern Connecticut Gas |
| Check | 185712 | 0 | 10/24/2023 | \$ (366.53) | Posted | Southern Connecticut Gas |
| Check | 185711 | 0 | 10/24/2023 | \$ (1,551.17) | Posted | Southern Connecticut Gas |
| Check | 185710 | 0 | 10/24/2023 | \$ (724.72) | Posted | Southern Connecticut Gas |

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|-------|--------|-------|------------|----------------|--------|---|
| Check | 185684 | 0 | 10/24/2023 | \$ (1,246.07) | Posted | Standard Insurance Company. |
| Check | 185698 | 0 | 10/24/2023 | \$ (374.82) | Posted | United Illuminating |
| Check | 185697 | 0 | 10/24/2023 | \$ (293.12) | Posted | United Illuminating |
| Check | 185696 | 0 | 10/24/2023 | \$ (432.26) | Posted | United Illuminating |
| Check | 185695 | 0 | 10/24/2023 | \$ (400.10) | Posted | United Illuminating |
| Check | 185694 | 0 | 10/24/2023 | \$ (1,180.81) | Posted | United Illuminating |
| Check | 185693 | 0 | 10/24/2023 | \$ (904.87) | Posted | United Illuminating |
| Check | 185692 | 0 | 10/24/2023 | \$ (217.36) | Posted | United Illuminating |
| Check | 185691 | 0 | 10/24/2023 | \$ (164.70) | Posted | United Illuminating |
| Check | 185690 | 0 | 10/24/2023 | \$ (450.59) | Posted | United Illuminating |
| Check | 185689 | 0 | 10/24/2023 | \$ (192.71) | Posted | United Illuminating |
| Check | 185688 | 0 | 10/24/2023 | \$ (457.60) | Posted | United Illuminating |
| Check | 185687 | 0 | 10/24/2023 | \$ (317.00) | Posted | United Illuminating |
| Check | 185686 | 0 | 10/24/2023 | \$ (729.52) | Posted | United Illuminating |
| Check | 185685 | 0 | 10/24/2023 | \$ (719.89) | Posted | United Illuminating |
| Check | 185734 | 0 | 10/24/2023 | \$ (420.68) | Posted | W.B. Mason Company Inc |
| Check | 185735 | 0 | 10/25/2023 | \$ (15,004.59) | Posted | Crosskey Architects, LLC |
| Check | 185738 | 0 | 10/25/2023 | \$ (166.18) | Posted | De Lage Landen Financial Services, Inc |
| Check | 185736 | 0 | 10/25/2023 | \$ (547.25) | Posted | Fuss & O'Neill, Inc. |
| Check | 185737 | 0 | 10/25/2023 | \$ (1,500.00) | Posted | Payne Environmental |
| Check | 185740 | 0 | 10/25/2023 | \$ (540.55) | Posted | Southern Connecticut Gas |
| Check | 185739 | 0 | 10/25/2023 | \$ (675.61) | Posted | Southern Connecticut Gas |
| DD | 0 | 30616 | 10/25/2023 | \$ (46,448.25) | Posted | The Computer Company Inc |
| Check | 185743 | 0 | 10/26/2023 | \$ (1,200.00) | Posted | Ace Van & Storage, Inc. |
| Check | 185744 | 0 | 10/26/2023 | \$ (13,838.95) | Posted | Comcast Cable |
| Check | 185745 | 0 | 10/26/2023 | \$ (31.20) | Posted | HD Supply Facilities Maintenance, Ltd |
| Check | 185746 | 0 | 10/26/2023 | \$ (20.00) | Posted | Hector Sanchez |
| DD | 0 | 30617 | 10/26/2023 | \$ (845.63) | Posted | Holly A Bryk |
| DD | 0 | 30618 | 10/26/2023 | \$ (42,092.88) | Posted | Home Services & More, LLC |
| Check | 185741 | 0 | 10/26/2023 | \$ (700.00) | Posted | Lareece Ferrucci |
| DD | 0 | 30619 | 10/26/2023 | \$ (89.83) | Posted | Ringcentral, Inc |
| Check | 185742 | 0 | 10/26/2023 | \$ (395.00) | Posted | Z'hane Ellison |
| Check | 185748 | 0 | 10/27/2023 | \$ (1,400.00) | Posted | CR Rose Gardens L/P |
| Check | 185751 | 0 | 10/27/2023 | \$ (1,500.00) | Posted | Payne Environmental |
| Check | 185747 | 0 | 10/27/2023 | \$ (1,326.70) | Posted | Regional Water Authority |
| Check | 185749 | 0 | 10/27/2023 | \$ (100.00) | Posted | Rhodella Woods |
| Check | 185752 | 0 | 10/27/2023 | \$ (440.00) | Posted | Rhodella Woods |
| Check | 185750 | 0 | 10/27/2023 | \$ (667.30) | Posted | Tonisha L Gray |
| Check | 185903 | 0 | 10/30/2023 | \$ (45.00) | Posted | Aramark Refreshment Services |
| Check | 185902 | 0 | 10/30/2023 | \$ (36.63) | Posted | Aramark Refreshment Services |
| Check | 185901 | 0 | 10/30/2023 | \$ (148.91) | Posted | Aramark Refreshment Services |
| Check | 185900 | 0 | 10/30/2023 | \$ (40.29) | Posted | Aramark Refreshment Services |
| Check | 185899 | 0 | 10/30/2023 | \$ (646.07) | Posted | Aramark Refreshment Services |
| Check | 185898 | 0 | 10/30/2023 | \$ (1,720.21) | Posted | Chamberlain Court Condominium Association, Inc. |
| Check | 185753 | 0 | 10/30/2023 | \$ (27,238.91) | Posted | City of New Haven |
| DD | 0 | 30632 | 10/30/2023 | \$ (1,508.50) | Posted | Cohen Key Shop |
| Check | 185867 | 0 | 10/30/2023 | \$ (159.85) | Posted | Comcast Cable |
| Check | 185868 | 0 | 10/30/2023 | \$ (202.85) | Posted | Comcast Cable |
| Check | 185869 | 0 | 10/30/2023 | \$ (161.85) | Posted | Comcast Cable |
| Check | 185870 | 0 | 10/30/2023 | \$ (199.85) | Posted | Comcast Cable |
| Check | 185871 | 0 | 10/30/2023 | \$ (298.35) | Posted | Comcast Cable |
| Check | 185872 | 0 | 10/30/2023 | \$ (295.38) | Posted | Comcast Cable |
| Check | 185873 | 0 | 10/30/2023 | \$ (349.63) | Posted | Comcast Cable |
| Check | 185874 | 0 | 10/30/2023 | \$ (299.85) | Posted | Comcast Cable |
| Check | 185875 | 0 | 10/30/2023 | \$ (299.85) | Posted | Comcast Cable |
| Check | 185876 | 0 | 10/30/2023 | \$ (259.15) | Posted | Comcast Cable |
| Check | 185877 | 0 | 10/30/2023 | \$ (322.16) | Posted | Comcast Cable |
| Check | 185878 | 0 | 10/30/2023 | \$ (298.35) | Posted | Comcast Cable |
| Check | 185879 | 0 | 10/30/2023 | \$ (298.35) | Posted | Comcast Cable |
| Check | 185880 | 0 | 10/30/2023 | \$ (198.35) | Posted | Comcast Cable |
| Check | 185881 | 0 | 10/30/2023 | \$ (116.08) | Posted | Comcast Cable |
| Check | 185882 | 0 | 10/30/2023 | \$ (116.08) | Posted | Comcast Cable |
| Check | 185883 | 0 | 10/30/2023 | \$ (198.35) | Posted | Comcast Cable |
| Check | 185904 | 0 | 10/30/2023 | \$ (186.00) | Posted | Coreen Toussaint |
| DD | 0 | 30634 | 10/30/2023 | \$ (2,400.00) | Posted | Ed The Treeman |
| Check | 185884 | 0 | 10/30/2023 | \$ (117.23) | Posted | Frontier Communications of Company |
| Check | 185885 | 0 | 10/30/2023 | \$ (76.37) | Posted | Frontier Communications of Company |
| Check | 185886 | 0 | 10/30/2023 | \$ (164.97) | Posted | Frontier Communications of Company |
| Check | 185887 | 0 | 10/30/2023 | \$ (117.23) | Posted | Frontier Communications of Company |
| Check | 185888 | 0 | 10/30/2023 | \$ (76.37) | Posted | Frontier Communications of Company |
| Check | 185889 | 0 | 10/30/2023 | \$ (76.37) | Posted | Frontier Communications of Company |
| Check | 185890 | 0 | 10/30/2023 | \$ (229.27) | Posted | Frontier Communications of Company |
| Check | 185891 | 0 | 10/30/2023 | \$ (117.23) | Posted | Frontier Communications of Company |
| Check | 185892 | 0 | 10/30/2023 | \$ (127.19) | Posted | Frontier Communications of Company |

