ELM CITY communities
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, JUNE 18TH, 2024 at 4:00 P.M.
https://v.ringcentral.com/join/215683616
Dial: 1-650-419-1505
Access Code / Meeting ID: 215 683 616

1. Roll Call
2. Approval of the Minutes From May 21, 2024
3. Bills and Communications
4. Public Comments (3 Minutes per Individual /15 Minutes per Group)
5. President's Report

ACTION ITEMS

FINANCE COMMITTEE:

1. **Resolution 06-25/24-R;** Approving and Accepting the FYE 2023 Audited Consolidated Financial Statements for the Housing Authority of the City of New Haven, D/B/A Elm City Communities

P&D COMMITTEE:

2. **Resolution 06-26/24-R;** Resolution Authorizing ECC/HANH'S Acceptance Of Capital Fund Program (CFP) 2024 Funds In The Amount Of $2,200,389 And Ratification Of The President-Executive Director's Actions To Execute And Submit Required Documents To HUD

3. **Resolution 06-27/24-R;** Resolution Authorizing Contract Award To EnviroMed Services, Inc. For Agency Wide Environmental Consulting Services Under An Indefinite Quantities Contract (IQC) In A Maximum Amount Not To Exceed $158,192.00 For One Year ($790,960.00 For Up To Five Years) From Notice To Proceed

4. **Resolution 06-28/24-R;** Resolution Authorizing Contract Award to Fuss & O'Neill, Inc. for Agency Wide Environmental Consulting Services under an Indefinite Quantities Contract (IQC) in a Maximum Amount Not to Exceed $158,192.00 for One Year ($790,960.00 for Up to Five Years) from Notice to Proceed

5. **Resolution 06-29/24-R;** Resolution Authorizing Contract Award to Tighe & Bond, Inc. for Agency Wide Environmental Consulting Services under an Indefinite Quantities Contract (IQC) in a Maximum Amount Not to Exceed $158,192.00 for One Year ($790,960.00 for Up to Five Years) from Notice to Proceed

6. **Resolution 06-30/24-R;** Resolution Authorizing Contract Award to Consolidated Electric, Inc. for On-Call Electrical Services in an Amount Not to Exceed $341,233 for One Year from Notice to Proceed with Four One-Year Options to Renew

7. **Resolution 06-31/24-R;** Resolution Of Official Intent To Reimburse Expenditures With The Proceeds Of Tax-Exempt Bonds (Eastview Terrace Project)

8. **Resolution 06-32/24-R;** Resolution Of Official Intent To Reimburse Expenditures With The Proceeds Of Tax-Exempt Bonds (34 Level Street Project)

SERVICES COMMITTEE:

9. **Resolution #06-33/24-R;** Resolution Authorizing the Approval of MTW Annual Plan for FY 2025

10. **Resolution #06-34/24-R;** Resolution Authorizing HANH To Enter Into A Five-Year Contract With Yardi Systems, Inc. To Provide Software Licensing, Training And Implementation Services For A Not To Exceed Value Of $2,000,000

11. **Resolution #06-35/24-R;** Resolution Authorizing The Workers' Compensation Policy With Connecticut Interlocal Risk Management Agency (CIRMA) Commencing On July 1, 2024 And Ending On June 30, 2025 In The Amount Of $293,541.00

12. **Resolution #06-36/24-R;** Resolution Authorizing Ratification To The Contract With The Standard Insurance Company To Provide Comprehensive Life Insurance, Long Term Disability And Accidental Death, Dismemberment Insurance (AD&D) And Short-Term Disability Insurance Plan Services For A One Year Period Commencing On June 1, 2024 And Ending On May 31, 2025 For A Total Not To Exceed Contract Amount Of $169,489.20

MINUTES
REGULAR MEETING OF THE BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
360 ORANGE STREET NEW HAVEN CT 06511
TUESDAY, JUNE 18TH 2024 at 4:00 P.M.

Those present included:
William Kilpatrick, Chairman
Danya Keene, Vice Chairman
Alberta Witherspoon, 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 4:03 p.m.

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

Approval of the Minutes from the Tuesday, May 21st, 2024 Meeting:

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

Aged Accounts Payable Report totaling $ 91,341.87 (listed on page 1), this excludes paid invoices on report). This list consists of invoices that have been received and entered in the system but may not be ready for payment. A register of the paid invoices may be provided at the June 18, 2024, Board of Commissioners meeting.

Bank Book Check Register totaling $ 4,401,800.56 (listed on page 12). This list consists of invoices that have been paid from May 1 – May 31, 2024. Marcum LLP ($ 16,679) for audit services agency-wide; Can I Live, Inc ($10,125) resident owned meeting; Mechanical Heating and Air Conditioning, Inc ($ 128,364) for HVAC services agency-wide; Reitman Personnel Services, Inc. ($ 98,407) for agency-wide temporary Services; Anthem Blue Cross/Blue Shield ($ 719,176) three months of Medical Benefits and one month of Dental; City of New Haven ($ 68,172) for two months of LCI, one month of Bulk trash and Fuel; Columbus House, Inc ($ 12,500) for tenant service contract; IMMIX TECHNOLOGY INC ($ 73,942) for HCV 1 year contract; Home Depot ($110,717) for agency-wide materials; United Illuminating ($ 115,775) for various sites electrical; Regional Water Authority ($53,811) For agency-wide services.

The total of both registers is **$ 4,493,142.43**

Public Comments:

- *Tyreis Gibson – Resident Owned Business Loan Inquiry*
- *Anais Gibson – Resident Owned Business Loan Inquiry + KDW Appreciation*
- *Shanda Pereira – Resident Owned Business Appreciation*

President's Report

To: ECC/HANH Board of Commissioners
From: Karen DuBois-Walton, Ph.D., President
Date: May 21, 2024
RE: President's May 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

On Wednesday March 20th I had the opportunity to present alongside colleagues from Council of Large Public Housing Authorities (CLPHA) and Congresswoman Maxine Waters during a Capitol Hill Briefing entitled: "Housing. Education. Health: Cross-Sector Collaboration to Improve Life Outcomes for Low-Income Americans". My presentation focused on the intersections between housing and behavioral health. To view the recording, please click here: https://clpha.org/news/2024/capitol-hillbriefing- recording-housing-education-health-cross-sector-collaboration. Expanding housing access and resident protections – ECC was recently awarded 12 tenant protection vouchers to protect residents who are at risk of displacement due to the conversion of a HUD funded Coop known as University Row Homes. Our relocation and voucher teams have engaged the residents, provided information re. their vouchers and is beginning the relocation process. Groundbreaking for Rev. Curtis Cofield II Estates with West River Self Help Development and NHP Foundation was held on March 28, 2024. ECC was instrumental in creating deeply affordable units through our project based voucher program. Information about that event can be found here: https://www.nhregister.com/news/article/new-haven-affordable-housing-west-river-cofield-19372623.php. On April 2 through 4th, several members of our team had the opportunity to attend the MTW Conference in Washington, DC. This conference offers an important opportunity to showcase the initiatives that we have undertaken, and this year Evelise Ribeiro and LaToya Mills presented on our Family Self-Sufficiency initiatives. In exciting news, the US Congress passed and President Biden signed portions of the FY24 funding bill that included Congressionally Directed spending requests. These awards, formally known as "earmarks" offer an opportunity for US Senators and Congresspeople to submit individual requests for funding. Last year we submitted a request for funding for the long-awaited redevelopment of 295 Wilmot Road. I am excited to announce that we received $3 million! Many thanks to Senators Murphy and Blumenthal who supported this and to Jana, Shenae and the Glendower Team who put together this application. This needed funding will allow this project to move forward creating a high-quality community space for our residents and quality office space for our team members! And finally, we are please to announce that we have selected a candidate for the Sr. VP of 360 MGT. We are completing final due diligence and expect to have him on board by July 1, 2024.

