



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, MARCH 19th, 2024 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 February 20th
3. Bills and Communications
4. Public Comments (3 Minutes per Individual /15 Minutes per Group)
5. President's Report

ACTION ITEMS

FINANCE COMMITTEE:

NONE

P&D COMMITTEE:

1. **Resolution #03-08/24-R;** Resolution Authorizing Change Order #2 to Advance Security Integration, LLC DBA Security 101 for Security Camera, Vehicle and Pedestrian Access Gate Upgrades at Essex Townhouses in an Amount Not to Exceed \$57,120.00 bringing the Adjusted Contract Value from \$209,150.29 to \$266,270.29
2. **Resolution #03-09/24-R;** Resolution Authorizing Ratification of Change Order #17 to A. Prete Construction Company, Inc. for Crawford Manor Health & Safety Contract in the Amount Not to Exceed \$5,000.00 Bringing the Adjusted Contract Value from \$4,039,768.22 to \$4,044,768.22
3. **Resolution #03-10/24-R;** Resolution Authorizing The Housing Authority Of The City Of New Haven ("HANH") To Assign To The Glendower Group, Inc. ("Glendower") The Right To Acquire The Membership Interests Of MMA Eastview Terrace, LLC And BFIM Special Limited Partner, Inc. (Formerly Known As MMA Special Limited Partner, Inc.)
4. **Resolution #03-11/24-R;** Authorizing A Modification To The Purchase Price For The Real Property Located At 133 Hamilton Street, New Haven Connecticut

SERVICES COMMITTEE:

5. **Resolution #03-12/24-R;** Approval of the Memorandum of Understanding for Data Sharing between the Housing Authority of the City of New Haven D/B/A as Elm City Community and the City of New Haven, acting by and through its Health Department for compliance under the HUD Lead Safe Housing Rule
6. **Resolution #03-13/24-R;** Resolution Ratifying The Memorandum Of Understanding (MOU) Between The Elm City Communities/Housing Authority Of The City Of New Haven (ECC/HANH) And The United Way Of Greater New Haven Coordinated Access Network (GNHCAN) For A Referral Policy And Procedure For The HCV Administrative Plan Homeless Preference

7. **Resolution #03-14/24-R;** Resolution Authorizing Change Order Number Six (6) To The Contract With Hazpro Environmental Abatement Company (Contract # 20PSX0154) Through The State Of Connecticut, The Department Of Administrative Services For Removal & Disposal Of Asbestos, Mold & Other Materials Set To Expire On July 30, 2026, For An Additional Amount Of \$310,000.00 Bringing The Total Not To Exceed Contract Amount From \$149,790.00 To \$459,790.00

ADJOURNMENT

MINUTES
REGULAR MEETING OF THE BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
360 ORANGE STREET NEW HAVEN CT 06511
TUESDAY, MARCH 19th 2024 at 4:00 P.M.

Those present included:

William Kilpatrick, Chairman
Alberta Witherspoon, Commissioner
Kevin Alvarez, Commissioner
Elmer Rivera, Commissioner
Rolan Joni Young, McCarter & English LLP
Various staff and public attendees via RingCentral

The Regular Meeting of the Board of Commissioners of the Housing Authority of New Haven was called to order at 4:06 p.m.

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

Approval of the Minutes from the Tuesday, February 20th, 2024, Meeting:

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

Aged Accounts Payable Report totaling \$ 43,700.08 (listed on page 3), this excludes paid invoices on report). This list consists of invoices that have been received and entered in the system but may not be ready for payment. A register of the paid invoices may be provided at the February 20, 2024, Board of Commissioners meeting.

Bank Book Check Register totaling \$ 3,439,301.89 (listed on page 13). This list consists of invoices that have been paid from January 1 – January 30, 2023. A. Prete Construction Company (\$55,550) for Crawford Manor Health and Safety # 15; Paul B. Bailey Architect (\$ 133,836) for ST. Luke Survey & design; Anthem Blue Cross/Blue Shield (\$ 469,227) for two months of Medical and one-month Dental/Vision benefits; Can I Live, Inc (\$7,875) for resident owed business; Housing Insurance Services, Inc. (\$ 278,365) for McConaughy RAD; 212 Exchange Street LLC (\$ 30,350) snow removal various sites; Patterson & Associate Consulting, LLC (\$ 26,680) for consulting services; HD Supply Facilities Maintenance, Ltd (\$ 41,902) for supplies agency-wide; Reitman Personnel Services, Inc. (\$ 61,171) for agency-wide temporary Services; Home Depot (\$81,846) for agency-wide materials; United Illuminating (\$ 196,713) for various sites; Southern Connecticut Gas (\$ 122,205) for agency-wide gas service; Regional Water Authority (\$85,371) For agency-wide services. The total of both registers is \$ 3,483,001.97

Public Comments: *None*

President's Report

To: ECC/HANH Board of Commissioners
From: Karen DuBois-Walton, Ph.D., President
Date: February 20, 2024
RE: President's February 2024 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**

Happy New Year! Happy Black History Month! Happy Heart Health Month!

It has been a whirlwind start to 2024 with progress noted in many areas. The 2024 Legislative Session has begun and our team and partners are working hard to advance bills around housing investment and home renter protections. On Friday February 16th, at the invitation of Rep. Eleni Kavros DeGraw, Co-Chair of the CT Legislative Planning and Development Committee, I had the opportunity to present on a panel with other experts on the human and economic cost of the crisis of homelessness and housing affordability. To watch the recording of this important hearing, please click here: <https://ct-n.com/ctnplayer.asp?odID=22651>. Additionally, we have been meeting with legislators and other partners as we build support and coalition around these potential bills.

Work is well underway on the Choice Neighborhood Planning Grant with a well-attended meet and greet for all committee members and others who are interested. On February 8th we gathered at Il Gabbiano to introduce team members to each other and present the planning team selected under our agreement with Torti Gallas.

As successful recipients of HUD's Mobility Related Services Awards alongside the State of CT Department of Housing, we are excited to have attended the kick off meeting along with the other selected sites and to continue our work to finalize the mobility plan that will guide this work.

As part of our participation in the Urban Institute Economic Upward Mobility coalition, Latoya Mills and I, along with Eliza Halsey, Community Services Administrator for the City of New Haven traveled to DC on January 24th and 25th to participate in a two-day convening with partners from around the country as we develop our local approach to enhance economic mobility for families.

Recruitment is underway for the new Sr. VP of 360 MGT and this month we were able to host two finalists who are under consideration. The candidates had the opportunity to tour some sites, meet team members and further explore the opportunity. We look forward to wrapping this recruitment up in the coming week.

I am pleased to have been invited to participate in the strategic planning being conducted by new Superintendent of Schools, Dr. Madeline Negron as she charts a new course for New Haven Public Schools. The kickoff held on February 8, 2024 was well attended by District personnel and community partners. As a partner to the District, and home to 30% of the NHPS student population, we find it important to weigh in the strategic plan for meeting the needs of all students.

Thank you to our team members who led our agency's Go-Red for Heart Health event. In addition to offering a heart-healthy lunch, attendees benefitted from presentations and sharing around heart health. We look forward to continuing the wellness series.

Finally, I want to comment our CED department for their innovative and engaging programming including youth led programs like a new Book Club that is being offered in alignment with Black History Month and the February 16th trip to New York City to see the Broadway Show "MJ".

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

- **No Cost time extension with Banton Construction for Robert T. Wolfe Life Health and Safety Upgrades PH1 from December 2, 2023 to January 16, 2024**
- **No Cost time extension with Banton Construction for Robert T. Wolfe Life Health and Safety Upgrades PH2 from December 2, 2023 to January 16, 2024**
- **No Cost time extension with Tri-Con Construction for 57 Mountaintop Lane Renovations from December 24, 2023 to February 22, 2024**
- **No Cost time extension with Security 101 for Essex Security Upgrades from December 31, 2023 to July 31, 2024**
- **No Cost time extension with Security 101 for George Crawford Security Upgrades from December 31, 2023 to March 28, 2024**
- **No Cost time extension with Security 101 for Robert T. Wolfe Security Upgrades from December 31, 2023 to February 29, 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.**
- **No Cost time extension with Carne Inn Group, LLC dba Residence Inn for relocation services for 57 Mountain Top Lane PO # 22916 from December 31, 2023, to January 31, 2024.**
- **No Cost time extension with F.W. Webb for Plumbing & Heating Supplies & Equipment off State of Connecticut Contract # 15PSX0193 PO # 22219-13719 from December 31, 2023, to December 31, 2024.**
- **No Cost time extension with A & A Office Systems, Inc for Scanning Services for LIPH PO # 22202-13703 from January 29, 2024 to June 30, 2024.**

II. Finance

DECEMBER 2023 YTD Financials

The financial report covers three months (October 1 through December 31) of data. Total Revenues are \$52,338,079 Total Expenses are \$26,740,852 (including depreciation expense of \$568,858). The excess of revenue over expenses is reduced by \$(22,677,709) capitalized expenditures. Depreciation expense add-back is \$568,858. The HANH Net Surplus of \$3,488,377 was as follows:

MTW Programs

➤ Low Income Public Housing

Net surplus is \$1,992,851 versus a budget net surplus of \$217,488 for an overall favorable variance of \$1,775,363.

➤ Section 8 Housing Choice Voucher

Net deficit is \$(2,537,123) versus a budget surplus of \$330,544. The unfavorable variance is \$(2,867,667).

Non-MTW Programs

➤ Business Activities showed surplus of \$253,665 compared with a budgeted deficit of \$(210,056), resulting in a favorable variance of \$463,721.

➤ Central Office Cost Center shows a net surplus of \$3,778,983 compared to a budgeted surplus of \$604,922 resulting in a favorable variance of \$3,173,061.

December 2023	MTW Budget	MTW Actual	Variance	NON-MTW Budget	NON-MTW Actual	Variance2	ELIMS Budget	ELIMS Actual	Variance3	Total Budget	Total Actual	Total Variance
Column1												
70500 TENANT REVENUE	446,285	560,745	114,460	25,750	-	(25,750)	-	-	-	472,035	560,745	88,710
70600 HUD REVENUE	30,823,231	47,627,971	16,804,740	53,076	29,863	(23,213)	-	-	-	30,876,307	47,657,833	16,781,527
70000 OTHER REVENUE	3,000	229,770	226,770	5,807,763	8,688,802	2,881,039	(2,864,648)	(4,799,071)	(1,934,424)	2,946,115	4,119,500	1,173,386
71600 GAIN/LOSS ON SALE OF CAPITAL ASSETS	-	-	-	-	-	-	-	-	-	-	-	-
70000 TOTAL REVENUE	31,272,516	48,418,486	17,145,970	5,886,588	8,718,664	2,832,076	(2,864,648)	(4,799,071)	(1,934,424)	34,294,457	52,338,079	18,043,622
91000 OPERATING ADMINISTRATIVE	4,070,405	5,647,102	1,576,697	2,578,259	1,840,661	(737,598)	(2,864,648)	(4,799,071)	(1,934,424)	3,784,016	2,688,692	(1,095,324)
92500 TENANTS SERVICES	52,676	82,090	29,413	606,335	435,132	(171,202)	-	-	-	659,011	517,222	(141,789)
93000 UTILITIES	355,613	389,807	34,193	105,393	51,482	(53,911)	-	-	-	461,007	441,288	(19,718)
94000 MAINTENANCE	1,041,405	1,024,756	(16,649)	215,855	152,202	(63,653)	-	-	-	1,257,260	1,176,958	(80,302)
95000 PROTECTIVE SERVICES	61,711	47,993	(13,718)	7,560	32,054	24,494	-	-	-	69,271	80,048	10,776
96100 INSURANCE PREMIUMS	203,556	210,423	6,867	93,097	87,268	(5,830)	-	-	-	296,654	297,691	1,037
96000 GENERAL EXPENSE	92,241	-	(92,241)	100,000	-	(100,000)	-	-	-	192,241	-	(192,241)
96200 OTHER	455,467	483,569	28,102	-	-	-	-	-	-	455,467	483,569	28,102
96800 SEVERANCE EXPENSE	-	-	-	2,348,422	2,354,325	5,903	-	-	-	2,348,422	2,354,325	5,903
96900 TOTAL OPERATING EXPENSES	6,333,075	7,885,740	1,552,665	6,054,922	4,953,124	(1,101,798)	(2,864,648)	(4,799,071)	(1,934,424)	9,523,348	8,039,792	(1,483,556)
97100 EXTRAORDINARY MAINTENANCE	316,375	25,131	(291,244)	6,250	-	(6,250)	-	-	-	322,625	25,131	(297,494)
97200 CASUALTY LOSSES - NON CAPITALIZED	-	-	-	-	-	-	-	-	-	-	-	-
97300 HAP EXPENSE	18,592,767	18,107,071	(485,697)	-	-	-	-	-	-	18,592,767	18,107,071	(485,697)
97400 DEPRECIATION EXPENSE	274,258	381,949	107,691	187,512	186,910	(602)	-	-	-	461,769	568,858	107,089
90000 OTHER EXPENSES	19,183,400	18,514,150	(669,250)	193,762	186,910	(6,852)	-	-	-	19,377,161	18,701,060	(676,102)
TOTAL EXPENSES	25,516,474	26,399,890	883,415	6,248,683	5,140,033	(1,108,650)	(2,864,648)	(4,799,071)	(1,934,424)	28,900,510	26,740,852	(2,159,658)
RAD/DEV - MTW Fund Expenditures	(1,847,500)	(1,357,724)	489,776	(3,064,318)	(21,319,985)	(18,255,667)	-	-	-	(4,911,818)	(22,677,709)	(17,765,891)
Investment in the financing of affordable housing Dev	-	-	-	-	-	-	-	-	-	-	-	-
Reserve for interest on N/R	-	-	-	-	-	-	-	-	-	-	-	-
10010 Operating Transfer In	244,347	1,018,340	773,993	3,634,767	21,587,093	17,952,326	-	-	-	3,879,114	22,605,433	18,726,319
10020 Operating Transfer Out	(3,879,114)	(22,605,433)	(18,726,319)	-	-	-	-	-	-	(3,879,114)	(22,605,433)	(18,726,319)
10000 EXCESS OF REVENUE OVER (UNDER) EXPENSES	273,774	(926,220)	1,199,995	208,355	3,846,739	3,637,384	-	-	-	482,129	2,919,518	(2,437,389)
ADJ FOR DEPRECIATION EXPENSE	274,258	381,949	107,691	187,512	186,910	(602)	-	-	-	461,769	568,858	107,089
350 SURPLUS / (DEFICIT)	548,032	(544,271)	(1,092,304)	395,866	4,032,648	3,636,782	-	-	-	943,898	3,488,377	2,544,478

III.Operations

A. Vacancy Rate

HANH's current occupancy rate for the month for November 2023 is 97.54%. 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 November 2023 is 67.72%. 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 2023	CY 2024	Variance
January	65.57%	64.54%	-1.03
February	65.59%	69.55%	3.96
March			
April			
May			
June			
July			
August			
September			
October			
November			
December	61.77%		
Average	61.04%	66.40%	5.42

IV. Community and Economic Development (CED) Monthly Report

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, 95%, and 90% 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. We will be replacing an antiquated camera system and damaged access control gates. Application submitted prior to due date of 6/28/2023. Work began in November, and is at 15%, currently paused due to weather conditions. Construction completion anticipated in May, 2024 with project closeout anticipated July, 2024.

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 59% and expenditure of funds at 42%.

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 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 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 and was 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 6 houses. 4 units completed. Four 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. Firefighters' communication system (BDA) installed. Final contract items, replacement of Main Electrical Power Distribution Panel to be completed and closed out by February 2023. 95% Complete.**
- **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 December, 2023. Clearance testing will be performed to establish house readiness for occupancy. Final Cleaning and testing scheduled.

- **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 is part of corrective work in advance of and in coordination with future development plans. Design completed January, 2024, under review.
- **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 to permanent financing targeted for 2nd quarter of 2024.
- **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. Construction to be completed by April 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 were monitored for possible schedule overruns.
 - Final completion for McQueeney October 31, 2021
 - Final completion for Celentano October 31, 2021
 - Conversion to permanent financing converted on 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 to permanent financing targeted for 2nd quarter 2024.
- **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 completed on November 28, 2023.
 - Construction began on December 8, 2023.
 - Construction to be completed by March 2025.
- **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 completed on November 20, 2023.
 - Construction began on December 8, 2023.
 - Construction to be completed by March 2025.
- **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

MEMORANDUM

TO: Board of Commissioners

DATE: February 20, 2024

FROM: Karen DuBois-Walton, President

RE: Resolution Authorizing The Write-Off Of Former Tenant Accounts Receivable (TAR) For The Low-Income Public Housing (LIPH) Program For The Period Ending 12/31/2023 In The Amount Of \$13,275.85

ACTION: Recommend that the Board of Commissioners pass Resolution # 02-01/24-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 \$13,275.85 balance for 13 vacated tenants from the 1st Quarter FY 2024, a period ending 12/31/2023. 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 # 02-01/24-R

RESOLUTION AUTHORIZING THE WRITE-OFF OF FORMER TENANT ACCOUNTS RECEIVABLE (TAR) FOR THE LOW-INCOME PUBLIC HOUSING (LIPH) PROGRAM FOR THE PERIOD ENDING 12/31/2023 IN THE AMOUNT OF \$13,275.85

WHEREAS, ECC/HANH 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 ECC/HANH; and

WHEREAS, efforts were made to collect all outstanding balances while tenants remain in residence; 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 \$13,275.85 balance for 13 vacated tenants through December 31, 2023, and

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

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

- 1. The write-off for financial reporting purposes of all former tenant's accounts receivable balances accrued through December 31, 2023 for LIPH program in the amount of \$13,275.85 be and hereby is authorized and directed; and**
- 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; and**
- 3. This resolution shall take effect immediately.**

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on February 20, 2023.

Motion by Commissioner Witherspoon seconded by Commissioner Alvarez

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

Date

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

Rolan Joni Young, Esq.
A Partner

MEMORANDUM

TO: Board of Commissioners

DATE: February 20, 2024

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

RE: Resolution Authorizing Ratification of Change Order #16 to A. Prete Construction Company, Inc. for Crawford Manor Health & Safety Contract in the Amount Not to Exceed \$32,084.67 Bringing the Adjusted Contract Value from \$4,007,684.22 to \$4,039,768.89

ACTION: Recommend that the Board of Commissioners adopt Resolution #02-02/24-R

TIMING: Immediately

DISCUSSION: At Crawford Manor, 90 Park Street, ECC/HANH determined a need to perform building common area and unit health and safety upgrades, separately. As Phase 1, due to COVID safety concerns, ECC/HANH solicited bids and awarded a contract to renovate the vestibule entrance for improved security and accessibility and replace the building fire pump since this work did not require contractors to work in residents' apartments. Phase 1 work was completed in 2022.

As a second phase, ECC/HANH publicly issued Invitation for Bids #PM-22-IFB-593 Crawford Manor Fire Alarm, Life, Health and Safety Upgrades Rebid including fire alarm system replacement, electrical work, plumbing, painting and other work in occupied apartments. At the April 2022 Board meeting, the Commissioners authorized award of contract to A. Prete Construction Company, Inc. in the amount of \$3,317,703.00 for completion in 240 calendar days from Notice to Proceed.

As work progressed, conditions arose that required contract modifications. On September 15, 2022, ECC/HANH executed Change Order #1 in the amount of \$166,588.04 for unit heater/split system adjustment and water booster pump replacement bringing the adjusted contract value from \$3,317,703.00 to \$3,484,291.04.

ECC/HANH has also authorized:

- CO #2 for door modifications required by the Fire Marshall in the amount of \$27,430.29
- CO #3 for shower and bathroom exploratory repairs in the amount of \$64,922.33
- CO #4 for isolation valve replacement in the amount of \$23,524.01

- **CO #5 for existing boiler exhaust repairs, community room abatement, main building shut-off valve replacement in the amount of \$33,267.03**
- **CO #6 no cost time extension until March 3, 2023 for long lead time for various fire alarm system components.**
- **CO #7 no cost time extension until April 2, 2023 for supply chain delays for the lead time for booster pump components**

The combined value of Change Orders 1 through 7, \$315,731.70, was less than 10% of the contract value and did not require Board authorization. The adjusted contract value through Change Order #7 was \$3,633,434.70.

On March 21, 2023, the Board authorized:

- **CO #8 in the amount not to exceed \$194,398.13 to install a new Bi-Directional Amplification System (BDA) to meet the new City of New Haven Fire Department standards.**
- **CO #9 for nine (9) additional range hood circuits in the amount of \$5,400.**
- **CO #10 for Replacement of additional main water shutoff bypass to main water line and meter not to exceed \$13,521.55**

Following authorization of Change Orders #8 through #10, the adjusted contract value increased from \$3,633,434.70 to \$3,846,754.38.

ECC/HANH also authorized Change Order #11 a no-cost time extension until November 17, 2023 due to supply chain issues related to fire alarm system components and change order items.

On April 18, 2023, the Board authorized Change Order #12 in the amount not to exceed \$145,515 for extended contract general conditions. Following authorization of Change Order #12, the adjusted contract value increased from \$3,846,754.38 to \$3,992,269.38.

The City Fire Marshal required replacement of emergency building lighting prior to sign-off on the new fire alarm system installation. On May 1, 2023, ECC/HANH issued Construction Change Directive #2 authorizing the contractor to proceed with the emergency building lighting at a not to exceed value of \$32,500 less \$14,500 billed against the contract allowance of \$20,000 for a not to exceed change of \$18,000 with final value to be included in a change order.

On May 16, 2023, the Board authorized Resolution # 05-31/23-R authorizing Change Order #13 in the amount of \$17,537.04, for replacement of emergency lighting throughout the building as directed by the City Fire Marshal. Following authorization of Change Order #13, the adjusted contract value increased from \$3,988,606.42 to a not to exceed value of \$4,009,806.42.

ECC/HANH also authorized no cost Change Order #14 extending time until February 13, 2024 and credit Change Order #15 for work not required (\$2,122.20) and extending time until April 13, 2024 bringing the adjusted contract value from \$4,009,806.42 to \$4,007,684.22.

During the preparation process for the building electrical switchgear replacement, a decision was made to provide a second generator on site as added protection for a smooth transition to the new electrical system. On February 5, 2024, ECC/HANH issued Construction Change Directive #5 in the amount not to exceed \$29,913.67.

ECC/HANH is proposing ratification of Change Order #16 for a second on-site generator including expedited time costs in the amount of \$32,084.67. Following ratification of Change Order #16, the contract adjusted value will increase from \$4,007,684.22 to \$4,039,768.89.

In accordance with resolution #10-129/18-R for the Revised Procurement Policy approved by the Board of Commissioners on October 16, 2018, all Contracts greater than \$150,000.00 inclusive of all optional years and all Change Orders and amendments in excess of 10% or \$50,000.00 (whichever is higher) and which result in a total contract greater than \$150,000.00 must be approved by the Board of Commissioners prior to execution. We request Board of Commissioners ratification of Change Order #16 in the amount not to exceed \$32,084.67, increasing contract value from \$4,007,684.22 to \$4,039,768.89.

FISCAL IMPACT: Not to Exceed \$32,084.67

SOURCE OF FUNDS: CFP 2023 funds

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

Motion by Commissioner Witherspoon seconded by Commissioner Alvarez

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

Resolution #02-02/24-R

RESOLUTION AUTHORIZING RATIFICATION OF CHANGE ORDER #16 TO A. PRETE CONSTRUCTION COMPANY, INC. FOR CRAWFORD MANOR HEALTH & SAFETY CONTRACT IN THE AMOUNT NOT TO EXCEED \$32,084.67 BRINGING THE ADJUSTED CONTRACT VALUE FROM \$4,007,684.22 TO \$4,039,768.89

WHEREAS, at Crawford Manor, 90 Park Street, ECC/HANH determined a need to perform building common area and unit health and safety upgrades separately; and

WHEREAS, as Phase 1, due to COVID safety concerns, ECC/HANH solicited bids and awarded a contract to renovate the vestibule entrance for improved security and accessibility and replace the building fire pump since this work did not require contractors to work in residents' apartments; and

WHEREAS, Phase 1 work was completed in 2022; and

WHEREAS, as a second phase, on October 25, 2021, ECC/HANH publicly issued Invitation for Bids #PM-21-IFB-546 for Crawford Manor Fire Alarm, Life, Health and Safety Upgrades including fire alarm system replacement, electrical work, plumbing, painting and other work in occupied apartments; and

WHEREAS, on September 15, 2022, ECC/HANH executed Change Order #1 in the amount of \$166,588.04 for unit heater/split system adjustment and water booster pump replacement bringing the adjusted contract value from \$3,317,703.00 to \$3,484,291.04; and

WHEREAS, ECC/HANH also authorized:

- **CO #2 for door modifications required by the Fire Marshall in the amount of \$27,430.29**
- **CO #3 for shower and bathroom exploratory repairs in the amount of \$64,922.33**
- **CO #4 for isolation valve replacement in the amount of \$23,524.01**
- **CO #5 for existing boiler exhaust repairs, community room abatement, main building shut-off valve replacement in the amount of \$33,267.03**
- **CO #6 extending time until March 3, 2023 for long lead time for various fire alarm system components; and CO #7 extending time until April 2, 2023 for supply chain delays for the lead time for booster pump components; and**

WHEREAS, the combined value of Change Orders 1 through 7, \$315,731.70, was less than 10% of the contract value and did not require Board authorization; and

WHEREAS, the adjusted contract value through Change Order #7 was \$3,633,434.70; and

WHEREAS, on March 21, 2023, the Board authorized:

- **CO #8 in the amount not to exceed \$194,398.13 to install a new Bi-Directional Amplification System (BDA) to meet the new City of New Haven Fire Department standards.**
- **CO #9 for nine (9) additional range hood circuits in the amount of \$5,400.**
- **CO #10 for Replacement of additional Main water shutoff bypass to main water line and meter not to**

exceed \$13,521.55; and

WHEREAS, ECC/HANH also authorized Change Order #11 extending time until November 17, 2023 due to supply chain issues related to fire alarm system components and change order items; and

WHEREAS, on April 18, 2023, the Board authorized Change Order #12 in the amount not to exceed \$145,515 for extended contract general conditions; and

WHEREAS, following authorization of Change Order #12, the adjusted contract value increased from \$3,846,754.38 to \$3,992,269.38; and

WHEREAS, the City Fire Marshal required replacement of emergency building lighting prior to sign-off on the new fire alarm system installation; and

WHEREAS, on May 1, 2023, ECC/HANH issued Construction Change Directive #2 authorizing the contractor to proceed with the emergency building lighting at a not to exceed value of \$32,500 less \$14,500 billed against the contract allowance of \$20,000 for a change not to exceed \$18,000; and

WHEREAS, on May 16, 2023, the Board authorized Resolution # 05-31/23-R authorizing Change Order #13 in the amount of \$17,537.04, for replacement of emergency lighting throughout the building as directed by the City Fire Marshal; and

WHEREAS, following authorization of Change Order #13, the adjusted contract value increased from \$3,988,606.42 to a not to exceed value of \$4,009,806.42; and

WHEREAS, ECC/HANH also authorized no cost Change Order #14 extending time until February 13, 2024 and credit Change Order #15 for work not required (\$2,122.20) and extending time until April 13, 2024 bringing the adjusted contract value from \$4,009,806.42 to \$4,007,684.22; and

WHEREAS, during the preparation process for the building electrical switchgear replacement, a decision was made to provide a second generator on site as added protection for a smooth transition to the new electrical system; and

WHEREAS, on February 5, 2024, ECC/HANH issued Construction Change Directive #5 in the amount not to exceed \$29,913.67; and

WHEREAS, ECC/HANH is proposing ratification of Change Order #16 for a second on-site generator including expedited time costs in the amount not to exceed \$32,084.67; and

WHEREAS, following ratification of Change Order #16, the contract adjusted value will increase from \$4,007,684.22 to \$4,039,768.89; and

WHEREAS, in accordance with resolution #10-129/18-R for the Revised Procurement Policy approved by the Board of Commissioners on October 16, 2018, all Contracts greater than \$150,000.00 inclusive of all optional years and all Change Orders and amendments in excess of 10% or \$50,000.00 (whichever is higher) and which result in a total contract greater than \$150,000.00 must be approved by the Board of Commissioners prior to execution. We request Board of Commissioners ratification of Change Order #16 in the amount not to exceed \$32,843.67 for second emergency generator including expedited time costs during electrical switchgear replacement bringing the adjusted contract value from \$4,007,684.22 to \$4,039,768.89.

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

- 1) Change Order #16 to contract #PM-22-C-593 with A. Prete Construction Company, Inc. in the amount not to exceed \$32,084.67 for second emergency generator including expedited time costs during electrical switchgear replacement bringing the adjusted contract value from \$4,007,684.22 to \$4,039,768.89 is hereby ratified.**
- 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 February 20, 2024.

Motion by Commissioner Witherspoon seconded by Commissioner Alvarez

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

Date

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

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

MEMORANDUM

To: Board of Commissioners

From: Karen DuBois-Walton, Ph.D., Executive Director

Date: February 20, 2024

RE: RESOLUTION RATIFYING, AUTHORIZING, AND TO THE EXTENT NECESSARY, REAUTHORIZING CERTAIN ACTS IN CONNECTION WITH THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN TO ENTER INTO A HOUSING ASSISTANCE PAYMENT (HAP) CONTRACT WITH BEACON COMMUNITIES SERVICES LLC FOR FORTY (40) PROJECT BASED UNITS FOR INITIAL TERM OF TWENTY (20) YEARS WITH AN OPTION TO RENEW FOR AN ADDITIONAL 20 YEARS AT THE AUTHORITY'S SOLE DISCRETION

ACTION: Recommend that the Board of Commissioners adopt Resolution #02-03/24-R

TIMING: Immediately

DISCUSSION: On July 13, 2020, ECC/HANH issued a Request for Proposals (RFP) for Housing Choice Voucher (HCV/Section 8) Project-Based Assistance Program to Support the Development of Affordable Housing. ECC/HANH was seeking proposals from owners of Newly Constructed, Rehabilitated or Existing Units under the Project Based Voucher (PBV) Program. One hundred PBV's were set aside for extremely low and very low-income households with preferences for downtown and neighborhoods with affordable housing undergoing revitalization and housing with accessible units. The RFP was a "rolling process", which is a first come, first serve basis. Proposals will be accepted for consideration on a continuous basis until ECC/HANH determined that funding or vouchers are no longer available for the award.

On August 5, 2020, Beacon Communities Services LLC responded to the RFP. The PBV units are located at Parkside Village 1 on 115 South Montowese Street, Branford.

Beacon Communities LLC will be allocating twenty vouchers immediately to residents on the ECC/HANH Housing Choice Voucher wait list. The remaining twenty vouchers will be allocated to exiting families residing at Parkside Village I. As these existing families move out, the units will be then be occupied by families off the ECC/HANH Housing Choice Voucher Program waitlist.

On September 14, 2022, ECC/HANH entered into a Housing Assistance Payments Contract (HAP) with Beacon Communities Services LLC for the existing twenty (20) units.

ECC/HANH is requesting approval of the second stage of this contract for the remaining twenty project-based units to be allocated to residents on the ECC/HANH Housing Choice Voucher wait list.

FISCAL IMPACT: Not to exceed \$396,323.40 annually

STAFF: Coreen Toussaint VP of Housing Choice Voucher

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

RESOLUTION # #02-03/24-R

RESOLUTION RATIFYING, AUTHORIZING, AND TO THE EXTENT NECESSARY, REAUTHORIZING CERTAIN ACTS IN CONNECTION WITH THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN TO ENTER INTO A HOUSING ASSISTANCE PAYMENT (HAP) CONTRACT WITH BEACON COMMUNITIES SERVICES LLC FOR FORTY (40) PROJECT BASED UNITS FOR INITIAL TERM OF TWENTY (20) YEARS WITH AN OPTION TO RENEW FOR AN ADDITIONAL 20 YEARS AT THE AUTHORITY'S SOLE DISCRETION

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

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

WHEREAS, Beacon Communities LLC responded to the RFP and proposed to allocate 40 Project Based Vouchers; and

WHEREAS, Beacon Communities LLC allocated twenty (20) vouchers to residents on the ECC/HANH Housing Choice Voucher wait list; and

WHEREAS, the remaining twenty (20) vouchers were allocated to existing families residing at Parkside Village I. When these units become vacant, the vouchers will be allocated to applicants on ECC/HANH Housing Choice Voucher waitlist; and

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

WHEREAS, on September 14, 2022, ECC/HANH entered into a Housing Assistance Payments Contract (HAP) with Beacon Communities Services LLC for the existing twenty (20) units; and

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

WHEREAS, the Authority may not enter into a HAP contract for these units until they receive environmental approval under 24 CFR Part 58, subsidy layering review, and all voucher federal requirements of the U.S. Department of Housing and Urban Development; and

WHEREAS, ECC/HANH is requesting approval of the second stage of this contract for the remaining twenty project-based units to be allocated to residents on the ECC/HANH Housing Choice Voucher wait list. This agreement would commence upon approval of the TCO and confirmation of compliance of voucher HUD requirements.