| | | | | | | | | |
|-------|--------|-------|------------|----|-------------|--------|------------|--|
| Check | 185893 | 0 | 10/30/2023 | \$ | (150.13) | Posted | | Frontier Communications of Company |
| Check | 185894 | 0 | 10/30/2023 | \$ | (328.04) | Posted | | Frontier Communications of Company |
| Check | 185895 | 0 | 10/30/2023 | \$ | (239.82) | Posted | | Frontier Communications of Company |
| Check | 185896 | 0 | 10/30/2023 | \$ | (205.75) | Posted | | Frontier Communications of Company |
| Check | 185897 | 0 | 10/30/2023 | \$ | (105.95) | Posted | | Frontier Communications of Company |
| Check | 185905 | 0 | 10/30/2023 | \$ | - | Posted | 10/30/2023 | HD Supply Facilities Maintenance, Ltd |
| DD | 0 | 30633 | 10/30/2023 | \$ | (2,105.50) | Posted | | Home Services & More, LLC |
| DD | 0 | 30637 | 10/30/2023 | \$ | (166.20) | Posted | | Infoshred, LLC |
| Check | 185754 | 0 | 10/30/2023 | \$ | (50.00) | Posted | | Karen Moore |
| Check | 185906 | 0 | 10/30/2023 | \$ | (8,083.00) | Posted | | Mobility Works, Inc |
| Check | 185907 | 0 | 10/30/2023 | \$ | (467.95) | Posted | | Nica's Market LLC |
| Check | 185908 | 0 | 10/30/2023 | \$ | (400.00) | Posted | | Novogradac & Company LLP |
| DD | 0 | 30636 | 10/30/2023 | \$ | (89.83) | Posted | | Ringcentral, Inc |
| DD | 0 | 30635 | 10/30/2023 | \$ | (134.74) | Posted | | Ringcentral, Inc |
| Check | 185866 | 0 | 10/30/2023 | \$ | (3,420.55) | Posted | | Verizon Wireless |
| Check | 185909 | 0 | 10/30/2023 | \$ | (1,783.88) | Posted | | W.B. Mason Company Inc |
| Check | 185910 | 0 | 10/31/2023 | \$ | (283.20) | Posted | | Aflac |
| Check | 185913 | 0 | 10/31/2023 | \$ | (283.20) | Posted | | Aflac |
| DD | 0 | 30640 | 10/31/2023 | \$ | (855.00) | Posted | | Cohen Key Shop |
| Check | 185911 | 0 | 10/31/2023 | \$ | (306.12) | Posted | | Comcast Cable |
| Check | 185919 | 0 | 10/31/2023 | \$ | (198.35) | Posted | | Comcast Cable |
| Check | 185918 | 0 | 10/31/2023 | \$ | (161.85) | Posted | | Comcast Cable |
| Check | 185917 | 0 | 10/31/2023 | \$ | (198.35) | Posted | | Comcast Cable |
| Check | 185916 | 0 | 10/31/2023 | \$ | (198.35) | Posted | | Comcast Cable |
| Check | 185915 | 0 | 10/31/2023 | \$ | (298.35) | Posted | | Comcast Cable |
| Check | 185914 | 0 | 10/31/2023 | \$ | (198.35) | Posted | | Comcast Cable |
| Check | 185920 | 0 | 10/31/2023 | \$ | (3,507.44) | Posted | | F.W. Webb Company |
| Check | 185931 | 0 | 10/31/2023 | \$ | (76.37) | Posted | | Frontier Communications of Company |
| Check | 185930 | 0 | 10/31/2023 | \$ | (76.37) | Posted | | Frontier Communications of Company |
| Check | 185929 | 0 | 10/31/2023 | \$ | (76.37) | Posted | | Frontier Communications of Company |
| Check | 185928 | 0 | 10/31/2023 | \$ | (76.37) | Posted | | Frontier Communications of Company |
| Check | 185927 | 0 | 10/31/2023 | \$ | (117.23) | Posted | | Frontier Communications of Company |
| Check | 185926 | 0 | 10/31/2023 | \$ | (76.37) | Posted | | Frontier Communications of Company |
| Check | 185925 | 0 | 10/31/2023 | \$ | (76.37) | Posted | | Frontier Communications of Company |
| Check | 185924 | 0 | 10/31/2023 | \$ | (330.50) | Posted | | Frontier Communications of Company |
| Check | 185923 | 0 | 10/31/2023 | \$ | (117.23) | Posted | | Frontier Communications of Company |
| Check | 185922 | 0 | 10/31/2023 | \$ | (117.23) | Posted | | Frontier Communications of Company |
| Check | 185921 | 0 | 10/31/2023 | \$ | (117.23) | Posted | | Frontier Communications of Company |
| DD | 0 | 30638 | 10/31/2023 | \$ | (367.54) | Posted | | Holly A Bryk |
| DD | 0 | 30641 | 10/31/2023 | \$ | (1,896.00) | Posted | | Home Services & More, LLC |
| Check | 185932 | 0 | 10/31/2023 | \$ | (4,403.87) | Posted | | Johnson Controls Inc |
| Check | 185912 | 0 | 10/31/2023 | \$ | (23.63) | Posted | | Johnson Controls US Holdings LLC |
| DD | 0 | 30642 | 10/31/2023 | \$ | (3,120.00) | Posted | | Mechanical Heating and Air Conditioning, Inc |
| DD | 0 | 30639 | 10/31/2023 | \$ | (11,326.50) | Posted | | Reno & Cavanaugh, Plc |
| Check | 185933 | 0 | 10/31/2023 | \$ | (1,441.57) | Posted | | Torello Tire Inc. |
| Check | 185934 | 0 | 10/31/2023 | \$ | (106.67) | Posted | | Tyco Intergrated Security, LLC |