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

- 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.
- No Cost time extension with Reitman Personnel for Temporary Staffing PO # 22757 from May 17, 2024 to May 16, 2025.
- No Cost time extension with 22nd Century Technologies for Temporary Staffing PO # 22808 from May 17, 2024 to May 16, 2025.

II. Finance

MARCH 2024 YTD Financials

The financial report covers six months (October 1 through March 31) of data. Total Revenues are $104,647,896. Total Expenses are $55,353,350 (including depreciation expense of $984,563). The excess of revenue over expenses is reduced by $(42,994,048) capitalized expenditures. Depreciation expense add-back is $984,563. The HANH Net Surplus of $7,285,061 was as follows:

<u>MTW Programs</u>

- Low Income Public Housing

Net deficit is $(1,179,340) versus a budget net surplus of $434,975 for an overall unfavorable variance of $1,614,316.

- Section 8 Housing Choice Voucher

Net surplus $1,946,920 versus a budget surplus of $661,089. The favorable variance is $1,285,831.

<u>Non-MTW Programs</u>

- Business Activities showed deficit of $(14,304) compared with a budgeted deficit of $(420,112), resulting in a favorable variance of $405,804.
- Central Office Cost Center shows a net surplus of $6,531,789 compared to a budgeted surplus of $1,183,344 resulting in a favorable variance of $5,348,444.

March 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	892,570	1,024,207	131,637	51,500	82,679	31,179	-	-	-	944,070	1,106,886	162,816
70600 HUD REVENUE	61,646,462	88,328,718	26,682,256	106,152	92,144	(14,007)	-	-	-	61,752,614	88,420,862	26,668,248
70000 OTHER REVENUE	6,000	499,995	493,995	11,615,525	16,129,815	4,514,290	(5,729,296)	(8,687,496)	(2,958,201)	5,892,230	7,942,314	2,050,084
71600 GAIN/LOSS ON SALE OF CAPITAL ASSETS	-	7,177,833	7,177,833	-	-	-	-	-	-	-	7,177,833	7,177,833
70000 TOTAL REVENUE	**62,545,032**	**97,030,754**	**34,485,721**	**11,773,177**	**16,304,639**	**4,531,462**	**(5,729,296)**	**(8,687,496)**	**(2,958,201)**	**68,588,913**	**104,647,896**	**36,058,983**
91000 OPERATING ADMINISTRATIVE	8,140,810	10,634,023	2,493,213	5,185,018	4,225,181	(959,837)	(5,729,296)	(8,687,496)	(2,958,201)	7,596,532	6,171,708	(1,424,824)
92500 TENANTS SERVICES	105,353	126,836	21,484	1,212,669	934,388	(278,281)	-	-	-	1,318,022	1,061,224	(256,797)
93000 UTILITIES	711,227	703,077	(8,150)	210,786	196,518	(14,268)	-	-	-	922,013	899,595	(22,418)
94000 MAINTENANCE	2,082,809	2,126,025	43,216	431,711	434,574	2,863	-	-	-	2,514,520	2,560,599	46,079
95000 PROTECTIVE SERVICES	123,422	61,500	(61,923)	15,120	41,119	25,999	-	-	-	138,542	102,618	(35,924)
96100 INSURANCE PREMIUMS	407,113	406,402	(711)	186,195	183,924	(2,271)	-	-	-	593,307	590,326	(2,982)
96000 GENERAL EXPENSE	184,482	-	(184,482)	200,000	-	(200,000)	-	-	-	384,482	-	(384,482)
96200 OTHER	910,934	967,789	56,855	-	-	-	-	-	-	910,934	967,789	56,855
96800 SEVERANCE EXPENSE	-	-	-	4,696,844	4,740,353	43,509			-	4,696,844	4,740,353	43,509
96900 TOTAL OPERATING EXPENSES	**12,666,149**	**15,025,652**	**2,359,503**	**12,138,343**	**10,756,056**	**(1,382,287)**	**(5,729,296)**	**(8,687,496)**	**(2,958,201)**	**19,075,197**	**17,094,213**	**(1,980,984)**
97100 EXTRAORDINARY MAINTENANCE	632,750	58,070	(574,680)	12,500	-	(12,500)	-	-	-	645,250	58,070	(587,180)
97200 CASUALITY LOSSES - NON CAPITALIZED	-	-	-	-	-	-	-	-	-	-	-	-
97300 HAP EXPENSE	37,185,534	37,216,505	30,971	-	-	-	-	-	-	37,185,534	37,216,505	30,971
97400 DEPRECIATION EXPENSE	548,516	601,851	53,335	375,023	382,712	7,689	-	-	-	923,539	984,563	61,024
90000 OTHER EXPENSES	**38,366,800**	**37,876,425**	**(490,375)**	**387,523**	**382,712**	**(4,811)**	**-**	**-**	**-**	**38,754,323**	**38,259,137**	**(495,186)**
TOTAL EXPENSES	**51,032,949**	**52,902,077**	**1,869,128**	**12,525,866**	**11,138,769**	**(1,387,098)**	**(5,729,296)**	**(8,687,496)**	**(2,958,201)**	**57,829,519**	**55,353,350**	**(2,476,170)**
RAD/DEV - MTW Fund Expenditures	(3,695,000)	(3,003,730)	691,270	(6,128,636)	(40,110,946)	(33,982,311)			-	(9,823,636)	(43,114,676)	(33,291,041)
Investment in the financing of affordable housing Dev		-	-	-	-	-			-	-	-	-
Reserve for interest on N/R		-	-	-	-	-			-	-	-	-
10010 Operating Transfer In	488,693	1,269,302	780,609	7,269,535	41,079,845	33,810,310	-	-	-	7,758,228	42,349,147	34,590,919
10020 Operating Transfer Out	(7,758,228)	(42,228,519)	(34,470,291)	-	-	-			-	(7,758,228)	(42,228,519)	(34,470,291)
10000 EXCESS OF REVENUE OVER (UNDER) EXPENSES	**547,549**	**165,729**	**381,820**	**388,210**	**6,134,769**	**5,746,559**	**-**	**-**	**-**	**935,758**	**6,300,498**	**(5,364,740)**
ADJ FOR DEPREICATION EXPENSE	548,516	601,851	53,335	375,023	382,712	7,689	-	-	-	923,539	984,563	61,024
350 SURPLUS / (DEFICIT)	**1,096,064**	**767,580**	**(328,485)**	**763,233**	**6,517,481**	**5,754,248**	**-**	**-**	**-**	**1,859,297**	**7,285,061**	**5,425,764**