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

- 1) The President be and hereby is authorized, empowered and directed to act on behalf of HANH/ECC 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/ECC, to enter into a staged Housing Assistance Payments (HAP) Contract with Beacon Communities LLC for the remaining twenty (20) project based units.**
- 2) The President be and is hereby authorized, empowered and directed to take any and all such action and execute such documents as necessary to effectuate the terms and conditions of this Resolution, and to take any and all necessary action ancillary and related thereto.**
- 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 February 20, 2024.

Motion by Commissioner Witherspoon seconded by Commissioner Alvarez

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

Date

REVIEWED:
McCarter & English, LLP General Counsel
By: _____
Rolan J. Young, Esq
A Partner

MEMORANDUM

To: Board of Commissioners

From: Karen DuBois-Walton, Ph.D., Executive Director

Date: February 20, 2024

RE: RESOLUTION RATIFYING, AUTHORIZING AND TO THE EXTENT NECESSARY REAUTHORIZING THE HOUSING ASSISTANCE PAYMENTS (HAP) CONTRACT WITH CASA OTONAL DBA CASA FAMILIA I, LP FOR TWELVE PROJECT BASED VOUCHERS FOR AN ADDITIONAL (15) YEARS FOR AN ANNUAL HAP CONTRACT AMOUNT OF \$255,240.00 COMMENCING FEBRUARY 12, 2024 AND ENDING FEBRUARY 11, 2039

ACTION: Recommend that the Board of Commissioners adopt Resolution #02-04/24-R

TIMING: Immediately

DISCUSSION:

On February 12, 2009, ECC enter into a fifteen-year Housing Assistance Payment (HAP) contract with Casa Otonal to provide Project Based Housing Choice Voucher (HCV)/Section 8 rental assistance for twelve (12) residents at Sylvan Ave for a period of (15) fifteen years commencing on February 12, 2009 and ending on February 11, 2024.

ECC/HANH now seeks to renew the existing contract for the (12) twelve residents at Sylvan Ave. for a period of (15) fifteen years commencing February 12, 2024 to February 11, 2039.

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 staff is recommending that the Board of Commissioners ratify the renewal of the HAP contract with Casa Otonal dba Casa Familia I, LP for an additional fifteen (15) years in an amount of \$255,240.00 annually.

FISCAL IMPACT: \$255,240.00 ANNUALLY plus Annual Rental Increases in MTW Funding, subject to rent reasonableness

STAFF: Coreen Toussaint, VP of Housing Choice Voucher

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION # #02-04/24-R

RESOLUTION RATIFYING, AUTHORIZING AND TO THE EXTENT NECESSARY REAUTHORIZING THE HOUSING ASSISTANCE PAYMENTS (HAP) CONTRACT WITH CASA OTONAL DBA CASA FAMILIA I, LP FOR TWELVE PROJECT BASED VOUCHERS FOR AN ADDITIONAL (15) YEARS FOR AN ANNUAL HAP CONTRACT AMOUNT OF \$255,240.00 COMMENCING FEBRUARY 12, 2024 AND ENDING FEBRUARY 11, 2039

WHEREAS, on February 12, 2009, ECC enter into a fifteen-year Housing Assistance Payment (HAP) contract with Casa Otonal to provide Project Based Housing Choice Voucher (HCV)/Section 8 rental assistance for twelve (12) residents at Sylvan Ave for a period of (15) fifteen years commencing on February 12, 2009 and ending on February 11, 2024; and

WHEREAS, ECC/HANH now seeks to renew the existing contract for the (12) twelve residents at Sylvan Ave. for a period of (15) fifteen years commencing February 12, 2024 to February 11, 2039; and

WHEREAS, the voucher support will ensure quality affordable units; and

WHEREAS, in accordance with resolution #10-129/18-R for the Revised Procurement Policy adopted 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 authorized by the Board of Commissioners prior to execution; and

WHEREAS, ECC/HANH staff is recommending that the Board of Commissioners ratify, authorize and, to the extent necessary, reauthorize the renewal of the HAP contract with Casa Otonal dba Casa Familia I, LP for an additional fifteen (15) years in an amount of up to \$255,240.00 annually.

WHEREAS, the gross rents shall meet the rent reasonableness and subsidy layering federal requirements.

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

- 1) The renewal HAP contract with Casa Otonal dba Casa Familia I, LP for an additional fifteen (15) years in an amount of up to \$255,240.00 annually be and hereby is ratified, authorized and, to the extent necessary, reauthorized; and
- 2) The President be and is hereby authorized, empowered and directed to take any and all such action and execute such documents as necessary to effectuate the terms and conditions of this Resolution, and to take any and all necessary action ancillary and related thereto; and

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 February 20, 2024.

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

Date

Motion by Commissioner Witherspoon seconded by Commissioner Alvarez

REVIEWED:

McCarter & English, LLP General Counsel

By: _____
Rolan Joni Young, Esq
A Partner

MEMORANDUM

To: Board of Commissioners

From: Karen DuBois-Walton, Ph.D., Executive Director

Date: February 20, 2024

RE: AUTHORIZING AN AGREEMENT WITH IMMIX TECHNOLOGY, INC. FOR THE PURCHASE OF SOFTWARE KNOWN AS BOB. AI FOR ONE YEAR WITH THE OPTION TO RENEW FOR (2) TWO ADDITIONAL ONE YEAR TERMS IN AN AMOUNT NOT TO EXCEED \$259,725.33

ACTION: Recommend that the Board of Commissioners adopt Resolution #02-05/24-R

TIMING: Immediately

DISCUSSION: The Housing Authority of the City of New Haven/Elm City Communities ("ECC" or "HANH") Housing Choice Voucher Department (HCV) which administers vouchers to the New Haven area wishes to purchase and enter into an agreement with Immix Technology, Inc to utilize Bob. AI, an artificial intelligence program. HUD Procurement Policy allows for PHA's to utilize Schedule 70, Information Technology and Consolidated Schedules contracts containing IT SINs from the General Services Administration (GSA). Bob. AI is a Dallas- based software company with the expertise in AI and core business system development, which aims to move PHA's away from paper.

Bob. AI has successfully partnered with the Houston Housing Authority. The software would assist HCV with applications, waitlist management, voucher signing, electronic (e) RFTA's, rental adjustments, relocation, and inspections. This purchase will limit the number of delinquent certifications, and HQS inspections; and provide for a more efficient process.

This resolution seeks authorization from the Board of Commissioners to enter into an agreement with Immix Technology, Inc for the purchase of the software known as Bob. Ai for one year with the option to renew for (2) two additional one-year terms in an amount not to exceed of \$259,725.33.

FISCAL IMPACT: \$259,725.33 (\$111,842.37 first year and \$73,941.48 each the following two years)

STAFF: Coreen Toussaint, Housing Choice Voucher Vice President

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION #02-05/24-R

AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH IMMIX TECHNOLOGY, INC FOR THE PURCHASE OF THE SOFTWARE KNOWN AS BOB. AI FOR ONE YEAR WITH THE OPTION TO RENEW FOR (2) TWO ADDITIONAL ONE YEAR OPTIONS IN AN AMOUNT NOT TO EXCEED \$259,725.33

WHEREAS, the Housing Authority of the City of New Haven/Elm City Communities ("ECC" or "HANH") wishes to purchase and enter into an agreement with general services administration office of it schedule program (GSA) to utilize Bob. AI, an artificial intelligence program; and

WHEREAS, to date, Bob. AI has successfully partnered with the Houston Housing Authority, and as such, ECC's HCV department wishes to utilize the software for with applications, waitlist management, voucher signing, electronic (e)RFTA's, rental adjustments, relocation, and Inspections; and

WHEREAS, this purchase will limit the number of delinquent certifications, non-compliant HQS inspections, and make for a more efficient process; and

WHEREAS, this resolution seeks authorization from the Board of Commissioners to enter into an agreement with Immix Technology, Inc for the purchase of the software known as Bob. Ai for one year with the option to renew for (2) two additional one-year terms in an amount not to exceed of \$259,725.33.

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

- 1) The agreement with Immix Technology, Inc for the purchase of the software known as Bob. AI for one year with the option to renew for (2) two additional one-year terms in an amount not to exceed of \$259,725.33 is hereby authorized; and
- 2) The Executive Director-President be and hereby is authorized, empowered and directed to execute and deliver an agreement and expend the authorized funds as set forth in the recitals hereinabove; and
- 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; and
- 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 February 20, 2024.

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

Date

Motion by Commissioner Witherspoon seconded by Commissioner Alvarez

REVIEWED:
McCarter & English, LLP
General Counsel

By: _____
Rolan Joni Young, Esq
A Partner

MEMORANDUM

To: Board of Commissioners

Date: February 20, 2024

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

RE: Resolution Authorizing Change Order Number Five (5) to the contract with F.W. Webb Company (Contract # 15PSX0193) through the State of Connecticut, the Department of Administrative Services for plumbing & heating parts and equipment set to expire on December 31, 2024 for an additional amount of \$110,000.00 bringing the total not to exceed contract amount from \$245,711.00 to \$355,711.00.

ACTION: Recommend that the Board of Commissioners adopt Resolution # 02-06/24-R

TIMING: Immediately

DISCUSSION: HANH has determined a need for plumbing & heating parts and equipment agency wide. The F.W. Webb Company administers statewide Commodity Contracts for use by State Department and Local Governments. Statewide Commodity Contracts are a type of Leverage Procurement Agreement (LPA) used as one of the State's, main procurement vehicles for leveraging its buying power. This objective is accomplished by competitively soliciting quality products by a single lead public agency and making the resulting Contract available to other public agencies.

The State of Connecticut, through the Department of Administrative Services, has a contract with F.W. Webb Company (Contract # 15PSX0193) for plumbing & heating parts and equipment set to expire on December 31, 2024.

On January 2022, HANH issued PO-22219-13719 to F.W. Webb Company for plumbing & heating parts and equipment in the amount of \$45,000.00.

On September 14, 2022, HANH approved Change Order Number One (1) PO-22456-3574 with F.W. Webb Company for plumbing & heating parts and equipment in the amount of \$44,711.00.

On February 23, 2023, the Board approved Resolution Number #02-14/23-R for Change Order Number Two (2) to the contract with F.W. Webb Wholesale Company for plumbing and heating parts and equipment for an additional amount of \$58,000.00 bringing the total not to exceed contract amount from \$89,711.00 to \$147,711.00.

On September 19, 2023, the Board adopted Resolution Number # 09-75/23-R for Change Order Number Three (3) to the contract with F.W. Webb Company (Contract #15PSX0193) for an additional amount of \$98,000.00 bringing the total not to exceed contract amount from \$147,711.00 to \$245,711.00.

On December 18, 2023, HANH approved of Change Order Number Four (4) PO-22456-3574 with F.W. Webb Company (Contract # 15PSX0193) for a no cost time extension through December 31, 2024.

HANH is now seeking authorization of Change Order Number Five (5) to the contract with F.W. Webb Company (Contract # 15PSX0193) for an additional amount of

\$110,000.00 bringing the total not to exceed contract amount from \$245,711.00 to \$355,711.00.

In accordance with resolution 10-129/18-R for the Revised Procurement Policy, adopted 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 authorized by the Board of Commissioners prior to execution.

HANH is now seeking authorization of Change Order Number Five (5) to the contract with F.W. Webb Company (Contract # 15PSX0193) for an additional amount of \$100,000.00 bringing the total not to exceed contract amount from \$245,711.00 to \$355,711.00.

**FISCAL IMPACT: \$70,000.00 Operating funds budgeted FY 2024
\$40,000.00 Operating funds budgeted FY 2025**

STAFF: Lee Purvis, Central Operations Manager

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

Resolution #02-06/24-R

Resolution Authorizing Change Order Number Five (5) to the contract with F.W. Webb Company (Contract # 15PSX0193) through the State of Connecticut, the Department of Administrative Services for plumbing & heating parts and equipment set to expire on December 31, 2024 for an additional amount of \$110,000.00 bringing the total not to exceed contract amount from \$245,711.00 to \$355,711.00

WHEREAS, the Housing Authority of the City of New Haven has a recurring need for plumbing & heating parts and equipment agency wide; and

WHEREAS, the F.W. Webb Company administers statewide Commodity Contracts for use by State Department and Local Governments making the resulting Contract available to other public agencies; and

WHEREAS, the State of Connecticut, through the Department of Administrative Services, has a Contract with F.W. Webb Company (Contract # 15PSX0193) for plumbing & heating parts and equipment set to expire on December 31, 2024; and

WHEREAS, justification for procurements with City or State agencies are noted in the A) HUD Procurement Hand Book 7460.8 Rev-1, Section 8 (Cooperative Purchasing Agreements); B) Federal Procurement Regulation SFR 85.6 (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; and

WHEREAS, on January 2022, HANH issued PO-22219-13719 to F.W. Webb Company for plumbing & heating parts and equipment in the amount of \$45,000.00; and

WHEREAS, on September 14, 2022, HANH approved Change Order Number One (1) PO-22456-3574 with F.W. Webb Company for plumbing & heating parts and equipment in the amount of \$44,711.00; and

WHEREAS, on February 23, 2023, the Board adopted Resolution Number #02-14/23-R for Change Order Number Two (2) to the contract with F.W. Webb Wholesale Company for an additional amount of \$58,000.00 bringing the total not to exceed contract amount from \$89,711.00 to \$147,711.00; and

WHEREAS, on September 19, 2023, the Board adopted Resolution Number # 09-75/23-R for Change Order Number Three (3) to the contract with F.W. Webb Company (Contract #15PSX0193) for an additional amount of \$98,000.00 bringing the total not to exceed contract amount from \$147,711.00 to \$245,711.00; and

WHEREAS, on December 18, 2023, HANH approved of Change Order Number Four (4) PO-22456-3574 with F.W. Webb Company (Contract # 15PSX0193) for a no cost time extension through December 31, 2024; and

WHEREAS, HANH is now seeking authorization of Change Order Number Five (5) to the contract with F.W. Webb Company (Contract # 15PSX0193) for an additional amount of \$110,000.00 bringing the total not to exceed contract amount from \$245,711.00 to \$355,711.00; and

WHEREAS, in accordance with resolution 10-129/18-R for the Revised Procurement Policy, adopted 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.

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

1. **Change Order Number Five (5) to the contract with F.W. Webb Company (Contract # 15PSX0193) for an additional amount of \$110,000.00 bringing the total not to exceed contract amount from \$245,711.00 to \$355,711.00 be and hereby is authorized; and**
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 February 20, 2024.

Motion by Commissioner Witherspoon seconded by Commissioner Alvarez

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

Date

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

By: _____
Rolan Joni Young, Esq.
A Partner

MEMORANDUM

To: Board of Commissioners

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

Date: February 20, 2024

RE: Resolution Authorizing Contract Change Order Number Three (3) to the contract with Yale Termite & Pest Control Elimination Corporation to provide pest control services agency wide, for an additional amount of \$75,000.00 bringing the total not exceed contract amount from \$130,500.00 to \$205,500.00.

ACTION: Recommend that the Board of Commissioners adopt Resolution #02-07/24-R

TIMING: Immediately

DISCUSSION: The Housing Authority of the City of New Haven (HANH) has determined a need for Pest Control Services agency wide.

HANH conducted a competitive procurement to identify a Contractor to provide these needed services. On April 20, 2022 HANH issued an Invitation for Bid # OP-22-C-612. Responses were due on May 17, 2022. HANH received (2) response. Yale Termite & Pest Control Elimination Corporation in the amount of \$43,500.00 and from Connecticut Pest Elimination, LLC in the amount of \$68,500.00

Upon completion of the review and evaluations of proposals, it was determined that Yale Termite and Pest Elimination Corporation had submitted the most responsive bid. Award of the Contract for Pest Control Services agency wide is recommended for a period of one (1) year with an option to renew for two (2) additional one (1) year terms for a total amount not to exceed \$130,500.00.

On May 27, 2022, HANH issued PO-22349-13782 with Yale Termite and Pest Elimination Corporation for Pest Control Services in the amount of \$43,500.00.

On February 6, 2023, HANH approved Change Order Number One (1) for the second-year option with Yale Termite and Pest Elimination Corporation for Pest Control Services in the amount of \$43,500.00 bringing the total not exceed amount from \$43,500.00 to \$87,000.00.

On October 26, 2023, HANH approved Change Order Number Two (2) for the third year and final year option to renew with Yale Termite and Pest Elimination Corporation for Pest Control Services in the amount of \$43,500.00 bringing the total not exceed amount from \$87,500.00 to \$130,500.00.

HANH is now seeking approval of Change Order Number Three (3) to the contract with Yale Termite & Pest Control Elimination Corporation, to provide pest control services agency wide, for an additional amount \$75,000.00 bringing the total not exceed contract amount from \$130,500.00 to \$205,500.00.

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

HANH is now seeking authorization of Change Order Number Three (3) to the contract with Yale Termite & Pest Control Elimination Corporation, to provide pest control services agency wide, for an additional amount \$75,000.00 bringing the total not exceed contract amount from \$130,500.00 to \$205,500.00.

FISCAL IMPACT: \$75,000.00 Operating funds budgeted FY 2024

STAFF: Lee Purvis, Central Operations Manager

ELM CITY COMMUNITIES

Housing Authority of the City of New Haven

RESOLUTION #02-07/24-R

Resolution Authorizing Contract Change Order Number Three (3) to the contract with Yale Termite & Pest Control Elimination Corporation, to provide pest control services agency wide, for an additional amount of \$75,000.00 bringing the total not exceed contract amount from \$130,500.00 to \$205,500.00.

WHEREAS, the Housing Authority of the City of New Haven (HANH) determined a need for Pest Control Services agency wide; and

WHEREAS, on April 20,2022 HANH released an Invitation for Bid #OP-22-C-612. Responses were due on May 17, 2022; and

WHEREAS, HANH received (2) responses, from Yale Termite & Pest Control Elimination Corporation in the amount of \$43,500.00 and from Connecticut Pest Elimination, LLC in the amount of \$68,500.00; and

WHEREAS, upon completion of the review of proposals it was determined that Yale Termite and Pest Elimination Corporation had submitted the most responsive bid; and

WHEREAS, HANH recommended award of the Contract for Pest Control Services agency wide to Yale Termite and Pest Elimination Corporation for period of one (1) year with an option to renew for two (2) additional one (1) year contracts at the discretion of the Contracting Officer for a total amount not to exceed \$130,500.00; and

WHEREAS, on May 27, 2022, HANH approved PO-22349-13782 with Yale Termite and Pest Elimination Corporation for Pest Control Services in the amount of \$43,500.00; and

WHEREAS, on February 6, 2023, HANH approved Change Order Number One (1) for the second-year option with Yale Termite and Pest Elimination Corporation for Pest Control Services in the amount of \$43,500.00 bringing the total not exceed amount from \$43,500.00 to \$87,000.00; and

WHEREAS, on October 26, 2023, HANH approved Change Order Number Two (2) for the third year and final year option to renew with Yale Termite and Pest Elimination Corporation for Pest Control Services in the amount of \$43,500.00 bringing the total not exceed amount from \$87,500.00 to \$130,500.00; and

WHEREAS, HANH is now seeking authorization of Change Order Number Three (3) to the contract with Yale Termite & Pest Control Elimination Corporation, to provide pest control services agency wide, for an additional amount \$75,000.00 bringing the total not exceed contract amount from \$130,500.00 to \$205,500.00; and

WHEREAS, in accordance with resolution 10-129/18-R for the Revised Procurement Policy, adopted 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 authorized 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. Change Order Number Three (3) to the contract with Yale Termite & Pest Control Elimination Corporation, to provide pest control services for an additional amount \$75,000.00 bringing the total not exceed contract amount from \$130,500.00 to \$205,500.00 be and hereby is authorized; and**

2. The President be and hereby is authorized, empowered and directed to take any and all such ancillary, related and or/necessary action to fulfill the foregoing purposes and the purposes of this resolution; and
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 February 20, 2024.

Motion by Commissioner Witherspoon seconded by Commissioner Alvarez

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

Date

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

By: _____
Rolan Joni Young, Esq.
A Partner

**Adjournment
Meeting ended at 4:45pm**

Motion made by Witherspoon second by Alvarez

MEMORANDUM

TO: All Board of Commissioners

FROM: John Rafferty, CFO

RE: Bills and Communications

DATE: March 19, 2024

Attached please find the following Two (2) lists:

Aged Accounts Payable Report totaling **\$ 113,977.25** (listed on page 3), this excludes paid invoices on report). This list consists of invoices that have been received and entered in the system but may not be ready for payment. A register of the paid invoices may be provided at the March 19, 2024, Board of Commissioners meeting.

Bank Book Check Register totaling **\$ 3,029,040.71** (listed on page 13). This list consists of invoices that have been paid from February 1 – February 29, 2024.

A. Prete Construction Company (\$23,315) for Crawford Manor Health and Safety # 16; Paul B. Bailey Architect (\$ 10,878) for 34 Level St HUD Application; Can I Live, Inc (\$15,750) for resident owed business -2 months; Patterson & Associate Consulting, LLC (\$ 62,320) for consulting services; JLY Enterprises LLC (\$ 62,644) for Scattered Sites Services; Banton Construction Company (\$89,372) for Wolfe Phase 1 & 2; Haynes Construction Company (\$200,000) for Farnam 2B retainage release; VASE Management LLC (\$ 88,638) for Scattered Sites LEAD services; Reitman Personnel Services, Inc. (\$ 61,127) for agency-wide temporary Services; Home Depot (\$28,515) for agency-wide materials; United Illuminating (\$ 191,096) for various sites; Southern Connecticut Gas (\$ 115,466) for agency-wide gas service; Regional Water Authority (\$79,584) For agency-wide services.

The total of both registers is **\$ 3,143,017.96**
Attachments

Elm City Communities
Accounts Payable Reports

Vendor Name	Invoice #	Inv. Date	Due Date	GL Post Date	Total
City of New Haven	<u>LCI Jan 2024</u>	01/31/2024	03/01/2024	02/29/2024	27,238.91
City of New Haven	<u>LCI Feb 2024</u>	02/29/2024	03/30/2024	02/29/2024	27,238.91
Reitman Personnel Services, Inc.	<u>85087</u>	02/23/2024	03/24/2024	02/29/2024	660.45
Reitman Personnel Services, Inc.	<u>85087</u>	02/23/2024	03/24/2024	02/29/2024	528.36
Reitman Personnel Services, Inc.	<u>85087</u>	02/23/2024	03/24/2024	02/29/2024	902.50
Reitman Personnel Services, Inc.	<u>85087</u>	02/23/2024	03/24/2024	02/29/2024	528.36
Reitman Personnel Services, Inc.	<u>85087</u>	02/23/2024	03/24/2024	02/29/2024	724.00
AM/PM Glass & Metal Fab., LLC	<u>7881</u>	02/09/2024	03/10/2024	02/29/2024	246.75
City of New Haven	<u>Feb 2024 bulk</u>	02/29/2024	03/30/2024	02/29/2024	8.12
Comcast Cable	<u>8773 40 413</u>	02/16/2024	03/17/2024	02/29/2024	70.93
Home Services & More, LLC	<u>259196</u>	02/23/2024	03/24/2024	02/29/2024	450.00
Torello Tire Inc.	<u>127422</u>	09/21/2023	10/21/2023	02/29/2024	361.75
Torello Tire Inc.	<u>127179</u>	10/26/2023	11/25/2023	02/29/2024	637.53
Torello Tire Inc.	<u>127187k</u>	11/06/2023	12/06/2023	02/29/2024	74.75
Torello Tire Inc.	<u>127955</u>	12/01/2023	12/31/2023	02/29/2024	1,045.09
Torello Tire Inc.	<u>127944</u>	12/19/2023	01/18/2024	02/29/2024	758.54
Torello Tire Inc.	<u>128244</u>	01/12/2024	02/11/2024	02/29/2024	1,011.62
AM/PM Glass & Metal Fab., LLC	<u>7872</u>	01/26/2024	02/25/2024	02/29/2024	332.50
City of New Haven	<u>Feb 2024 bulk</u>	02/29/2024	03/30/2024	02/29/2024	5.86
Comcast Cable	<u>8773 40 413</u>	02/16/2024	03/17/2024	02/29/2024	51.19
Eagle Elevator Company, Inc.	<u>274428</u>	02/21/2024	03/22/2024	02/29/2024	1,262.50
Home Services & More, LLC	<u>259591</u>	02/23/2024	03/24/2024	02/29/2024	190.00
Home Services & More, LLC	<u>259588</u>	02/23/2024	03/24/2024	02/29/2024	190.00
Mechanical Heating and Air Conditioning, Inc	<u>SCCM718035C5-861</u>	01/26/2024	02/25/2024	02/29/2024	6,550.50
Mechanical Heating and Air Conditioning, Inc	<u>SCCM718035C5-863</u>	01/31/2024	03/01/2024	02/29/2024	240.00
Mechanical Heating and Air Conditioning, Inc	<u>SCCM718035C5-862</u>	01/31/2024	03/01/2024	02/29/2024	1,907.76
Mechanical Heating and Air Conditioning, Inc	<u>SCCM718035C5-866</u>	01/31/2024	03/01/2024	02/29/2024	480.00
Mechanical Heating and Air Conditioning, Inc	<u>SCCM718035C5-864</u>	01/31/2024	03/01/2024	02/29/2024	1,907.76

Mechanical Heating and Air Conditioning, Inc	<u>SCCM718035C5-865</u>	01/31/2024	03/01/2024	02/29/2024	240.00
Torello Tire Inc.	<u>127422</u>	09/21/2023	10/21/2023	02/29/2024	261.08
Torello Tire Inc.	<u>127179</u>	10/26/2023	11/25/2023	02/29/2024	460.12
Torello Tire Inc.	<u>128246</u>	01/11/2024	02/10/2024	02/29/2024	1,152.47
AM/PM Glass & Metal Fab., LLC	<u>7874</u>	02/02/2024	03/03/2024	02/29/2024	254.75
AM/PM Glass & Metal Fab., LLC	<u>7875</u>	02/02/2024	03/03/2024	02/29/2024	170.10
AM/PM Glass & Metal Fab., LLC	<u>7876</u>	02/02/2024	03/03/2024	02/29/2024	228.75
AM/PM Glass & Metal Fab., LLC	<u>7878</u>	02/05/2024	03/06/2024	02/29/2024	228.00
City of New Haven	<u>Feb 2024 bulk</u>	02/29/2024	03/30/2024	02/29/2024	5.00
Comcast Cable	<u>8773 40 413</u>	02/16/2024	03/17/2024	02/29/2024	43.70
Home Services & More, LLC	<u>259521</u>	02/23/2024	03/24/2024	02/29/2024	190.00
Torello Tire Inc.	<u>127422</u>	09/21/2023	10/21/2023	02/29/2024	222.85
Torello Tire Inc.	<u>127179</u>	10/26/2023	11/25/2023	02/29/2024	392.74
City of New Haven	<u>Feb 2024 bulk</u>	02/29/2024	03/30/2024	02/29/2024	1.88
Cohen Key Shop	<u>127419</u>	02/20/2024	03/21/2024	02/29/2024	9.50
Cohen Key Shop	<u>127431</u>	02/21/2024	03/22/2024	02/29/2024	1,755.20
Cohen Key Shop	<u>127452</u>	02/26/2024	03/27/2024	02/29/2024	744.00
Comcast Cable	<u>8773 40 413</u>	02/16/2024	03/17/2024	02/29/2024	16.43
Home Services & More, LLC	<u>259649</u>	02/15/2024	03/16/2024	02/29/2024	591.00
Torello Tire Inc.	<u>127422</u>	09/21/2023	10/21/2023	02/29/2024	83.82
Torello Tire Inc.	<u>127179</u>	10/26/2023	11/25/2023	02/29/2024	147.72
City of New Haven	<u>Feb 2024 bulk</u>	02/29/2024	03/30/2024	02/29/2024	5.11
Comcast Cable	<u>8773 40 413</u>	02/16/2024	03/17/2024	02/29/2024	44.64
Mechanical Heating and Air Conditioning, Inc	<u>SCCM718035C5-867</u>	01/31/2024	03/01/2024	02/29/2024	480.00
Torello Tire Inc.	<u>127422</u>	09/21/2023	10/21/2023	02/29/2024	227.66
Torello Tire Inc.	<u>127179</u>	10/26/2023	11/25/2023	02/29/2024	401.23
Torello Tire Inc.	<u>127419</u>	11/14/2023	12/14/2023	02/29/2024	67.00
Torello Tire Inc.	<u>128067</u>	12/27/2023	01/26/2024	02/29/2024	217.60
Torello Tire Inc.	<u>128201</u>	01/10/2024	02/09/2024	02/29/2024	221.95
City of New Haven	<u>Feb 2024 bulk</u>	02/29/2024	03/30/2024	02/29/2024	1.24
Comcast Cable	<u>8773 40 413</u>	02/16/2024	03/17/2024	02/29/2024	10.80
Home Services & More, LLC	<u>259652</u>	02/16/2024	03/17/2024	02/29/2024	394.00
Torello Tire Inc.	<u>127422</u>	09/21/2023	10/21/2023	02/29/2024	55.08
Torello Tire Inc.	<u>127179</u>	10/26/2023	11/25/2023	02/29/2024	97.07
AM/PM Glass & Metal Fab., LLC	<u>7871</u>	01/25/2024	02/24/2024	02/29/2024	1,016.00
AM/PM Glass & Metal Fab., LLC	<u>7870</u>	01/25/2024	02/24/2024	02/29/2024	214.00
AM/PM Glass & Metal Fab., LLC	<u>7877</u>	02/02/2024	03/03/2024	02/29/2024	251.75
City of New Haven	<u>Feb 2024 bulk</u>	02/29/2024	03/30/2024	02/29/2024	2.79

Comcast Cable	<u>8773 40 413</u>	02/16/2024	03/17/2024	02/29/2024	24.43
Home Services & More, LLC	<u>259465</u>	02/21/2024	03/22/2024	02/29/2024	716.00
Torello Tire Inc.	<u>127422</u>	09/21/2023	10/21/2023	02/29/2024	124.59
Torello Tire Inc.	<u>127179</u>	10/26/2023	11/25/2023	02/29/2024	219.58
Berchem Moses PC	<u>196495</u>	02/16/2024	03/17/2024	02/29/2024	73.00
Berchem Moses PC	<u>196497</u>	02/16/2024	03/17/2024	02/29/2024	571.00
Berchem Moses PC	<u>196496</u>	02/16/2024	03/17/2024	02/29/2024	2,372.50
Cdw Government Inc	<u>PW90886</u>	02/29/2024	03/30/2024	02/29/2024	8,944.72
Cdw Government Inc	<u>PX37605</u>	03/01/2024	03/31/2024	02/29/2024	678.89
Cdw Government Inc	<u>PZ52789</u>	03/05/2024	04/04/2024	02/29/2024	431.80
Reitman Personnel Services, Inc.	<u>85087</u>	02/23/2024	03/24/2024	02/29/2024	59.98
Reitman Personnel Services, Inc.	<u>85087</u>	02/23/2024	03/24/2024	02/29/2024	59.98
Reitman Personnel Services, Inc.	<u>85087</u>	02/23/2024	03/24/2024	02/29/2024	72.48
Reitman Personnel Services, Inc.	<u>85087</u>	02/23/2024	03/24/2024	02/29/2024	1,810.00
Torello Tire Inc.	<u>127878</u>	11/15/2023	12/15/2023	02/29/2024	173.63
Torello Tire Inc.	<u>127623</u>	12/01/2023	12/31/2023	02/29/2024	77.80
Torello Tire Inc.	<u>128608</u>	02/09/2024	03/10/2024	02/29/2024	1,003.50
Torello Tire Inc.	<u>128603</u>	02/09/2024	03/10/2024	02/29/2024	75.93
Online Information Services, Inc	<u>1242564</u>	02/29/2024	03/07/2024	02/29/2024	770.88
Reitman Personnel Services, Inc.	<u>85087</u>	02/23/2024	03/24/2024	02/29/2024	135.66
Reitman Personnel Services, Inc.	<u>85087</u>	02/23/2024	03/24/2024	02/29/2024	850.00
Reitman Personnel Services, Inc.	<u>85087</u>	02/23/2024	03/24/2024	02/29/2024	1,189.33
Reitman Personnel Services, Inc.	<u>85087</u>	02/23/2024	03/24/2024	02/29/2024	169.57
Reitman Personnel Services, Inc.	<u>85087</u>	02/23/2024	03/24/2024	02/29/2024	135.66
Reitman Personnel Services, Inc.	<u>85087</u>	02/23/2024	03/24/2024	02/29/2024	940.00
Reitman Personnel Services, Inc.	<u>85087</u>	02/23/2024	03/24/2024	02/29/2024	700.00
Lothrop Associates, LLP	<u>2257-03-17</u>	02/29/2024	03/30/2024		203.38
Lothrop Associates, LLP	<u>2257-03-17</u>	02/29/2024	03/30/2024		406.78
Lothrop Associates, LLP	<u>2257-03-17</u>	02/29/2024	03/30/2024		1,491.49
Lothrop Associates, LLP	<u>2257-03-17</u>	02/29/2024	03/30/2024		2,983.02