Total Payments Issued \$ (4,312,782.80)

President's Report

To: ECC/HANH Board of Commissioners

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

Date: November 21, 2023

RE: President's November 2023 Report

I. Administrative

Our team continues to work toward our strategic pillars:

- House more families (more quickly) in the highest quality housing in communities of their choice
- Support residents' ability to live their best life and achieve goals that move them toward greater housing and life choices
- Cost effective and cost-efficient delivery of services in ways that maximize impact in our community (jobs, contracting, economic development) and
- Spark policy change that creates growth in housing market especially for families in need of affordable housing

We find ourselves in preparation for the Holiday season as Thanksgiving is upon us. We wish everyone a safe and fulfilling holiday season. Special thanks go to Mr. Erik Clemons for his long tenure on our Board of Commissioners. We welcome the appointment of our newest Commissioner, Mr. Kevin Alvarez. We look forward to your service in support of our mission.

This past month has been busy. With great appreciation for the effort to hold a special Board meeting at the end of October, we were able to move forward with the long-anticipated purchase of the parcel at Union Square (formerly known as Church St South). Shenae led our negotiations with Northland and brought us to a fair and reasonable sale price. After holding the State of CT required public hearing on November 13, 2023, we were able to execute a purchase and sales agreement. Read about the transaction here: https://www.newhavenindependent.org/article/church_street_south_2 Now we continue with the exciting planning process for 49 Union Ave, the Union Square neighborhood and the surrounding Hill district. To that end, our Glendower team has planned the CNI introductory meeting for November 27th at 5:30 pm at High School in the Community. All are welcome.

Over the past month both Shenae and I have had the opportunity to attend a variety of conferences that offer an opportunity to showcase our credentials and experience and network. I attended the CLPHA Fall meeting and presented on building resident centered communities. Shenae attended two developer oriented conferences in Boston and Chicago.

Thank you to all who worked hard on the Community Investment Fund (CIF) award for our development in partnership with St. Luke's Church. It was a joy to celebrate this accomplishment with a press release including our Governor, State Senators and Representatives, Mayor and DECD partners along with the team and parishioners of St. Luke's. For more on that, click here: <https://www.nhregister.com/news/article/new-haven-whalley-avenue-revitalization-ct-grant-18458605.php>

On November 14th and 15th our 360 MGT team hosted our investor partners from Hudson and JP Morgan Chase for site visits to Waverly, Twin Brooks and Fair Haven.