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	61.33%	63.94%	2.61
February	65.42%	64.10%	-1.32
March	61.64%	66.25%	4.61
April	63.37%	66.46%	3.09
May	63.97%	58.98%	-4.99
June			
July			
August			
September			
October			
November			
December			
Average	63.15%	63.95%	0.8

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

FSS Program:

- **($20,105)** FSS escrow funds were disbursed this month
- **(54)** FSS families have positive escrow account balances with a total of $324,239.
- Staff conducted: **4** FSS webinars (*English & Spanish*)
- **(4)** FSS Contracts signed
- **(3)** New program participants
- Completed: (**5**) Assessments, (**7**) FSS briefings (**3**) Goal Updates (**0**) Recertification appts **(1)** Annual Recertifications (**6**) Interims (**5**) FSS Addendums (**2**) Void
- Completed: (**2**) Contract Signings (**0**) 1:1 SEHOP meetings (**0**) Pre-term appts (**0**) Other Change of Unit (SEHOP) (**0**) HQS Inspections, (**0**) Issuance of Vouchers
- **(2)** participants graduated from the HUD FSS Program
- (**0**) Self-sufficient families (# of families moved to zero subsidy or EOP'd)
- **(2)** Home purchase

FSS Program Highlights:

- **FSS Department hosted the first in-house FSS National Roundtable where 27 FSS coordinators & others attended from all over the country.**
- **86th homeowner purchased a home in New Haven**
- **FSS attended the HUD Strong Families webinar: *The Trauma of Money and Bank On Coalition meeting***

CARES Program:

- **$7,239.27** in REEF funds disbursed to (**1)** graduate
- Completed: (**1**) Assessments, (**5**) Goal Updates and Contract Signings
- Completed: **(7**) Annual Recertifications processed/(**1**)interims
- **(1)** Self-sufficient familie(s) (# of families moved to zero subsidy or EOP'ed to market rate rent or HO): (**1** EOP Homeowner)

CARES Program Highlights:

- 87th homeowner purchased a home in Hamden
- Continue to observe an increase in participants paying rent on time and assisting residents in clearing outstanding balances – 12% increase in on time payments from last month.

Graduate Highlights:

- **V.O. purchased a condominium in New Haven for $180k. She enrolled HUD FSS in during which 2019 she continuously worked to save and fix her credit and in February 2023 her credit was above 800's. Since then, she put over 20 offers on homes but because of the market most of them were denied. When an offer was accepted, she even had the opportunity to do inspections but unfortunately the deals fell through she was finally able to purchase a Condo on 04/23/2024 for $180k and was able to accumulate $9,299 in escrow. She graduated from FSS not only with economic self-sufficiency but with homeownership.**

- **H.I and L.L purchased a home in Hamden with a goal of purchasing a fixer upper HUD home through a rehab loan. While in the CARES program, they had access to several mortgage brokers, workshops and one-on-one counseling. They purchased a home**

auction and for several months, worked on making renovations to the home before moving in. They graduate the CARES program with credit score of 711, personal savings of $24,000 and a REEF balance of $7,239.

- **J.V. and S.M. successfully from FSS program with economic self-sufficiency via employment and were able to accumulate $10,896 through escrow. When this couple started the program in 2020, their household income was $37,809 as of today their household income is $54,868.**

Resident Highlights:

- **L.B. has worked to pay off the remainder $3,500 of her auto loan, which has reduced her current debt by half with a goal of increasing her credit score with a paid off loan.**

- **Full CARES showed significant progress, with several continuing their full-time employment and boosting their savings. Notably, four participants managed to increase their savings by $1,000 this month, while others wisely saved their tax refunds.**

- **1 participant registered for ATI medical test in preparation for Goodwin College while receiving resume support from Coordinator.**

ECC Believe Highlights:

- On April 16th, CED staff, SCSU interns & West Rock Community hosted Earth Day celebration bringing together over 40 residents from the community to clean up various areas in West Rock. The Department of Energy and Environmental Protection (DEEP) was on hand to discuss environmental initiatives, including the benefits of recycling. Each child received an Earth Day goody bag filled with giveaways, pencils, and books marks. In total, we collected over 10 to 12 bags of trash and ended the event with pizza and ice cream.

- Youth Goal Setting/ Vision board workshop took place on April 27th. A total of 27 of our youth attended and learned about setting goals and building a game plan to achieve them with the event covered by the *New Haven Independent* while announcing grant funding to support redevelopment of 295 Wilmot Road.

- CED participated in the kickoff of the Week of the Young Child while joining over 100 families at Coogan Pavilion for the event. The team, which included support from one of our STEP students highlighted ECC Believes programs and services available to residents.

V.Planning and Modernization

HUD Emergency Safety and Security Grant:
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 repairing damaged access control gates. Application submitted prior to due date of 6/28/2023. Work began in November, and is at 15%, paused due to weather conditions and pending change order approval. Construction completion anticipated in June, 2024 with project closeout anticipated July, 2024.

HUD Housing Related Hazards 2020

- P&M responded to the HUD NOFA for Housing Related Hazards for Fiscal Year 2020, and 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 been completed for CO & smoke detectors (HUD stated priority), and Radon testing and mitigation. Mold is being addressed in conjunction with Lead abatement projects as well as separately. Inspections for Vermin (Bedbugs, rodents and cockroaches) portion of the grant is completed. 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 61% and expenditure of funds at 48%.

HUD Lead Grant 2020--ECC applied and was awarded **$3,700,000**, in May 2021.
What we have completed to date:

- Obligated 100% of the $3,700,000 and have expended 49% of the 2020 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 <u>even if</u> 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. Scope of work will be addressed through an On-Call Electrician, currently out for bid. 57 Mountaintop went out for solicitation for mold abatement. Responses were over threshold. The project was bid again and awarded. 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 9 houses. 7 houses completed.
- Ongoing Lead Management Plans are being developed for completed Construction projects, as required by HUD regulations.

P&M Projects

- **Crawford Manor: Health-Safety Improvements:** Phase 2 final closeout change orders in process.
- **George Crawford Structural Evaluation:** ECC conducted a structural evaluation of 90 Park Street, which is on the National Register of Historic Places to provide information on the condition of the structure of the building for current life safety and information valuable to any future plans for the building. Determined that no structural work needs to be completed prior to RAD conversion, if redevelopment occurs in five years' time.
- **Essex Fire Units and Miscellaneous Development-wide upgrades:** Schematic design phase: Scope of work is replacement of basement access doors and foundation repair to stop water infiltration/mold (Housing Related Hazards Grant), Renovation of 2 fire-damaged units, including the siding on 4 apartments, and necessary repairs to front stoops for code compliance, and to carports for removal of asbestos and mold (Housing Related Hazards Grant).

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 3rd 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 May 2024.
      - Conversion to permanent financing targeted for 4th quarter 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 3rd 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 2025.

- **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 2nd quarter of 2025.

- **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.
  - Closing anticipated to be on the 4th quarter of 2024.