Total payments Due \$ 113,977.25



Type	Check No.	DD No.	Date	Amount	Status	Void Date	Recorded Payee
DD	0	31167	02/01/2024	\$ (730.44)	Posted		Schatara McKiver
DD	0	31163	02/01/2024	\$ (730.44)	Posted		Jasmine Yvonne Johnson
DD	0	31162	02/01/2024	\$ (730.44)	Posted		Ashley Shemone Keen
DD	0	31168	02/01/2024	\$ (730.44)	Posted		Shayla Foreman
DD	0	31166	02/01/2024	\$ (551.13)	Posted		Sarah Esther Garcia
DD	0	31165	02/01/2024	\$ (551.13)	Posted		Keara Locke
DD	0	31164	02/01/2024	\$ (730.44)	Posted		Jerry L. Blue
DD	0	31169	02/01/2024	\$ (1,513.25)	Posted		Cohen Key Shop
DD	0	31171	02/01/2024	\$ (403.85)	Posted		Infoshred, LLC
DD	0	31170	02/01/2024	\$ (1,911.00)	Posted		Home Services & More, LLC
DD	0	31173	02/01/2024	\$ (31,255.00)	Posted		Otis Elevator Company
DD	0	31172	02/01/2024	\$ (348.35)	Posted		LaToya Mills
Check	187886	0	02/01/2024	\$ (78.00)	Posted		Adrienne Simpson
DD	187887	31136	02/01/2024	\$ (52.00)	Posted		Afrika Lynette Canady
DD	187888	31137	02/01/2024	\$ (123.00)	Posted		Ana Falero
Check	187889	0	02/01/2024	\$ (52.00)	Posted		Ayshnee Butler
Check	187890	0	02/01/2024	\$ (102.00)	Posted		Beatriz Toro
Check	187891	0	02/01/2024	\$ (107.00)	Posted		Brandi R Burgess
Check	187892	0	02/01/2024	\$ (137.00)	Posted		Brenda Sparks
Check	187893	0	02/01/2024	\$ (195.00)	Posted		Cassandra Moore
Check	187894	0	02/01/2024	\$ (80.00)	Posted		Catalina Soto
Check	187895	0	02/01/2024	\$ (137.00)	Posted		Chevonne Boone
Check	187896	0	02/01/2024	\$ (106.00)	Posted		Ciera S Lewis
Check	187897	0	02/01/2024	\$ (137.00)	Posted		Corelle Wallace
Check	187898	0	02/01/2024	\$ (126.00)	Posted		Djiba Kane
Check	187899	0	02/01/2024	\$ (241.00)	Posted		Dozier Dickey
Check	187900	0	02/01/2024	\$ (16.00)	Posted		Evelyn Santiago
Check	187901	0	02/01/2024	\$ (195.00)	Posted		Faith H Thompson
Check	187902	0	02/01/2024	\$ (195.00)	Posted		Gianakos Jenkins
Check	187903	0	02/01/2024	\$ (130.00)	Posted		Helen Suggs
Check	187904	0	02/01/2024	\$ (156.00)	Posted		Hope Brodie
Check	187905	0	02/01/2024	\$ (99.00)	Posted		Iniara Allen
DD	187906	31138	02/01/2024	\$ (162.00)	Posted		Iris Nereida Santana
DD	187907	31139	02/01/2024	\$ (195.00)	Posted		Isabel Fuentes
Check	187908	0	02/01/2024	\$ (120.00)	Posted		Jacqueline Banks
Check	187909	0	02/01/2024	\$ (8.00)	Posted		Jacqueline Gallishaw
Check	187910	0	02/01/2024	\$ (49.00)	Posted		Jada Nyla Burnett
Check	187911	0	02/01/2024	\$ (128.00)	Posted		Jannie Ellison
Check	187912	0	02/01/2024	\$ (52.00)	Posted		Jhamal Gallimore
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Check	187914	0	02/01/2024	\$ (132.00)	Posted		Joslyn Lockwood
Check	187915	0	02/01/2024	\$ (47.00)	Posted		Kiara Carmichael
Check	187916	0	02/01/2024	\$ (171.00)	Posted		Lakeisha Massey
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Check	187918	0	02/01/2024	\$ (59.00)	Posted		Leslie Mckiver
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Check	187921	0	02/01/2024	\$ (82.00)	Posted		Martha Moore
DD	187922	31140	02/01/2024	\$ (138.00)	Posted		Mary A Lopez
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Check	187925	0	02/01/2024	\$ (156.00)	Posted		Mecca Malia Anderson
Check	187926	0	02/01/2024	\$ (59.00)	Posted		Mi-kerria Shaw
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Check	187928	0	02/01/2024	\$ (102.00)	Posted		Natalie Rodriguez
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Check	187934	0	02/01/2024	\$	(193.00)	Posted	Rayquan T Durham
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Check	187936	0	02/01/2024	\$	(18.00)	Posted	Robyn Louise Green
DD	187937	31141	02/01/2024	\$	(22.00)	Posted	Rosaura Luciano
Check	187938	0	02/01/2024	\$	(146.00)	Posted	Sarah M Kendrick
DD	187939	31142	02/01/2024	\$	(52.00)	Posted	Sean Michael Flowers
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Check	187941	0	02/01/2024	\$	(52.00)	Posted	Shaquonda Rashaya Hunte
Check	187942	0	02/01/2024	\$	(163.00)	Posted	Shirley A Massey
Check	187943	0	02/01/2024	\$	(19.00)	Posted	Sor Perez
Check	187944	0	02/01/2024	\$	(154.00)	Posted	Stephanie Sumler
Check	187945	0	02/01/2024	\$	(245.00)	Posted	Tamika Bratton
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Check	187947	0	02/01/2024	\$	(234.00)	Posted	Tanya Franklin
Check	187948	0	02/01/2024	\$	(25.00)	Posted	Tanya A. Solomon
DD	187949	31143	02/01/2024	\$	(162.00)	Posted	Teneshia Monique Harrington
Check	187950	0	02/01/2024	\$	(99.00)	Posted	Terese Edwina Stevenson
DD	187951	31144	02/01/2024	\$	(76.00)	Posted	Thelma Goodwin
Check	187952	0	02/01/2024	\$	(55.00)	Posted	Tiffaine Brodie
Check	187953	0	02/01/2024	\$	(56.00)	Posted	Tina McDonald
Check	187954	0	02/01/2024	\$	(69.00)	Posted	Tonya Perkins
Check	187955	0	02/01/2024	\$	(128.00)	Posted	Trenna Soares
Check	187956	0	02/01/2024	\$	(128.00)	Posted	Trevon Highsmith
Check	187957	0	02/01/2024	\$	(59.00)	Posted	Tyquanna Whitaker
Check	187958	0	02/01/2024	\$	(52.00)	Posted	Tyrell J Pearson
Check	187959	0	02/01/2024	\$	(59.00)	Posted	Tyshonna Hobby
Check	187960	0	02/01/2024	\$	(112.00)	Posted	Vanessa Myers
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Check	188074	0	02/01/2024	\$	(2,236.29)	Posted	Chamberlain Court Condominium Association, Inc.
Check	188075	0	02/01/2024	\$	(3,775.00)	Posted	HD Supply Facilities Maintenance, Ltd
Check	188076	0	02/01/2024	\$	(157.35)	Posted	Ana Bertha Paredes Obregon
Check	188077	0	02/01/2024	\$	(3,144.72)	Posted	Connecticut Housing Finance Authority
Check	188078	0	02/01/2024	\$	(251.00)	Posted	Stephanie Marie Cox
Check	188079	0	02/01/2024	\$	(140.00)	Posted	Lynch, Traub, Keefe, And
Check	188080	0	02/01/2024	\$	(2,000.00)	Posted	1689 Litchfield Turnpike, LLC
Check	188081	0	02/01/2024	\$	(1,375.00)	Posted	John Chanario
Check	188082	0	02/01/2024	\$	(1,807.00)	Posted	Tracey Christian
Check	188083	0	02/01/2024	\$	(82.92)	Posted	W. B. Mason Company Inc
Check	188084	0	02/01/2024	\$	(730.44)	Posted	Jazmin Boria
Check	188085	0	02/01/2024	\$	(198.35)	Posted	Comcast Cable
Check	188086	0	02/01/2024	\$	(164.85)	Posted	Comcast Cable
Check	188087	0	02/01/2024	\$	(198.35)	Posted	Comcast Cable
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Check	188089	0	02/01/2024	\$	(298.35)	Posted	Comcast Cable
Check	188090	0	02/01/2024	\$	(198.35)	Posted	Comcast Cable
Check	188091	0	02/01/2024	\$	(2,148.16)	Posted	F.W. Webb Company
Check	188092	0	02/01/2024	\$	(239.88)	Posted	Frontier Communications of Company
Check	188093	0	02/01/2024	\$	(328.12)	Posted	Frontier Communications of Company
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Check	188095	0	02/01/2024	\$	(117.26)	Posted	Frontier Communications of Company
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Check	188125	0	02/01/2024	\$	(117.26)	Posted		Frontier Communications of Company
Check	188126	0	02/01/2024	\$	(1,362.32)	Posted		HD Supply Facilities Maintenance, Ltd
Check	188127	0	02/01/2024	\$	(1,170.00)	Posted		Johnson Controls US Holdings LLC
Check	188128	0	02/01/2024	\$	(2,805.12)	Posted		W.B. Mason Company Inc
Check	188129	0	02/01/2024	\$	(4,000.00)	Posted		Area Cooperative Educational Services
Check	188130	0	02/01/2024	\$	(348.35)	Posted		Gayatri Rana
Check	188131	0	02/01/2024	\$	(348.35)	Posted		Melody Ramos
Check	188132	0	02/01/2024	\$	(1,497.00)	Posted		MTW Collaborative
DD	0	31177	02/02/2024	\$	(10,327.61)	Posted		Reitman Personnel Services, Inc.
DD	0	31181	02/02/2024	\$	(35,047.82)	Posted		Trinity New Haven Housing Two Limited Partnership
DD	0	31179	02/02/2024	\$	(7,683.92)	Posted		Trinity New Haven Housing LP
DD	0	31182	02/02/2024	\$	(21,688.69)	Posted		Trinity Rowe, LP
DD	0	31175	02/02/2024	\$	(29,796.27)	Posted		Brookside 1 Associates LLC
DD	0	31174	02/02/2024	\$	(27,675.39)	Posted		Brookside 2 Associates LLC
DD	0	31180	02/02/2024	\$	(11,939.61)	Posted		Trinity New Haven Housing Three LP
DD	0	31178	02/02/2024	\$	(25,604.22)	Posted		Rockview 1 Associates LLC
DD	0	31176	02/02/2024	\$	(5,610.00)	Posted		M.A.C Computer Consulting, Inc
DD	0	31183	02/02/2024	\$	(8,333.33)	Posted		Kelly Group Consultants LLC
DD	0	31185	02/02/2024	\$	(1,545.30)	Posted		Reitman Personnel Services, Inc.
DD	0	31184	02/02/2024	\$	(55,702.61)	Posted		Haz-Pros Inc
Check	188133	0	02/02/2024	\$	(1,849.60)	Posted		Ricoh USA Inc
Check	188134	0	02/02/2024	\$	(520.19)	Posted		Nica's Market LLC
Check	188135	0	02/02/2024	\$	(407.59)	Posted		W.B. Mason Company Inc
Check	188136	0	02/02/2024	\$	(12,063.91)	Posted		Engie North America Inc
Check	188137	0	02/02/2024	\$	(911.44)	Posted		Engie North America Inc
Check	188138	0	02/02/2024	\$	(2,112.80)	Posted		Engie North America Inc
Check	188139	0	02/02/2024	\$	(111.26)	Posted		Engie North America Inc
Check	188140	0	02/02/2024	\$	(7,529.10)	Posted		Water Pollution Control
Check	188141	0	02/02/2024	\$	(2,139.90)	Posted		Water Pollution Control
Check	188142	0	02/02/2024	\$	(6,337.20)	Posted		Water Pollution Control
Check	188143	0	02/02/2024	\$	(120.00)	Posted		Water Pollution Control
Check	188144	0	02/02/2024	\$	(4,481.10)	Posted		Water Pollution Control
Check	188145	0	02/02/2024	\$	(4,536.90)	Posted		Water Pollution Control
Check	188146	0	02/02/2024	\$	(1,662.00)	Posted		Bryant Thomas
Check	188147	0	02/02/2024	\$	(176.66)	Posted		Frontier Communications of Company
DD	0	31186	02/05/2024	\$	(8,243.42)	Posted		Ringcentral, Inc
Check	188148	0	02/05/2024	\$	-	Posted	02/05/2024	Bryant Thomas
Check	188149	0	02/05/2024	\$	(813.60)	Posted		Water Pollution Control
Check	188150	0	02/05/2024	\$	(1,573.50)	Posted		Water Pollution Control
Check	188151	0	02/05/2024	\$	(2,507.00)	Posted		Water Pollution Control
Check	188152	0	02/05/2024	\$	(630.30)	Posted		Water Pollution Control
Check	188153	0	02/05/2024	\$	(3,852.00)	Posted		Water Pollution Control
Check	188154	0	02/05/2024	\$	(992.40)	Posted		Water Pollution Control
Check	188155	0	02/05/2024	\$	(150.00)	Posted		Tracey Y Pue
Check	188156	0	02/06/2024	\$	(27,238.91)	Posted		City of New Haven

Check	188157	0	02/06/2024	\$	(2,565.71)	Posted		Engie North America Inc
Check	188158	0	02/06/2024	\$	(310.98)	Posted		Online Information Services, Inc
Check	188159	0	02/06/2024	\$	(2,153.40)	Posted		Water Pollution Control
Check	188160	0	02/06/2024	\$	(3,102.00)	Posted		Water Pollution Control
Check	188161	0	02/06/2024	\$	(1,980.73)	Posted		Water Pollution Control
Check	188162	0	02/06/2024	\$	(1,664.10)	Posted		Water Pollution Control
Check	188163	0	02/06/2024	\$	(771.00)	Posted		Water Pollution Control
Check	188164	0	02/06/2024	\$	(2,671.50)	Posted		Water Pollution Control
Check	188165	0	02/06/2024	\$	(94.50)	Posted		Water Pollution Control
Check	188166	0	02/06/2024	\$	(1,813.20)	Posted		Water Pollution Control
Check	188167	0	02/06/2024	\$	(2,246.70)	Posted		Water Pollution Control
Check	188168	0	02/06/2024	\$	(2,027.40)	Posted		Water Pollution Control
Check	188169	0	02/06/2024	\$	(1,490.70)	Posted		Water Pollution Control
Check	188170	0	02/06/2024	\$	(1,138.80)	Posted		Water Pollution Control
Check	188171	0	02/06/2024	\$	(13,906.20)	Posted		Water Pollution Control
Check	188172	0	02/06/2024	\$	(14,220.30)	Posted		Water Pollution Control
Check	188173	0	02/06/2024	\$	(15,028.20)	Posted		Water Pollution Control
Check	188174	0	02/06/2024	\$	(5,535.00)	Posted		Water Pollution Control
Check	188175	0	02/06/2024	\$	(1,895.00)	Posted		Whitney Towers LLC
DD	0	31187	02/07/2024	\$	(13,212.63)	Posted		CWPM, LLC
DD	0	31188	02/07/2024	\$	(840.64)	Posted		Housing Authority of the City of New Haven
DD	0	31190	02/07/2024	\$	(382.08)	Posted		New Horizon Communications Corp
DD	0	31189	02/07/2024	\$	(5,536.53)	Posted		Housing Development Fund, Inc.
DD	0	31191	02/07/2024	\$	(8,010.00)	Posted		Nonprofit HR Solutions LLC
DD	0	31192	02/07/2024	\$	(2,413.90)	Posted		Sparks Security LLC
DD	0	31193	02/07/2024	\$	(1,940.00)	Posted		Enviromed Services, Inc.
DD	0	31194	02/07/2024	\$	(18,788.98)	Posted		Tri-Con Construction Manager, Llc
DD	0	31196	02/07/2024	\$	(344.90)	Posted		Cohen Key Shop
DD	0	31199	02/07/2024	\$	(189.68)	Posted		MINITPRINT Inc d/b/a Docuprintnow
DD	0	31195	02/07/2024	\$	(426.85)	Posted		Cdw Government Inc
DD	0	31198	02/07/2024	\$	(6,922.12)	Posted		Home Services & More, LLC
DD	0	31200	02/07/2024	\$	(325.00)	Posted		WebHouse Inc
DD	0	31197	02/07/2024	\$	(2,359.65)	Posted		Holly A Bryk
DD	0	31201	02/07/2024	\$	(21,000.00)	Posted		Standard & Poor's Financial Services LLC
Check	188176	0	02/07/2024	\$	(690.00)	Posted		Advance Security Integration LLC dba Security 101
Check	188177	0	02/07/2024	\$	(258.31)	Posted		Comcast Cable
Check	188178	0	02/07/2024	\$	(314.31)	Posted		Comcast Cable
Check	188179	0	02/07/2024	\$	(50.34)	Posted		Federal Express Corp.
Check	188180	0	02/07/2024	\$	(158.15)	Posted		Frontier Communications of Company
Check	188181	0	02/07/2024	\$	(76.39)	Posted		Frontier Communications of Company
Check	188182	0	02/07/2024	\$	(3,489.50)	Posted		Group Sales Box Office LLC
Check	188183	0	02/07/2024	\$	(4,782.24)	Posted		Johns Refuse & Recycling, LLC
Check	188184	0	02/07/2024	\$	(100.52)	Posted		Marshall J Toth
Check	188185	0	02/07/2024	\$	(17.52)	Posted		Online Information Services, Inc
Check	188186	0	02/07/2024	\$	(1,237.46)	Posted		Southern Connecticut Gas
Check	188187	0	02/07/2024	\$	(4,142.10)	Posted		Verizon Wireless
Check	188188	0	02/07/2024	\$	(1,450.26)	Posted		Verizon Wireless
Check	188189	0	02/07/2024	\$	(3,098.73)	Posted		Verizon Wireless
Check	188190	0	02/07/2024	\$	(302.61)	Posted		W.B. Mason Company Inc
Check	188191	0	02/07/2024	\$	(94.50)	Posted		Water Pollution Control
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Check	188198	0	02/07/2024	\$	(441.30)	Posted		Water Pollution Control
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Check	188201	0	02/07/2024	\$	-	Posted	02/07/2024	VASE Management LLC
Check	188202	0	02/07/2024	\$	(88,638.28)	Posted		VASE Management LLC
Check	188203	0	02/07/2024	\$	(159.90)	Posted		Frontier Communications of Company
Check	188204	0	02/07/2024	\$	(225.63)	Posted		F.W. Webb Company
Check	188205	0	02/07/2024	\$	(4,253.38)	Posted		Ricoh USA Inc
DD	0	31202	02/08/2024	\$	(2,897.50)	Posted		Sylva Developers, LLC

Check	188206	0	02/08/2024	\$	(150.00)	Posted	Ernestine Barnes
DD	0	31203	02/09/2024	\$	(26,314.65)	Posted	CWPM, LLC
DD	0	31205	02/09/2024	\$	(305.00)	Posted	Kone Inc.
DD	0	31206	02/09/2024	\$	(8,666.67)	Posted	NuEnergyn, LLC
DD	0	31204	02/09/2024	\$	(286.32)	Posted	Holly A Bryk
DD	0	31207	02/09/2024	\$	(4.75)	Posted	Cohen Key Shop
DD	0	31210	02/09/2024	\$	(5,025.00)	Posted	Otis Elevator Company
DD	0	31208	02/09/2024	\$	(1,350.00)	Posted	Home Services & More, LLC
DD	0	31209	02/09/2024	\$	(15,177.94)	Posted	Mechanical Heating and Air Conditioning, Inc
DD	0	31211	02/09/2024	\$	(2,676.80)	Posted	Sparks Security LLC
Check	188207	0	02/09/2024	\$	(200.00)	Posted	Ace Van & Storage, Inc.
Check	188208	0	02/09/2024	\$	(237.35)	Posted	Aramark Refreshment Services
Check	188209	0	02/09/2024	\$	(150.00)	Posted	Dominique Simone Campbell
Check	188210	0	02/09/2024	\$	(2,250.00)	Posted	Gantz LLC
Check	188211	0	02/09/2024	\$	(1,800.00)	Posted	GNH II DE, LLC
Check	188212	0	02/09/2024	\$	(4,745.24)	Posted	HD Supply Facilities Maintenance, Ltd
Check	188213	0	02/09/2024	\$	(56,310.22)	Posted	Marcum LLP
Check	188214	0	02/09/2024	\$	(905.00)	Posted	Supreme Corporation
Check	188215	0	02/09/2024	\$	(1,723.00)	Posted	Blam LLC
Check	188216	0	02/09/2024	\$	(912.50)	Posted	Tarin Evans
Check	188217	0	02/09/2024	\$	(635.00)	Posted	AM/PM Glass & Metal Fab., LLC
Check	188218	0	02/09/2024	\$	(3,750.00)	Posted	Eagle Elevator Company, Inc.
Check	188219	0	02/09/2024	\$	(400.00)	Posted	Johnson Controls Inc
Check	188220	0	02/09/2024	\$	(36.27)	Posted	Network Electric And Security Systems, LLC
Check	188221	0	02/09/2024	\$	(61.32)	Posted	Online Information Services, Inc
Check	188222	0	02/09/2024	\$	(16,101.55)	Posted	Stanley Convergent Security Solutions, INC.
Check	188223	0	02/09/2024	\$	(315.78)	Posted	W.B. Mason Company Inc
Check	188224	0	02/09/2024	\$	(1,125.00)	Posted	Andrea Gary
Check	188225	0	02/09/2024	\$	(10,878.02)	Posted	Paul B. Bailey Architect
Check	188226	0	02/09/2024	\$	(284.36)	Posted	Comcast Cable
Check	188227	0	02/09/2024	\$	(292.40)	Posted	Frontier Communications of Company
Check	188228	0	02/09/2024	\$	(1,574.52)	Posted	Frontier Communications of Company
Check	188229	0	02/09/2024	\$	(25.00)	Posted	Iris M. Collazo
Check	188230	0	02/09/2024	\$	(1,300.67)	Posted	Laz Parking
Check	188231	0	02/09/2024	\$	(200.00)	Posted	Massmutual Va.
Check	188232	0	02/09/2024	\$	(1,450.00)	Posted	Philadelphia Indemnity Insurance Company
Check	188233	0	02/09/2024	\$	(1,136.46)	Posted	W.B. Mason Company Inc
Check	188234	0	02/09/2024	\$	(200.00)	Posted	Tracey Y Pue
DD	0	31214	02/12/2024	\$	(252.00)	Posted	MINITPRINT Inc d/b/a Docuprintnow
DD	0	31215	02/12/2024	\$	(288.43)	Posted	MINITPRINT Inc d/b/a Docuprintnow
DD	0	31212	02/12/2024	\$	(200.05)	Posted	Corporate Mailing Services LLC
DD	0	31213	02/12/2024	\$	(160.00)	Posted	KJR Consulting
DD	0	31216	02/12/2024	\$	(9,900.00)	Posted	Nonprofit HR Solutions LLC
Check	188235	0	02/12/2024	\$	(453.28)	Posted	Aramark Refreshment Services
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Check	188239	0	02/12/2024	\$	(5.87)	Posted	Engie North America Inc
Check	188240	0	02/12/2024	\$	(192.38)	Posted	Federal Express Corp.
Check	188241	0	02/12/2024	\$	(300.00)	Posted	Johnson Controls US Holdings LLC
Check	188242	0	02/12/2024	\$	(1,617.03)	Posted	Regional Water Authority
Check	188243	0	02/12/2024	\$	(115.42)	Posted	Skyview Ridgefield LLC
Check	188244	0	02/12/2024	\$	(4,281.22)	Posted	Southern Connecticut Gas
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Check	188246	0	02/12/2024	\$	(3,437.11)	Posted	Southern Connecticut Gas
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Check	188251	0	02/12/2024	\$	(964.80)	Posted	Southern Connecticut Gas
Check	188252	0	02/12/2024	\$	(826.18)	Posted	Southern Connecticut Gas
Check	188253	0	02/12/2024	\$	(13,339.98)	Posted	Anthem Blue Cross/Blue Shield
Check	188254	0	02/12/2024	\$	(2,177.18)	Posted	Kramden Enterprises, Inc/dba Eli's on Whitney
Check	188255	0	02/12/2024	\$	(967.20)	Posted	Harold S Ince, Jr
Check	188256	0	02/13/2024	\$	(775.20)	Posted	Michael Chukerman

DD	0	31223	02/14/2024	\$ (19,184.23)	Posted	Reitman Personnel Services, Inc.
DD	0	31224	02/14/2024	\$ (1,085.88)	Posted	Reitman Personnel Services, Inc.
DD	0	31219	02/14/2024	\$ (2,831.05)	Posted	Kronos Incorporated
DD	0	31220	02/14/2024	\$ (24.75)	Posted	Kronos Incorporated
DD	0	31221	02/14/2024	\$ (2,722.00)	Posted	Kronos Incorporated
DD	0	31222	02/14/2024	\$ (75.25)	Posted	Kronos Incorporated
DD	0	31217	02/14/2024	\$ (5,000.00)	Posted	212 Exchange Street LLC
DD	0	31218	02/14/2024	\$ (18,960.37)	Posted	360 Management Group. Co.
DD	0	31228	02/14/2024	\$ (200.00)	Posted	Doris J Doward
DD	0	31226	02/14/2024	\$ (200.00)	Posted	Alberta W Golden
DD	0	31229	02/14/2024	\$ (200.00)	Posted	Linda Cross
DD	0	31225	02/14/2024	\$ (200.00)	Posted	Airess Johnson
DD	0	31227	02/14/2024	\$ (200.00)	Posted	Alicia M Spencer
DD	0	31233	02/14/2024	\$ (200.00)	Posted	Patricia Thorpe
DD	0	31230	02/14/2024	\$ (200.00)	Posted	Deborah Hudson
DD	0	31231	02/14/2024	\$ (200.00)	Posted	Dennis Nathaniel Jenkins
DD	0	31232	02/14/2024	\$ (200.00)	Posted	Lavern Davis
DD	0	31235	02/14/2024	\$ (200.00)	Posted	Pedro Octavio Jimenez
DD	0	31234	02/14/2024	\$ (200.00)	Posted	Lenard Greene
DD	0	31236	02/14/2024	\$ (200.00)	Posted	Alberta Witherspoon
DD	0	31238	02/14/2024	\$ (200.00)	Posted	Patricia Mabry
DD	0	31237	02/14/2024	\$ (200.00)	Posted	Dorothy M Smith
DD	0	31241	02/14/2024	\$ (200.00)	Posted	Paul A Kates
DD	0	31242	02/14/2024	\$ (200.00)	Posted	Teresa Nela Caporale
DD	0	31243	02/14/2024	\$ (200.00)	Posted	Willard E. Ford
DD	0	31240	02/14/2024	\$ (200.00)	Posted	Luz E Torres
DD	0	31239	02/14/2024	\$ (200.00)	Posted	Keith Davis
DD	0	31247	02/14/2024	\$ (200.00)	Posted	Lagreta Riles
DD	0	31245	02/14/2024	\$ (200.00)	Posted	Donna Santiago
DD	0	31246	02/14/2024	\$ (200.00)	Posted	Jonathan Stewart
DD	0	31248	02/14/2024	\$ (200.00)	Posted	Perry Lamar Gary
DD	0	31244	02/14/2024	\$ (200.00)	Posted	Al Mccoy Langston
DD	0	31249	02/14/2024	\$ (200.00)	Posted	Todd Collins
DD	0	31251	02/14/2024	\$ (157.50)	Posted	Berchem Moses PC
DD	0	31257	02/14/2024	\$ (10,708.84)	Posted	Reitman Personnel Services, Inc.
DD	0	31254	02/14/2024	\$ (9,800.00)	Posted	Nobe Construction Company
DD	0	31255	02/14/2024	\$ (24,950.00)	Posted	Otis Elevator Company
DD	0	31252	02/14/2024	\$ (295.50)	Posted	Home Services & More, LLC
DD	0	31253	02/14/2024	\$ (6,706.00)	Posted	New Haven Village Suites
DD	0	31250	02/14/2024	\$ (5,588.00)	Posted	360 Management Group. Co.
DD	0	31256	02/14/2024	\$ (62,320.00)	Posted	Patterson & Associate Consulting, LLC
Check	188257	0	02/14/2024	\$ (3,136.62)	Posted	City of New Haven
Check	188258	0	02/14/2024	\$ (185.84)	Posted	Federal Express Corp.
Check	188259	0	02/14/2024	\$ (662.90)	Posted	Home Depot
Check	188260	0	02/14/2024	\$ (500.00)	Posted	Tarin Evans
Check	188261	0	02/14/2024	\$ (1,155.00)	Posted	Council Of Large Public Housing Authorities
Check	188262	0	02/14/2024	\$ (167.65)	Posted	Home Depot
Check	188263	0	02/14/2024	\$ (500.00)	Posted	West Gate Ventures, LLC
Check	188264	0	02/14/2024	\$ (332.14)	Posted	Comcast Cable
Check	188265	0	02/14/2024	\$ (167.63)	Posted	Frontier Communications of Company
Check	188266	0	02/14/2024	\$ (76.39)	Posted	Frontier Communications of Company
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Check	188274	0	02/14/2024	\$ (76.39)	Posted	Frontier Communications of Company
Check	188275	0	02/14/2024	\$ (116.77)	Posted	Frontier Communications of Company
Check	188276	0	02/14/2024	\$ (181.44)	Posted	Frontier Communications of Company
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Check	188281	0	02/14/2024	\$	(902.48)	Posted		Frontier Communications of Company
Check	188282	0	02/14/2024	\$	(153.57)	Posted		Frontier Communications of Company
Check	188283	0	02/14/2024	\$	(338.69)	Posted		Frontier Communications of Company
Check	188284	0	02/14/2024	\$	(316.72)	Posted		Frontier Communications of Company
Check	188285	0	02/14/2024	\$	(110.34)	Posted		Home Depot
Check	188286	0	02/14/2024	\$	(1,584.65)	Posted		Home Depot
Check	188287	0	02/14/2024	\$	(4,141.64)	Posted		Home Depot
Check	188288	0	02/14/2024	\$	(18.00)	Posted		Gayatri Rana
Check	188289	0	02/14/2024	\$	(350.00)	Posted		Taisha Rivera
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Check	188291	0	02/14/2024	\$	(200.00)	Posted		Janet Poole
Check	188292	0	02/14/2024	\$	(200.00)	Posted		Christy A Pedini
Check	188293	0	02/14/2024	\$	(200.00)	Posted		Jennifer Malone
Check	188294	0	02/14/2024	\$	(200.00)	Posted		Marta Laboy
Check	188295	0	02/14/2024	\$	(200.00)	Posted		Miguel Avila
Check	188296	0	02/14/2024	\$	(200.00)	Posted		Noraima Avila
Check	188297	0	02/14/2024	\$	(200.00)	Posted		Stevie Jackson
Check	188298	0	02/14/2024	\$	(200.00)	Posted		Darius K Reid
Check	188299	0	02/14/2024	\$	(200.00)	Posted		Russell Roberson
Check	188300	0	02/14/2024	\$	(200.00)	Posted		Teethenia Stroud
Check	188301	0	02/14/2024	\$	(200.00)	Posted		Adalberto Rivera
Check	188302	0	02/14/2024	\$	(200.00)	Posted		Edward Beverley
Check	188303	0	02/14/2024	\$	(200.00)	Posted		Hector A Lozada-Osorio
Check	188304	0	02/14/2024	\$	(200.00)	Posted		Roberto Roman-Negron
Check	188305	0	02/14/2024	\$	(200.00)	Posted		Shantour Jackson
Check	188306	0	02/14/2024	\$	(200.00)	Posted		Brenda J Harris
Check	188307	0	02/14/2024	\$	(200.00)	Posted		Bruce Gatling
Check	188308	0	02/14/2024	\$	(200.00)	Posted		Clenison Dickey
Check	188309	0	02/14/2024	\$	(200.00)	Posted		George G Robinson
Check	188310	0	02/14/2024	\$	(200.00)	Posted		James Jenkins
Check	188311	0	02/14/2024	\$	(200.00)	Posted		Kelly Nichols
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Check	188314	0	02/14/2024	\$	(200.00)	Posted		Major Banks
Check	188315	0	02/14/2024	\$	(200.00)	Posted		Ralph Berryman
Check	188316	0	02/14/2024	\$	(200.00)	Posted		Sean Holland
Check	188317	0	02/14/2024	\$	(200.00)	Posted		Billy Ray Mathews
Check	188318	0	02/14/2024	\$	(200.00)	Posted		Judy Cosby
Check	188319	0	02/14/2024	\$	(200.00)	Posted		Lee C Moore
Check	188320	0	02/14/2024	\$	(618.97)	Posted		Aramark Refreshment Services
Check	188321	0	02/14/2024	\$	235.38	Posted		Comcast Cable
Check	188322	0	02/14/2024	\$	(13,825.35)	Posted		Comcast Cable
Check	188323	0	02/14/2024	\$	(164.90)	Posted		Johnson Controls Fire Protection LP
Check	188324	0	02/14/2024	\$	(596.18)	Posted		Johnson Controls US Holdings LLC
Check	188325	0	02/14/2024	\$	(192.72)	Posted		Online Information Services, Inc
Check	188326	0	02/14/2024	\$	(3,487.71)	Posted		W.B. Mason Company Inc
DD	0	31259	02/15/2024	\$	(369.40)	Posted		Cohen Key Shop
DD	0	31260	02/15/2024	\$	(8,010.00)	Posted		Housing Authority of the City of New Haven
DD	0	31258	02/15/2024	\$	(175,945.87)	Posted		360 Management Group. Co.
DD	0	31261	02/15/2024	\$	(1,075.50)	Posted		Sparks Security LLC
Check	188327	0	02/15/2024	\$	(63.49)	Posted		Frontier Communications of Company
Check	188328	0	02/15/2024	\$	(67.80)	Posted		Frontier Communications of Company
Check	188329	0	02/15/2024	\$	(1,662.40)	Posted		United Illuminating
Check	188330	0	02/15/2024	\$	(750.95)	Posted		United Illuminating
Check	188331	0	02/15/2024	\$	(1,319.12)	Posted		United Illuminating
Check	188332	0	02/15/2024	\$	(1,192.38)	Posted		United Illuminating
Check	188333	0	02/15/2024	\$	(1,396.14)	Posted		United Illuminating
Check	188334	0	02/15/2024	\$	(1,992.61)	Posted		United Illuminating
Check	188335	0	02/15/2024	\$	(1,353.63)	Posted		United Illuminating
Check	188336	0	02/15/2024	\$	(9,122.40)	Posted		Yale Termite & Pest Elimination Corp.
Check	188337	0	02/15/2024	\$	(50.00)	Posted		City of New Haven
Check	188338	0	02/15/2024	\$	(2,080.47)	Posted		Verizon Wireless
DD	0	31263	02/16/2024	\$	(915.00)	Posted		Kone Inc.
DD	0	31262	02/16/2024	\$	(6,712.50)	Posted		Hands On Landscaping LLC
Check	188339	0	02/16/2024	\$	(522.56)	Posted		Aramark Refreshment Services