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

- No Cost Time Extension with AM PM Door Repair Services Repair Services from August 31, 2023, to September 30, 2023 (PO# 21154-13104) in order to process new vendor contract.
- No Cost Time Extension with Nobe Construction for Board-Up Services from August 31, 2023, to September 30, 2023 (PO# 22419-13816) in order to process new vendor contract.
- No Cost Time Extension with Cohen's Key Shop for Key and Lock Services August 1, 2023, to October 1, 2023 (PO# 21540-13325)
- No Cost Time Extension with Hartford Truck & Equipment for Snow Removal Equipment off State of Ct. contract # 17PSX0118 August 31, 2023, to March 31, 2024. (PO# 21814-13464)
- No Cost time extension with Stanley Convergent Solutions for Door Access Controls Cooperative Purchasing Agreement from September 30, 2023, to October 1, 2024. (PO# 22327-13769)
- No Cost time extension of time with CSC for pay per use laundry services from February 28, 2023, to September 30, 2023 (PO# 21814-13128)
- No Cost time extension with Stanton Equipment for Snow Removal Equipment from September 1, 2023, to June 1, 2024. (PO# 21183-13464)
- No Cost time extension with Home Depot Pro Institution for inventory warehouse management September 30, 2023, to October 1, 2024. (PO# 22329-13790)
- No Cost time extension for the two (2) year option to renew with Hooker & Holcomb Investment Advisors, Inc for Broker / Agent of Record / Consultant Services for HANH's Pension plan services for a period beginning on October 14, 2023, and ending on October 13, 2025.
- No Cost time extension for the two (2) year option to renew with Corporate Benefits Consultants for Broker / Agent of Record / Consultant Services for HANH's Medical, Prescription Drug Coverage, Vision Care, and Dental Care, Life Insurance, STD, LTD and AD & D plan services for a period beginning on October 14, 2023 and ending on October 13, 2025.
- No Cost time extension with BRD Construction for Essex Envelope, Bathroom and Flooring renovations from October 31, 2023 to December 29, 2023
- No Cost time extension with Elm City Carpentry for Essex Fencing Improvements and Basement Abatement, from October 31, 2023 to November 30, 2023
- No Cost time extension with A. Prete Construction for Crawford Life Health and Safety Upgrades from November 17, 2023 to February 13, 2024

No Cost Time Extension to the contract of Talent Management with KJR Consulting which expires on July 31, 2023. Extension effective August 1, 2023 thru July 31, 2024.

II. Finance

SEPTEMBER 2023 YTD Financials (DRAFT)

The financial report covers twelve months (October 1 through September 30) of data. Total Revenues are \$130,781,422 and Total Expenses are \$109,920,105 (including depreciation expense of \$2,377,942). The excess of revenue over expenses is reduced by \$(20,084,100) capitalized expenditures. Depreciation expense add-back is \$2,377,942. The HANH Net Surplus of \$3,155,159 was as follows:

MTW Programs

- Low Income Public Housing

Net surplus is \$1,807,748 versus a budget net deficit of \$(873,192) for an overall favorable variance of \$2,680,940

- Section 8 Housing Choice Voucher

Net deficit is \$(3,200,730) versus a budget deficit of \$(772,151). The unfavorable variance is \$(2,428,579).

Non-MTW Programs

- Business Activities showed deficit of \$(820,706) compared with a budgeted deficit of \$(809,063), resulting in a unfavorable variance of \$(11,643).
- Central Office Cost Center shows a net surplus of \$5,368,848 compared to a budgeted surplus of \$2,454,406 resulting in a favorable variance of \$2,914,442.