MEMORANDUM

TO: **Board of Commissioners**

DATE: **May 21, 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 03/31/2024 In The Amount of $4,109**

ACTION: Recommend that the Board of Commissioners adopt Resolution # **05-19/24-R**

TIMING: Immediately

DISCUSSION: ECC/HANH has accounts receivable balances for individuals who 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 $4,109 balance for 3 vacated tenants from the 2nd Quarter FY 2024, a period ending 03/31/2024. 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 # 05-19/24-R

RESOLUTION AUTHORIZING THE WRITE-OFF OF FORMER TENANT ACCOUNTS RECEIVABLE (TAR) FOR THE LOW-INCOME PUBLIC HOUSING (LIPH) PROGRAM FOR THE PERIOD ENDING 03/31/2024 IN THE AMOUNT OF $4,109

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 $4,109 balance for 3 vacated tenants through March 31, 2024, 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.

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 March 31, 2024 for LIPH program in the amount of $4,109 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 May 21, 2024.

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

_____
Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

_____
Rolan Joni Young, Esq.
A Partner

Motion made by Witherspoon seconded by Keene

MEMORANDUM

TO: **Board of Commissioners**

DATE: **May 21, 2024**

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

RE: **Resolution Authorizing Change Order #18 to A. Prete Construction Company, Inc. Crawford Manor Health & Safety Contract in the Amount Not to Exceed $12,503.44 Bringing the Adjusted Contract Value from $4,044,736.22 to $4,057,239.66 and Extending the Contract Time to June 12, 2024**

ACTION: Recommend that the Board of Commissioners adopt Resolution **#05-20/24-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 an 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. On March 19, 2024, the Board ratified 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 increased from $4,039,768.22 to $4,044,768.22. Note that final Change Order #17 amount was $4,968.00.

In the process of contract close out review, the Contractor identified additional costs associated with increased contract bond premium costs and increased City building permit fees in the combined amount of $12,503.44.

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. We request authorization of Change Order #18 in the amount not to exceed $12,503.44, increasing contract value from $4,044,736.22 to $4,057,239.66 and extending the contract time until June 12, 2024 for close out.

FISCAL IMPACT: $12,503.44

SOURCE OF FUNDS: CFP 2023 funds

STAFF: Issac Kelley, Jr., Senior Project Manager, Planning & Modernization

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

Resolution #05-20/24-R

RESOLUTION AUTHORIZING CHANGE ORDER #18 TO A. PRETE CONSTRUCTION COMPANY, INC. CRAWFORD MANOR HEALTH & SAFETY CONTRACT IN THE AMOUNT NOT TO EXCEED $12,503.44 BRINGING THE ADJUSTED CONTRACT VALUE FROM $4,044,736.22 TO $4,057,239.66 AND EXTENDING THE CONTRACT TIME UNTIL JUNE 12, 2024

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 an 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; 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, 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, on March 19, 2024, the Board ratified 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 increased from $4,039,768.22 to $4,044,736.22 (final Change Order #17 amount was $4,968.00); and

WHEREAS, in the process of contract close out review, the Contractor identified additional costs associated with increased contract bond premium costs and increased City building permit fees in the combined amount of $12,503.44; and

WHEREAS, ECC/HANH is requesting Board authorization of Change Order #18 in the amount not to exceed $12,503.44 for increased bond and permit fees, bringing the adjusted contract value from $4,044,736.22 to $4,057,239.66 and extending time until June 12, 2024 for close out; 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.

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

1) Change Order #18 to contract #PM-22-C-593 with A. Prete Construction Company, Inc. for Contractor-identified additional costs associated with increased contract bond premium costs and increased City building permit fees in the combined amount of $12,503.44 bringing the adjusted contract value from $4,044,736.22 to $4,057,239.66 and extending contract time until June 12, 2024 for close-out be and hereby is authorized and directed; and

2) The Executive Director-President be and hereby is authorized, empowered and directed to execute and deliver an agreement effectuating the foregoing and to 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) 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 May 21, 2024.

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

_____
Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By:_____
Rolan Joni Young, Esq.
A Partner

Motion made by Keene seconded by Witherspoon

MEMORANDUM

TO: **Board of Commissioners**

DATE: **May 21, 2024**

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

RE: **Resolution Authorizing Increase in the Not to Exceed Amount of $50,000 to the Indefinite Quantities Contract (IQC) with EnviroMed Services, Inc. for Agency Wide Environmental Consulting Services Bringing the Adjusted 5-Year Contract Value from $555,801.25 to $605,801.25 through June 23, 2024**

ACTION: Recommend that the Board of Commissioners adopt Resolution **#05-21/24-R**
TIMING: Immediately

DISCUSSION: Elm City Communities/Housing Authority of the City of New Haven (ECC/HANH) has a continuing need for on-call environmental consulting services agency wide. On February 20, 2019, ECC/HANH issued Request for Proposals #PM-19-RFP-206 for Agency Wide Environmental Consulting Services under an Indefinite Quantities Contract (IQC) whereby one or more qualified firms could be selected to assist ECC/HANH to develop and carry out projects on an as-needed basis per assigned Task Orders.

On July 16, 2019, the Board adopted Resolution #07-48/19-R clarifying and amending previously adopted Resolution that authorized contract award to EnviroMed Services, Inc. for Agency wide environmental consulting services under an indefinite quantities contract (IQC) in the annual amount not to exceed $91,160.25 for one year with four more one-year options to renew for a maximum five-year Board authorized amount not to exceed $455,801.25.

On March 31, 2020, the Board adopted Resolution #03-14/20-S authorizing a second-year contract option in the amount of $91,160.25 for an amended two-year contract value not to exceed $182,320.50 through June 23, 2021.

On March 16, 2021, the Board adopted Resolution 03-16/21-R authorizing third through fifth year options in the amount not to exceed $273,480.75 bringing the five-year not to exceed contract amount from $182,320.50 to $455,801.25 and extending the contract until June 23, 2024.

On June 20, 2023, the Board adopted Resolution #06-41/23-R authorizing an amendment to the fifth-year option in the amount not to exceed $100,000,00 bringing the adjusted five-year contract value from $455,801.25 to $555,801.25 through June 23, 2024.

ECC/HANH projects the further need for environmental consulting, testing and abatement monitoring in the fifth and final contract year will exceed the current

maximum contract amount and is recommending an additional $50,000.00 be added to the contract bringing the five-year not to exceed contract amount from $555,801.25 to $605,801.25 through June 23, 2024.

ECC/HANH issued a new solicitation for environmental consulting services and expects to have new contract(s) in place for July 1, 2024.

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.

We request Board of Commissioners authorization to increase the contract #PM-19-C-206 (A) with EnviroMed Services, Inc. in the amount not to exceed $50,000.00 bringing the amended five-year contract value to $605,801.25 through June 23, 2024.