Check	188340	0	02/16/2024	\$	(57.49)	Posted	Cincinnati Copiers, Inc
Check	188341	0	02/16/2024	\$	(2,261.79)	Posted	HD Supply Facilities Maintenance, Ltd
Check	188342	0	02/16/2024	\$	(65.59)	Posted	Kimberly Johansen
Check	188343	0	02/16/2024	\$	(637.94)	Posted	Regional Water Authority
Check	188344	0	02/16/2024	\$	(3,104.61)	Posted	Southern Connecticut Gas
Check	188345	0	02/16/2024	\$	(1,281.96)	Posted	Southern Connecticut Gas
Check	188346	0	02/16/2024	\$	(3,190.00)	Posted	State Of Connecticut
Check	188347	0	02/16/2024	\$	(5,832.04)	Posted	United Illuminating
Check	188348	0	02/16/2024	\$	(3,022.47)	Posted	United Illuminating
Check	188349	0	02/16/2024	\$	(10,075.16)	Posted	United Illuminating
Check	188350	0	02/16/2024	\$	(586.12)	Posted	United Illuminating
Check	188351	0	02/16/2024	\$	(1,242.84)	Posted	United Illuminating
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Check	188355	0	02/16/2024	\$	(32.17)	Posted	United Illuminating
Check	188356	0	02/16/2024	\$	(465.39)	Posted	United Illuminating
Check	188357	0	02/16/2024	\$	(292.51)	Posted	United Illuminating
Check	188358	0	02/16/2024	\$	(371.55)	Posted	United Illuminating
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Check	188361	0	02/16/2024	\$	(414.85)	Posted	United Illuminating
Check	188362	0	02/16/2024	\$	(104.80)	Posted	W.B. Mason Company Inc
Check	188363	0	02/16/2024	\$	(5,555.93)	Posted	United Illuminating
Check	188364	0	02/16/2024	\$	(4,923.50)	Posted	United Illuminating
Check	188365	0	02/16/2024	\$	(1,176.19)	Posted	United Illuminating
Check	188366	0	02/16/2024	\$	(1,839.81)	Posted	United Illuminating
Check	188367	0	02/16/2024	\$	(3,073.12)	Posted	United Illuminating
Check	188368	0	02/16/2024	\$	(3,400.00)	Posted	Perfect Timing Trucking LLC
Check	188369	0	02/16/2024	\$	(160.00)	Posted	Hands On Moving, LLC
Check	188370	0	02/16/2024	\$	(18,009.28)	Posted	United Illuminating
Check	188371	0	02/20/2024	\$	(19,967.82)	Posted	Housing Authority Risk Retention Group, Inc
Check	188372	0	02/20/2024	\$	(77.50)	Posted	Michael Chukerman
Check	188373	0	02/20/2024	\$	(39,135.57)	Posted	Oxford Health Plans, LLC
Check	188374	0	02/20/2024	\$	(4,034.26)	Posted	Regional Water Authority
Check	188375	0	02/20/2024	\$	(4,222.02)	Posted	Regional Water Authority
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Check	188382	0	02/20/2024	\$	(123.69)	Posted	Regional Water Authority
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Check	188385	0	02/20/2024	\$	(344.89)	Posted	Regional Water Authority
Check	188386	0	02/20/2024	\$	(1,286.16)	Posted	Regional Water Authority
Check	188387	0	02/20/2024	\$	(1,395.12)	Posted	Regional Water Authority
Check	188388	0	02/20/2024	\$	(20,243.70)	Posted	Ricoh USA Inc
Check	188389	0	02/20/2024	\$	(97.99)	Posted	Robin Miller-Godwin
Check	188390	0	02/20/2024	\$	(1,164.23)	Posted	Southern Connecticut Gas
Check	188391	0	02/20/2024	\$	(1,177.83)	Posted	Southern Connecticut Gas
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Check	188393	0	02/20/2024	\$	(386.23)	Posted	United Illuminating
Check	188394	0	02/20/2024	\$	(958.48)	Posted	United Illuminating
Check	188395	0	02/20/2024	\$	(2,298.82)	Posted	United Illuminating
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Check	188397	0	02/20/2024	\$	(1,048.53)	Posted	United Illuminating
Check	188398	0	02/20/2024	\$	(850.19)	Posted	United Illuminating
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Check	188402	0	02/20/2024	\$	(1,014.75)	Posted	United Illuminating
Check	188403	0	02/20/2024	\$	(706.85)	Posted	United Illuminating
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Check	188406	0	02/20/2024	\$	(2,782.67)	Posted	United Illuminating
Check	188407	0	02/20/2024	\$	(12,558.93)	Posted	United Illuminating
Check	188408	0	02/20/2024	\$	(6,170.45)	Posted	West Haven Housing Authority - Section 8 Program
Check	188409	0	02/20/2024	\$	(20.00)	Posted	Maria Gargano
DD	0	31266	02/21/2024	\$	(592.90)	Posted	Cohen Key Shop
DD	0	31267	02/21/2024	\$	(1,256.00)	Posted	Home Services & More, LLC
DD	0	31264	02/21/2024	\$	(3,600.00)	Posted	212 Exchange Street LLC
DD	0	31265	02/21/2024	\$	(66,380.93)	Posted	360 Management Group. Co.
DD	0	31268	02/21/2024	\$	(141.99)	Posted	Corporate Mailing Services LLC
DD	0	31269	02/21/2024	\$	(9,410.79)	Posted	Crumbie Law Group, LLC
Check	188410	0	02/21/2024	\$	(606.84)	Posted	Aflac
Check	188411	0	02/21/2024	\$	(607.23)	Posted	Canon Solutions America Inc.
Check	188412	0	02/21/2024	\$	(616.81)	Posted	Comcast Cable
Check	188413	0	02/21/2024	\$	(442.79)	Posted	Comcast Cable
Check	188414	0	02/21/2024	\$	(198.35)	Posted	Comcast Cable
Check	188415	0	02/21/2024	\$	(175.01)	Posted	De Lage Landen Financial Services, Inc
Check	188416	0	02/21/2024	\$	(2,287.35)	Posted	Delta Dental of New Jersey, Inc
Check	188417	0	02/21/2024	\$	(31.00)	Posted	Engie North America Inc
Check	188418	0	02/21/2024	\$	(726.50)	Posted	Engie North America Inc
Check	188419	0	02/21/2024	\$	(919.86)	Posted	Engie North America Inc
Check	188420	0	02/21/2024	\$	(215.58)	Posted	Frontier Communications of Company
Check	188421	0	02/21/2024	\$	(174.19)	Posted	Frontier Communications of Company
Check	188422	0	02/21/2024	\$	(300.00)	Posted	Johnson Controls US Holdings LLC
Check	188423	0	02/21/2024	\$	(5,666.95)	Posted	Regional Water Authority
Check	188424	0	02/21/2024	\$	(1,661.09)	Posted	Regional Water Authority
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Check	188429	0	02/21/2024	\$	(87.13)	Posted	Regional Water Authority
Check	188430	0	02/21/2024	\$	(310.28)	Posted	Regional Water Authority
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Check	188433	0	02/21/2024	\$	(206.23)	Posted	Regional Water Authority
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Check	188436	0	02/21/2024	\$	(88.03)	Posted	Regional Water Authority
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Check	188438	0	02/21/2024	\$	(112.85)	Posted	Southern Connecticut Gas
Check	188439	0	02/21/2024	\$	(439.12)	Posted	Standard Insurance Company.
Check	188440	0	02/21/2024	\$	(75.91)	Posted	Sunwealth Project Pool 14 LLC
Check	188441	0	02/21/2024	\$	(529.31)	Posted	United Illuminating
Check	188442	0	02/21/2024	\$	(269.35)	Posted	United Illuminating
Check	188443	0	02/21/2024	\$	(1,005.49)	Posted	W.B. Mason Company Inc
Check	188444	0	02/21/2024	\$	(1,461.05)	Posted	Autoscribe Corporation
Check	188445	0	02/21/2024	\$	(298.35)	Posted	Comcast Cable
Check	188446	0	02/21/2024	\$	(298.35)	Posted	Comcast Cable
Check	188447	0	02/21/2024	\$	(193.80)	Posted	Federal Express Corp.
Check	188448	0	02/21/2024	\$	(1,260.69)	Posted	F.W. Webb Company
Check	188449	0	02/21/2024	\$	(405.08)	Posted	HD Supply Facilities Maintenance, Ltd
Check	188450	0	02/21/2024	\$	(325.42)	Posted	Regional Water Authority
Check	188451	0	02/21/2024	\$	(916.14)	Posted	Regional Water Authority
Check	188452	0	02/21/2024	\$	(2,902.21)	Posted	Regional Water Authority
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Check	188454	0	02/21/2024	\$	(1,766.67)	Posted	Regional Water Authority
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DD	0	31270	02/22/2024	\$	(4,655.00)	Posted	Sylva Developers, LLC
Check	188457	0	02/22/2024	\$	(5,839.90)	Posted	Home Depot
Check	188458	0	02/22/2024	\$	(125.00)	Posted	Tenequa Dailey
DD	0	31275	02/23/2024	\$	(2,062.00)	Posted	MINITPRINT Inc d/b/a DocuPrintnow
DD	0	31272	02/23/2024	\$	(89,372.14)	Posted	Banton Construction Company
DD	0	31273	02/23/2024	\$	(92,201.30)	Posted	Housing Authority of the City of New Haven
DD	0	31278	02/23/2024	\$	(5,846.67)	Posted	Otis Elevator Company

DD	0	31276	02/23/2024	\$ (3,614.00)	Posted		New Haven Village Suites
DD	0	31271	02/23/2024	\$ (17,765.06)	Posted		360 Management Group. Co.
DD	0	31274	02/23/2024	\$ (4,796.30)	Posted		Lothrop Associates, LLP
DD	0	31277	02/23/2024	\$ (204.61)	Posted		Northwest Interpreters, Inc.
DD	0	31279	02/23/2024	\$ (3,752.30)	Posted		Sparks Security LLC
Check	188459	0	02/23/2024	\$ (1,742.46)	Posted		Aramark Refreshment Services
Check	188460	0	02/23/2024	\$ (237.84)	Posted		Comcast Cable
Check	188461	0	02/23/2024	\$ (198.35)	Posted		Comcast Cable
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Check	188468	0	02/23/2024	\$ (48,622.70)	Posted		Fuss & O'Neill, Inc.
Check	188469	0	02/23/2024	\$ (25.00)	Posted		Gary Williams
Check	188470	0	02/23/2024	\$ (2,008.67)	Posted		HD Supply Facilities Maintenance, Ltd
Check	188471	0	02/23/2024	\$ (1,478.88)	Posted		Home Depot
Check	188472	0	02/23/2024	\$ (1,729.84)	Posted		Johnson Controls US Holdings LLC
Check	188473	0	02/23/2024	\$ (25.00)	Posted		Juanita Furiow
Check	188474	0	02/23/2024	\$ (25.00)	Posted		Mabel L Carroll
Check	188475	0	02/23/2024	\$ (1,685.00)	Posted		Nahro
Check	188476	0	02/23/2024	\$ -	Posted	03/06/2024	Russell and Dawson Inc.
Check	188477	0	02/23/2024	\$ (25.00)	Posted		Sarmarian Tremble
Check	188478	0	02/23/2024	\$ (1,529.85)	Posted		Stanley Convergent Security Solutions, INc.
Check	188479	0	02/23/2024	\$ (4,453.00)	Posted		The Travelers Indemnity Compay
Check	188480	0	02/23/2024	\$ (188.44)	Posted		United Site Servcies Northeast, Inc.
Check	188481	0	02/23/2024	\$ (125.00)	Posted		Tenequa Dailey
Check	188482	0	02/23/2024	\$ (57.30)	Posted		Engie North America Inc
Check	188483	0	02/23/2024	\$ (0.57)	Posted		Engie North America Inc
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Check	188519	0	02/23/2024	\$	(2,061.80)	Posted		United Illuminating
Check	188520	0	02/23/2024	\$	(2,451.89)	Posted		United Illuminating
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Check	188528	0	02/23/2024	\$	(5,336.53)	Posted		United Illuminating
Check	188529	0	02/23/2024	\$	(430.53)	Posted		United Illuminating
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Check	188530	0	02/26/2024	\$	(13.32)	Posted		Engie North America Inc
Check	188531	0	02/26/2024	\$	(275.60)	Posted		Engie North America Inc
Check	188532	0	02/26/2024	\$	(150.00)	Posted		Lisa Hopkins
Check	188533	0	02/26/2024	\$	(375.00)	Posted		Tenequa Dailey
DD	0	31291	02/27/2024	\$	(2,535.01)	Posted		Afscme Local 713/afscme Council 4
DD	0	31294	02/27/2024	\$	(315.00)	Posted		Berchem Moses PC
DD	0	31300	02/27/2024	\$	(276.50)	Posted		Infoshred, LLC
DD	0	31303	02/27/2024	\$	(28,673.75)	Posted		Nobe Construction Company
DD	0	31292	02/27/2024	\$	(16.00)	Posted		AFSCME PEOPLE Committee
DD	0	31293	02/27/2024	\$	(8.00)	Posted		AFSCME PEOPLE Committee
DD	0	31295	02/27/2024	\$	(136.46)	Posted		Corporate Mailing Services LLC
DD	0	31296	02/27/2024	\$	(14,995.08)	Posted		Crumbie Law Group, LLC
DD	0	31299	02/27/2024	\$	(28,801.24)	Posted		Housing Authority of the City of New Haven
DD	0	31297	02/27/2024	\$	(220.00)	Posted		Eagle Leasing Company
DD	0	31302	02/27/2024	\$	(312.35)	Posted		LaToya Mills
DD	0	31290	02/27/2024	\$	(13,158.10)	Posted		360 Management Group, Co.
DD	0	31301	02/27/2024	\$	(62,644.20)	Posted		JLY Enterprises LLC
DD	0	31298	02/27/2024	\$	(455.41)	Posted		Holly A Bryk
Check	188616	0	02/27/2024	\$	(589.64)	Posted		Aflac
Check	188617	0	02/27/2024	\$	(248.00)	Posted		Afscme Local 818
Check	188618	0	02/27/2024	\$	(129.95)	Posted		Anthem Blue Cross/Blue Shield
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Check	188620	0	02/27/2024	\$	(43.07)	Posted		Aramark Refreshment Services
Check	188621	0	02/27/2024	\$	(24,612.20)	Posted		Cobblestone System Corp
Check	188622	0	02/27/2024	\$	(11.18)	Posted		Comcast Cable
Check	188623	0	02/27/2024	\$	(937.54)	Posted		F.W. Webb Company
Check	188624	0	02/27/2024	\$	(274.35)	Posted		Gayatri Rana
Check	188625	0	02/27/2024	\$	(480.72)	Posted		Home Depot
Check	188626	0	02/27/2024	\$	(13,293.28)	Posted		Laz Parking
Check	188627	0	02/27/2024	\$	(2,635.15)	Posted		Laz Parking
Check	188628	0	02/27/2024	\$	(375.40)	Posted		Legal Shield
Check	188629	0	02/27/2024	\$	(274.35)	Posted		Melody Ramos
Check	188630	0	02/27/2024	\$	(679.05)	Posted		Metropolitan Life Insurance Company USA
Check	188631	0	02/27/2024	\$	(543.24)	Posted		Metropolitan Life Insurance Company USA
Check	188632	0	02/27/2024	\$	(116.69)	Posted		Southern Connecticut Gas
Check	188633	0	02/27/2024	\$	(1,288.60)	Posted		Southern Connecticut Gas
Check	188634	0	02/27/2024	\$	(239.67)	Posted		Southern Connecticut Gas
Check	188635	0	02/27/2024	\$	(2,374.86)	Posted		Southern Connecticut Gas
Check	188636	0	02/27/2024	\$	(4,119.79)	Posted		Southern Connecticut Gas
Check	188637	0	02/27/2024	\$	(4,998.48)	Posted		Southern Connecticut Gas
Check	188638	0	02/27/2024	\$	(15.64)	Posted		Southern Connecticut Gas
Check	188639	0	02/27/2024	\$	(244.47)	Posted		Southern Connecticut Gas
Check	188640	0	02/27/2024	\$	(1,595.44)	Posted		Southern Connecticut Gas
Check	188641	0	02/27/2024	\$	(1,833.30)	Posted		Southern Connecticut Gas
Check	188642	0	02/27/2024	\$	(1,474.04)	Posted		Southern Connecticut Gas
Check	188643	0	02/27/2024	\$	(1,698.56)	Posted		Southern Connecticut Gas
Check	188644	0	02/27/2024	\$	(1,739.47)	Posted		Southern Connecticut Gas
Check	188645	0	02/27/2024	\$	(1,849.20)	Posted		Southern Connecticut Gas
Check	188646	0	02/27/2024	\$	(418.97)	Posted		Southern Connecticut Gas
Check	188647	0	02/27/2024	\$	(2,208.33)	Posted		Southern Connecticut Gas
Check	188648	0	02/27/2024	\$	(2,033.35)	Posted		Southern Connecticut Gas
Check	188649	0	02/27/2024	\$	(1,845.35)	Posted		Southern Connecticut Gas
Check	188650	0	02/27/2024	\$	(1,930.47)	Posted		Southern Connecticut Gas

Check	188651	0	02/27/2024	\$	(1,989.57)	Posted		Southern Connecticut Gas
Check	188652	0	02/27/2024	\$	(2,133.79)	Posted		Southern Connecticut Gas
Check	188653	0	02/27/2024	\$	(1,035.42)	Posted		Southern Connecticut Gas
Check	188654	0	02/27/2024	\$	(9,388.32)	Posted		Standard Insurance Company.
Check	188655	0	02/27/2024	\$	(9,487.33)	Posted		Standard Insurance Company.
Check	188656	0	02/27/2024	\$	(363.22)	Posted		Stanley Convergent Security Solutions, INC.
Check	188657	0	02/27/2024	\$	(37.78)	Posted		Gayatri Rana
Check	188658	0	02/27/2024	\$	(7.46)	Posted		Engie North America Inc
Check	188659	0	02/27/2024	\$	(0.24)	Posted		Engie North America Inc
Check	188660	0	02/27/2024	\$	(0.23)	Posted		Engie North America Inc
Check	188661	0	02/27/2024	\$	(908.65)	Posted		Southern Connecticut Gas
Check	188662	0	02/27/2024	\$	(2,333.03)	Posted		Southern Connecticut Gas
Check	188663	0	02/27/2024	\$	(717.23)	Posted		Southern Connecticut Gas
Check	188664	0	02/27/2024	\$	-	Posted	02/27/2024	United Illuminating
Check	188665	0	02/27/2024	\$	(15,274.49)	Posted		United Illuminating
Check	188666	0	02/27/2024	\$	(1,030.02)	Posted		United Illuminating
Check	188667	0	02/27/2024	\$	(51.80)	Posted		United Illuminating
Check	188668	0	02/27/2024	\$	(3,157.20)	Posted		Water Pollution Control
Check	188669	0	02/27/2024	\$	(2,165.10)	Posted		Water Pollution Control
Check	188670	0	02/27/2024	\$	(867.30)	Posted		Water Pollution Control
Check	188671	0	02/27/2024	\$	(813.60)	Posted		Water Pollution Control
Check	188672	0	02/27/2024	\$	(3,657.21)	Posted		Water Pollution Control
Check	188673	0	02/27/2024	\$	(7,732.28)	Posted		United Illuminating
Check	188674	0	02/27/2024	\$	(2,121.39)	Posted		Water Pollution Control
DD	0	31305	02/28/2024	\$	(87,948.00)	Posted		Glendower McConaughy Terrace 9% LLC
DD	0	31304	02/28/2024	\$	(58,632.00)	Posted		Glendower McConaughy Terrace 4% LLC
DD	0	31310	02/28/2024	\$	(15,928.86)	Posted		Nobe Construction Company
DD	0	31312	02/28/2024	\$	(6,720.00)	Posted		Solar Youth Inc.
DD	0	31309	02/28/2024	\$	(7,563.93)	Posted		Housing Authority of the City of New Haven
DD	0	31308	02/28/2024	\$	(3,786.54)	Posted		Home Services & More, LLC
DD	0	31311	02/28/2024	\$	(179.64)	Posted		Ringcentral, Inc
DD	0	31306	02/28/2024	\$	(1,058.59)	Posted		360 Management Group. Co.
DD	0	31307	02/28/2024	\$	(7,875.00)	Posted		Can I Live, Inc
DD	0	31313	02/28/2024	\$	(2,676.80)	Posted		Sparks Security LLC
DD	0	31314	02/28/2024	\$	(10,150.00)	Posted		Nobe Construction Company
DD	0	31315	02/28/2024	\$	(16,054.51)	Posted		Reitman Personnel Services, Inc.
DD	0	31318	02/28/2024	\$	(2,220.20)	Posted		Reitman Personnel Services, Inc.
DD	0	31316	02/28/2024	\$	(23,314.90)	Posted		A. Prete Construction Company, Inc
DD	0	31317	02/28/2024	\$	(1,871.10)	Posted		Gilson Software Solutions - PHA, LLC.
Check	1005	0	02/28/2024	\$	-	Posted	02/28/2024	Haynes Construction Company
Check	188675	0	02/28/2024	\$	(1,500.00)	Posted		ACES EDUCATION FOUNDATION INC
Check	188676	0	02/28/2024	\$	(314.00)	Posted		Alberta Witherspoon
Check	188677	0	02/28/2024	\$	(2,236.29)	Posted		Chamberlain Court Condominium Association, Inc.
Check	188678	0	02/28/2024	\$	(8,000.00)	Posted		Common Ground High School
Check	188679	0	02/28/2024	\$	(2,625.00)	Posted		Eagle Elevator Company, Inc.
Check	188680	0	02/28/2024	\$	(285.22)	Posted		Frontier Communications of Company
Check	188681	0	02/28/2024	\$	(249.96)	Posted		Frontier Communications of Company
Check	188682	0	02/28/2024	\$	(85.21)	Posted		Frontier Communications of Company
Check	188683	0	02/28/2024	\$	(409.86)	Posted		Frontier Communications of Company
Check	188684	0	02/28/2024	\$	(105.98)	Posted		Frontier Communications of Company
Check	188685	0	02/28/2024	\$	(150.18)	Posted		Frontier Communications of Company
Check	188686	0	02/28/2024	\$	(167.63)	Posted		Frontier Communications of Company
Check	188687	0	02/28/2024	\$	(229.30)	Posted		Frontier Communications of Company
Check	188688	0	02/28/2024	\$	(674.78)	Posted		Frontier Communications of Company
Check	188689	0	02/28/2024	\$	(257.13)	Posted		Frontier Communications of Company
Check	188690	0	02/28/2024	\$	(428.35)	Posted		Frontier Communications of Company
Check	188691	0	02/28/2024	\$	(167.63)	Posted		Frontier Communications of Company
Check	188692	0	02/28/2024	\$	(249.96)	Posted		Frontier Communications of Company
Check	188693	0	02/28/2024	\$	(346.17)	Posted		Frontier Communications of Company
Check	188694	0	02/28/2024	\$	(167.63)	Posted		Frontier Communications of Company
Check	188695	0	02/28/2024	\$	(249.96)	Posted		Frontier Communications of Company
Check	188696	0	02/28/2024	\$	(249.96)	Posted		Frontier Communications of Company
Check	188697	0	02/28/2024	\$	(8,083.00)	Posted		Mobility Works, Inc
Check	188698	0	02/28/2024	\$	(499.00)	Posted		MTW Collaborative
Check	188699	0	02/28/2024	\$	(595.00)	Posted		Nahro

Check	188700	0	02/28/2024	\$	(595.00)	Posted		Nahro
Check	188701	0	02/28/2024	\$	(314.00)	Posted		William Kilpatrick
Check	188702	0	02/28/2024	\$	(1,392.86)	Posted		Aramark Refreshment Services
Check	188703	0	02/28/2024	\$	(5,824.46)	Posted		Eagle Elevator Company, Inc.
Check	188704	0	02/28/2024	\$	(2,263.81)	Posted		Engie North America Inc
Check	188705	0	02/28/2024	\$	(3,242.87)	Posted		Regional Water Authority
Check	188706	0	02/28/2024	\$	(1,449.61)	Posted		Regional Water Authority
Check	188707	0	02/28/2024	\$	(1,133.79)	Posted		Southern Connecticut Gas
Check	188708	0	02/28/2024	\$	(864.20)	Posted		Southern Connecticut Gas
Check	188709	0	02/28/2024	\$	(1,761.68)	Posted		Southern Connecticut Gas
Check	188710	0	02/28/2024	\$	(455.37)	Posted		Southern Connecticut Gas
Check	188711	0	02/28/2024	\$	(108.04)	Posted		Southern Connecticut Gas
Check	188712	0	02/28/2024	\$	(2,366.40)	Posted		Southern Connecticut Gas
Check	188713	0	02/28/2024	\$	(4,281.93)	Posted		Southern Connecticut Gas
Check	188714	0	02/28/2024	\$	(4,779.20)	Posted		Southern Connecticut Gas
Check	188715	0	02/28/2024	\$	(4,014.69)	Posted		Southern Connecticut Gas
Check	188716	0	02/28/2024	\$	(2,392.89)	Posted		Southern Connecticut Gas
Check	188717	0	02/28/2024	\$	(1,799.98)	Posted		Southern Connecticut Gas
Check	188718	0	02/28/2024	\$	(149.60)	Posted		Southern Connecticut Gas
Check	188719	0	02/28/2024	\$	(548.98)	Posted		Southern Connecticut Gas
Check	188720	0	02/28/2024	\$	(2,473.79)	Posted		United Illuminating
Check	188721	0	02/28/2024	\$	(298.61)	Posted		United Illuminating
Check	188722	0	02/28/2024	\$	(14.20)	Posted		United Illuminating
Check	188723	0	02/28/2024	\$	(570.29)	Posted		United Illuminating
Check	188724	0	02/28/2024	\$	-	Posted	02/28/2024	Haynes Construction Company
Check	188725	0	02/28/2024	\$	(200,000.00)	Posted		Haynes Construction Company
Check	188726	0	02/28/2024	\$	(2,040.50)	Posted		Aramark Refreshment Services
Check	188727	0	02/28/2024	\$	(467.42)	Posted		Ricoh USA Inc
Check	188728	0	02/28/2024	\$	(603.88)	Posted		W.B. Mason Company Inc
Check	188729	0	02/29/2024	\$	(1,467.00)	Posted		Bridgehaven Properties LLC
Check	188730	0	02/29/2024	\$	(1,300.00)	Posted		Glendower Farnam Courts 1 LLC

Total Payments Issued \$ (3,029,040.71)

President's Report

To: ECC/HANH Board of Commissioners

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

Date: March 19, 2024

RE: President's March 2024 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

Happy Women's History Month!

As the State legislative session continues, we are pleased to report some advances on our HA Jurisdiction and Housing Growth Fund Bills. Both bills were included in the Senate Leadership priority bill on housing- S.B. 6 An Act Concerning Housing. We continue to advocate for passage along with other priorities identified by our Growing Together CT and Desegregate CT coalitions.

On March 6th, I was invited to speak to the CT Bar Association's Planning and Zoning Attorney group on issues related to advancing housing affordability. Alongside Chelsea Ross, Partnership for Strong Communities and Ginny Monk of CT Mirror, we engaged in a lively conversation about actions needed to advance the production of housing that is affordable in our state.

On March 12th, we hosted the HUD Choice Neighborhoods team for a site visit. In addition to the opportunity to tour our project site and the Hill neighborhood, the HUD team had an opportunity to meet our residents, staff and planning team in what they described as "one of their best site visits ever". Huge thank you to our project manager, Haley Vincent and the entire Glendower and ECC team for their planning and execution. Additionally, our CNI People Taskforce held their first meeting on March 13th.

For the next few weeks we welcome two interns from Havenly's intern program for new immigrant, professional women. We are hosting two interns, one in CED and one in Planning and Modernization. We are excited for this new partnership and the opportunities being created.

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

- No Cost time extension with Banton Construction for Robert T. Wolfe Life Health and Safety Upgrades PH1 from December 2, 2023 to January 16, 2024
- No Cost time extension with Banton Construction for Robert T. Wolfe Life Health and Safety Upgrades PH2 from December 2, 2023 to January 16, 2024

- No Cost time extension with Tri-Con Construction for 57 Mountaintop Lane Renovations from December 24, 2023 to February 22, 2024
- No Cost time extension with Security 101 for Essex Security Upgrades from December 31, 2023 to July 31, 2024
- No Cost time extension with Security 101 for George Crawford Security Upgrades from December 31, 2023 to March 28, 2024
- No Cost time extension with Security 101 for Robert T. Wolfe Security Upgrades from December 31, 2023 to February 29, 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.
- No Cost time extension with Carne Inn Group, LLC dba Residence Inn for relocation services for 57 Mountain Top Lane PO # 22916 from December 31, 2023, to January 31, 2024.
- No Cost time extension with F.W. Webb for Plumbing & Heating Supplies & Equipment off State of Connecticut Contract # 15PSX0193 PO # 22219-13719 from December 31, 2023, to December 31, 2024.
- No Cost time extension with A & A Office Systems, Inc for Scanning Services for LIPH PO # 22202-13703 from January 29, 2024 to June 30, 2024.