| September 2023 | 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 | 1,249,398 | 2,117,715 | 868,317 | 96,000 | - | (96,000) | - | - | - | 1,345,398 | 2,117,715 | 772,317 |
| 70600 HUD REVENUE | 113,459,473 | 113,104,701 | (354,772) | 266,664 | 286,063 | 19,399 | - | - | - | 113,726,137 | 113,390,764 | (335,373) |
| 70000 OTHER REVENUE | 800,000 | 1,725,279 | 925,279 | 20,146,278 | 22,718,105 | 2,571,827 | (10,444,226) | (10,893,498) | (449,272) | 10,502,052 | 13,549,886 | 3,047,834 |
| 71600 GAIN/LOSS ON SALE OF CAPITAL ASSETS | - | 1,723,058 | 1,723,058 | - | - | - | - | - | - | - | 1,723,058 | 1,723,058 |
| 70000 TOTAL REVENUE | 115,508,871 | 118,670,753 | 3,161,882 | 20,508,942 | 23,004,168 | 2,495,226 | (10,444,226) | (10,893,498) | (449,272) | 125,573,587 | 130,781,422 | 5,207,836 |
| 91000 OPERATING ADMINISTRATIVE | 14,560,739 | 14,709,709 | 148,970 | 8,389,092 | 7,779,618 | (609,474) | (10,444,226) | (10,893,498) | (449,272) | 12,505,605 | 11,595,829 | (909,775) |
| 92500 TENANTS SERVICES | 230,236 | 886,882 | 656,646 | 2,538,703 | 2,208,341 | (330,362) | - | - | - | 2,768,939 | 3,095,223 | 326,284 |
| 93000 UTILITIES | 1,823,089 | 1,927,428 | 104,339 | 403,007 | 407,925 | 4,918 | - | - | - | 2,226,096 | 2,335,353 | 109,257 |
| 94000 MAINTENANCE | 3,838,826 | 5,916,132 | 2,077,306 | 816,699 | 725,524 | (91,175) | - | - | - | 4,655,525 | 6,641,656 | 1,986,132 |
| 95000 PROTECTIVE SERVICES | 196,614 | 183,714 | (12,900) | 28,966 | 9,252 | (19,714) | - | - | - | 225,580 | 192,966 | (32,615) |
| 96000 GENERAL EXPENSE | 1,901,417 | 87,966 | (1,813,451) | 427,818 | 427,720 | (99) | - | - | - | 2,329,235 | 515,686 | (1,813,550) |
| 96100 INSURANCE PREMIUMS | 789,130 | 887,589 | 98,459 | 4,839 | - | (4,839) | - | - | - | 793,969 | 887,589 | 93,620 |
| 96200 OTHER | - | 2,001,137 | 2,001,137 | - | - | - | - | - | - | - | 2,001,137 | 2,001,137 |
| 96800 SEVERANCE EXPENSE | - | - | - | 8,525,001 | 9,477,512 | 952,511 | - | - | - | 8,525,001 | 9,477,512 | 952,511 |
| 96900 TOTAL OPERATING EXPENSES | 23,340,051 | 26,600,557 | 3,260,506 | 21,134,124 | 21,035,891 | (98,233) | (10,444,226) | (10,893,498) | (449,272) | 34,029,949 | 36,742,950 | 2,713,001 |
| 97100 EXTRAORDINARY MAINTENANCE | 1,520,964 | 564,861 | (956,103) | 32,416 | - | (32,416) | - | - | - | 1,553,380 | 564,861 | (988,519) |
| 97200 CASUALTY LOSSES - NON CAPITALIZED | - | 201,990 | 201,990 | - | - | - | - | - | - | - | 201,990 | 201,990 |
| 97300 HAP EXPENSE | 75,439,660 | 70,032,362 | (5,407,298) | - | - | - | - | - | - | 75,439,660 | 70,032,362 | (5,407,298) |
| 97400 DEPRECIATION EXPENSE | 3,139,835 | 1,618,307 | (1,521,528) | 313,557 | 759,636 | 446,079 | - | - | - | 3,453,392 | 2,377,942 | (1,075,449) |
| 90000 OTHER EXPENSES | 80,100,459 | 72,417,520 | (7,682,939) | 345,972 | 759,636 | 413,663 | - | - | - | 80,446,431 | 73,177,156 | (7,269,276) |
| TOTAL EXPENSES | 103,440,510 | 99,018,077 | (4,422,433) | 21,480,096 | 21,795,527 | 315,431 | (10,444,226) | (10,893,498) | (449,272) | 114,476,380 | 109,920,105 | (4,556,275) |
| <i>RAD/DEV - MTW Fund Expenditures</i> | (7,515,825) | (10,110,278) | (2,594,453) | (7,034,773) | (9,973,823) | (2,939,050) | - | - | - | (14,550,598) | (20,084,100) | (5,533,502) |
| <i>Investment in the financing of affordable housing Dev</i> | - | - | - | - | - | - | - | - | - | - | - | - |
| <i>Reserve for interest on N/R</i> | - | - | - | - | - | - | - | - | - | - | - | - |
| 10010 Operating Transfer In | 2,103,061 | 1,735,223 | (367,838) | 9,337,714 | 12,553,687 | 3,215,973 | - | - | - | 11,440,775 | 14,288,910 | 2,848,135 |
| 10020 Operating Transfer Out | (11,440,775) | (14,288,910) | (2,848,135) | - | - | - | - | - | - | (11,440,775) | (14,288,910) | (2,848,135) |
| 10000 EXCESS OF REVENUE OVER (UNDER) EXPENSES | (4,785,178) | (3,011,289) | (1,773,889) | 1,331,786 | 3,788,506 | 2,456,719 | - | - | - | (3,453,392) | 777,216 | (4,230,608) |
| <i>ADJ FOR DEPRECIATION EXPENSE</i> | 3,139,835 | 1,618,307 | (1,521,528) | 313,557 | 759,636 | 446,079 | - | - | - | 3,453,392 | 2,377,942 | (1,075,449) |
| 350 SURPLUS / (DEFICIT) | (1,645,343) | (1,392,982) | 252,361 | 1,645,343 | 4,548,141 | 2,902,798 | - | - | - | (0) | 3,155,159 | 3,155,159 |

III. Operations

A. Vacancy Rate

HANH's current occupancy rate for the month for October 2023 is 93.29%. 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 October 2023 is 66.84%. 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 2022 | CY 2023 | Variance |
|------------------|----------------|----------------|-----------------|
| January | 65.57% | 64.54% | -1.03 |
| February | 65.59% | 69.55% | 3.96 |
| March | 63.10% | 65.13% | 2.03 |
| April | 53.41% | 66.46 | 13.05 |
| May | 67.34% | 66.33 | -1.01 |
| June | 60.22% | 66.65 | 6.43 |
| July | 59.09% | 67.50 | 8.41 |
| August | 58.41% | 65.63 | 7.22 |
| September | 59.0% | 66.84 | 7.84 |
| October | 59.0% | 64.0 | 5.0 |
| November | 60.0% | | |
| December | 61.77% | | |
| Average | 61.04% | 66.26% | 5.22 |

IV. Community and Economic Development (CED) Monthly Report

CARES/FSS Program Highlights

- **T. W** –successfully graduating with Economic Self Sufficiency via Employment. She has achieved her goals and managed to save keep \$1, 000 dollars for emergency use. She also paid off her auto loan and all her delinquent accounts raising her credit score to over 600.
- **K. W**- Employed as a head cook at Amistad High School. Participated in the ROB pitch event where she discussed her active business and future goals. She would like to have the opportunity to apply for the ECC Rob loan to expand her Catering Business.
- **S. F**- Gained FT employment with Yale University with dining/catering center.

- K. W- Gained FT position with Yale Hospital as RN. Her income increased by \$24,627.00 as she was offered a salary of \$71,427.00
- J. H- Hired PT at Yale University
- G- Paid down debt, credit score increased to 700 and increased personal savings by \$6,500.00
- M. C- Enrolled in GED classes at night
- Q. J- Enrolled and started Medical Coding training with Middlesex Center

ECC Believes Program Highlights

- Bridges of Hope hosted a Harvest Parade at Mill River where families came in costume for food, fun and activities.
- Confidence Club launched at Mill River Crossing with a total of 8 girls registered.
- “These girls are absolutely amazing, this is a great group to work with.”
 - LiveGirl Mentor Marie P.
- STEP interns participated in a two-part series to a Dress for Success Training. The first part focused included an in-person training on professional work attire where the ECC/HANH Dress Code policy was reviewed. Following the training, youth traveled went shopping alongside STPE Supervisors from operations, finance and CED staff. While there, youth were encouraged to use financial literacy skills to maintain a shopping budget while meeting the dress code policy.