FISCAL IMPACT: $50,000.00

SOURCE OF FUNDS: CFP 2023; 360 Management; Glendower Development; HCV; MTW; LIPH

STAFF: Suresh Chachlani, VP Asset Management

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION #05-21/24-R

Resolution Authorizing Increase in the Not to Exceed Amount of $50,000 to the Indefinite Quantities Contract (IQC) with EnviroMed Services, Inc. for Agency Wide Environmental Consulting Services Bringing the Adjusted 5-Year Contract Value from $555,801.25 to $605,801.25 through June 23, 2024

WHEREAS, Elm City Communities/Housing Authority of the City of New Haven (ECC/HANH) has a continuing need for on-call environmental consulting services agency wide; and

WHEREAS, on February 20, 2019, ECC/HANH issued Request for Proposals #PM-19-RFP-206 for Agency Wide Environmental Consulting Services under an Indefinite Quantities Contract (IQC) whereby one or more qualified firms could be selected to assist ECC/HANH to develop and carry out projects on an as-needed basis per assigned Task Orders; and

WHEREAS, on July 16, 2019, the Board adopted Resolution #07-48/19-R clarifying and amending previously adopted Resolution that authorized contract award to EnviroMed Services, Inc. for Agency wide environmental consulting services under an indefinite quantities contract (IQC) in the annual amount not to exceed $91,160.25 for one year with four more one-year options to renew for a maximum five-year Board authorized amount not to exceed $455,801.25; and

WHEREAS, on March 31, 2020, the Board adopted Resolution #03-14/20-S authorizing a second-year contract option in the amount of $91,160.25 for an amended two-year contract value not to exceed $182,320.50 through June 23, 2021; and

WHEREAS, on March 16, 2021, the Board adopted Resolution 03-16/21-R authorizing third through fifth year options in the amount not to exceed $273,480.75 bringing the five-year not to exceed contract amount from $182,320.50 to $455,801.25 and extending the contract until June 23, 2024; and

WHEREAS, on June 20, 2023, the Board adopted Resolution #06-41/23-R authorizing an amendment to the fifth-year option in the amount not to exceed $100,000,00 bringing the adjusted five-year contract value from $455,801.25 to $555,801.25 through June 23, 2024; and

WHEREAS, ECC/HANH projects the further need for environmental consulting, testing and abatement monitoring in the fifth and final contract year will exceed the current maximum contract amount and is recommending an additional $50,000.00 be added to the contract bringing the five-year not to exceed contract amount from $555,801.25 to $605,801.25 through June 23, 2024; and

WHEREAS, ECC/HANH issued a new solicitation for environmental consulting services and expects to have new contract(s) in place for July 1, 2024; 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, HANH staff requests Board of Commissioners authorization to increase the contract #PM-19-C-206 (A) with EnviroMed Services, Inc. in the amount not to exceed $50,000.00 bringing the amended five-year contract value to $605,801.25 through June 23, 2024.

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

1) An increase to the Agency wide environmental consulting services contract #PM-19-C-206 (A) with EnviroMed Services, Inc. in the amount not to exceed $50,000.00 bringing the amended five-year contract value from $555,801.25 to $605,801.25 through June 23, 2024 plus 60 calendar days for contract close out be and hereby is authorized and directed; and

2) The President be and hereby is authorized, empowered and directed to execute and deliver such agreements, documents and instruments as necessary to fulfill the foregoing purposes, and expend the authorized funds; and

3) The President be and hereby is authorized, empowered and directed to take any and all such ancillary action necessary and appropriate to fulfill the intent of 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 May 21, 2024.

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

_____
Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By:_____
Rolan Joni Young, Esq.
A Partner

Motion made by Witherspoon seconded by Keene

MEMORANDUM

TO: **Board of Commissioners**

DATE: **May 21, 2024**

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

RE: **Resolution Ratifying, Authorizing and to the Extent Necessary Reauthorizing A Memorandum Of Agreement With Leadership, Education And Athletics In Partnership, Inc. ("LEAP") To Establish A Use Agreement For 74 Wayfarer Street Beginning June 3, 2024 And Ending August 9, 2024 To House LEAP, Inc. Summer Youth Counselors Providing Service To ECC/HANH Youth Residing At Westville Manor**

ACTION: Recommend that the Board of Commissioners Adopt Resolution # **05-22/24-R**

TIMING: Immediately

DISCUSSION: Historically, HANH had a partnership with LEAP, Inc. to provide youth programming for ECC/HANH youth at selected sites. HANH has provided summer housing for youth counselors in exchange for free summer programming for ECC/HANH youth at selected sites.

HANH received a request from LEAP Inc. regarding the need for summer housing beginning on June 3, 2024 at Westville Manor housing development. In an effort to be responsive, HANH identified an appropriate unit and executed a use agreement with LEAP, Inc. and now seeks ratification, authorization and to the extent necessary reauthorization of those actions.

HANH seeks ratification, authorization and to the extent necessary reauthorization of the Memorandum of Agreement with Leadership, Education and Athletics in Partnership, Inc. establishing a use agreement for 74 Wayfarer Street for the period beginning June 3, 2024 and ending August 9, 2024.

FISCAL IMPACT: NONE

STAFF: Shenae Draughn, Executive Vice President

ELM CITY COMMUNITIES
Housing Authority of The City of New Haven

RESOLUTION # 05-22/24-R

Resolution Ratifying, Authorizing and to the extent Necessary Reauthorizing A Memorandum Of Agreement With Leadership, Education And Athletics In Partnership, Inc. ("LEAP") To Establish A Use Agreement For 74 Wayfarer Street Beginning June 3, 2024 And Ending August 9, 2024 To House LEAP, Inc. Summer Youth Counselors Providing Service To ECC/HANH Youth Residing At Westville Manor

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

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

WHEREAS, ECC/HANH has identified an appropriate unit at 74 Wayfarer Street for use from June 3, 2024 through August 9, 2024; and

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

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

1. The Memorandum of Agreement with Leadership, Education and Athletics in Partnership, Inc. establishing a use agreement for 74 Wayfarer Street beginning June 3, 2024 and ending August 9, 2024 be and hereby is ratified, authorized and, to the extent necessary, reauthorized, and the President be and hereby is authorized, empowered and directed to act on behalf of HANH to take all such actions as are necessary or appropriate to cause to be prepared, executed and finalized, upon such terms as the President deems necessary and appropriate and in the best interest of HANH, the agreement contemplated hereby; and

2. 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

3. This resolution shall take effect immediately.

[CERTIFICATION FOLLOWS]

I hereby certify that he above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which quorum was present May 21, 2024.

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

_____
Date

REVIEWED:
MCCARTER & ENGLISH LLP
GENERAL COUNSEL

By:_____
Rolan Joni Young, Esq.
Partner

Motion made by Keene seconded by Witherspoon

MEMORANDUM

To: **Board of Commissioners**

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

Date: **May 21, 2024**

RE: **RESOLUTION RATIFYING, AUTHORIZING, AND TO THE EXTENT NECESSARY, REAUTHORIZING CERTAIN ACTS IN CONNECTION WITH AN AGREEMENT TO ENTER INTO A HOUSING ASSISTANCE PAYMENT (AHAP) CONTRACT WITH BEACON COMMUNITIES LLC (BC CHAPEL STREET LLC) FOR THIRTY-EIGHT (38) PROJECT BASED UNITS FOR INITIAL TERM OF TWENTY (20) YEARS WITH AN OPTION TO RENEW FOR AN ADDITIONAL 20 YEARS IN THE AUTHORITY'S SOLE DISCRETION**

ACTION: Recommend that the Board of Commissioners adopt Resolution #**05-23/24-R**

TIMING: **Immediately**

DISCUSSION: On December 5, 2021, 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 November 18, 2021, Beacon Communities LLC (BC Chapel Street LLC) responded to the RFP. The PBV units are located at 742 – 760 Chapel Street in New Haven CT 06511

Beacon Communities LLC (BC Chapel Street LLC) will be allocating thirty-eight (38) project -based vouchers immediately to residents on the ECC/HANH Housing Choice Voucher wait list.