II. Finance

JANUARY 2024 YTD Financials

The financial report covers four months (October 1 through January 31) of data. Total Revenues are \$62,531,292 Total Expenses are \$36,043,130 (including depreciation expense of \$758,478). The excess of revenue over expenses is reduced by \$(23,025,410) capitalized expenditures. Depreciation expense add-back is \$758,478. The HANH Net Surplus of \$4,221,230 was as follows:

MTW Programs

➤ Low Income Public Housing

Net surplus is \$2,245,142 versus a budget net surplus of \$289,984 for an overall favorable variance of \$1,955,159.

➤ Section 8 Housing Choice Voucher

Net deficit is \$(2,777,894) versus a budget surplus of \$440,726. The unfavorable variance is \$(3,218,620).

Non-MTW Programs

➤ Business Activities showed surplus of \$173,955 compared with a budgeted deficit of \$(280,074), resulting in a favorable variance of \$454,030.

➤ Central Office Cost Center shows a net surplus of \$4,580,027 compared to a budgeted surplus of \$807,896 resulting in a favorable variance of \$3,772,131.

January 2024														
Column1	MTW Budget	MTW Actual	Variance	NON-MTW Budget	NON-MTW Actual	Variance2	ELIMS Budget	ELIMS Actual	Variance3	Total Budget	Total Actual	Total Variance		
70500 TENANT REVENUE	595,047	716,675	121,628	34,333	-	(34,333)	-	-	-	629,380	716,675	87,295		
70600 HUD REVENUE	41,097,641	56,468,392	15,370,751	70,768	40,979	(29,789)	-	-	-	41,168,409	56,509,371	15,340,962		
70000 OTHER REVENUE	4,000	305,993	301,993	7,743,683	10,652,963	2,909,280	(3,819,530)	(5,653,710)	(1,834,180)	3,928,153	5,305,246	1,377,093		
71600 GAIN/LOSS ON SALE OF CAPITAL ASSETS	-	-	-	-	-	-	-	-	-	-	-	-		
70000 TOTAL REVENUE	41,696,688	57,491,060	15,794,371	7,848,784	10,693,942	2,845,158	(3,819,530)	(5,653,710)	(1,834,180)	45,725,942	62,531,292	16,805,350		
91000 OPERATING ADMINISTRATIVE	5,427,207	6,841,717	1,414,510	3,437,679	2,516,579	(921,099)	(3,819,530)	(5,653,710)	(1,834,180)	5,045,355	3,704,586	(1,340,769)		
92500 TENANTS SERVICES	70,235	85,629	15,393	808,446	566,350	(242,097)	-	-	-	878,681	651,978	(226,703)		
93000 UTILITIES	474,151	505,248	31,097	140,524	85,780	(54,744)	-	-	-	614,675	591,028	(23,647)		
94000 MAINTENANCE	1,388,539	1,405,927	17,388	287,807	210,503	(77,304)	-	-	-	1,676,347	1,616,430	(59,917)		
95000 PROTECTIVE SERVICES	82,282	57,127	(25,155)	10,080	32,535	22,455	-	-	-	92,362	89,662	(2,700)		
96100 INSURANCE PREMIUMS	271,408	279,346	7,937	124,130	115,890	(8,240)	-	-	-	395,538	395,236	(303)		
96000 GENERAL EXPENSE	122,988	-	(122,988)	133,333	-	(133,333)	-	-	-	256,321	-	(256,321)		
96200 OTHER	607,289	637,836	30,547	-	-	-	-	-	-	607,289	637,836	30,547		
96800 SEVERANCE EXPENSE	-	-	-	3,131,229	3,140,137	8,908	-	-	-	3,131,229	3,140,137	8,908		
96900 TOTAL OPERATING EXPENSES	8,444,100	9,812,830	1,368,730	8,073,229	6,667,774	(1,405,455)	(3,819,530)	(5,653,710)	(1,834,180)	12,697,798	10,826,893	(1,870,905)		
97100 EXTRAORDINARY MAINTENANCE	421,833	25,131	(396,702)	8,333	-	(8,333)	-	-	-	430,167	25,131	(405,036)		
97200 CASUALTY LOSSES - NON CAPITALIZED	-	-	-	-	-	-	-	-	-	-	-	-		
97300 HAP EXPENSE	24,790,356	24,432,628	(357,728)	-	-	-	-	-	-	24,790,356	24,432,628	(357,728)		
97400 DEPRECIATION EXPENSE	365,677	508,676	142,999	250,015	249,802	(213)	-	-	-	615,692	758,478	142,785		
90000 OTHER EXPENSES	25,577,866	24,966,434	(611,432)	258,349	249,802	(8,547)	-	-	-	25,836,215	25,216,236	(619,979)		
TOTAL EXPENSES	34,021,966	34,779,264	757,298	8,331,577	6,917,576	(1,414,002)	(3,819,530)	(5,653,710)	(1,834,180)	38,534,013	36,043,130	(2,490,883)		
RAD/DEV - MTW Fund Expenditures	(2,463,333)	(1,732,272)	731,061	(4,085,757)	(21,293,137)	(17,207,380)	-	-	-	(6,549,090)	(23,025,410)	(16,476,319)		
Investment in the financing of affordable housing Dev	-	-	-	-	-	-	-	-	-	-	-	-		
Reserve for interest on N/R	-	-	-	-	-	-	-	-	-	-	-	-		
10010 Operating Transfer In	325,795	1,185,782	859,986	4,846,356	22,020,951	17,174,595	-	-	-	5,172,152	23,206,733	18,034,581		
10020 Operating Transfer Out	(5,172,152)	(23,206,733)	(18,034,581)	-	-	-	-	-	-	(5,172,152)	(23,206,733)	(18,034,581)		
10000 EXCESS OF REVENUE OVER (UNDER) EXPENSES	365,032	(1,041,428)	1,406,460	277,806	4,504,180	4,226,374	-	-	-	642,839	3,462,753	(2,819,914)		
ADJ FOR DEPRECIATION EXPENSE	365,677	508,676	142,999	250,015	249,802	(213)	-	-	-	615,692	758,478	142,785		
350 SURPLUS / (DEFICIT)	730,709	(532,752)	(1,263,462)	527,822	4,753,982	4,226,161	-	-	-	1,258,531	4,221,230	2,962,699		

III. Operations

A. Vacancy Rate

HANH's current occupancy rate for the month for November 2023 is 97.54%. 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 November 2023 is 67.72%. 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 2023	CY 2024	Variance
January	65.57%	64.54%	-1.03
February	65.59%	69.55%	3.96
March			
April			
May			
June			
July			
August			
September			

October			
November			
December	61.77%		
Average	61.04%	66.40%	5.42

IV. Community and Economic Development (CED) Monthly Report

FSS Program Highlights

- **(53)** FSS families have positive escrow account balances with a total of **\$340,689**.
- **(1)** participants graduated from the HUD FSS Program

CARES Program Highlights

- **\$6,561.00** in REEF funds will be disbursed to **(1)** graduate
- Self-sufficient families (# of families moved to zero subsidy or EOP'ed to market rate rent or HO): **(1)**
- In February, there was a notable 12% rise in CARES participants fulfilling rental payments, surpassing 2023 and 2024 figures. 12 households carry small balances, which includes- late fees and maintenance charges. CARES coordinator is diligently conducting outreach to make sure participants remain compliance with rental payments and paying off balance.

Graduate Highlights:

- **K.L.** graduated successfully from CARES. Starting the program with zero income, she now maintains full-time employment, boasting a credit score of 650. Having saved nearly \$9,000, she utilized these funds for a security deposit on a charming home in Waterbury, CT, where she and her family are now renting. Despite not achieving homeownership, she remains focused, aiming to purchase the same home within the next year. Ms. Locke also attended real estate training school and is currently preparing for the real estate exam scheduled for this spring. She is graduating with a REEF disbursement of \$6,561.
- **Z.L.** graduated successfully from FSS program with economic self-sufficiency via employment and was able to accumulate \$11,388 through escrow.

Resident Highlights:

- **S.J.B** reported fully paid off auto loan
- **F.B.** has obtained a per-diem job working 8 hours a month in addition to her full-time job to increase her personal savings for her final goal

- **M.H.** transitioned from occasional employment at Yale New Haven Hospital as a Casual Service worker to a permanent P/T employee working 25 hours per week
- **M.M.** reported a \$3,000 personal savings towards her goal of homeownership
- K.W. and H.S. enrolled at Gateway Community College training program through SNAP and are taking the *Sterile Processing Tech* course
- **K.K.** enrolled OIC Phlebotomy Training course
- **S.E.** paid down over \$3,000 in credit card debt.

ECC Believe Highlights:

- In honor of Black History Month, 14 youth and agency staff attended *MJ the Musical* on Broadway. Youth enjoyed a train ride into NYC and NY style pizza while enjoying MJ Trivia! “I’m so grateful for you all. My God they had a blast it was a night they will remember for the rest of their lifetime”. – Parent
- The Brilliant Boys Book Club launched with a total of 3 participants in grade 5-8. Step Student A. M. Youth developed and will be leading this group are reading the Book *Holes* by Louis Sachar.
- Successfully launched Youth Money Club with a total of 10 participants who attended workshops *Money Values* and *Smart Goals* and also *Real World Expenses*. The group is expected to increase in number of participants as youth prepare for Summer Employment opportunities being offered by the agency.
- Solar Youth Program Highlights –
 - **TRAUMA-INFORMED PRACTICES WORKSHOP:** Youth Educator Interns and staff gathered for an informative and immersive Trauma-Informed practices workshop led by Erinn Webb and Katrina Sanyal from the Post Traumatic Stress Center. Interns defined trauma, identified examples of triggers and trauma responses, and carefully considered how to engage with youth experiencing a trauma response.
 - **GOAL SETTING WORKSHOP:** Youth Development Coordinator, Alana, led a goal setting workshop for interns. Interns imagined their goals through individual journaling. Then, they participated in a values activity that sparked conversation and exploration of different perspectives. At the end of the session, they created SMART goals for the end of the season, the end of the year, and for the next 5 years, as well as action steps to achieve their goals.

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, 95%, and 90% 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. We will be replacing an antiquated camera system and damaged access control gates. Application submitted prior to due date of 6/28/2023. Work began in November, and is at 15%, currently paused due to weather conditions. Construction completion anticipated in May, 2024 with project closeout anticipated July, 2024.

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 59% and expenditure of funds at 42%.

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 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 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 and was 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 6 houses. 4 units completed. Four 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.

- **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. Firefighters' communication system (BDA) installed. Final contract items, replacement of Main Electrical Power Distribution Panel to be completed and closed out by February 2023. 95% Complete.
- **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 December, 2023. Clearance testing will be performed to establish house readiness for occupancy. Final Cleaning and testing scheduled.
- **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 is part of corrective work in advance of and in coordination with future development plans. Design completed January, 2024, under review.
- **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 to permanent financing targeted for 2nd quarter of 2024.
- **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. Construction to be completed by April 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 were monitored for possible schedule overruns.
 - Final completion for McQueeney October 31, 2021
 - Final completion for Celentano October 31, 2021
 - Conversion to permanent financing converted on 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 to permanent financing targeted for 2nd quarter 2024.
- **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 completed on November 28, 2023.

- Construction began on December 8, 2023.
 - Construction to be completed by March 2025.
- **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 completed on November 20, 2023.
 - Construction began on December 8, 2023.
 - Construction to be completed by March 2025.
- **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: March 19, 2024

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

RE: Resolution Authorizing Change Order #2 to Advance Security Integration, LLC dba Security 101 for Security Camera, Vehicle and Pedestrian Access Gate Upgrades at Essex Townhouses in an Amount Not to Exceed \$57,120.00 bringing the Adjusted Contract Value from \$209,150.29 to \$266,270.29

ACTION: Recommend that the Board of Commissioners adopt Resolution #03-08/24-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.

On October 17, 2023, the Board of Commissioners authorized Resolution #10-86/23-R authorizing 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. Work is in progress.

On January 3, 2024, ECC/HANH executed Change Order #1 extending contract time until July 31, 2024.

Due to the conditions of the existing underground conduits, it was not possible to re-use them. ECC/HANH is requesting authorization of Change Order #2 in the amount not to exceed \$57,120.00 for trenching for fiber connectivity from Essex building C, behind building D to building G, including mole trenching under approximately 13 walkways. Following authorization of Change Order #2, the adjusted contract value will increase from \$209,150.29 to \$266,270.29.

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 Change Order #2 with Advance Security Integration, LLC dba Security 101 for Essex fiber connectivity trenching in an amount not to exceed \$57,120.00 bringing the adjusted contract value from \$209,150.29 to \$266,270.29.

FISCAL IMPACT: \$57,120.00

SOURCE OF FUNDS: \$40,849.71 HUD 2023 Emergency Safety & Security Grant and \$16,270.29 CFP 2023

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

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

Resolution ##03-08/24-R

**RESOLUTION AUTHORIZING CHANGE ORDER #2 TO ADVANCE SECURITY INTEGRATION, LLC
D/B/A SECURITY 101 FOR SECURITY CAMERA, VEHICLE AND PEDESTRIAN ACCESS GATE
UPGRADES AT ESSEX TOWNHOUSES IN AN AMOUNT NOT TO EXCEED \$57,120.00 BRINGING THE
ADJUSTED CONTRACT VALUE FROM \$209,150.29 TO \$266,270.29**

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, on October 17, 2023, the Board of Commissioners adopted Resolution #10-86/23-R authorizing contract award to Advance Security Integration, LLC d/b/a Security 101 in the amount not to exceed \$209,150.29 for comprehensive security camera, vehicle and pedestrian access gate upgrades at Essex Townhouses; and

WHEREAS, work is in progress; and

WHEREAS, on January 3, 2024, ECC/HANH executed Change Order #1 extending the contract term until July 31, 2024; and

WHEREAS, due to the conditions of the existing underground conduits, it was not possible to re-use them. ECC/HANH is requesting authorization of Change Order #2 in the amount not to exceed \$57,120.00 for trenching for fiber connectivity from Essex building C, behind building D to building G, including mole trenching under approximately 13 walkways; and

WHEREAS, following authorization of Change Order #2, the adjusted contract value will increase from \$209,150.29 to \$266,270.29; and

WHEREAS, in accordance with resolution #10-129/18-R for the Revised Procurement Policy adopted 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 amount greater than \$150,000.00 must be authorized 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. Change Order #2 with Advance Security Integration, LLC d/b/a Security 101 for Essex fiber connectivity trenching in an amount not to exceed \$57,120.00 bringing the adjusted contract value from \$209,150.29 to \$266,270.29 be and hereby is authorized; and
2. The Executive Director/President be and hereby is authorized, empowered and directed to execute and deliver an agreement and expend the authorized funds; and
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; and
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 March 19, 2024.

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

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner



Security 101 - Connecticut
Security 101 Holdings, LLC - Branch #115
158 North Main Street
Southington, CT 06489
800-991-4170

Essex Townhouses (HANH)
1134 Quinnipiac Avenue
New Haven, CT 06513

**Change Order: Change Order: 3 New Trenching for fiber connectivity
Project: 201114.1 Security Camera, Vehicle Gates, Pedestrian Gates Access
Upgrade**

Scope of Work: Due to the conditions of the existing conduits, it will be impossible to re-use them. This change order provides for trenching from building C , behind building D to Bldg E. Mole trenching under approximately 13 walkways is included.

Initial proposal clarification :

"Existing underground conduits are to be reused. If conduits are not reusable a change order will be provided."

Change Order includes gate work credit of \$10,602.00 from original project.

Main Entrance Slide Gate:

2 Door King Bottom Guide rollers w/ metal covers UL325

1 H.D. Wide mouth adjustable cantilever gate latch

50' 7' high 1.5" x 1.5" x 16 gauge square black wire mesh installed on fence sections UL325

3 EMX-IRB Photo-eyes (thru-beam power to both sides) (2 on opening 25" & 50" heights & 1 on the

closing/trailing side at 25" height installed w/direct burial wire 16-18 gauge saw-cut in asphalt/sealed

2 Safety signs UL325

1 Seco-Larm LED Red strobe/alarm UL325

2 Metal filler plates UL325

X Labor to install everything including 5 hours of technical set up for existing gate operating system.

Side Entrance Double Swing Gates:

2 New H.D. sealed bearing hinges (welded-on)

2 Gate Edge Sensors 3-Sided 92" Long for 2" square frame, both wired direct to operators control box

1 Cut-n-Re-Weld 1 Gate Upright to allow for 2 New Gate Edge Sensors

2 New additional Bottom Flush rails welded-onto bottom of gates UL325

1 MagLock 1800 lbs. H.D. w/Z bracket installed

1 EMX-IRB Photo-eye (thru-beam power to both sides), on opening 25" height installed w/direct burial wire 16-18 gauge saw-cut in asphalt & sealed

1 Repair control box Latch for pad-lock

1 Replace w/New bushing/sleeve/hardware for gate operator(s) pivot hinge point

X Labor to install everything including running, programming, testing existing loops etc...

Equipment Changes

Location: Exacqvision

Action Qty Description

Add 1 Sub-Contractor Charges Trenching (*JL Simpson*)

Add 1 Sub-Contractor Charges Conduit install (*McMellon*)

Financial Summary

Description	Amount
Total Investment	46,518.00

This change order is accepted under the terms and conditions of the original proposal document for the above entitled project.

Date Accepted: _____ P.O. # _____

Accepted By: _____

Signature: _____

Elm City Communities/ Housing Authority New Haven/ Glendower Group
 360 Orange Street
 New Haven CT 06511

Contract No. 22902
 Project No. Essex Trenching
 Change Request No. CO2

CHANGE ORDER LABOR WORKSHEET

Contractor Name: <u>Security101</u>	Date: <u>02/20/24</u>
Address: <u>158 North Main Street</u>	
<u>Southington, CT 06489</u>	
Telephone No.: <u>1-800-991-4170</u>	

STRAIGHT TIME LABOR AND PREMIUM PORTION OF OVERTIME (PPO)								ECC USE ONLY	
Work Description	Trade	Straight Time Hours	Straight Time Rate	Overtime Hours	Overtime Rate	Straight Time Cost	PPO Cost	ECC Revisions	
Installation	Security	0.0000	\$105.00			\$0.00	\$0.00		
Project Mgmt	Security	8.0000	\$105.00			\$840.00	\$0.00		
General Mgmt	Security	1.5300	\$105.00			\$160.65	\$0.00		
Engineering	Security	4.1843	\$105.00			\$439.35	\$0.00		
						\$0.00	\$0.00		
						\$0.00	\$0.00		
						\$0.00	\$0.00		
						\$0.00	\$0.00		
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						\$0.00	\$0.00		
						\$0.00	\$0.00		
						\$0.00	\$0.00		
						\$0.00	\$0.00		
						\$0.00	\$0.00		
SUBTOTALS						\$1,440.00	\$0.00		
TOTAL LABOR						\$1,440.00			

Elm City Communities/ Housing Authority New Haven/ Glendower Group
 360 Orange Street
 New Haven, CT 06511

Contract No. 22902
 Project No. Essex
 Change Request No. 2

CONTRACTOR'S CHANGE ORDER PROPOSAL

Contractor Name: <u>Securily101</u>	Date: <u>02/20/24</u>
Address: <u>158 North Main Street</u>	Allowance Change Order
<u>Southington CT 06489</u>	
Telephone No.: <u>1-800-991-4170</u>	

SECTION A: CONTRACTOR WORK	HANH REVISIONS	
1. Total Contractor Labor (from Labor Worksheet)	\$1,440.00	
2. Total Contractor Material (from Material Worksheet)	\$0.00	
3. Total Contractor Equipment (from Equipment Expense Proposal)	\$0.00	
4. SUBTOTAL (total lines 1 through 3)	\$1,440.00	
5. Premium Portion of Overtime (from Labor Worksheet)	\$0.00	
6. Contractor's Markup Combined Overhead and Profit (% of line 4)	\$0.00	
7. CONTRACTOR TOTAL (Total lines 4, 5 and 6)	\$1,440.00	

SECTION B: SUBCONTRACTOR WORK	(From Subcontractor's Proposal - Use a separate form for each Sub)	
9. Names of Subcontractors:	Base Cost Only (Line D3)	up to 8% Markup (Line D4)
A. McMellon Electric	\$48,000.00	\$51,840.00
B. Germano Fence	(\$8,835.00)	(\$10,602.00)
C. _____	\$0.00	\$0.00
D. _____	\$0.00	\$0.00
10. TOTAL SUBCONTRACTORS' PROPOSALS	\$48,000.00	\$41,238.00
11. CM's/G Contractor's Markup on Subs' Cost (per Contract):		
11a. Overhead 2%		\$960.00
11b. Profit, Up to 6%		\$2,880.00
11c. _____		\$0.00
12. Subcontractors' Premium Portion of approved Overtime		\$0.00
13. SUBCONTRACTOR TOTAL		\$45,078.00

SECTION C: TOTAL CONTRACTED UNIT PRICE COSTS (from Unit Price Worksheet)	14.	\$0.00	
--	-----	--------	--

SECTION D: CONTRACTOR'S REQUESTED TOTAL		Round Totals to Nearest Dollar
15. AMOUNT REQUESTED (Total lines 7, 13, and 14.)		\$46,518.00
Signature of Contractor's Authorized Representative _____	Date _____	
Print Name _____	Print name of Contact Person (if different) _____	
Print Title _____	Phone No. (if different from above) _____	

SECTION E: CONSTRUCTION MANAGER'S/A/E REVIEW

I have reviewed the labor hours, material quantities and equipment and no exceptions are taken to the Proposal. see comments noted on proposal or below: _____

By: _____

Construction Manager/A/E _____ Date _____ Phone No. _____

Project Manager _____

Construction Officer _____

Credit Change Order Payment Lines Affected					
Line	Amount	Line	Amount	Line	Amount
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Elm City Communities/ HOUSING AUTHORITY NEW HAVEN/ Glendower Group
 360 ORANGE STREET
 NEW HAVEN, CT 06511

Contract Number 22902
 Project Number 22902
 Change Request No. 2

UNIT PRICE WORKSHEET

Contractor Name: Security/01 Page Number: 1 of 1 Date: 02/12/24
 Address: 159 North Main Street
 Southington, CT 06489
 Telephone Number: 1-800-991-4170

FOR UNIT PRICES SPECIFIED IN THE CONTRACT DOCUMENTS

Spec. Section	Description	Quantity	Unit	Unit Cost	Total Cost
Security	New Trenching for fiber connectivity	1		\$46,518.00	\$46,518.00
					\$0.00
					\$0.00
					\$0.00
A. TOTAL CONTRACT UNIT PRICE COSTS					\$46,518.00

For Contractor Work or Subcontractor Work carry forward to Contractor's Proposal, Section C.

MEMORANDUM

TO: Board of Commissioners

DATE: March 19, 2024

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

RE: Resolution Authorizing Ratification of Change Order #17 to A. Prete Construction Company, Inc. for Crawford Manor Health & Safety Contract in the Amount Not to Exceed \$5,000.00 Bringing the Adjusted Contract Value from \$4,039,768.22 to \$4,044,768.22

ACTION: Recommend that the Board of Commissioners adopt Resolution #03-09/24-R

TIMING: Immediately

DISCUSSION: At Crawford Manor, 90 Park Street, ECC/HANH determined a need to perform building common area and unit health and safety upgrades, separately. Phase 1 to renovate the vestibule entrance for improved security and accessibility and replace the building fire pump was completed in 2022.

As a second phase, ECC/HANH publicly issued Invitation for Bids #PM-22-IFB-593 Crawford Manor Fire Alarm, Life, Health and Safety Upgrades Rebid including fire alarm system replacement, electrical work, plumbing, painting and other work in occupied apartments. At the April 2022 Board of Commissioners meeting, the Commissioners authorized award of contract to A. Prete Construction Company, Inc. in the amount of \$3,317,703.00 for completion in 240 calendar days from Notice to Proceed.

As work progressed, conditions arose that required contract modifications. On September 15, 2022, ECC/HANH executed Change Order #1 in the amount of \$166,588.04 for unit heater/split system adjustment and water booster pump replacement bringing the adjusted contract value from \$3,317,703.00 to \$3,484,291.04.

ECC/HANH has also authorized:

- CO #2 for door modifications required by the Fire Marshall in the amount of \$27,430.29
- CO #3 for shower and bathroom exploratory repairs in the amount of \$64,922.33
- CO #4 for isolation valve replacement in the amount of \$23,524.01
- CO #5 for existing boiler exhaust repairs, community room abatement, main building shut-off valve replacement in the amount of \$33,267.03
- CO #6 no cost time extension until March 3, 2023 for long lead time for various fire alarm system components.
- CO #7 no cost time extension until April 2, 2023 for supply chain delays for the lead time for booster pump components

The combined value of Change Orders 1 through 7, \$315,731.70, was less than 10% of the contract value and did not require Board authorization. The adjusted contract value through Change Order #7 was \$3,633,434.70.

On March 21, 2023, the Board authorized:

- CO #8 in the amount not to exceed \$194,398.13 to install a new Bi-Directional Amplification System (BDA) to meet the new City of New Haven Fire Department standards.
- CO #9 for nine (9) additional range hood circuits in the amount of \$5,400.
- CO #10 for Replacement of additional main water shutoff bypass to main water line and meter not to exceed \$13,521.55

Following authorization of Change Orders #8 through #10, the adjusted contract value increased from \$3,633,434.70 to \$3,846,754.38.

ECC/HANH also authorized Change Order #11 a no-cost time extension until November 17, 2023 due to supply chain issues related to fire alarm system components and change order items.

On April 18, 2023, the Board authorized Change Order #12 in the amount not to exceed \$145,515 for extended contract general conditions. Following authorization of Change Order #12, the adjusted contract value increased from \$3,846,754.38 to \$3,992,269.38.

The City Fire Marshal required replacement of emergency building lighting prior to sign-off on the new fire alarm system installation. On May 1, 2023, ECC/HANH issued Construction Change Directive #2 authorizing the contractor to proceed with the emergency building lighting at a not to exceed value of \$32,500 less \$14,500 billed against the contract allowance of \$20,000 for a not to exceed change of \$18,000 with final value to be included in a change order.

On May 16, 2023, the Board authorized Resolution #05-31/23-R authorizing Change Order #13 in the amount of \$17,537.04, for replacement of emergency lighting throughout the building as directed by the City Fire Marshal. Following authorization of Change Order #13, the adjusted contract value increased from \$3,988,606.42 to a not to exceed value of \$4,009,806.42.

ECC/HANH also authorized no cost Change Order #14 extending time until February 13, 2024 and credit Change Order #15 for work not required (\$2,122.20) and extending time until April 13, 2024 bringing the adjusted contract value from \$4,009,806.42 to \$4,007,684.22.

On February 20, 2024, by Resolution #02-02/24-R, the Board ratified Change Order #16 for a second on-site temporary generator including expedited time costs in the amount not to exceed \$32,084.67 during the electrical switchgear replacement. Following ratification of Change Order #16, the contract adjusted value increased from \$4,007,684.22 to \$4,039,768.22.

Related to the final inspections for the electrical permit for the switchgear replacement, the City Electrical Inspector required ECC/HANH to install a switchgear drain pan above the new equipment to protect it from basement piping leaks.

ECC/HANH is requesting Board ratification, authorization and, to the extent necessary, reauthorization of Change Order #17 in the amount not to exceed \$5,000.00 to install a

protective switchgear drain pan. Following ratification of Change Order #17, the adjusted contract value will increase from \$4,039,768.22 to \$4,044,768.22.

In accordance with resolution #10-129/18-R for the Revised Procurement Policy adopted by the Board of Commissioners on October 16, 2018, all contracts greater than \$150,000.00 inclusive of all optional years and all change orders and amendments in excess of 10% or \$50,000.00 (whichever is higher) and which result in a total contract greater than \$150,000.00 must be approved by the Board of Commissioners prior to execution. We request Board of Commissioners ratification, authorization and, to the extent necessary, reauthorization of Change Order #17 in the amount not to exceed \$5,000.00, increasing contract value from \$4,039,768.22 to \$4,044,768.22.

FISCAL IMPACT: Not to Exceed \$5,000.00 for this resolution, \$4,044,768.22 aggregate including all prior resolutions and change orders set forth above.

SOURCE OF FUNDS: CFP 2023 funds

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

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

Resolution #03-09/24-R

**RESOLUTION AUTHORIZING, RATIFYING AND, TO THE EXTENT NECESSARY
REAUTHORIZING CHANGE ORDER #17 TO A. PRETE CONSTRUCTION COMPANY, INC. FOR
CRAWFORD MANOR HEALTH & SAFETY CONTRACT IN THE AMOUNT NOT TO EXCEED
\$5,000.00 BRINGING THE ADJUSTED CONTRACT VALUE FROM \$4,039,768.22 TO \$4,044,768.22**

WHEREAS, at Crawford Manor, 90 Park Street, ECC/HANH determined a need to perform building common area and unit health and safety upgrades, separately; and

WHEREAS, Phase 1 to renovate the vestibule entrance for improved security and accessibility and replace the building fire pump was completed in 2022; and

WHEREAS, as a second phase, ECC/HANH publicly issued Invitation for Bids #PM-22-IFB-593 Crawford Manor Fire Alarm, Life, Health and Safety Upgrades Rebid including fire alarm system replacement, electrical work, plumbing, painting and other work in occupied apartments; and

WHEREAS, at the April 2022 Board of Commissioners meeting, the Commissioners authorized award of contract to A. Prete Construction Company, Inc. in the amount of \$3,317,703.00 for completion in 240 calendar days from Notice to Proceed; and

WHEREAS, as work progressed, conditions arose that required contract modifications. On September 15, 2022, ECC/HANH executed Change Order #1 in the amount of \$166,588.04 for unit heater/split system adjustment and water booster pump replacement bringing the adjusted contract value from \$3,317,703.00 to \$3,484,291.04; and

WHEREAS, ECC/HANH has also authorized:

- CO #2 for door modifications required by the Fire Marshall in the amount of \$27,430.29
- CO #3 for shower and bathroom exploratory repairs in the amount of \$64,922.33
- CO #4 for isolation valve replacement in the amount of \$23,524.01
- CO #5 for existing boiler exhaust repairs, community room abatement, main building shut-off valve replacement in the amount of \$33,267.03
- CO #6 no cost time extension until March 3, 2023 for long lead time for various fire alarm system components.
- CO #7 no cost time extension until April 2, 2023 for supply chain delays for the lead time for booster pump components; and

WHEREAS, the combined value of Change Orders 1 through 7, \$315,731.70, was less than 10% of the contract value and did not require Board authorization. The adjusted contract value through Change Order #7 was \$3,633,434.70; and

WHEREAS, on March 21, 2023, the Board authorized:

- CO #8 in the amount not to exceed \$194,398.13 to install a new Bi-Directional Amplification System (BDA) to meet the new City of New Haven Fire Department standards.
- CO #9 for nine (9) additional range hood circuits in the amount of \$5,400.
- CO #10 for Replacement of additional main water shutoff bypass to main water line and meter not to

exceed \$13,521.55; and

WHEREAS, following authorization of Change Orders #8 through #10, the adjusted contract value increased from \$3,633,434.70 to \$3,846,754.38; and

WHEREAS, ECC/HANH also approved Change Order #11 a no-cost time extension until November 17, 2023 due to supply chain issues related to fire alarm system components and change order items; and

WHEREAS, on April 18, 2023, the Board authorized Change Order #12 in the amount not to exceed \$145,515 for extended contract general conditions; and

WHEREAS, following authorization of Change Order #12, the adjusted contract value increased from \$3,846,754.38 to \$3,992,269.38; and

WHEREAS, the City Fire Marshal required replacement of emergency building lighting prior to sign-off on the new fire alarm system installation. On May 1, 2023, ECC/HANH issued Construction Change Directive #2 authorizing the contractor to proceed with the emergency building lighting at a not to exceed value of \$32,500 less \$14,500 billed against the contract allowance of \$20,000 for a not to exceed change of \$18,000 with final value to be included in a change order; and

WHEREAS, On May 16, 2023, the Board adopted Resolution #05-31/23-R authorizing Change Order #13 in the amount of \$17,537.04, for replacement of emergency lighting throughout the building as directed by the City Fire Marshal. Following authorization of Change Order #13, the adjusted contract value increased from \$3,988,606.42 to a not to exceed value of \$4,009,806.42; and

WHEREAS, ECC/HANH also issued no cost Change Order #14 extending contract time until February 13, 2024 and credit Change Order #15 for work not required (\$2,122.20) and extending time until April 13, 2024 bringing the adjusted contract value from \$4,009,806.42 to \$4,007,684.22; and

WHEREAS, on February 20, 2024, by Resolution #02-02/24-R, the Board ratified Change Order #16 for a second on-site temporary generator including expedited time costs in the amount not to exceed \$32,084.67 during the electrical switchgear replacement. Following ratification of Change Order #16, the contract adjusted value increased from \$4,007,684.22 to \$4,039,768.22; and

WHEREAS, related to the final inspections for the electrical permit for the switchgear replacement, the City Electrical Inspector required ECC/HANH to install a switchgear drain pan above the new equipment to protect it from basement piping leaks; and

WHEREAS, ECC/HANH is requesting Board ratification, authorization and, to the extent necessary, reauthorization of Change Order #17 in the amount not to exceed \$5,000.00 to install a protective switchgear drain pan. Following ratification of Change Order #17, the adjusted contract value will increase from \$4,039,768.22 to \$4,044,768.22; and

WHEREAS, in accordance with resolution #10-129/18-R for the Revised Procurement Policy adopted 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 authorized by the Board of Commissioners prior to execution; and

WHEREAS, It is determined that ratification, authorization and, to the extent necessary, reauthorization of Change Order #17 in the amount not to exceed \$5,000.00, increasing contract value from \$4,039,768.22 to

\$4,044,768.22, is in the best interests of ECC/HANH.