V.Planning and Modernization

HUD Emergency Safety and Security Grants:

P&M applied to HUD for 2022 funding to address security upgrades at Robert T. Wolfe and George Crawford Manor. The grant has enabled 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, and the full amount was awarded, October 3, 2022. Contracts for the two (2) camera systems were submitted for BOC approval in May 2023, and funds were obligated on time. ECC has until 9/25/2024 to expend the funds. Construction is underway at both developments. Cameras are up and running at Robert T. Wolfe, and 70% completed at George Crawford Manor.

P&M applied to and was awarded \$250K from HUD for Emergency Safety and Security 2023 funding to address security upgrades at Essex Townhouses, a family development with 35 apartments. FWe will be replacing an antiquated camera system and damaged access control gates . Application submitted prior to due date of 6/28/2023. Work begins in November.

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 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. We worked directly with the HUD Washington LBP and Housing Related Hazards Team and our Field Office regarding applicability of coverage for the grants as we progress through the construction and ongoing abatement design and procurement of contractors. Current obligation of funds is at 52% and expenditure of funds at 25%.

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

What we have completed to date:

- Obligated and expended all \$986,260 of the 2017 LBP Grant funding.
- 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.
- Applied for six-month extension for obligation deadline on the HUD LBP 2020 Grant. Ultimately, did not require the extension, as the grant was obligated in time.
- **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:
 - Lead Groups 1, 2 and 3: 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 houses came first as they were highest on our Amalgamated Prioritization Chart. Essex Townhouses (**34 units Lead Free, and 1 unit Lead Safe**) ...all known lead components have been removed from 34 units, not just encapsulated. The remaining has lead which is not damaged or a friction or biting surface. A lead management plan will be provided.

- 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. With the obligation of Group D houses (21), only one 2-family house of the original 299 properties remains to be addressed by Planning and Modernization: 759 Quinipiac Avenue, identified as Group A. The cost of construction for Group A came in significantly above the TDC for the 2 units. Project currently under reconsideration.
- **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, CO and Smoke detectors, vermin and Radon to mitigate or remove. Work on the multiple hazards started:
- All units with identified Radon, throughout the LIPH portfolio have been mitigated with installed piping and exhaust fan systems and confirmation testing. All properties have been inspected for needed CO and Smoke detectors and designs for more reliable hardwired systems is complete. Vermin are being addressed in conjunction with other construction projects. Mold is being addressed largely in the scattered sites AMPs, and at Essex Townhouses and with some properties with Lead Abatement work, others, separately. CO and Smoke detector project was put out for solicitation and received no bids. A smaller project went out for Solicitation as a pilot. No responses. 57 Mountaintop went out for solicitation for mold abatement. Responses were over threshold. The project was bid again and awarded. Construction is scheduled to be substantially complete in November, 2023.

Solicitations Awarded:

- **Group B: 3 Single-Family Houses** in the Scattered Site West portfolio (**Construction start, September 2, 2022; 100% Completed**)
- **Group C: 8 Units in 4 houses** in the Scattered Site East portfolio--**Solicitations went out for Bid, July 2022: Construction 100% Completed.**
- **Group A: 1 house, Scattered Sites East portfolio,** Lead, mold and asbestos abatement with site safety and historic preservation requirements; Solicitation out for Bid September 2022, originally going to the October Board, for construction start in Spring, 2023; 2 Bids were received. Contractor with lowest responsible Bid was awarded the contract in December, 2022. The Contractor withdrew and the project is resolicited, bids due March 17, 2023. Two (2) viable bids were received, however, no contract was awarded due to cost for bids being too high. Scope removal plans and re-solicitation scheduled in July. Project under reconsideration.
- **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). 3 bids received, for solicitation in February, 2023, including some mold abatement, bids due March 20, 2023. Rebid solicited with 3 bids received. Contract for BOC approval, May, 2023. Contract awarded. Construction started in 3 houses. 3 units completed. Three more houses under construction. On schedule.

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. We will be starting to make these available, again. Ongoing Lead Management Plans are being developed for completed Construction projects, as required by HUD regulations.

P&M Projects 2020-2023

- **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 installed. 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, 2022. Time extended due to long lead times on equipment. Installation of Fire Alarm Panel 100% complete as of June, 2023. Booster pump system for Domestic Water replaced for 15 story building. Final contract items, replacement of Main Electrical Power Distribution Panel and Firefighters' communication system (BDA) to be completed and closed out by February, 2023.

- **437 M&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. Roofing condition requires corrective structural fortification. Project was out for bid with bids due before Thanksgiving. Due to receiving only one bid, ECC resolicited the project and bids were due January 4, 2023. Contract awarded and NOA provided. Construction 100% completed and project closed out..
- **57 Mountaintop:** Scattered Sites East single-family home with extensive mold, requiring relocation of the household residents. Joint project between Operations Department and Planning & Modernization (P&M). Operations to address immediate mold abatement and miscellaneous housing upgrades to allow resident to return to the house. P&M has contracted with an Architect and Environmental consultant to design a remedy for long term remediation of the moisture source(s) which fed the mold and miscellaneous building and site upgrades. Operations has performed much of the needed immediate work. A solicitation went out to perform the mold preventative and restorative work needed. Responses above procurement threshold. Resolicitation proved successful, and construction start and finish will be in November, 2023.
- **George Crawford Structural Evaluation:** ECC is conducting a structural evaluation of 90 Park Street, which is on the National Register of Historic Places. This structural evaluation will not only provide information on the condition of the structure of the building for current life safety, but will also provide information valuable to any future plans for the building. A contract was finalized with a structural engineering firm, and a final report has been submitted. A design for report recommendations are part of corrective work in advance of and in coordination with future development plans. Design to be completed December, 2023.
- **546 Woodward Avenue:** Contractor completed the roof work for 3 units, and contract closed out.