On April 11, 2024 ECC/HANH entered into an Agreement to Enter Into a Housing Assistance Payments Contract (AHAP) with Beacon Communities Services LLC (BC Chapel Street LLC) for thirty-eight (38) units.

ECC/HANH is requesting ratification, authorization and, to the extent necessary reauthorization of an Agreement to Enter Into a Housing Assistance Payments Contract

(AHAP) with Beacon Communities Services LLC (BC Chapel Street LLC) for the thirty-eight project-based (38) units to be allocated to residents on the ECC/HANH Housing Choice Voucher wait list.

FISCAL IMPACT: Not to exceed $773,364 annually.

STAFF: **Coreen Toussaint VP of Housing Choice Voucher**

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION #05-23/24-R

RESOLUTION RATIFYING, AUTHORIZING, AND TO THE EXTENT NECESSARY, REAUTHORIZING CERTAIN ACTS IN CONNECTION WITH AN AGREEMENT TO ENTER INTO A HOUSING ASSISTANCE PAYMENT (AHAP) CONTRACT WITH BEACON COMMUNITIES LLC (BC CHAPEL STREET LLC) FOR THIRTY-EIGHT (38) PROJECT BASED UNITS FOR INITIAL TERM OF TWENTY (20) YEARS WITH AN OPTION TO RENEW FOR AN ADDITIONAL 20 YEARS IN THE AUTHORITY'S SOLE DISCRETION

WHEREAS, on December 5, 2021 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 (BC Chapel Street LLC) responded to the RFP and proposed to allocate 38 Project Based Vouchers; 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 in the sole discretion of the Authority for the 38 units; and

WHEREAS, on April 11, 2024, ECC/HANH entered into An Agreement to Enter into a Housing Assistance Payments Contract (AHAP) with Beacon Communities Services LLC for the existing thirty-eight (38) units; and

WHEREAS, it is necessary to ratify, authorize and, to the extent necessary, reauthorize the AHAP Contract; 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.

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

1) The execution and delivery of the Agreement to Enter into a Housing Assistance Payments (AHAP) Contract with Beacon Communities LLC (BC Chapel Street LLC) for thirty – eight (38) project based units be and hereby is ratified, authorized and, to the extent necessary, reauthorized, including the expenditure of such amounts as required thereby; and

2) 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, executed and finalized, upon such terms as the President deems necessary and appropriate and in the best interest of HANH/ECC, to enter into a staged AHAP and Housing Assistance Payments (HAP) Contract with Beacon Communities LLC (BC Chapel Street LLC) for the thirty – eight (38) project based units; and.

3) 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

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 **May 21, 2024**.

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

_____
Date

REVIEWED:
McCarter & English, LLP
General Counsel

By:_____
Rolan Joni Young, Esq
A Partner

Motion made by Witherspoon seconded by Keene

EXHIBIT A

Proposed Contract Rents

	# of Bathrooms	# Units	Sq. Ft.	Contract Rent	Utility Allowance *	Gross Rent	Total Contract Rent for PBV Units/Month
PBV 0-BR UNITS 50% AMI	1	5	404	$1,373	$65	$1,438	$6,865
PBV 1-BR Units 50% AMI	1	8	629	$1,504	$76	$1,580	$12,032
PBV 2-BR Units 30% AMI	1	9	629	$1,822	$107	$1,929	$16,398
PBV 2-BR Units 50% AMI	1	16	854	$1,822	$107	$1,929	$29,152

Services, maintenance, or equipment to be supplied by the owner without charges in addition to the rent to owner.

- Central heating and cooling, water heating, water, sewer, maintenance and grounds-keeping.

The Owner shall provide or pay for the utilities indicated below. By an "O". The tenant shall provide or pay for the utilities indicated below by "T"

Item	Specify fuel type	Paid by
Heating	Natural Gas (Chapel Street) __ Bottled Gas __, Electric__, Heat Pump __ (State Street), Oil __, Other __	O
Cooking	Natural Gas __, Bottled Gas __, Electric __, Heat Pump ___, Oil __,, Other __	T

MEMORANDUM

To: Board of Commissioners

Date: May 21, 2024

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

RE: Resolution for Disposition of Obsolete Equipment and Vehicles located at 295 Wilmot Road.

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

TIMING: Immediately

DISCUSSION: In a continuing effort to dispose of obsolete equipment and vehicles, several items have been deemed not useable due to conditions related to age, damage or obsolescence. See list below.

The obsolete items include:

OBSOLETE EQUIPMENT AND VEHICLES AT 295 WILMOT ROAD	QUANTITY	AGE OF EQUIPMENT	MANUFACTURER
RACKBODY TRUCK	3	12 YEARS	FORD
ECONOLINE VAN	7	16 YEARS	FORD
PICK UP TRUCK	3	14 YEARS	FORD
SANDER	10	8 YEARS	FISCHER

Consistent with HANH's Fixed Assets Policy, (Page 7-9), if the functional obsolescence occurs when an asset is no longer useful or desirable as a result of changes in design or process then a transfer to surplus occurs when an asset is no longer useful and ready for disposal or redeployment.

Therefore, the disposition of property with a per unit fair market value over $5,000.00 must be authorized by the Board of Commissioners. The item may be retained, sold, or otherwise disposed of without further involvement.

The method of disposition when a fixed asset is no longer useful for its intended purpose or it has no use in any of the operating units of HANH may be retired through sale, scrapped, or donated.

Due to the age and condition of the fixed assets and the cost to repair and insure along with annual depreciation the vehicles are a financial burden to HANH. In addition, the fair market value over time and their performance will continue to decrease.

If offered for sale, the sale will be conducted through an advertisement and shall be posted at least (15) days prior to award of the sale contract and shall be published in newspapers or circular letters to all prospective purchasers. Bids will be opened publicly at the time and place specified in the advertisement.

ECC/HANH is recommending that the Board of Commissioners approve the disposition of obsolete equipment and vehicles located at 295 Wilmot Road through sale, scrapping or donation if a buyer(s) cannot be located.

FISCAL IMPACT: FISCAL IMPACT: $28,500.00

STAFF: Lee Purvis, Central Operations Manager

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

Resolution # #05-24/24-R

Resolution for Disposition of Obsolete Equipment and Vehicles at 295 Wilmot Road

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WHEREAS, in a continuing effort to dispose of obsolete equipment and vehicles, several items have been deemed not useable due to conditions related to age, damage or obsolescence; and

WHEREAS, Consistent with HANH's Fixed Assets Policy, (Page 7-9), if the functional obsolescence occurs when an asset is no longer useful or desirable as a result of changes in design or process then a transfer to surplus occurs when an asset is no longer useful and ready for disposal or redeployment; and

WHEREAS, the disposition of property with a per unit fair market value over $5,000.00 must be authorized by the Board of Commissioners, and the item may be retained, sold, or otherwise disposed of without further involvement; and

WHEREAS, the method of disposition when a fixed asset is no longer useful for its intended purpose or it has no use in any of the operating units of HANH may be retired through sale, scrapped, or donated; and

WHEREAS, due to the age and condition of the fixed assets and the cost to repair and insure the vehicles along with the annual depreciation the vehicles are now a financial burden to HANH, and their fair market value over time and their performance will continue to decrease; and

WHEREAS, if sold, the sale will be conducted through an advertisement and shall be posted at least (15) days prior to award of the sale contract and shall be published in newspapers or circular letters to all prospective purchasers., and any bids received will be opened publicly at the time and place specified in the advertisement; and

WHEREAS, ECC/HANH is recommending that the Board of Commissioners authorize the disposition of obsolete equipment and vehicles are located at 295 Wilmot Road through sale, scrapping or donation if a buyer(s) cannot be located.