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

- 1) Change Order #17 to contract #PM-22-C-593 with A. Prete Construction Company, Inc. in the amount not to exceed \$5,000.00 to install a protective switchgear drain pan above the equipment bringing the adjusted contract value from \$4,039,768.22 to \$4,044,768.22 be and hereby is ratified, and to the extent necessary authorized and reauthorized.
- 2) The Executive Director-President be and hereby is authorized, empowered and directed to execute and deliver an agreement effectuating the foregoing 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.

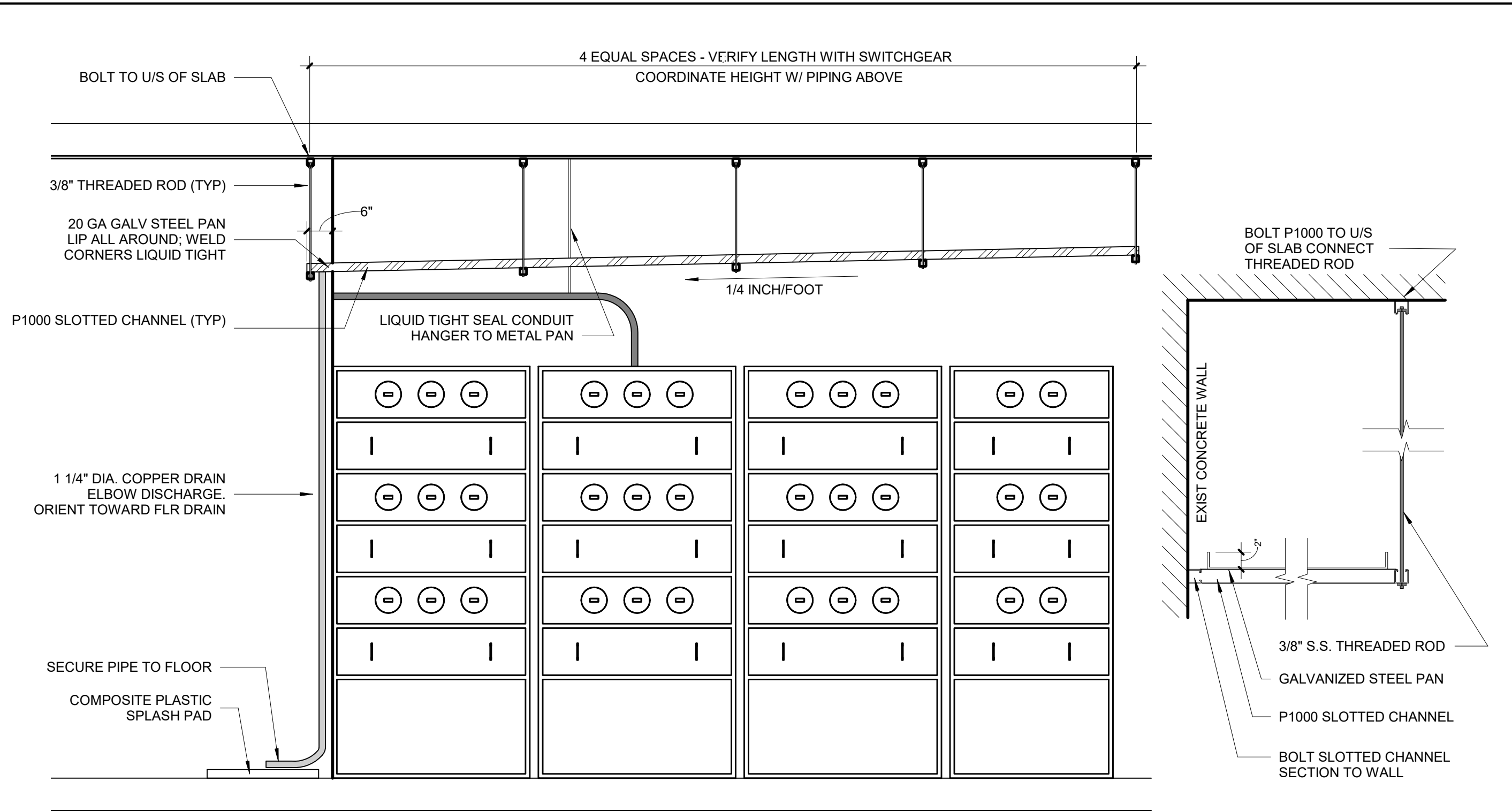
I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on March 19, 2024.

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

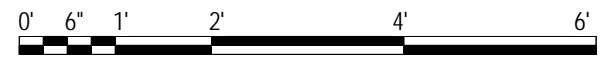
Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner



1 SWITCHGEAR DRAINPAN DETAIL
1/2" = 1'-0"



- NOTES:**
1. SLOTTED CHANNEL; PROVIDE UNISTRUT (OR EQUAL) GALVANIZED STEEL FINISH.
 2. VERIFY ALL PENETRATIONS THROUGH PAN IN FIELD. PROVIDE LIQUID TIGHT SEALS
 3. COORDINATE FINAL ELEVATION w/ PIPING & CONDUIT. MINIMIZE PENETRATIONS

DRAWING TITLE
SWITCHGEAR DRAIN PAN

SHEET NUMBER
SKA-05

PROJECT NUMBER
2104

DATE
02/26/24

CRAWFORD MANOR

90 PARK ST NEW HAVEN, CT

CWA

CHRISTOPHER WILLIAMS ARCHITECTS LLC
85 Willow Street New Haven, CT 06511
203 776 0184 cwarcllcc.com



AIA® Document G714® – 2017

Construction Change Directive

PROJECT: <i>(name and address)</i> Crawford Fire Alarm, Life, Health & Safety Upgrades 90 Park Street New Haven, CT 06511	CONTRACT INFORMATION: Contract For: General Construction Date: June 01, 2022	CCD INFORMATION: Directive Number: 006 Date: February 28, 2024
OWNER: <i>(name and address)</i> Housing Authority of New Haven 360 Orange Street New Haven, CT 06511	ARCHITECT: <i>(name and address)</i> Christopher Williams Architects LLC 85 Willow Street New Haven CT 06511	CONTRACTOR: <i>(name and address)</i> A. Prete Construction Co., Inc. 156 Fulton Terrace New Haven, CT 06512

The Contractor is hereby directed to make the following change(s) in this Contract:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits.)

Provide a drip pan over the newly installed switchgear per SKA-05 and as required by the electrical inspection.

PROPOSED ADJUSTMENTS

- The proposed basis of adjustment to the Contract Sum or Guaranteed Maximum Price is:
 - Lump Sum of \$0.00
 - Unit Price of \$ per
 - Cost, as defined below, plus the following fee:
(Insert a definition of, or method for determining, cost)
 - As follows: Not to Exceed: \$5,000.00

- The Contract Time is proposed to remain unchanged. The proposed adjustment, if any, is (0 days).

NOTE: The Owner, Architect and Contractor should execute a Change Order to supersede this Construction Change Directive to the extent they agree upon adjustments to the Contract Sum, Contract Time, or Guaranteed Maximum price for the change(s) described herein.

When signed by the Owner and Architect and received by the Contractor, this document becomes effective IMMEDIATELY as a Construction Change Directive (CCD), and the Contractor shall proceed with the change(s) described above.

Contractor signature indicates agreement with the proposed adjustments in Contract Sum and Contract Time set forth in this CCD.

Christopher Williams Architects LLC
ARCHITECT *(Firm name)*

SIGNATURE

Christopher Williams, Principal
PRINTED NAME AND TITLE

2/28/2024
DATE

Housing Authority of New Haven
OWNER *(Firm name)*

SIGNATURE

Karen DuBois-Walton, President
PRINTED NAME AND TITLE

3/12/2024
DATE

A. Prete Construction Co., Inc.
CONTRACTOR *(Firm name)*

SIGNATURE

Jonathan Prete, Vice President
PRINTED NAME AND TITLE

3/5/24
DATE

Edward Napolitano,

A(n) Inspection you are subscribed to has been updated by Gerald Bennett.

Changes

Results changed from **241848, main 255136 fire pump** to **241848, main 255136 fire pump, pass and release. Drip pan to be installed.** at 02/15/2024 2:13:40 PM

Modified changed from **2/15/2024 2:13:06 PM** to **2/15/2024 2:13:40 PM** at 02/15/2024 2:13:40 PM

Inspection Identifying Information

Inspection Type : **Service**

Schedule Date : **02/15/2024**

Start Time : **1:15 pm**

End Time : **1:45 pm**

Address : **84 PARK ST**

Parent Permit Identifying Information

Permit No : **E-22-00845**

Permit Type : **Electrical Service Upgrade (EXISTING) - C**

Address : **84 PARK ST**

Street being worked on : **84 PARK ST|**

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DETAILED CHANGE ORDER LOG

KEY										
Fire Marshal AHJ Requirement Bathroom & Water related work Deferred maintenance work										
Project Name	Crawford Life Health and Safety Upgrades	10% BOC Threshold	Contractor Name	Prete Construction	Total Contract threshold	Contract No.	PM-22-C-593	Original Contract Value	\$3,317,703.30	Contract End
Original SOW Value	Allowance	Proposed Value	Final Value	Adjusted Allowance	Adjusted SOW Value	Adjusted Contract Value	Original Contract Start Time	Contract End Time	Comments	
Change Order Summary										
PCO #2 Split System Adjustment Unit Heater-1		\$3,257.28	\$166,588.04	\$21,200.00	\$3,463,091.04	\$3,484,291.04	2/1/2023	2/1/2023	SUPPORT OPS (Anticipated delivery in July)	
PCO#3 Booster Pumps		\$153,330.76		\$21,200.00						
Door Modifications Per New Haven Fire Marshalls Office PCO Signed 10/27/2022		\$27,430.29	\$27,430.29	\$21,200.00	\$3,490,521.33	\$3,511,721.33	2/1/2023	2/1/2023	Fire Marshal REQUIREMENT	
Bathroom repairs at 11 apts. (CCD #1 bathroom repairs)			\$64,922.33	\$21,200.00	\$3,555,443.66	\$3,576,643.66	2/1/2023	2/1/2023	SD addition due to leaky resident bathrooms	
Additional isolation valves			\$23,524.01	\$21,200.00	\$3,578,967.67	\$3,600,167.67	2/1/2023	2/1/2023	REQ FOR bathroom & booster pump repairs	
Existing boiler exhaust repairs; cmnty rm abate; replace main bldg. water shutoff valve			\$33,267.03	\$21,200.00	\$3,612,234.70	\$3,633,434.70	2/1/2023	2/1/2023	Unforeseen + Bathroom repairs	
Time Extension due to supply chain issues related to FA components			\$0.00	\$21,200.00	\$3,612,234.70	\$3,633,434.70	3/9/2023	3/9/2023	supply chain delays and delay due to Crawford fire and elevator breakdown at start of project	
No Cost Time extension			\$0.00	\$21,200.00	\$3,612,234.70	\$3,633,434.70	4/2/2023	4/2/2023	supply chain delays and delay due to Crawford fire and elevator breakdown at start of project	
Fire Dept required Bi-Directional Amplification System (BDA)		\$194,398.13		\$21,200.00	\$3,806,632.83	\$3,827,832.83	4/2/2023	4/2/2023	Fire Marshal REQUIREMENT	
Additional Range Hood Circuits- Unit Pricing		\$5,400.00		\$21,200.00	\$3,812,032.83	\$3,833,232.83	4/2/2023	4/2/2023	Under estimated number needed	
Replacement of additional Main Water shut off bypass to main waterline & meter NTE		\$13,521.55		\$21,200.00	\$3,825,554.38	\$3,846,754.38	4/2/2023	4/2/2023	REQ FOR bathroom & booster pump repairs	
Contract time extension to Nov 17, 2023			\$0.00	\$21,200.00	\$3,825,554.38	\$3,846,754.38	11/17/2023	11/17/2023	Time	
General Conditions for extension of contract time to complete work		\$344,913.66	\$145,515.00	\$21,200.00	\$3,971,069.38	\$3,992,269.38	11/17/2023	11/17/2023	supply chain delays, additional bathroom work, and delay due to Crawford fire and elevator breakdown at the start of the project.	
Emergency Lighting all floors req'd by AHJ NTE \$18K	13-CCD #3	\$32,500.00	\$17,537.04	\$6,700.00	\$3,988,606.42	\$4,009,806.42	11/17/2023	11/17/2023	Fire Marshal REQUIREMENT, including additional light fixtures and wiring	
Fire Marshalls Office Mandated Door Modifications. Substantial completion date extended 12/15/2023	14		\$0.00	\$0.00	\$3,988,606.42	\$4,009,806.42	2/13/2024	2/13/2024	Substantial completion 12/15/2023. Contract end date 02/13/2024	
FA Panel & Device Emergency Service	15	\$2,654.10	-\$2,122.20	\$0.00	\$3,986,484.22	\$4,007,684.22	4/13/2024	4/13/2024	Contract End Date 04/13/2024	
Credit for Exhaust Repairs		-\$4,776.30								
Second generator for switchgear replacement NTE	16 incl. CCD#5	\$32,084.67	\$32,084.00	\$0.00	\$4,018,568.22	\$4,039,768.22	4/13/2024	4/13/2024	Second generator for switchgear replacement & Premium time/labor	
Drip pan above Electric Switchgear	17 incl. CCD#6	\$3,000.00	\$5,000.00	\$0.00	\$4,044,768.22	\$4,044,768.22	4/13/2024	4/13/2024	Requirement of the AHJ/Building Department	
Total					\$4,044,768.22	\$4,044,768.22		4/13/2024		

Edward Napolitano,

A(n) Inspection you are subscribed to has been updated by Gerald Bennett.

Changes

Results changed from **241848, main 255136 fire pump** to **241848, main 255136 fire pump, pass and release. Drip pan to be installed.** at

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Inspection Identifying Information

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Schedule Date : **02/15/2024**

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Address : **84 PARK ST**

Parent Permit Identifying Information

Permit No : **E-22-00845**

Permit Type : **Electrical Service Upgrade (EXISTING) - C**

Address : **84 PARK ST**

Street being worked on : **84 PARK ST**

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DETAILED CHANGE ORDER LOG

KEY

Fire Marshal AHJ Requirement
Bathroom & Water related work
Deferred maintenance work

Crawford Life Health and Safety Upgrades								Comments
Project Name								
Contractor Name	Prete Construction			10% BOC Threshold		\$331,770.30		
Contract No.	PM-22-C-593				Total Contract threshold		\$3,649,473.30	
Original Contract Value	\$3,317,703.00							
Original SOW Value	\$3,296,503.00				Original Contract Start Time	6/6/2022	2/1/2023	
Allowance	\$21,200.00							
Change Order Summary	No.	Proposed Value	Final Value	Adjusted Allowance	Adjusted SOW Value	Adjusted Contract Value	Contract End Time	
PCO #2 Split System Adjustment Unit Heater-1	1	\$3,257.28	\$166,588.04	\$21,200.00	\$3,463,091.04	\$3,484,291.04	2/1/2023	
PCO#3 Booster Pumps		\$153,330.76		\$21,200.00			2/1/2023	
Door Modifications Per New Haven Fire Marshals Office PCO Signed 10/27/2022	2	\$27,430.29	\$27,430.29	\$21,200.00	\$3,490,521.33	\$3,511,721.33	2/1/2023	
Bathroom repairs at 11 apts. (CCD #1 bathroom repairs)	3		\$64,922.33	\$21,200.00	\$3,555,443.66	\$3,576,643.66	2/1/2023	
Additional isolation valves	4		\$23,524.01	\$21,200.00	\$3,578,967.67	\$3,600,167.67	2/1/2023	
Existing boiler exhaust repairs; cmnty rm abate; replace main bldg. water shutoff valve	5		\$33,267.03	\$21,200.00	\$3,612,234.70	\$3,633,434.70	2/1/2023	
Time Extension due to supply chain issues related to FA components	6		\$0.00	\$21,200.00	\$3,612,234.70	\$3,633,434.70	3/3/2023	
No Cost Time extension	7		\$0.00	\$21,200.00	\$3,612,234.70	\$3,633,434.70	4/2/2023	
Fire Dept required Bi-Directional Amplification System (BDA)	8		\$194,398.13	\$21,200.00	\$3,806,632.83	\$3,827,832.83	4/2/2023	
Additional Range Hood Circuits-Unit Pricing	9		\$5,400.00	\$21,200.00	\$3,812,032.83	\$3,833,232.83	4/2/2023	
Replacement of additional Main Water shut off bypass to main waterline & meter NTE	10		\$13,521.55	\$21,200.00	\$3,825,554.38	\$3,846,754.38	4/2/2023	
Contract time extension to Nov 17, 2023	11		\$0.00	\$21,200.00	\$3,825,554.38	\$3,846,754.38	11/17/2023	
General Conditions for extension of contract time to to complete work	12	\$344,913.66	\$145,515.00	\$21,200.00	\$3,971,069.38	\$3,992,269.38	11/17/2023	
Emergency Lighting all floors req'd by AHJ NTE \$18K	13-CCD #3	\$32,500.00	\$17,537.04	\$6,700.00	\$3,988,606.42	\$4,009,806.42	11/17/2023	
Fire Marshalls Office Mandated Door Modifications. Substantial completion date extended 12/15/2023	14		\$0.00	\$0.00	\$3,988,606.42	\$4,009,806.42	2/13/2024	
FA Panel & Device Emergency Service	15	\$2,654.10	-\$2,122.20	\$0.00	\$3,986,484.22	\$4,007,684.22	4/13/2024	
Credit for Exhaust Repairs		-\$4,776.30						
Second generator for switchgear replacement NTE	16 incl. CCD#5	\$32,084.67	\$32,084.00	\$0.00	\$4,018,568.22	\$4,039,768.22	4/13/2024	
Drip pan above Electric Switchgear	17 incl. CCD#6	\$3,000.00	\$5,000.00	\$0.00	\$4,044,768.22	\$4,044,768.22	4/13/2024	
Total					\$4,044,768.22	\$4,044,768.22	4/13/2024	

MEMORANDUM

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

FROM: KAREN DUBOIS-WALTON, PhD., EXECUTIVE DIRECTOR

DATE: MARCH 19, 2024

RE: RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN (“HANH”) TO ASSIGN TO THE GLENDOWER GROUP, INC. (“GLENDOWER”) THE RIGHT TO ACQUIRE THE MEMBERSHIP INTERESTS OF MMA EASTVIEW TERRACE, LLC AND BFIM SPECIAL LIMITED PARTNER, INC. (FORMERLY KNOWN AS MMA SPECIAL LIMITED PARTNER, INC.)

ACTION: Recommend that the Board of Commissioners adopt Resolution #03-10/24-R

TIMING: Immediately

DISCUSSION: This Resolution is to authorize HANH to assign to Glendower the right to acquire the investor interests of Eastview Terrace LLC for approximately \$11,918,000. HANH has the right to purchase such interests pursuant to the transaction documents entered into at syndication closing of Eastview Terrace and is assigning such rights to Glendower.

FISCAL IMPACT: Nominal (\$11,918,000.00 inclusive of payment of asset management fees owed to investor)

SOURCE(S) OF FUNDS: Not applicable.

STAFF: Shenae Draughn

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

Resolution #03-10/24-R

RESOLUTION AUTHORIZING HANH TO ASSIGN TO THE GLENDOWER GROUP, INC. THE RIGHT TO ACQUIRE THE MEMBERSHIP INTERESTS OF MMA EASTVIEW TERRACE, LLC AND BFIM SPECIAL LIMITED PARTNER, INC., FORMERLY KNOWN AS MMA SPECIAL LIMITED PARTNER, INC.

WHEREAS, pursuant to the terms and conditions of that certain Purchase Option Agreement by and between the Housing Authority of the City of New Haven (“HANH”), Eastview Terrace LLC, MMA Eastview Terrace, LLC and MMA Special Limited Partner, Inc., dated as of March 12, 2008, HANH has the option to acquire the special member and investor member membership interests as set forth therein; and

WHEREAS, the cost of the acquisition is approximately \$11,918,000, inclusive of asset management fees owed to the investor parties; and

WHEREAS, HANH has determined that it is in its best interest to permit its affiliated entity and instrumentality, The Glendower Group, Inc. (“Glendower”), to acquire such membership interests as Glendower and its affiliates serve as members in various capacities with respect to tax credit owners.

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

1. The assignment of the option to Glendower is hereby approved to permit the acquisition by Glendower of the special and limited membership interests of MMA Eastview Terrace LLC and BFIM Special Limited Partner, Inc. for a nominal amount (\$11,918.00, inclusive of amounts owed to the investors as asset management fees); and
2. The Executive Director is hereby authorized, empowered and directed to take such action and execute such documents as necessary to accomplish the foregoing purposes; and
3. 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, HANH and/or Glendower in furtherance of any of the foregoing are hereby ratified, confirmed and approved in all respects; and
4. This Resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on March 19, 2024.

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

Date

REVIEWED:

MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

MEMORANDUM

TO: Board of Commissioners

DATE: March 19, 2024

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

RE: **AUTHORIZING A MODIFICATION TO THE PURCHASE PRICE FOR THE REAL PROPERTY LOCATED AT 133 HAMILTON STREET, NEW HAVEN CONNECTICUT**

ACTION: Recommend that the Board of Directors adopt Resolution #03-11/24-R

TIMING: Immediately

DISCUSSION: On August 15, 2023, the Board of Commissioners adopted Resolution Number 08-59/23-R authorizing the purchase of the real property located at 133 Hamilton Street, New Haven, Connecticut, also known as the Clock Factory. The original resolution adopted by the Board of Commissioners authorized and provided for an acquisition price of \$4.5 million, and the assumption of funding that was identified in Resolution Number 08-59/23-R as the "DECD loans". Subsequent to the adoption of the resolution, and during initial due diligence, it was determined that the funding to be assumed was comprised of \$4 million from the State of Connecticut Department of Economic and Community Development ("DECD") and approximately \$800,000 from the City of New Haven.

Since the date of the Board authorization, the City has indicated that it will not permit the assumption of its funding, and requires the amount of its funding that has been disbursed to be repaid. Because assumption of this funding was a condition of the sale, the purchase price for the property must be increased to allow the owner to repay the amount advanced by the City. DECD has confirmed that it will permit its funding to be assumed.

The purpose of this resolution is to clarify that the funding and obligations to be assumed by HANH are limited to the funding provided by DECD in the amount of \$4 million, and to increase the authorized purchase price by the amount of up to \$600,000 to allow for repayment of the City funding. At present, HANH's due diligence indicates that only approximately \$570,000 has been advanced by the City, but that amount may be slightly less based on final

reconciliation and accounting that is currently on-going and will be finalized prior to closing.

FISCAL IMPACT: Up to \$600,000 for this resolution, up to \$5.1 million in aggregate with Resolution Number 08-59/23-R

Sources: MTW Funds

Staff: Shenae Draughn, Executive Vice President

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION # 03-11/24-R

**AUTHORIZING A MODIFICATION TO THE PURCHASE PRICE FOR THE REAL
PROPERTY LOCATED AT 133 HAMILTON STREET, NEW HAVEN CONNECTICUT**

WHEREAS, On August 15, 2023, the Board of Commissioners adopted Resolution Number 08-59/23-R authorizing the purchase of the real property located at 133 Hamilton Street, New Haven, Connecticut, also known as the Clock Factory; and

WHEREAS, the original resolution adopted by the Board of Commissioners authorized and provided for an acquisition price of \$4.5 million, and the assumption of funding that was identified in Resolution Number 08-59/23-R as the "DECD loans"; and

WHEREAS, subsequent to the adoption of the resolution, and during initial due diligence, it was determined that the funding to be assumed was comprised of \$4 million from the State of Connecticut Department of Economic and Community Development ("DECD") and approximately \$800,000 from the City of New Haven; and

WHEREAS, Since the date of the Board authorization, the City has indicated that it will not permit the assumption of its funding, and requires the amount of its funding that has been disbursed to be repaid;

WHEREAS, because assumption of this funding was a condition of the sale, the purchase price for the property must be increased to allow the owner to repay the amount advanced by the City; and

WHEREAS, DECD has confirmed that it will permit its funding to be assumed; and

WHEREAS, the purpose of this resolution is to clarify that the funding and obligations to be assumed by HANH are limited to the funding provided by DECD in the amount of \$4 million, and to increase the authorized purchase price by the amount of up to \$600,000 to allow for repayment of the City funding; and

WHEREAS, at present, HANH's due diligence indicates that only approximately \$570,000 has been advanced by the City, but that amount may be slightly less based on final reconciliation and accounting that is currently on-going and will be finalized prior to closing.

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

- 1) The modification of the purchase price as set forth in the recitals hereinabove, including the expenditure of such amount as set forth hereinabove, be and hereby is authorized and directed; and
- 2) The President be and hereby is authorized, empowered and directed to execute and deliver the Purchase and Sales Agreement for the New Haven Clock Company Factory located at 133 Hamilton Street, New Haven, CT in the amount of up to \$5.1 million dollars, all as aforesaid, and to expend the amount of \$5.1 Million Dollars, plus costs ancillary to such purchase in the usual and normal course, all in connection therewith, and to purchase the real property 133 Hamilton Street, New Haven, Connecticut, consistent with this resolution and Resolution Number 08-59/23-R; and
- 3) The assumption of the DECD funding in the amount of \$4 million, upon such terms and conditions as the President determines necessary and appropriate be and hereby is authorized and directed; and
- 4) The President be and is hereby authorized, empowered and directed to take any and all such action and execute such documents as necessary to effectuate the terms and conditions of this Resolution, and to take any and all necessary action ancillary and related thereto.
- 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 March 19, 2024.

Karen DuBois-Walton, Ph. D.
President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

MEMORANDUM

To: Board of Commissioners

Date: March 19, 2024

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

RE: Approval of the Memorandum of Understanding for Data Sharing between the Housing Authority of the City of New Haven D/B/A as Elm City Community and the City of New Haven, acting by and through its Health Department for compliance under the HUD Lead Safe Housing Rule

ACTION: Recommend that the Board of Commissioners adopt Resolution #03-12/24-R

TIMING: Effective immediately

DISCUSSION: On January 16, 2018, the ECC/HANH Board of Commissioners approved resolution number 01-03/18-S, for the ECC/HANH Lead Safe Housing Policy and Procedure for LIPH, Glendower Property Management, Housing Choice Voucher and Planning and Development.

On July 21, 2020, the ECC/HANH Board of Commissioners approved resolution number 07-63/20-R, a revision to the policy to include changes in Roles and Responsibilities and improved streamlined process between Tenant Based Voucher (TBV) and Project Based Voucher (PBV) participants and owners, in accordance with PIH 2017-13 (HA).

The policy established comprehensive guidance on required actions that must be taken when a child in a family receiving HCV or LIPH housing assistance presents with elevated blood lead levels (EBLL). The policy is in conformance with HUD's Lead Safe Housing Rule (LSHR) and 24 CFR Part 35, subparts B-R. The policy applies to "target housing" which is housing constructed prior to 1978, except for housing for elderly or persons with disabilities, or any one-bedroom dwelling unless any child who is less than 6 years old resides or is expected to reside there.

The policy applies to LIPH and HCV units whether tenant-based or project-based. All owners must ensure that the target housing receives a lead risk assessment by a certified risk assessor. All owners must ensure that any lead-based paint hazards identified by the assessment firm receive interim controls by a certified renovation or abatement firm, that clearance is obtained and that residents are notified of the results.

From January 2019 to March 2022, ECC/HANH had a data sharing agreement with the Connecticut State Health Dept. (CTHD), pursuant to which, on a quarterly basis, ECC/HANH would share the HCV addresses with the CTHD. The CTHD would compare the addresses in their database and advise if there were any matches with children under the age of 6 with Elevated Blood Lead Level (EBLL). ECC/HAH would then act accordingly to inspect the unit and ensure that the lead hazard abatement process was completed.

Since that MOU has ended, ECC/HANH seeks to enter into a similar agreement with the New Haven Health Department (NHHD).

The MOU with the NHHD includes a dual indemnification clause in which ECC/HANH and City of New Haven, through the Health Department, each agree to indemnify the other for any and all liability, damages, expenses, fees and costs, including reasonable attorneys' fees, incurred or suffered by the other in the event of a failure by the other to observe any or all of its obligations as set forth in the MOU.

Due to the dual indemnification clause, the MOU needed to be authorized by the New Haven Board of Alders (BOA). The MOU was referred to the BOA on 12/18/23. The matter was discussed at the Health and Human Services Committee on 2/22/24. The first reading to the Board of Alders was on 3/4/24 and the final vote was on 3/18/24.

FISCAL IMPACT: NONE

STAFF: Evelise Ribeiro
Director of Compliance and MTW Initiatives

Housing Authority of the City of New Haven

Resolution # 03-12/24-R

AUTHORIZATION OF THE MEMORANDUM OF UNDERSTANDING FOR DATA SHARING BETWEEN THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN D/B/A AS ELM CITY COMMUNITY AND THE CITY OF NEW HAVEN, ACTING BY AND THROUGH ITS HEALTH DEPARTMENT FOR COMPLIANCE UNDER THE HUD LEAD SAFE HOUSING RULE

WHEREAS, Per PIH 2017-13 (HA), HUD modified the Lead Safe Housing Rule (LSHR) to enhance the protections from lead hazards; and

WHEREAS, On January 16, 2018, the ECC/HANH Board of Commissioners approved resolution number 01-03/18-S, for the ECC/HANH Lead Safe Housing Policy and Procedure for LIPH, Glendower Property Management, Housing Choice Voucher and Planning and Development; and

WHEREAS, On July 21, 2020, the ECC/HANH Board of Commissioners approved resolution number 07-63/20-R, revising the policy to streamline the process between Tenant Based Voucher (TBV) and Project Based Voucher (PBV) participants and owners, in accordance with PIH 2017-13 (HA); and

WHEREAS, the ECC/HANH policy and procedures conform with HUD 's Lead Safe Housing Rule (LSHR) and 24 CFR Part 35, subparts B-R; and

WHEREAS, the policy applies to LIPH and HCV units whether tenant-based or project-based; and

WHEREAS, ECC/HANH had a data sharing agreement with the Connecticut State Health Dept. (CTHD) in which on a quarterly basis ECC/HANH would share the HCV addresses with the CTHD; and

WHEREAS, the CTHD would compare the addresses in their database and advise if there were any matches with children under the age of 6 with Elevated Blood Lead Level (EBLL); and
WHEREAS, ECC/HAH would then act accordingly to inspect the unit and ensure that the lead hazard abatement process was completed; and

WHEREAS, the MOU with the CTHD has ended, ECC/HANH seeks to enter into a similar MOU with the New Haven Health Department (NHHD); and

WHEREAS, the MOU includes a dual indemnification clause in which ECC/HANH and City of New Haven through the Health Department each agree to indemnify the other for any and all liability, damages, expenses, fees and costs, including reasonable attorneys' fees, incurred or suffered by the other in the event of a failure by the other to observe any or all of its obligations as set forth in the MOU; and

WHEREAS, due to the dual indemnification clause, the MOU needed to be authorized by the New Haven Board of Alders (BOA). The MOU was referred to the BOA on 12/18/23. The matter was discussed at the Health and Human Services Committee on 2/22/24. The first reading to the Board of Alders was on 3/4/24 and the final vote was on 3/18/24.