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), consists of 45 units and Glendower Farnam Courts 9%, LLC consists 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 and updated O&M Manuals with survey.
- Conversion to permanent completed on February 28, 2023.
- **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 building construction was completed in May 2022. Fencing and the playground installation began 9-12-22.
 - 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.
 - Conversion targeted for the 4th quarter of 2023.
- **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. This application was not awarded. The application will be resubmitted under the CHFA 2023 9% LIHTC round (due January 11, 2023).
 - Anticipated closing in 4h quarter of 2024.
- **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 December 2022. Targeting October 2022 CHFA board approval.
- Closing completed on December 23, 2022.
- Demolition of existing buildings began on January 6, 2023.
- Demolition of all buildings was completed in March 2023
- Construction of the new buildings began in May 2023. The first 5 buildings are expected to be complete in December 2023 with the final 5 completed in March 2024.
- Final construction completion is expected in March 2024
- **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.
 - Conversion targeted for 4th quarter 2023.
- **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 in 1st quarter of 2022.
 - 92 total units, 66 rehab 26 new construction.
 - Closing targeted for the 4th quarter of 2023
- **McConaughy Terrace 9%**
 - Submitted a LIHTC application to CHFA on November 12, 2021.
 - Application was awarded under the 2021 competitive LIHTC round. The 9% LIHTC award also included approval of the 4% award.
 - Closing anticipated to be on the 1st quarter of 2023.
 - Phase includes the rehab of 130 units, 104 RAD units, and 26 to be market rate.

- Closing targeted for the 4th quarter of 2023

- **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. Project was not awarded.
- Application will be resubmitted under the DOH DEP round.
- Anticipated closing in 4th quarter of 2024.

- **34 Level Street/The Heights at Westrock**

- Submitted a HUD Section 202 Supportive Housing for the Elderly application to HUD in January, 2023.
- The development includes 50 supportive housing units.
- DECD Brownfields award of \$999,000 received in June 2023 to assist in clean up and removal of former nursing home.
- Closing anticipated to be on the 4th quarter of 2024.

- **St Luke's Apartments, Whalley Ave.**

- Submitted a CIF application on June 30, 2023.
- State DOH engagement pre-application submitted May, 2023.
- The development includes up to 54 housing units, including 8 market units
- Architectural Plans being reviewed to identify cost-saving methods..

MEMORANDUM

TO: Board of Commissioners

DATE: November 21, 2023

FROM: Karen DuBois-Walton, President

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

ACTION: Recommend that the Board of Commissioners pass Resolution # 11-96/23-R

TIMING: Immediately

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

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

ECC/HANH is currently carrying a \$32,506.72 balance for 13 vacated tenants from the 4th Quarter FY 2023, a period ending 09/30/2023. This amount includes residents that are deceased, terminally ill and in nursing homes. It also includes residents that have been evicted or skip leaving no forwarding address.

FISCAL IMPACT: None

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

ELM CITY COMMUNITIES
Housing Authority of The City of New Haven

RESOLUTION # 11-96/23-R

RESOLUTION AUTHORIZING THE WRITE-OFF OF FORMER TENANT ACCOUNTS RECEIVABLE (TAR) FOR THE LOW-INCOME PUBLIC HOUSING (LIPH) PROGRAM FOR THE PERIOD ENDING 09/30/2023 IN THE AMOUNT OF \$32,506.72

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

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

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

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

WHEREAS, ECC/HANH is currently carrying \$32,506.72 balance for 13 vacated tenants through September 30, 2023, and

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

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

1. The write-off for financial reporting purposes of all former tenant's accounts receivable balances accrued through September 30, 2023 for LIPH program in the amount of \$32,506.72 is hereby authorized.
2. The President be and is hereby authorized, empowered, and directed to take any and all such action ancillary, related and/or necessary action to fulfill the foregoing purposes and the purposes of this resolution.
3. This resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on November 21, 2023.

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

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

Rolan Joni Young, Esq.
A Partner

**Housing Authority of the City of New Haven
Proposed Tenant Accounts Receivable Write-offs
For the Quarter Ended September 30, 2023**

| Resident Name | Tax ID | AMP | Unit ID | Move Out Date | Current Balance | Sec. Dep. Paid | Net Balance |
|--|---------------|-----------------------------|----------------|----------------------|------------------------|-----------------------|--------------------|
| Deshana N Kelley | XXX-XX-7292 | McConaughy Terrace | 35370 | 07/15/2023 | 16,304.05 | 0.00 | 16,304.05 |
| Loretta Sheets | XXX-XX-3643 | McConaughy Terrace | 35304 | 09/04/2023 | 72.00 | 0.00 | 72.00 |
| Raven Taylor | XXX-XX-5705 | McConaughy Terrace | 35597 | 08/31/2023 | 10.00 | 0.00 | 10.00 |
| Pablo Couvertier Machicote | XXX-XX-0257 | George Crawford Manor | 12269 | 08/01/2023 | 13.00 | 0.00 | 13.00 |
| Elias E Frizzelle | XXX-XX-3823 | Charles T McQueeney | 28060 | 02/29/2020 | 100.00 | 0.00 | 100.00 |
| Brendan McBride | XXX-XX-9301 | Robert T Wolfe | 16718 | 07/13/2023 | 399.00 | 0.00 | 399.00 |
| Kent Palmer Ridley | XXX-XX-2704 | Robert T Wolfe | 16771 | 08/14/2023 | 35.32 | 0.00 | 35.32 |
| Amanda Starr Gonzalez | XXX-XX-6210 | Quinnipiac Terrace Phase | 72035 | 07/05/2023 | 130.00 | 0.00 | 130.00 |
| Jasmine Arasely Alvarez | XXX-XX-6286 | Quinnipiac Terrace Phase | 72004 | 08/23/2023 | 379.00 | 0.00 | 379.00 |
| Yarisbel Diaz | XXX-XX-1195 | Scattered Site Multi-Family | 47001 | 06/30/2023 | 157.00 | 0.00 | 157.00 |
| Jamie Marie Devlin | XXX-XX-8445 | Scattered Site Homes East | 52114 | 07/31/2023 | 14,667.35 | 0.00 | 14,667.35 |
| Maria Garcia | XXX-XX-3532 | William T Rowe Apartments | 75009 | 09/30/2023 | 200.00 | 0.00 | 200.00 |
| Mercedes Robinson | XXX-XX-4103 | Rockview Phase I | 81015 | 07/31/2023 | 40.00 | 0.00 | 40.00 |
| Grand total Unsettled Amounts for all Development | | | | | 32,506.72 | 0.00 | 32,506.72 |