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

1. The Disposition of Obsolete Equipment and Vehicles at 295 Wilmot Road set forth in Exhibit A of this resolution, as set forth in the Recitals hereinabove, be and hereby is authorized and directed; 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; 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 May 21, 2024.

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

_____
Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By:_____
Rolan Joni Young, Esq.
A Partner

EXHIBIT A

LIST OF OBSOLETE PROPERTY

OBSOLETE EQUIPMENT AND VEHICLES AT 295 WILMOT ROAD	QUANTITY	AGE OF EQUIPMENT	MANUFACTURER
RACKBODY TRUCK	3	12 YEARS	FORD
ECONOLINE VAN	7	16 YEARS	FORD
PICK UP TRUCK	3	14 YEARS	FORD
SANDER	10	8 YEARS	FISCHER

Motion made by Witherspoon seconded by Keene

<u>ADJOURNMENT</u>

Motion to adjourn made by Keene seconded by Witherspoon at 4:34pm

President's Report

To: ECC/HANH Board of Commissioners

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

Date: June 18, 2024

RE: President's June 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 Graduation Day! Today is our very special Board of Commissioners meeting where we annually gather to honor our students who are graduating in the Class of 2024. This special opportunity to celebrate our graduates is a highlight of the year and a time to learn more about their future plans. ECC/HANH is excited to play a role in supporting the dreams of our youth.

On May 28th, the team and I returned to Ruoppolo Manor, a 360 MGT site, for a continuation of the community meetings that we are holding to address the issues of nuisance and criminal behavior happening at the site. We were joined by members of New Haven Police Department and the security company under contract. Resident concerns were documented as we continue to work collaboratively to resolve the problems.

For the second year in a row, the ECC/HANH/360 MGT team participated in the Freddie Fixer parade having a great time in community and highlighting the work that we do moving families forward. Our theme centered on our 85th year in operation and our role in resident success including homeownership. Thank you to all team members who participate in these community-facing events.

This month I traveled to the US Housing and Community Development Conference and Expo in Dallas TX and the CLPHA Board Meeting in Portland OR. Both offered opportunities for continued networking, sharing of ideas, and highlights of what we are accomplishing here at ECC/HANH.

We wrapped up our partnership with Havenly's Career Bridges program through which we hosted two new immigrant professional women for a paid internship. Our two interns came with strong professional backgrounds in education and electrical engineering and were placed in our Community and Economic Development and Planning and Modernization Departments respectively. On June 4th I was pleased to attend the Employer Appreciation Dinner as the final event of this cohort.

On June 10th we were pleased to host a contingent of staff and Board members from the Newark Housing Authority who visited to learn more about our organizations. At the suggestion of HUD, we were recommended as a place to visit to see and learn about some "best practices". Thank you to

Chair Kilpatrick and Commissioner Witherspoon who joined us for the day. Thanks to all team members who helped to make the visit and the bus tour such a success.

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

- No Cost Time Extension to the contract with Cohen's Key Shop for key & Lock Services which expires on July 30, 2024. Extension effective July 31, 2024 thru September 30, 2024.
- No Cost time extension with Yale Termite & Pest Elimination Company, LLC for pest control which expires on June 5, 2024. Extension effective June 6, 2024, thru August 31, 2024.
- No Cost time extension with Northeast Generator Company for emergency back-up generator at Robert T. Wolfe which expires on June 30, 2024. Extension effective July 1, 2024, thru September 30, 2024.
- No Cost time extension with Consolidated Electric Company, LLC for electrical contractor services which expires on June 19, 2024. Extension effective June 20, 2024, thru September 30, 2024.

II. Finance

APRIL 2024 YTD Financials

The financial report covers seven months (October 1 through April 30) of data. Total Revenues are $107,626,805. Total Expenses are $64,891,965 (including depreciation expense of $1,122,843). The excess of revenue over expenses is reduced by $(42,994,048) capitalized expenditures. Depreciation expense add-back is $1,122,843. The HANH Net Surplus of $863,541 was as follows:

<u>MTW Programs</u>

- Low Income Public Housing

Net deficit is $(865,030) versus a budget net surplus of $507,471 for an overall unfavorable variance of $1,372,501.

- Section 8 Housing Choice Voucher

Net deficit $(4,406,365) versus a budget surplus of $771,270. The unfavorable variance is $5,177,635.

<u>Non-MTW Programs</u>

- Business Activities showed deficit of $(71,796) compared with a budgeted deficit of $(490,130), resulting in a favorable variance of $418,334.
- Central Office Cost Center shows a net surplus of $6,206,731 compared to a budgeted surplus of $1,413,818 resulting in a favorable variance of $4,792,913.