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

1. The Memorandum of Understanding for a Data Sharing Agreement between the Housing Authority of the City of New Haven D/B/A as Elm City Community and the City of New Haven, acting by and through its Health Department for compliance under the HUD Lead Safe Housing Rule, to be effective immediately, be and hereby is authorized and directed; and
2. The President be and hereby is authorized, empowered and directed to act on behalf of ECC/HANH to take all such actions as are necessary or appropriate to cause to be prepared, executed finalized and delivered, upon such terms as the President deems necessary and appropriate and in the best interest of ECC/HANH, the agreement contemplated hereby; and
3. This resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on March 19, 2024.

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

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

MEMORANDUM OF UNDERSTANDING

Between

**Housing Authority of the City of New Haven, D/B/A Elm City
Communities**

**and the City of New Haven, acting by and through its Health
Department**

THIS MEMORANDUM OF UNDERSTANDING (the "MOU") is made and entered into this ___ day of _____, 2023, by and between the Housing Authority of the City of New Haven, d/b/a Elm City Communities, a public body corporate and politic organized and existing pursuant to Chapter 128 of the Connecticut General Statutes, with a chief executive office located at 360 Orange Street, New Haven, Connecticut 06511 ("ECC"), and the City of New Haven, acting by and through its Department of Health, a municipal corporation with a chief executive office located at 165 Orange Street, New Haven, Connecticut 06510 (the "Department").

WHEREAS, ECC desires to obtain from the Department certain confidential information pursuant to the terms of this MOU; and

WHEREAS, the Department wants to provide the ECC with such information under the terms hereof so that the ECC can comply with the Housing and Urban Development Lead Safe Housing Rule, which is codified at 24 C.F.R. Part 35, subparts B-R.

NOW, THEREFORE, in consideration hereof and for other good and valuable consideration the parties agree as follows:

I. Purpose:

To establish a mechanism for exchanging data under which the ECC will provide the Department with certain housing data so the Department can compare the housing data to the Department's data regarding children with elevated blood levels and/or units that are confirmed as having lead levels which exceed 5 micrograms of lead per deciliter of blood. The Department will then share the results of this matching process with ECC, corresponding to the tenants' addresses so ECC can effect a comprehensive lead inspection, if needed, of the corresponding housing unit(s) and order abatement thereof to improve public health service delivery and public health outcomes for New Haven residents. The Department will also share any inspection results, abatement orders, lead clearance letters and any other documentation regarding the lead safety for the unit.

II. Definitions:

- a. "Authorized person" is an ECC employee, including, without limitation a "recipient," who obtains confidential information from the Department.
- b. "Confidential information" means the tenant name, name of a child, corresponding address, including unit number, floor number or apartment number, full street address, town/city and zip code and child's blood lead level and other unique physical representation or personally identifiable information to the extent such information is obtained from or through the Department, or from or through ECC. It also includes "identifiable health data" as defined in Conn. Agencies Regs. 5 19a-25-I (7) and "health information," as defined in 45 C.F.R. 160.103.

Confidential information also includes any information that the Department identifies as confidential to ECC.

Except as otherwise provided herein, confidential information does not include information that may be lawfully obtained from publicly available sources or from federal, state or local government records that are lawfully made available to the general public.

- c. "Confidential information breach" means an instance where an unauthorized person or entity accesses confidential information that is subject to or otherwise used in conjunction with any part of this Agreement in any manner, including but not limited to, the following occurrences:
 - (A) Any confidential information that is not encrypted or secured by any other method or technology that renders the personal information unreadable or unusable is misplaced, lost, stolen or subject to unauthorized access;
 - (B) one or more third parties have accessed, or taken control or possession of, without prior written authorization from ECC and the Department,
 - (i) any confidential information that is not encrypted or protected or
 - (ii) any encrypted or protected confidential information together with the confidential process or key that is capable of compromising the integrity of the confidential information; or
 - (C) there is a substantial risk of identity theft or fraud of the Department or ECC.
- d. "ECC employee" is an employee, agent, subcontractor or other person, including, without limitation a recipient who acts by or through ECC to obtain, access, use, store or disclose confidential information.

- e. "Department" means the City of New Haven Health Department and employees.
- f. "Party" means ECC or the Department, as appropriate given the context. Parties means the ECC and the Department.
- g. "Point of contact" means the person identified below who shall act as the liaison for the respective party.

i, Program: Lead Poisoning Prevention

For the Department:

Rafael Ramos
Director Environmental Health
New Haven Health Department
54 Meadow Street, 9th floor
New Haven, CT 06519

For ECC:

Evelise Ribeiro
Director of Compliance and MTW Initiatives
Housing Authority City of New Haven
360 Orange Street
New Haven, CT 06511

- h. "Portable devices" are any non-fixed equipment containing an operating system that may be used to create, access or store data including, but not limited to personal computers, homebased computers, laptops, notebook computers, stand-alone computers, personal digital assistants (PDAs) and smart phones.
- i. "Purpose" is as stated in Section I above.
- j. "Recipient" means an individual, business or other entity including, without limitation, an ECC employee or contractor, which receives confidential information from the Department under this MOU, and a Department employee or contractor which receives confidential information from ECC under this MOU.
- k. "Removable media" includes but is not limited to compact disks (CDs), digital video disks (DVI)s, MP3 players, external and removable hard drives, flash cards, flash drives (e.g., USB drives, thumb drives, etc.) and all other removable memory devices of any kind.

III. Term and Termination:

- a. This Agreement shall be effective from XXXX and shall terminate on XXXX unless terminated sooner as permitted hereunder.
- b. Either Party can terminate this Agreement without cause by providing written notice of such intention to the other party with thirty (30) days advance notice.
- c. The Agreement may be terminated immediately if any Party breaches any provision of this Agreement.
- d. The confidential information obligations under this Agreement and each of the Department's and ECC's duty to protect confidential information and maintain it in confidence shall survive the termination of this Agreement for any reason until all of obligations in Section XIII., Data Destruction, have been satisfied.

IV. Data Management:

- a. Applicability: The following provisions shall apply to the parties and to any subcontractors used under this Agreement.

- b. Data-Sharing Procedure:

1. On January 15th, April 15th, July 15th and October 15th each year, ECC shall provide the Department with an electronic spreadsheet file that contains the tenant name (first name and last name), the corresponding address (full street address — including unit number, floor number or apartment number, town/city and zip code) and the public housing authority issuing the voucher, for each tenant that received tenant-based rental assistance during the previous quarter. A template electronic spreadsheet file that shows the format of the file that shall be used is provided in Exhibit A of this Agreement.

2. On February 15th, May 15th, August 15th and November 15th each year, if ECC provides the Department with the data described above, the Department shall provide ECC via Secure File Transfer Protocol (SFTP) a "matched data" file containing the child's name, address, including unit number, floor number or apartment number, street address, town/city and zip code for each property (each a "unit" and collectively the "units") identified in the ECC provided data and the Department's lead poisoning database.

- c. The Data: The data is as described in the subsections of this Section IV.

V. Inspection and Reporting Requirements ECC shall:

- a. Use the matched data to timely coordinate for a comprehensive lead inspection of said properties and ensure that said comprehensive lead inspections are completed in accordance with Regulations of State Agencies Secs. 19a-11 1-I through 19a-111-11.
- b. On March 15th, June 15th, September 15th and December 15th each year, send the Department a completed report, in the form attached hereto as Exhibit B, containing corresponding information for each child that ECC has confirmed as match.

VI. Recipient. General Requirements; Recipients shall:

- a. Only obtain, access, use, store and disclose confidential information for the purpose, as defined above, and as expressly permitted by this Agreement;
- b. Not copy, reproduce or transmit confidential information except as permitted by this Agreement and as necessary for the purpose, as defined above; and
- c. Not permit an unauthorized person to access confidential information.

VII. ECC shall:

- a. Ensure that any authorized person accessing confidential information is properly maintained and instructed regarding the requirements of this Agreement before such person accesses such information;
- b. Ensure that any authorized employee accessing confidential information complies with the requirements of this Agreement;
- c. Submit a written request to the Department identifying the name of any proposed authorized person that ECC desires to become an authorized person. Such written request shall fully identify the person, his or her title, the purpose for which the person needs access and the scope of the requested access;
- d. Immediately (within one business day) send Department notice that a person is no longer an authorized person upon
 - (1) the authorized person's separation or prospective separation from ECC;
 - (2) learning that the authorized person has or may have violated any provision of this Agreement;

(3) the authorized person's lack of need for the access for the previously specified purpose; or

(4) ECC's desire for any reason to remove the person from the authorized person list;

- e. Ensure that only ECC employees who are authorized persons access confidential information under this Agreement; and
- f. Ensure that all Recipients comply with the requirements of this Agreement.

VIII. Compliance with Applicable Statutes: ECC shall comply with the requirements of all applicable statutes and regulations, including, without limitation, Conn. Gen. Stat. 19a-25* 19a-215 and Conn. Agencies Regs. 19a-25-1 et seq. The Department shall comply with all applicable state and federal regulations in the performance of its work under this MOU.

IX. Policy Requirements: ECC and the Department shall each, at its own expense:

- a. Establish and maintain effective administrative, technical and physical safeguards to protect the confidentiality of the data and to prevent a confidential information breach;
- b. Implement and maintain a comprehensive data-security program for the protection of confidential information. The safeguards contained in such program shall be consistent with and comply with the safeguards for the protection of confidential information as set forth in all applicable federal and state law and written policies of the state contained in the agreement. Such data security program shall include, but not be limited to.

- (1) a security policy for employees related to the storage, access and transportation of data containing confidential information;
 - (2) reasonable restrictions on access to records containing confidential information, including the area where such records are kept and secure passwords for electronically stored records;
 - (3) a process for reviewing policies and security measures at least annually; and
 - (4) an active and ongoing employee security awareness program that is mandatory for all employees who may have access to confidential information provided by Department that, at a minimum, advises such employees of the confidentiality of the information, the safeguards required to protect the information and any applicable civil and criminal penalties for noncompliance pursuant to state and federal law;
- c. Limit access to confidential information to authorized people as necessary for the purpose of this Agreement;
 - d. Maintain all electronic confidential information obtained under this Agreement
 - (1) in a secure server;
 - (2) on secure drives;
 - (3) behind firewall protections and monitored by intrusion detection software;
 - (4) in a manner where access is restricted to authorized employees and their authorized agents; and
 - (5) as otherwise required under applicable state and federal law, rule and regulation;
 - e. Implement, maintain and update security and breach investigation procedures that are appropriate given the nature of the information disclosed and that are reasonably designed to protect the confidential information from unauthorized access, use, modification, disclosure, manipulation or destruction; and
 - f. Implement written policies and procedures that ensure compliance with the provisions of this Agreement and provide the other with a copy of such policies and procedures upon the execution of this Agreement, upon the amendment of any such policies and procedures and upon the request of the other.

- X. Additional Security requirements: No Recipient shall download, store or otherwise place confidential information on a portable device or removable media without using password protection and encryption methods that comply with Department approved standards, as defined herein, which standards Department, in its sole discretion, may periodically amend. Such encryption methods must be FIPS-140 compliant and include Advanced Encryption Algorithm (AES) that use a minimum of 128-bit key size,
- XI. Breach Notification: In the event of a breach, each of Department and ECC shall:
- a. Immediately cease all use of the data provided by the other or developed internally by the Recipient based on information obtained under this Agreement if so directed by the other;
 - d. Nothing in this section shall supersede in any manner ECC or the Department's obligations under the Health Insurance Portability and Accountability Act (HIPAA).
- XII. Materials. Containing Confidential Information: All materials containing confidential information of any type, including, but not limited to those containing copies, modifications or additions to the original data containing confidential information obtained under this MOU are subject to the provisions of this MOU in the same manner as the original data containing confidential information obtained under this MOU.
- XIII. Data Destruction:
- a. Within ninety (90) calendar days of completing the purpose, terminating this Agreement or receiving written notice from the other requesting such destruction, whichever is earlier, ECC or the Department, as applicable, or their respective Recipient(s) shall destroy all materials containing confidential information obtained under this MOU.
 - b. For paper materials, Recipient shall shred, burn, pulp or pulverize all paper records so that confidential information obtained under this MOU is rendered unreadable, indecipherable and otherwise cannot be recompiled.
 - c. For electronic or digital materials, Recipient shall clear (using software or hardware products to overwrite media with non-sensitive data), purge (degaussing or exposing the media to a strong magnetic field in order to disrupt the recorded magnetic domains) or destroy the media (disintegration, pulverization, melting, incinerating, or shredding) containing electronic confidential information in a manner that complies with the National Institute

of Standards and Technology (NIST) Special Publication 800-81, as periodically revised.

- d. Within five (5) calendar days of destroying the data, ECC and the Department, as applicable, shall submit to the other a written statement certifying that they have destroyed all the materials containing confidential information in accordance with this section.

XIV. Relationships: Nothing contained in this MOU shall be deemed to constitute either party a partner, joint ventures or employee of the other party for any purpose.

XV. Severability: If a court finds any provision of this invalid or unenforceable, the remainder of this MOU shall be interpreted so as best to effect the intent of the parties.

XVI. Entire Agreement:

- a. This MOU expresses the complete understanding of the parties with respect to the subject matter and supersedes all prior proposals, agreements, representations and understandings.

- b. This MOU may not be amended except in a writing signed by both parties.

XVII. Waiver: The either party's failure to exercise any right provided in this MOU shall not be a waiver of prior or subsequent rights.

XVIII. Choice of Law and Choice of Forum: This Agreement shall be construed and interpreted in accordance with Connecticut law.

XIX. Right of Relief: Any unauthorized use of confidential information by a Recipient of ECC will cause the Department irreparable harm for which its remedies at law would be inadequate. Therefore, in addition to any other rights it may have at law, the Department shall be entitled to seek and obtain equitable relief in any court of competent jurisdiction. Any unauthorized use of confidential information by a Recipient of the Department will cause the Department irreparable harm for which its remedies at law would be inadequate. Therefore, in addition to any other rights it may have at law, ECC shall be entitled to seek and obtain equitable relief in any court of competent jurisdiction. ECC and the Department each agree to indemnify the other for any and all liability, damages, expenses, fees and costs, including reasonable attorneys' fees, incurred or suffered by the other in the event of a failure by the other to observe any or all of its obligations as set forth in this MOU.

XX. Binding Effect: This MOU is binding on the ECC and its employees, agents, representatives, successors and assigns.

The remainder of this page is left blank intentionally

Approval and Acceptances:

ECC Legal Review:

Name

Date

For the Housing Authority, City of New Haven:

Name

Date

Department Legal Review:

Name

Date

For the Department of Public Health:

Name

Date

Exhibit A
Sample Electronic Spreadsheet File Format
(As referenced in Section IV, b, 1., Data-Sharing Procedure of the Agreement)

Submit quarterly to include: tenant name (first name and last name), the corresponding address (full street address — including unit number, floor number or apartment number, town/city and zip code) and the public housing authority issuing the voucher, for each tenant that received tenant-based rental assistance during the previous quarter. The template electronic spreadsheet file that shows the format of the file that shall be used is below.

Tenant name (First name and last name)	Street address	Unit number, floor number of apartment number	Town	Zip code	Public housing authority issuing the voucher
---	-------------------	--	------	----------	---

Exhibit B
Sample Electronic Spreadsheet File Format
(As referenced in Section V, b, Inspection and Reponing
Requirements)

Submit quarterly to include: the addresses of the confirmed units where a comprehensive lead inspection should occur, whether a comprehensive lead inspection was conducted, the name and license number of the CT DPH licensed lead consultant that conducted the comprehensive lead inspection and reason if the comprehensive lead inspection was not conducted. The template electronic spreadsheet file that shows the format of the file that shall be used is below,

Confirmed Child's name (first name and last name)	Complete Address (number, street and unit number, as applicable)	Inspection Status (i.e., completed or not completed)	The name and license Number lead consultant that conducted the Inspection	If inspection not completed reason therefor
---	--	--	---	---



Legislation Details (With Text)

File #: LM-2023-0650 **Version:** 1 **Name:**
Type: Order **Status:** First Reading-Favorable
File created: 12/6/2023 **In control:** Board of Alders
On agenda: **Final action:**

Title: ORDER AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO ENTER INTO A FIVE-YEAR CONTRACT WITH AND TO ALLOW FOR A DUAL INDEMNIFY THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN, D/B/A ELM CITY COMMUNITIES, TO SHARE CONFIDENTIAL INFORMATION AS IT PERTAINS TO CHILDREN UNDER THE AGE OF SIX YEARS OLD WITH ACTIONAL BLOOD LEAD LEVELS TO ENSURE THE HOUSING UNITS WHERE THEY RESIDE ARE LEAD-SAFE.

Sponsors:

Indexes:

Code sections:

Attachments: 1. signed checklists LM-2023-0650 NHHD and HANH 5 Yr data sharing agreement, 2. Signed Checklist - CSA, 3. CHECK LIST FOR ALDERMANIC SUBMISSIONS, 4. BOA COVER LTR_5 Yr Data Sharing Contract w NHHD and HANH, 5. signed BOA Cover Ltr LM-2023-0650 NHHD and HANH 5 Yr data sharing agreement, 6. ORDER_5 Yr Data Sharing Contract w NHHD and HANH, 7. PRIOR NOTIFICATION FORM, 8. FISCAL IMPACT STATEMENT, 9. NEW HAVEN HEALTH DEPARTMENT (LEAD DATA) CITY REVISION 11_13_2023 DRAFT

Date	Ver.	Action By	Action	Result
2/22/2024	1	Health & Human Services Committee	Favorable Report	
12/18/2023	1	Board of Alders	Referred	

ORDER AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO ENTER INTO A FIVE-YEAR CONTRACT WITH AND TO ALLOW FOR A DUAL INDEMNIFY THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN, D/B/A ELM CITY COMMUNITIES, TO SHARE CONFIDENTIAL INFORMATION AS IT PERTAINS TO CHILDREN UNDER THE AGE OF SIX YEARS OLD WITH ACTIONAL BLOOD LEAD LEVELS TO ENSURE THE HOUSING UNITS WHERE THEY RESIDE ARE LEAD-SAFE.

WHEREAS, the City of New Haven Health Department recognizes the importance ensuring that residents, especially families with young children, should have access to healthy and lead-safe housing; AND

WHEREAS, the City of New Haven Health Department is committed to providing sharing data with Elm City Communities to address childhood lead poisoning; AND

NOW, THEREFORE, LET IT BE ORDERED by the City of New Haven Board of Alders that the Mayor, on behalf of the City, is authorized to enter into a five-year contract with dual indemnification with Elm City Communities; and

BE IT FURTHER ORDERED that the Mayor is authorized to execute said five-year contact with dual indemnification and to execute any revisions, amendments, or modifications to said contract.

CHECK LIST FOR ALDERMANIC SUBMISSIONS

<input checked="" type="checkbox"/>	Cover Letter
<input checked="" type="checkbox"/>	Resolutions/ Orders/ Ordinances (NOTE: If you are submitting any item to the state you must write a Resolution)
<input checked="" type="checkbox"/>	Prior Notification Form
<input checked="" type="checkbox"/>	Fiscal Impact Statement - Should include comprehensive budget
<input checked="" type="checkbox"/>	Supporting Documentation (if applicable)
<input checked="" type="checkbox"/>	Disk or E-mailed Cover letter & Order

IN ADDITION (IF A GRANT):

<input type="checkbox"/>	Notice of Intent
<input type="checkbox"/>	Grant Summary
<input type="checkbox"/>	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: December 6, 2023

Meeting Submitted For: December 18, 2023

Regular or Suspension Agenda: Regular

Submitted By: Maritza Bond, Director of Health

Title of Legislation:

ORDER AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO ENTER INTO A FIVE-YEAR CONTRACT WITH AND TO ALLOW FOR A DUAL INDEMNIFY THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN, D/B/A ELM CITY COMMUNITIES, TO SHARE CONFIDENTIAL INFORMATION AS IT PERTAINS TO CHILDREN UNDER THE AGE OF SIX YEARS OLD WITH ACTIONAL BLOOD LEAD LEVELS TO ENSURE THE HOUSING UNITS WHERE THEY RESIDE ARE LEAD-SAFE.

Comments: Legistar File ID: LM-2023-0650

Coordinator's Signature: _____

Controller's Signature (if grant): _____

Mayor's Office Signature: _____



Call (203) 946-7670 or email bmONTALVO@newhavenct.gov with any questions.

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CITY OF NEW HAVEN

Health Department



54 Meadow Street, 9th Floor • New Haven, Connecticut 06519 • 203-946-6999

Justin Elicker, Mayor • Maritza Bond, MPH, Director of Health

The Honorable Tyisha Walker-Myers
President, New Haven Board of Alders
City of New Haven
165 Church Street
New Haven, Connecticut 06510

December 18, 2023

RE: Order authorizing the Mayor of the City of New Haven to enter into a five-year contract with and to allow for a dual indemnify the Housing Authority of the City of New Haven, d/b/a Elm City Communities, to share confidential information as it pertains to children under the age of six years old with actional blood lead levels to ensure the housing units where they reside are lead-safe.

Dear Alder Walker-Myers:

In accordance with the order of New Haven (Board) authoring the Mayor to approve multi-year contracts and to indemnify other parties. I write to respectfully request the Honorable Board of Alders to authorize the Mayor of the City of New Haven to to enter into a five-year contract with and to allow for a dual indemnify the Housing Authority of the City of New Haven, d/b/a Elm City Communities, to share confidential information as it pertains to children under the age of six years old with actional blood lead levels to ensure the housing units where they reside are lead-safe.

Although childhood lead exposure has declined significantly throughout the years, lead poisoning continues to be a significant and longstanding public health concern, particularly in federally-assisted housing units built before 1978. Lead paint hazards such as deteriorating lead paint, lead-contaminated house dust and soil, and water contaminated by lead pipes remain prevalent and continue to harm children. That is why data sharing and coordination between the ECC and the New Haven Health Department is critical in ensuring that federally-assisted housing units are lead-safe. Furthermore, it is to trigger action sooner in the timeline of exposure and require a more comprehensive response when a child with actionable blood level is identified.

Should you require additional information, please do not hesitate to contact me directly.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. Bond", written in a cursive style.

Maritza Bond, MPH
Director of Health

CITY OF NEW HAVEN
Health Department



54 Meadow Street, 9th Floor • New Haven, Connecticut 06519 • 203-946-6999

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Maritza Bond, MPH
Director of Health

CITY OF NEW HAVEN
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Maritza Bond, MPH
Director of Health

..title

ORDER AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO ENTER INTO A FIVE-YEAR CONTRACT WITH AND TO ALLOW FOR A DUAL INDEMNIFY THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN, D/B/A ELM CITY COMMUNITIES, TO SHARE CONFIDENTIAL INFORMATION AS IT PERTAINS TO CHILDREN UNDER THE AGE OF SIX YEARS OLD WITH ACTIONAL BLOOD LEAD LEVELS TO ENSURE THE HOUSING UNITS WHERE THEY RESIDE ARE LEAD-SAFE.

..body

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BE IT FURTHER ORDERED that the Mayor is authorized to execute said five-year contact with dual indemnification and to execute any revisions, amendments, or modifications to said contract.

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable alders of):

ALL

WARD # ALL

DATE: **December 18, 2023**

FROM: Department/Office Health
Person Maritza Bond, Director Telephone 203-946-7373

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Alders in the near future:

ORDER AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO ENTER INTO A FIVE-YEAR CONTRACT WITH AND TO ALLOW FOR A DUAL INDEMNIFY THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN, D/B/A ELM CITY COMMUNITIES, TO SHARE CONFIDENTIAL INFORMATION AS IT PERTAINS TO CHILDREN UNDER THE AGE OF SIX YEARS OLD WITH ACTIONAL BLOOD LEAD LEVELS TO ENSURE THE HOUSING UNITS WHERE THEY RESIDE ARE LEAD-SAFE.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other _____

INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alder(s) affected by the item.
2. This form must be sent (or delivered) directly to the alder(s) **before** it is submitted to the Legislative Services Office for the Board of Alders agenda.
3. The date entry must be completed with the date this form was sent the alder(s).
4. Copies to: alder(s); sponsoring department; attached to submission to Board of Alders.

FISCAL IMPACT STATEMENT

DATE: December 18, 2023
FROM (Dept.): Health
CONTACT: Maritza Bond, Director of Health **PHONE** 203-946-7373

SUBMISSION ITEM (Title of Legislation):

ORDER AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO ENTER INTO A FIVE-YEAR CONTRACT WITH AND TO ALLOW FOR A DUAL INDEMNIFY THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN, D/B/A ELM CITY COMMUNITIES, TO SHARE CONFIDENTIAL INFORMATION AS IT PERTAINS TO CHILDREN UNDER THE AGE OF SIX YEARS OLD WITH ACTIONAL BLOOD LEAD LEVELS TO ENSURE THE HOUSING UNITS WHERE THEY RESIDE ARE LEAD-SAFE.

List Cost: Describe in as much detail as possible both personnel and non-personnel costs; general, capital or special funds; and source of funds currently budgeted for this purpose.

	GENERAL	SPECIAL	BOND	CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE
A. Personnel				
1. Initial start up				
2. One-time				
3. Annual			0	
B. Non-personnel				
1. Initial start up				
2. One-time				
3. Annual			0	

List Revenues: Will this item result in any revenues for the City? If Yes, please list amount and type.

NO	<input checked="" type="checkbox"/>
YES	<input type="checkbox"/>

- 1. One-time
- 2. Annual

Other Comments:

This is a data sharing agreement only.

**ELM CITY COMMUNITIES/HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
(ECC/HANH)**

TOPIC: LEAD SAFE HOUSING POLICY AND PROCEDURE		SOP #	Page 1 of 6
DEPARTMENTS: <ul style="list-style-type: none"> • LOW INCOME PUBLIC HOUSING (LIPH), • GLENDOWER PROPERTY MANAGEMENT • HOUSING CHOICE VOUCHER (HCV), • PLANNING AND DEVELOPMENT 		APPLICABILITY: ALL ECC/HANH EMPLOYEES, LANDLORDS, CONTRACTORS AND VENDORS	
PRESIDENT: KAREN DUBOIS-WALTON, Ph.D.	EFFECTIVE DATE: July 21, 2020, Resolution # 07-63/20-R <hr/> SUPERSEDES: EFFECTIVE DATE: January 18, 2018, Resolution # 01-03/18-S	REFERENCES: <ul style="list-style-type: none"> • PIH 2017-13 (HA); OHHLHC 2017-01 • HUD Lead Safe Housing Rule; • 24 CFR Part 35, subparts B-R • HUD’s Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing – Chp. 16 	

	SECTION	PGS
I	STATEMENT OF PURPOSE	2
II	APPLICABILITY	2
III	PROGRAM REQUIREMENTS	2-8
	A. LOW INCOME PUBLIC HOUSING	3
	B. HOUSING CHOICE VOUCHER – TENANT BASED	4 - 6
	C. HOUSING CHOICE VOUCHER – PROJECT BASED	6-7
	UNITS EXEMPT FROM ENVIRONMENTAL INVESTIGATION	8
	ROLES AND RESPONSIBILITIES	8-9
IV		

I. STATEMENT OF PURPOSE

This policy establishes comprehensive guidance on required actions that must be taken when a child in a family receiving HCV or LIPH housing assistance presents with elevated blood lead levels (EBLL) of 5 micrograms of lead per deciliter of blood. This is in accordance to the guidance from the U.S Centers for Disease Control and Prevention (CDC). This policy is also in conformance with HUD's Lead Safe Housing Rule (LSHR) PIH 2017-13 (HA) and 24 CFR Part 35, subparts B-R.

Note: if a state or local government establishes more protective standards, LSHR's section 35.150 directs PHAs to follow those standards.

This policy applies to "target housing" which is housing constructed prior to 1978, except for housing for elderly or persons with disabilities, or any one-bedroom dwelling unless any child who is less than 6 years old resides or is expected to reside there.

This policy applies to LIPH and HCV units whether tenant-based or project-based.

All owners of PBV units must ensure that the target housing receives a lead risk assessment by a certified risk assessor regardless of whether there is a child under age 6 in residence and the residents must be notified of the results.

PBV owners must ensure that any lead-based paint hazards identified by the assessment firm receive interim controls by a certified renovation or abatement firm, that clearance is obtained and that residents are notified of the results.

II. APPLICABILITY

- This policy applies to all units assisted by ECC/HANH through the LIPH or HCV programs.

III. PROGRAM REQUIREMENTS

The Sr. Vice President of Operations or designee shall ensure that the agency has contractual relationships with certified lead-based paint abatement firms or certified lead renovation firms. The Sr. VP or designee shall also ensure that the agency has contractual relationships with environmental firms capable of conducting environmental investigations. Environmental investigations must be performed by Certified Lead-Based Paint Risk Assessors. Firms may be found via www.epa.gov/lead. The Sr. VP or designee shall ensure that notifications are made to the Field office and the OLHCHH via email at LeadRegulations@hud.gov.

Notification must include:

- PHA code and name
- Date of EBLL test result
- Program (LIPH or HCV – TBV or PBV)
- Unit address and development name
- Whether the public health department has been notified or has been notified by the health department and date of notification
- **Notification shall not include child’s name or blood result.**

All lead-based hazard control work must be done by certified lead abatement or renovation firms and clearance must be performed by certified risk assessor or clearance sampling technician.

The Sr. V.P or designee is responsible for ensuring that all ECC/HANH employees who disturb painting on pre-1978 target housing are certified as renovators under EPA’s Renovation, Repair and Painting Rule.

At least quarterly, the Sr. V.P. or designee shall provide an updated list of the HCV property target housing addresses to the CT State Health Department (CTHD) so that the CT State Health Department may evaluate whether they have information about incidences of EBLL cases in assisted housing. The CTHD will then advise ECC/HANH of any potential matches.

A. LOW INCOME PUBLIC HOUSING

For low income public housing units, when a child under age 6 is identified with an elevated blood lead level (EBLL), ECC/HANH is the “designated party” and is responsible for the following steps:

- Housing Manager, Property Manager, Vice President of Operations or Sr. Vice President of Operations shall receive the notice. The Sr. V.P. or designee is responsible for notification to the Field Office and HUD’s Office of Lead Hazard Control of the case **within 5 business days.**
- If notification came from any source other than the health department, the Sr. V.P. or designee must notify the City of New Haven’s public health department **within 5 business days** and request verification.
- The Sr. V.P. or designee will ensure that an environmental investigation of the child’s unit and the common areas servicing that unit occurs within **15 calendar days** in accordance with Chapter 16 of the HUD Guidelines. If the unit is in a multi-unit development, an assessment must be performed in all other covered units with children under the age of 6 and the common areas servicing those units.
- The Sr. V.P. or designee shall notify the HUD Field Office of the results of the environmental investigation and the lead hazard control work within **10 business days** of receiving the results.