MEMORANDUM

TO: Board of Commissioners

DATE: November 21, 2023

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

RE: Resolution Ratifying Approval of the fourth and fifth years to the Contract with Eagle Elevator Company, Inc for the period beginning October 1, 2023 to September 30, 2025 bringing the total contract amount from \$502,189.03 to a not to exceed amount of \$721,779.03

ACTION: Recommend that the Board of Commissioners adopt Resolution # 11-97/23-R

TIMING: Immediately

DISCUSSION: Resolution 10-100/20-R authorized a contract award to Eagle Elevator Repair Service agency wide for a total contract not to exceed amount of \$329,385.00 for a three (3) year period beginning October 1, 2020, and ending September 30, 2023, with the option to renew for an additional two (2) year period.

Resolution 02-12/21-R authorized change order number one to amend Eagle Elevator's contract award by adding Fairmont Heights and Ruoppolo Manor to the list of properties and increasing the contract amount for an additional amount of \$14,400.00 bringing the total contract amount to \$343,785.00.

On January 17, 2023, the Board of Commissioners approved Resolution #01-06/23-S for Change Order Number Two (2) to the Contract with Eagle Elevator Company, Inc to increase the contract amount by \$158,404.03 as a result of a fire at Crawford Manor causing damage to both elevators and add additional funds needed to reconcile outstanding invoices and future services bringing the new contract amount from \$343,785.00 to \$502,189.03 with the option to renew for an additional two (2) year period.

HANH is now seeking ratification of the fourth and fifth years to the Contract with Eagle Elevator Company, Inc for the period beginning October 1, 2023 to September 30, 2025, bringing the total contract amount from \$502,189.03 to a not to exceed amount of \$721,779.03

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.

FISCAL IMPACT: \$109,795.00 Budgeted Operating Funds Fiscal Year 2024

FISCAL IMPACT: \$109,795.00 Budgeted Operating Funds Fiscal Year 2025

STAFF: Lee Purvis, Central Operations Manager

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION # 11-97/23-R

Resolution Ratifying Approval of the fourth and fifth years to the Contract with Eagle Elevator Company, Inc for the period beginning October 1, 2023 to September 30, 2025 bringing the total contract amount from \$502,189.03 to a not to exceed amount of \$721,779.03

WHEREAS, Resolution 10-100/20-R authorized a contract award to Eagle Elevator Repair Service agency wide for a total Contract not to exceed amount of \$329,385.00 for a three (3) year period beginning October 1, 2020, and ending September 30, 2023 with the option to renew for an additional two (2) year period; and

WHEREAS, Resolution 02-12/21-R authorized change order number one to amend Eagle Elevator's Contract award by adding Fairmont Heights and Ruoppolo Manor to the list of properties and increasing the contract amount for an additional amount of \$14,400.00 bringing the total contract amount to \$343,785.00; and

WHEREAS, On January 178, 2023, the Board of Commissioners approved Resolution #01-06/23-S for Change Order Number Two (2) to the Contract with Eagle Elevator Company, Inc to increase the contract amount by \$158,404.03 as a result of a fire at Crawford Manor causing damage to both elevators and add additional funds needed to reconcile outstanding invoices and future services bringing the new contract amount from \$343,785.00 to \$502,189.03 with the option to renew for an additional two (2) year period; and

WHEREAS, HANH is now seeking ratification of the fourth and fifth years to the Contract with Eagle Elevator Company, Inc for the period beginning October 1, 2023 to September 30, 2025 bringing the total contract amount from \$502,189.03 to a not to exceed amount of \$721,779.03.

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

1. Resolution ratifying approval of the fourth and fifth years to the Contract with Eagle Elevator Company, Inc for the period beginning October 1, 2023 to September 30, 2025 bringing the total contract amount from \$502,189.03 to a not to exceed amount of \$721,779.03 is hereby authorized.
2. The President be and hereby is authorized, empowered and directed to take any and all such action ancillary, related and or/necessary action to fulfill the foregoing purposes and the purposes of this resolution.
3. 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 November 21, 2023.

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

Date

REVIEWED:
McCarter and English

By: _____
Rolan Joni Young, Esq.
A Partner

Change Order Log
Eagle Elevator Company
Contract Start Date:

Oct-20

Contract Amount \$

Initial Term:

10/1/2020 9/30/2023

Additional 2 yr option to renew:

Total Amount:

Contract Value

\$329,385.00

| | |
|---|--------------|
| Change Order #1 | \$14,000.00 |
| Change Order #2 | \$158,404.03 |
| Change Order for fourth and final option to renew | \$219,590.00 |

\$721,779.03