- The Sr. V.P. or designee must notify the family of the results of the environmental review **within 15 calendar days after receiving the results.**
- The Sr. V.P. or designee will direct that any lead-based hazards identified by the investigation are controlled **within 30 calendar days** by a certified lead-based paint abatement firm or certified lead renovation firm.
- In a multi-unit development, the Sr. V.P. or designee shall ensure that all residents are notified of the lead evaluation and hazard control activities.
- The Sr. V.P. or designee shall notify the HUD Field Office of the results of the lead hazard control work within **10 business days** of receiving the results. After completion and clearance of the lead control work, the Sr. V.P. or designee shall ensure through a preventative maintenance schedule that the unit and common areas are maintained as lead safe for continued occupancy.
- Re-evaluations are required every 2 years by a certified lead risk assessor. Any findings must be attended to. The reevaluations shall be for: deteriorated paint surfaces unless they are known not to be lead-based paint, deteriorated or failed interim controls of lead-based paint hazards or encapsulation or enclosure treatments, dust-lead hazards, and soil-lead hazards in newly bare soil

B. HOUSING CHOICE VOUCHER – TENANT BASED VOUCHER

For HCV TBV, when a child under age 6 is identified with an elevated blood lead level (EBLL), ECC/HANH is the “designated party”, however the LSHR provides that ECC/HANH is responsible for certain EBLL response activities and the owner is responsible for other activities:

When a child under the age of 6 is identified with EBLL, the Owner is responsible however, ECC/HANH shall collaborate with the Owner on certain activities:

Tenant Based Assistance when ECC/HANH/Glendower or any affiliate is *not the owner* of the property

- Upon discovery the Sr. VP or designee shall notify HUD field office and HUD’s Office of Lead Hazard Control of the case and the CT Health Dept. within **5 business days.** If notification came from any source other than the health department, the Sr. VP or designee must notify the City of New Haven’s public health department within **5 business days** and request verification. The Sr. V.P or designee will ensure that an environmental investigation of the child’s unit and the common areas servicing that unit occurs within **15 calendar days** in accordance with Chapter 16 of the HUD Guidelines. If the unit is in a multi-unit development, an assessment must be performed in all other covered units with children under the age of 6 and the common areas servicing those units.
- The Sr. V.P. or designee shall notify the HUD Field Office of the results of the environmental investigation within **10 business days** of receiving the results.
- The Sr. V.P. or designee must notify the family of the results of the environmental review within **15 calendar days after receiving the results.**

- The Sr. V.P or designee will direct that any lead-based hazards identified by the investigation are controlled within **30 calendar days** by a certified lead-based paint abatement firm or certified lead renovation firm.
- In a multi-unit development, the Sr. V.P. or designee shall ensure that all residents are notified of the lead evaluation and hazard control activities.
- The Sr. V.P. or designee will ensure that any lead hazard control (including passing clearance) is complete.
- The Sr. V.P. or designee shall notify the HUD Field Office of the results of the lead hazard control work within **10 business days**.
- After completion of the lead control work, the Sr. V.P. or designee shall monitor Owner compliance through periodic Housing Quality Standards (HQS) inspections, not less than annually and ensure that the unit and common areas are maintained as lead safe for continued occupancy.
- Re-evaluations are required every 2 years by a certified lead risk assessor. Any findings must be attended to.
- The HCV Department staff is responsible for notifying all owners of their responsibility under this rule and to agree to notify ECC/HANH of EBLL cases

C. HOUSING CHOICE VOUCHER – PROJECT BASED VOUCHER

For PBV units, when a child under age 6 is identified with an elevated blood lead level (EBLL), the owner is the “designated party” and is responsible for the following steps:

Project-based Assistance whether ECC/HANH/Glendower or any affiliate is or *is not the owner* of the property:

- The property owner is responsible for notification to HUD.
- However, upon discovery, the V.P of HCV or designee shall notify the Sr. V.P, or designee and the HUD field office and HUD’s Office of Lead Hazard Control of the case within **5 business days**.
- If notification came from any source other than the health department, the Sr. VP or designee must notify the City of New Haven’s public health department within **5 business days** and request verification.
- The Sr. VP or designee will ensure that an environmental investigation of the child’s unit and the common areas servicing that unit occurs within **15 calendar days** in accordance with Chapter 16 of the HUD Guidelines. If the unit is in a multi-unit development, an assessment must be performed in all other covered units with children under the age of 6 and the common areas servicing those units.
- The Sr. VP or designee shall notify the HUD Field Office of the results of the environmental investigation within **10 business days** of receiving the results.
- The Sr, VP or designee must notify the family of the results of the environmental review within **15 calendar days** after receiving the results.
- The Sr. VP or designee will direct that any lead-based hazards identified by the environmental investigation are controlled within **30 calendar days** by a certified

lead-based paint abatement firm or certified lead renovation firm. If hazards are found in other units with a child under age 6 and common areas, those lead based hazards must be controlled **within 30 to 90 days** depending on the number of units.

- In a multi-unit development, the Sr. VP or designee shall ensure that all residents are notified of the lead evaluation and hazard control activities.
- The Sr. VP or designee shall notify the HUD Field Office of the results of the lead hazard control work within **10 business days** of the deadline.
- After completion and clearance of the lead control work, the owner shall ensure through a preventative maintenance schedule that the unit and common areas are maintained as lead safe for continued occupancy.
- The Owner must generally conduct periodic re-evaluations as required every 2 years by a certified lead risk assessor. Any findings must be attended to. The reevaluations shall be for: deteriorated paint surfaces unless they are known not to be lead-based paint, deteriorated or failed interim controls of lead-based paint hazards or encapsulation or enclosure treatments, dust-lead hazards, and soil-lead hazards in newly-bare soil
- The Sr. VP or designee will monitor the HAP contract. Full occupancy of the housing unit will only be allowed when the owner has provided notification of completion of work and the passing of a clearance by NHHD.
- The Sr. VP or designee shall retain documentation of the completion of work and clearance.
- The Sr. VP or designee shall ensure that these units receive subsequent annual inspections. These may be done in conjunction with HQS inspections. Units that have identified hazards shall be treated as an HQS failure and addressed accordingly. Payments to owners that fail to address conditions will be placed in abatement.
- Participants in units with hazards that are not being addressed may move to another unit, consistent to HCV Administrative Plan Procedures for abated units.

D. UNITS EXEMPT FROM ENVIRONMENTAL INVESTIGATION

- An index unit may not need a full environmental investigation if an environmental investigation was performed by the health department or another party between the time the child's blood was last sampled and the date that the PHA or owner was notified of the EBLL and the necessary interim controls were performed, including passing clearance.
- If the unit is schedule for redevelopment or demotion and the residents are expected to be relocated within 45 calendar days, an environmental investigation does not need to be performed if the family is relocated within 15 calendar days. This does not exempt any other covered unit in the property from needed a risk assessment unless they also are scheduled to be relocated within 45 calendar days.
- Covered units are exempt if the property has been certified by a State or EPA certified lead inspector as lead based paint free or all identified hazards have been removed through abatement and clearance achieved. This exemption does not apply if treatment was through enclosure or encapsulation.

- The PHA or owner has documentation of compliance with evaluation, notification, lead disclosure, ongoing lead-based paint maintenance, and lead-based paint management requirements under this part throughout the 12 months preceding the date the owner received the environmental investigation report. Documentation of the reason for exemption, including copies of risk assessments, results and copies of clearance exams, must be provided to HUD field office.

IV. ROLES & RESPONSIBILITIES

All LIPH, Planning and Development, Glendower Group Property Management and Housing Choice Voucher employees are responsible for appropriate implementation of this policy.

ECC/HANH's Sr. VP or designee is responsible for agency adherence to this policy.

ECC/HANH's VP Planning and Development or designee is responsible for accurate records of all lead-based testing and abatement for the portfolio.

ECC/HANH's Housing Managers, Assistant Housing Managers and Property Managers are responsible for on-going monitoring of abatement to ensure that abatement methods have not failed.

V.P. of HCV or designee is responsible for ensuring that HQS inspectors are trained in visual assessment of deteriorated paint and are performing this at HQS inspections for target units.

The Sr. V.P. or designee shall establish a data sharing relationship with the City of New Haven's Department of Health.

Additional guidance:

- www.hud.gov/healthyhomes
- www.cdc.gov/nceh/lead/acclpp/cdc_response_lead_exposure_recs.pdf.
- Chapter 16, Investigation and Treatment of Dwellings That House Children with Elevated Blood Lead Levels, of HUD's Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing (current edition) (the HUD Guidelines).4
- U.S. Department of Health and Human Services (HHS)
- Privacy Protection Guidelines for PHAs, see PIH2015-06.
- www.epa.gov/lead.
- PIH Notice 2011-44
- A copy of "Protect Your Family from Lead in Your Home" found at www.hud.gov/healthyhomes and www.epa.gov/lead/real-estatedisclosure.
- www.hud.gov/offices/lead/training/visualassessment/h00101.htm

- www.gsa.gov/fedrelay)
- LeadRegulations@hud.gov.

NOTE: Per PIH 2017-13 (HA)

In some cities and counties, the local public health department will evaluate the child's home for lead-based paint hazards and other possible sources of lead exposure when a child is found with an EBLL. In these instances, the PHA or owner, as applicable, is not required to perform an additional environmental investigation, and can rely on the results of the health department's evaluation.

MEMORANDUM

To: Board of Commissioners

Date: March 19, 2024

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

RE: Resolution Ratifying the Memorandum of Understanding (MOU) between the Elm City Communities/Housing Authority of the City of New Haven (ECC/HANH) and the United Way of Greater New Haven Coordinated Access Network (GNHCAN) for a referral policy and procedure for the HCV Administrative Plan Homeless Preference

ACTION: Recommend that the Board of Commissioners adopt Resolution # **03-14/24-R**

TIMING: Immediately

DISCUSSION: On September 20, 2022, the Board adopted Resolution Number 09-49/22-R, revising the HCV Administrative Plan (Admin Plan) which included the establishment of a homeless preference.

This was in response to the objective of the U.S. Department of Housing and Urban Development ("HUD") to prevent and end homelessness. ECC/HANH adopted the homeless preference, in accordance with 24 CFR 982.207; HCVG. p. 4-16.

On March 1, 2024, in an effort to properly assess and refer applicants that are eligible for the homeless preference, ECC/HANH entered into a Memorandum of Understanding (MOU) with the Greater New Haven Coordinated Access Network (GNHCAN). In order to be eligible for the preference, the applicant must meet the Housing and Urban Development (HUD) and Connecticut Housing Finance Authority's (CHFA) definition of homeless.

The homeless preference will apply to applicants on the Housing Choice Voucher (HCV) Tenant Based Voucher (TBV) waiting list and for applicants on the waiting lists for Project Based Vouchers (PBV) and RAD/PBV developments.

The purpose of this MOU is to provide the definition of Homeless, the eligibility criteria for the preference and to

explain the roles and responsibilities between ECC/HANH and GNHCAN for the provision of referrals.

The homeless preference does not guarantee admission into the HCV program but allows an applicant to be placed closer to the top of a waiting list.

(See the attached MOU and Homeless Preference Procedures)

FISCAL IMPACT: NONE

STAFF: Evelise Ribeiro
Director of Compliance and MTW Initiatives

**Housing Authority of the City of New Haven
Resolution # 03-14/24-R**

**Resolution Ratifying the Memorandum of Understanding (MOU)
between the Elm City Communities/Housing Authority of the City of New
Haven (ECC/HANH) and the United Way of Greater New Haven
Coordinated Access Network (GNHCAN) for a referral policy and
procedure for the HCV Administrative Plan Homeless Preference**

WHEREAS, On September 20, 2022, the Board adopted Resolution Number 09-49/22-R, revising the HCV Administrative Plan (Admin Plan) which included the establishment of a homeless preference; and

WHEREAS, the United Way Greater New Haven Coordinated Access Network (GNHCAN) is committed to ending homelessness; and

WHEREAS, the United Way Greater New Haven Coordinated Access Network (GNHCAN) is a region designated by the CT Department of Housing responsible for coordinated entry into shelter services and exit into housing; and

WHEREAS, Elm City Communities sees value in partnering with GNHCAN to provide housing to individuals and families served by the GNHCAN who are homeless and qualify for affordable housing; and

WHEREAS, On March 1, 2024, in an effort to properly assess and refer applicants that are eligible for the homeless preference, ECC/HANH entered into a Memorandum of Understanding (MOU) with the Greater New Haven Coordinated Access Network (GNHCAN); and

WHEREAS, in order to be eligible that applicant must meet the Housing and Urban Development (HUD) and Connecticut Housing Finance Authority's (CHFA) definition of homeless; and

WHEREAS, the homeless preference will apply to applicants on the Housing Choice Voucher (HCV) Tenant Based Voucher (TBV) waiting list and for applicants on the waiting lists for Project Based Vouchers (PBV) and RAD/PBV developments.

WHEREAS, the purpose of this MOU is to provide the definition of Homeless, the eligibility criteria for the preference and to explain the roles and responsibilities between ECC/HANH and GNHCAN for the provision of referrals; and

WHEREAS, the homeless preference does not guarantee admission into the HCV program but allows an applicant to be placed closer to the top of a waiting list.

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

1. The Memorandum of Understanding (MOU) between the Elm City Communities/Housing Authority of the City of New Haven (ECC/HANH) and the United Way of Greater New Haven Coordinated Access Network (GNHCAN) for a referral policy and procedure for the HCV Administrative Plan Homeless Preference be and hereby is ratified; and
2. The President is authorized and empowered and directed to act on behalf of ECC/HANH to take all such actions as are necessary or appropriate to cause to be prepared, execute and finalize, upon such terms as the President deems necessary and appropriate and in the best interest of ECC/HANH, such documents and instruments as necessary to effectuate the same; and
3. This resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present on March 19, 2024.

Karen DuBois-Walton
Secretary/ President

Date

REVIEWED:
MCCARTER AND ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

Homeless Preference for Housing Choice Vouchers

Memorandum of Understanding between the Elm City Communities/Housing Authority of the City of New Haven (ECC/HANH) and the United Way of Greater New Haven Coordinated Access Network (GNHCAN)

This Memorandum of Understanding ("MOU") is made and entered into this 1st day of March , 2024, by and between United Way of Greater New Haven, Inc., a Connecticut corporation, with an office located at 370 James Street, #403, New Haven, CT 06511 ("United Way"), and the Housing Authority of the City of New Haven, a public body corporate and politic organized and existing pursuant to Chapter 128 of the Connecticut general Statutes, with a chief executive office located at 360 Orange Street, New Haven, CT 06511 ("ECC/HANH") .

Background

In response to the objective of the U.S. Department of Housing and Urban Development ("HUD") to prevent and end homelessness, ECC/HANH has adopted a homeless preference. ECC/HANH is permitted to establish local preferences, and to give priority to serving families that meet those criteria pursuant to 24 CFR 982.207; HCVG. p. 4-16.

HUD specifically authorizes and places restrictions on certain types of local preferences. HUD also permits ECC/HANH to establish other local preferences, in ECC/HANH's discretion. Any local preferences established must be consistent with the ECC/HANH Housing Choice Voucher Administrative Plan and the Low-Income Public Housing Admissions and Continued Occupancy Policy and must be based on local housing needs.

The United Way Coordinated Access Network ("GNHCAN") is a consortium of non-profit organizations coordinated by United Way that streamlines and standardizes the process for individuals and families to access assistance across a 19-town region, bringing together multiple stakeholders and agencies to help individuals enter and maintain long-term stable housing.

ECC/HANH has joined with the United Way to work with GNHCAN to properly assess and refer applicants the meet the CHFA or HUD definition of homelessness to ECC/HANH to be assigned a homeless preference.

The homeless preference will apply to applicants on the Housing Choice Voucher (HCV) Tenant Based Voucher (TBV) waiting list and for applicants on the waiting lists for Project Based Vouchers (PBV) and RAD/PBV developments.

The homeless preference does not guarantee admission into the HCV program but allows an applicant to be placed closer to the top of a waiting list.

Purpose

The purpose of this MOU is to provide the definition of Homeless, the eligibility criteria for the preference and to explain the roles and responsibilities between ECC/HANH and GNHCAN for the provision of referrals.

Definition of Homeless

Connecticut Housing Finance Authority (CHFA) Definition of Homeless

Homeless - means that a person or family resides in one of the following places or circumstances:

1. Places not meant for human habitation such as cars, parks, sidewalks, and abandoned buildings;
2. Emergency shelters;
3. Transitional or rapid re-housing for homeless persons or families who originally came from the streets or otherwise outdoors or an emergency shelter and who lack the resources to be able to sustain a rental unit once the rapid rehousing rental assistance terminates;
4. Any of the above places but is spending a short period of time, up to ninety (90) consecutive days, in a hospital or other institution;
5. Is being evicted within one week from a private dwelling and no subsequent residence has been secured and the person lacks the resources and support networks needed to obtain housing; or
6. Is being discharged within one week from an institution in which the person has been resident for no more than ninety (90) consecutive days and no subsequent residence has been secured and the person lacks the resources and support networks needed to obtain housing;
7. In the case of families, the term "homeless" also includes families living doubled up with other families in accordance with The McKinney-Vento Homeless Assistance Act Subtitle B- Education for Homeless Children and Youth, which defines "homeless children and youth" as "children and SUPPORTIVE HOUSING GUIDELINE IACSH Rev. 8-2016 Page 5 youths who are sharing the housing of other persons due to loss of housing, economic hardship or a similar reason."

The HUD definition of Homeless is listed in 4 categories:

Category 1

Literally homeless individuals/families

Individuals and families who lack a fixed, regular, and adequate nighttime residence, which includes one of the following:

- Place not meant for human habitation
- Living in a shelter (Emergency shelter, hotel/motel paid by government or charitable organization)
- Exiting an institution where they resided for 90 days or less and
- Were residing in an emergency shelter or place not meant for human habitation, immediately before entering an institution

Category 2

Individuals/families who will imminently (within 14 days) lose their primary nighttime residence, which includes ALL of the following:

- Have no subsequent residence identified, and
- Lack the resources or support networks needed to obtain other permanent housing

Category 3

Unaccompanied youth (under 25 years of age) or families with children/youth who meet the homeless definition under another federal statute and includes ALL of the following:

- Have not had a lease, ownership interest, or an occupancy agreement in permanent housing at any time during the last 60 days
- Have experienced two or more moves during the last 60 days
- Can be expected to continue in such status for an extended period of time because of chronic disabilities, chronic physical health or mental health conditions, substance addiction, histories of domestic violence or childhood abuse (including neglect), presence of a child or youth with a disability or two or more barriers to employment
-

Category 4

Individuals/families fleeing or attempting to flee domestic violence, dating violence, violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or family member and includes ALL of the following:

- Have no identified residence, resources or support networks
- Lack the resources and support networks needed to obtain other permanent housing

Criteria for the Homeless Preference

For specific RAD/PBV developments, there will be units specifically designated for homeless individuals and families, per the respective Tenant Selection Plans for the development. The applicants will be assessed by the GNHCAN and GNHCAN will determine if the individual or family meets the CHFA definition of homeless.

Roles and Responsibilities

ECC/HANH is responsible for the following:

1. Establish a homeless preference for households per the CHFA and HUD definition of homeless.
2. Notify current and prospective applicants of the Homeless Preference and the process to determine eligibility.
3. Per the specific Tenant Selection Plan (TSP), for the RAD/PBV developments, ECC/HANH will forward applicant names from the specified waiting list to the contact representative at GNHCAN.
4. The United Way will match the names on the waiting list with the names in their database.
5. The data shared will include the HOH name, DOB, the last 4 numbers of the social security number, household composition, bedroom size, date of application.
6. Once a match has been determined, the United Way will determine if the individual or family meets the CHFA and/or HUD definition of homeless.
7. Once it has been determined that the family meets the CHFA and/or HUD definition of homeless, the United Way will send a referral to ECC/HANH verifying that the criteria for the homeless preference has been met and the individual or family is eligible for the preference.
8. The referral will be sent to the contact representative for ECC/HANH via Smartsheet. The referral will include the completed ECC/HANH full application, with all the applicant information which will be updated on the appropriate waiting list and the Homeless preference will be applied.
9. ECC/HANH will determine eligibility according to the eligibility requirements for the Low-Income Housing Tax Credit (LIHTC) and/or Housing Choice Voucher guidelines.
10. The individual or family will be called in accordingly for an offer for a homeless designated unit.
11. When tenant-based vouchers are offered, the applicant who meets the criteria of the homeless preference and who is at or near the top of waiting list will be contacted for a HCV briefing, eligibility determination and a potential voucher offer.

United Way is responsible for the following:

1. Conducting a data match within their GNHCAN database once a list of applicant names is received from ECC/HANH.
2. Conduct an applicant assessment through their Coordinated Entry system to determine eligibility for the homeless preference.
3. Send referrals for the homeless preference to the ECC/HANH designated representative.
4. The referral must include a commitment by the GNHCAN to provide supportive services to help the household transition from homelessness to permanent housing.
5. Once an applicant is called for a HCV briefing, eligibility determination and potential offer, the GNHCAN representative will assist the applicants with filling out the necessary, paperwork, and verifications, and ensure that they are complete prior to submission.

6. Designate a staff person to send the referrals to ECC/HANH and meet at least quarterly, with the ECC/HANH representative to exchange updates about participants' housing stability for tracking and metric purposes.

Period of MOU and Amendments

This MOU is effective on the date of execution of this MOU and will continue until such time as ECC/HANH updates the Housing Choice Voucher Administrative Plan (Admin Plan) to no longer include the homeless preference or when ECC/HANH or the United Way decide to end the agreement.

If either party wishes to end the agreement, they will first make a good faith effort to resolve any issues with the other party and give a 30-day notice to the other party before terminating the agreement. Amendments to this MOU may be made throughout the period of the MOU if mutually agreed upon.

Certification of Authority to Sign Agreement


The persons signing this Agreement on behalf of their agency certify by said signature that they are duly authorized to sign this Agreement.

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

By: _____

Karen DuBois-Walton
President

**UNITED WAY GREATER NEW HAVEN
COORDINATED ACCESS NETWORK**

By:  _____

Kelly Fitzgerald
VP of Economic Mobility

MEMORANDUM

To: Board of Commissioners

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

Date: March 19, 2024

RE: Resolution Authorizing Change Order Number Six (6) to the contract with Haz-Pros, Inc. (Contract #20PSX0154) through the State of Connecticut, the Department of Administrative Services for removal & disposal of asbestos, mold & other materials set to expire on July 30, 2026, for an additional amount of \$310,000.00 bringing the total not to exceed contract amount from \$149,790.00 to \$459,790.00

ACTION: Recommend that the Board of Commissioners adopt Resolution # 03-14/24-R

TIMING: Immediately

DISCUSSION: The Housing Authority of the City of New Haven (HANH) has determined a need for removal & disposal of asbestos, mold & other materials.

HANH has determined a need for removal & disposal of asbestos, mold & other materials agency wide. Haz-Pros, Inc. administers statewide Commodity Contracts for use by State Department and Local Governments. Statewide Commodity Contracts are a type of Leverage Procurement Agreement (LPA) used as one of the State's main procurement vehicles for leveraging its buying power. This objective is accomplished by competitively soliciting quality products by a single lead public agency and making the resulting Contract available to other public agencies.

The State of Connecticut, through the Department of Administrative Services, has a contract with Haz-Pros, Inc. (Contract # 20PSX0154) for removal & disposal of asbestos, mold & other materials set to expire on July 30, 2026.

On May 4, 2022, HANH approved PO-22328-13784 to Haz-Pros, Inc. for removal & disposal of asbestos, mold & other materials in the amount of \$70,790.00.

On February 28, 2023, HANH approved Change Order Number One (1) with Haz-Pros, Inc. for removal & disposal of asbestos, mold & other materials in the amount of \$40,000.00 bringing the total not to exceed contract amount from \$70,790.00 to \$110,790.00.

On May 23, 2024, HANH approved Change Order Number Two (2) with Haz-Pros, Inc. for removal & disposal of asbestos, mold & other materials for an no cost extension of time to September 30, 2023.

On June 16, 2024, HANH approved Change Order Number Three (3) with Haz-Pros, Inc. for removal & disposal of asbestos, mold & other materials for a no cost extension of time to December 31, 2023.

On November 14, 2023, HANH approved Change Order Number Four (4) with Haz-Pros, Inc. for removal & disposal of asbestos, mold & other materials in the amount of \$39,000.00 bringing the total not to exceed contract amount from \$110,790.00 to \$149,790.00.

On January 24, 2024, HANH approved Change Order Number Five (5) with Haz-Pros, Inc. for removal & disposal of asbestos, mold & other materials for an no cost extension of time to July 30, 2026.

HANH is now seeking authorization of Change Order Number Six (6) to the contract with Haz-Pros, Inc. for removal & disposal of asbestos, mold & other materials in the amount of \$310,000.00 bringing the total not to exceed contract amount from \$149,790.00 to \$459,790.00.

In accordance with resolution 10-129/18-R for the Revised Procurement Policy, adopted by the Board of Commissioners on October 16, 2018, all Contracts greater than \$150,000.00 inclusive of all option 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 authorized by the Board of Commissioners prior to execution.

FISCAL IMPACT: \$260,000.00 HRH Grant Funds
 \$50,000.00 Capital Funds

STAFF: Lee Purvis, Central Operations Manager

ELM CITY COMMUNITIES

Housing Authority of the City of New Haven

RESOLUTION # 03-14/24-R

Resolution Authorizing Change Order Number Six (6) to the contract with Haz-Pros, Inc. (Contract #20PSX0154) through the State of Connecticut, the Department of Administrative Services for removal & disposal of asbestos, mold & other materials set to expire on July 30, 2026, for an additional amount of \$310,000.00 bringing the total not to exceed contract amount from \$149,790.00 to \$459,790.00.

WHEREAS, the Housing Authority of the City of New Haven (HANH) has determined a need for removal & disposal of asbestos, mold & other materials; and

WHEREAS, Haz-Pros, Inc. administers statewide Commodity Contracts for use by State Department and Local Governments making the resulting Contract available to other public agencies; and

WHEREAS, the State of Connecticut, through the Department of Administrative Services, has a contract with Haz-Pros, Inc. (Contract #20PSX0154) for removal & disposal of asbestos, mold & other materials set to expire on July 30, 2026; and

WHEREAS, justification for procurements with City or State agencies are noted in the A) HUD Procurement Hand Book 7460.8 Rev-1, Section 8 (Cooperative Purchasing Agreements); B) Federal Procurement Regulation SFR 85.6 (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; and

WHEREAS, on May 4, 2022, HANH approved PO-22328-13784 to Haz-Pros, Inc. for removal & disposal of asbestos, mold & other materials in the amount of \$70,790.00; and

WHEREAS, on February 28, 2023, HANH approved Change Order Number One (1) with Haz-Pros, Inc. for removal & disposal of asbestos, mold & other materials in the amount of \$40,000.00 bringing the total not to exceed contract amount from \$70,790.00 to \$110,790.00; and

WHEREAS, on May 23, 2024, HANH approved Change Order Number Two (2) with Haz-Pros, Inc. for removal & disposal of asbestos, mold & other materials for an no cost extension of time to September 30, 2023; and

WHEREAS, on June 16, 2024, HANH approved Change Order Number Three (3) with Haz-Pros, Inc. for removal & disposal of asbestos, mold & other materials for a no cost extension of time to December 31, 2023; and

WHEREAS, on November 14, 2023, HANH Approved Change Order Number Four (4) with Haz-Pros, Inc. for removal & disposal of asbestos, mold & other materials in the amount of \$39,000.00 bringing the total not to exceed contract amount from \$110,790.00 to \$149,790.00; and

WHEREAS, on January 24, 2024, HANH approved Change Order Number Five (5) with Haz-Pros, Inc. for removal & disposal of asbestos, mold & other materials for an no cost extension of time to July 30, 2026; and

WHEREAS, HANH is now seeking authorization of Change Order Number Six (6) to the contract with Haz-Pros, Inc. for removal & disposal of asbestos, mold & other materials in the amount of \$310,000.00 bringing the total not to exceed contract amount from \$149,790.00 to \$459,790.00; and

WHEREAS, in accordance with resolution 10-129/18-R for the Revised Procurement Policy, adopted 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 authorized 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. Change Order Number Six (6) to the contract with Haz-Pros, Inc. (Contract #20PSX0154) through the State of Connecticut, the Department of Administrative Services for removal & disposal of asbestos, mold & other materials set to expire on July 30, 2026, for an additional amount of \$310,000.00 bringing the total not to exceed contract amount from \$149,790.00 to \$459,790.00 be and is hereby authorized.
2. The President be and hereby is authorized, empowered and directed to execute and deliver an agreement and expend such funds as authorized herein.
3. The President be and hereby is authorized, empowered and directed to take any and all such ancillary, related and or/necessary action to fulfill the foregoing purposes and the purposes of this resolution; and
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 March 19, 2024.

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

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

Lee Purvis

From: Hannah Sokal-Holmes
Sent: Monday, March 4, 2024 6:28 PM
To: James Turcio; Rachel Gilroy
Cc: Catherine Hawthorne; Lee Purvis
Subject: 2024.3.4 Cost Est Mold abatement.xlsx



2024.3.4 Cost Est
Mold abateme..

the attached document represents a back of the napkin estimate of what the Mold or Mold+ abatement costs are for addressing through Hazpros (or other State Contract). Values based on what was spent at other properties. The variation in cost was determined based on the descriptions of Mold / Moisture Observations made by F&O upon first review.

The 2 properties in pink were not on the Mold list. Is this because there was no observed mold, or because they were left off the list? Have they been tested yet?

I budgeted \$20K each. I will be adding \$310 K to the Hazpros Contract broken down as follows:
HRH Grant 2020: \$260K, and \$50K CFP 2023.

In order to get the monies obligated to the grant, I propose we have Randy survey all the houses with the F&O testing and SOW, where available.

If we commit to the work, (Obligate the funds) we can use the grant. We can adjust later when the SOW is more fully defined. Work will be scheduled in a coordinated fashion with the Group D work, either before or after Vase, whichever makes the most sense for each property.

If we later make a contract with Bestech, there may be some work which requires Lead abatement, also, which will be shifted to Bestech. Hazpros does not perform LEAD abatement.

I will be discussing this with Shenae soon. I will invite you all.

TESTING NEEDED	Estimated Abatement cost THOUSANDS OF \$\$
17 Orchard Avenue 1st Floor and 2nd Floor	30
25 Palmieri Avenue mold and rat feces (ACM?)	25
54 Downing Street	20
80 Whittier Road	10
116 Lawncrest Road	10
108 BLAKE STREET	20
33 STUYVESANT	20
TESTED PROPERTIES	
264 Clifton Street – Report. completed	0
351 Concord – Report. Completed	0
147 Burwell Street – Report Completed	0
20 Skyview - Report Completed	0
398/400 Concord – Report	30
16 Eastern Street – Report	20
625 Russell Street– Report	30
44 Glen Haven Road –	10
169 Weybosset Street	25
140 Harrington Avenue	20
121 Stuyvesant Avenue	20
6 Townsend Avenue – (Spanish Speaker) completed	0
1091 Townsend Avenue 1st and 2nd Floor	10
1332 Quinipiac Avenue	10
TOTAL ESTIMATED COST	310



Contract Change Order Request

Date: 01-24-24

Amendment # or Change Order # 3

Purchase Order Number: 22328-13784

Contractor Name: Hazpro Environmental Abatement Company

Contract Services: Remediation of Mold, Asbestos & Lead

Contract Change Order Request: Please detail request below

Approval of Change Order Number Three (3) for a no cost extension of time until July 30, 2026 with Hazpro Environmental Abatement Company.

State Contract number 20PSX0154 set to expire July 30, 2026

Original Contract Amount \$ 149,790.00

Contract Change Order Amount \$ 0

Revised Contract Amount \$ ~~74,251.33~~ Adding time July

Approved

\$149,790 Denied:

Reason:

We hereby agree to the above information to be added/deleted to the original contract.

Project Manager Signature: *Lee Purr* 1/24/24

Department Head Signature: *bu* 2/14/24 (If required)

President: _____ (If required)
Karen DuBois-Walton, Ph.D.

HANH DISPOSITION LIST 2023				
Department/Supervisor	Plate Number	Year	Make	Model
Karen Coleman	79CS32	2008	FORD	F350
360 Management Group	05CN93	2005	FORD	E-150
Lee Purvis	K93916	2005	FORD	F450
Lee Purvis	79CS34	2008	FORD	F350
Karen Coleman	5356-CF	2011	FORD	E150
Monica Wolfork	K-79416	2011	FORD	RACKBODY
360 Management Group	06CX53	2005	62,964	Saul
Latoya McCrea	AA99653	2008	FORD	ECONLOLIN
Karen Coleman	6040CP	2011	FORD	F250 4X4
Monica Wolfork	06CX24	2005	FORD	E-150
Monica Wolfork	L24778	2007	FORD	E350
360 Management	2123CS	2013	FORD	ROCKBODY
360 Management	06CX54	2005	FORD	Van
Comments:We also have 10 obsolete sanders that need to be disposed.				

Vehilce #	Type	Vin #	Odometer reading	Comments
H-260	PICKUP	1FTWF31518EE48606	65392	
H-43	VAN	1FTRE14W75HA84968	68754	
H-62	RACKBODY	1FDXF47P65EC28033	66214	
H-250	PICKUP	1FTWF315X8EE48605	68395	
H-49	VAN	1FTNE1EW6BDA14488	79840	
H-37	RACKBODY	1FDUF4GY0BEB25892	61000	
H-53	E150	1FTRE14W65HA84976	62964	
H-190	VAN	1FMNE11W28DA41200	63451	
H-10	PICKUP	1FTBF2B61BEB25891	54397	
H-54	VAN	1FTRE14W15HA84982	55000	
H-09	CUTYWAY	1FDSE35C67DB32631	64954	
H-58	F350	1FDRF3H60CEC06227	N/A	
H-46	E150	1FTRE14W25HA84974	N/A	