April 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	1,041,332	1,177,493	136,162	60,083	101,680	41,597	-	-	-	1,101,415	1,279,174	177,759
70600 HUD REVENUE	71,920,873	89,922,670	18,001,797	123,843	92,144	(31,699)	-	-	-	72,044,716	90,014,814	17,970,098
70000 OTHER REVENUE	7,000	532,805	525,805	13,551,446	17,505,734	3,954,288	(6,684,178)	(8,883,556)	(2,199,377)	6,874,268	9,154,984	2,280,716
71600 GAIN/LOSS ON SALE OF CAPITAL ASSETS	-	7,177,833	7,177,833	-	-	-	-	-	-	-	7,177,833	7,177,833
70000 TOTAL REVENUE	**72,969,204**	**98,810,802**	**25,841,597**	**13,735,373**	**17,699,559**	**3,964,186**	**(6,684,178)**	**(8,883,556)**	**(2,199,377)**	**80,020,399**	**107,626,805**	**27,606,406**
91000 OPERATING ADMINISTRATIVE	9,497,612	11,290,272	1,792,660	6,015,937	4,975,187	(1,040,750)	(6,684,178)	(8,883,556)	(2,199,377)	8,829,371	7,381,904	(1,447,468)
92500 TENANTS SERVICES	122,911	144,247	21,335	1,414,781	1,119,243	(295,538)	-	-	-	1,537,692	1,263,490	(274,202)
93000 UTILITIES	829,765	854,698	24,934	245,917	226,930	(18,987)	-	-	-	1,075,682	1,081,629	5,946
94000 MAINTENANCE	2,429,944	2,458,756	28,812	503,663	493,813	(9,849)	-	-	-	2,933,607	2,952,569	18,962
95000 PROTECTIVE SERVICES	143,993	73,459	(70,534)	17,640	10,866	(6,774)	-	-	-	161,633	84,324	(77,309)
96100 INSURANCE PREMIUMS	474,965	426,258	(48,707)	217,227	210,160	(7,067)	-	-	-	692,192	636,418	(55,774)
96000 GENERAL EXPENSE	215,228	-	(215,228)	233,333	-	(233,333)	-	-	-	448,562	-	(448,562)
96200 OTHER	1,062,756	1,118,727	55,970	-	-	-	-	-	-	1,062,756	1,118,727	55,970
96800 SEVERANCE EXPENSE	-	-	-	5,479,652	5,497,322	17,671			-	5,479,652	5,497,322	17,671
96900 TOTAL OPERATING EXPENSES	**14,777,174**	**16,366,415**	**1,589,241**	**14,128,150**	**12,533,522**	**(1,594,628)**	**(6,684,178)**	**(8,883,556)**	**(2,199,377)**	**22,221,146**	**20,016,382**	**(2,204,764)**
97100 EXTRAORDINARY MAINTENANCE	738,208	64,875	(673,333)	14,583	-	(14,583)	-	-	-	752,792	64,875	(687,917)
97200 CASUALITY LOSSES - NON CAPITALIZED	-	-	-	-	-	-	-	-	-	-	-	-
97300 HAP EXPENSE	43,383,123	43,687,865	304,742	-	-	-	-	-	-	43,383,123	43,687,865	304,742
97400 DEPRECIATION EXPENSE	639,935	676,904	36,969	437,527	445,939	8,412	-	-	-	1,077,462	1,122,843	45,381
90000 OTHER EXPENSES	**44,761,266**	**44,429,643**	**(331,623)**	**452,110**	**445,939**	**(6,171)**	**-**	**-**	**-**	**45,213,377**	**44,875,583**	**(337,794)**
TOTAL EXPENSES	**59,538,440**	**60,796,059**	**1,257,618**	**14,580,260**	**12,979,461**	**(1,600,799)**	**(6,684,178)**	**(8,883,556)**	**(2,199,377)**	**67,434,523**	**64,891,965**	**(2,542,558)**
RAD/DEV - MTW Fund Expenditures	(4,310,833)	(2,883,196)	1,427,637	(7,150,075)	(40,110,946)	(32,960,871)			-	(11,460,908)	(42,994,142)	(31,533,234)
Investment in the financing of affordable housing Dev		-	-	-	-	-			-	-	-	-
Reserve for interest on N/R		-	-	-	-	-			-	-	-	-
10010 Operating Transfer In	570,142	1,269,302	699,160	8,481,124	41,079,845	32,598,721	-	-	-	9,051,266	42,349,147	33,297,881
10020 Operating Transfer Out	(9,051,266)	(42,349,147)	(33,297,881)	-	-	-			-	(9,051,266)	(42,349,147)	(33,297,881)
10000 EXCESS OF REVENUE OVER (UNDER) EXPENSES	**638,807**	**(5,948,298)**	**6,587,105**	**486,161**	**5,688,996**	**5,202,835**	**-**	**-**	**-**	**1,124,968**	**(259,302)**	**1,384,270**
ADJ FOR DEPREICATION EXPENSE	639,935	676,904	36,969	437,527	445,939	8,412	-	-	-	1,077,462	1,122,843	45,381
350 SURPLUS / (DEFICIT)	**1,278,742**	**(5,271,395)**	**(6,550,136)**	**923,688**	**6,134,936**	**5,211,247**	**-**	**-**	**-**	**2,202,430**	**863,541**	**(1,338,889)**

III. Operations

A. Vacancy Rate

HANH's current occupancy rate for the month for May 96.81%. The agency goal is 96.00%. Attainment of this goal remains one of the primary objective for the Operations Department.

B. Rent Collection

Rent Collection – HANH's rent collection for the year to date ending the month of May 2024 is -66%. The agency goal is 95%. The team is diligently working to align with our agency goal. We work with residents by offering CED support and repayment plans, prior to taking legal action.

IV. Community and Economic Development (CED) Monthly Report

FSS Program:

- **(53)** FSS families have positive escrow account balances with a total of **$318,749.**
- Staff conducted: **4** FSS webinars (*English & Spanish*)
- **(3)** FSS Contracts signed
- **(4)** New program participants
- Completed: (**3**) Assessments, (3) FSS briefings (**11**) Goal Updates (**0**) Recertification appts **(2)** Annual Recertifications (**9)** Interims (**13**) FSS Addendums (**2**) Void
- Completed: (**2**) Contract Signings (**0**) 1:1 SEHOP meetings (**0**) Pre-term appts (**0**) Other Change of Unit (SEHOP) (**0**) HQS Inspections, (**0**) Issuance of Vouchers
- **(0)** participants graduated from the HUD FSS Program
- (**1**) Self-sufficient families (# of families moved to zero subsidy or EOP'd)

FSS Program Highlights:

- **M.T.** started the FSS Program in 2019 and currently has a personal savings of $30,000 since enrolling. Her goal is to continue to build her savins so she can use the fund toward She still has the plan to apply such savings towards her homeownership goal. She was given the green

light to purchase but has struggled to find the right home in the current market. Additionally, she has accumulated $20,876 in escrow (*as of 5/1/24*).

- **I.F.** started in the FSS program in 2022 with no personal savings account and PT employment of $11,258 annually while working as a school bus driver. In 2022, she received a raise and is now earning approximately 50k a year. She struggled to pay off personal debts in the first few months of 2023, her landlord had ordered her to move out of her former place since he was selling the house, so she had a lot of expenses and was unable to save. She makes every effort to participate in virtual CAHS & FSS webinars throughout her job schedule. She felt she was ready to start saving for her goal of becoming a homeowner and has managed to save 13k to date.

CARES Program:

- **$6.942** in REEF funds disbursed to (**1)** graduate
- Completed: (**0**) Assessments, (**8**) Goal Updates and Contract Signings
- Completed: **(17**) Annual Recertifications processed/(**3**)interims
- **(1)** Self-sufficient familie(s) (# of families moved to zero subsidy or EOP'ed to market rate rent or HO): (**1** EOP Homeowner)

CARES Program Highlights:

- 88th homeowner purchased a home in Naugatuck
- Continue to observe an increase in participants paying rent on time and assisting residents in clearing outstanding balances – 12% increase in on time payments from last month.

Graduate Highlights:

SV. and L.G. –From the start of CARES, Sarah and her husband always dreamed of buying a home. They worked very hard to secure full-time jobs. They started unemployed and with zero income but eventually graduated to full-time employment. Her husband became a maintenance supervisor for a property management company. They both raised their credit scores from the low 500s to over 700. They also managed to save over $40,0000. The CARES program played a crucial role in their success by allowing them to save monthly with a lower rental due to the lock in initiative that the CARES program offers all participants in year 3. Both are extremely proud of achieving this goal. They purchased a beautiful home in Naugatuck, Connecticut, and closed on it on May 23, 2004. **REEF $6,942- Credit Score- 720- Savings $47,000**

ECC Believes Highlight

- Live Girl has completed the Spring session of its mentoring program at Mill River Crossing with 6 female youth graduating. With feedback from youth and families who participated CED is planning to host another group in the summer.
- Assisted 26 youth with securing summer employment slots through Youth at Work
- Partnered with Youth Entrepreneurs for a Summer Business Program for high school aged youth to take place at the University of New Haven this summer. Youth will participate in two weeks and present business plan on the final day of the program.

- STEP Student Lissette Bustamante gets accepted into University of Connecticut.
- Graduation planning has begun for Youth High School Graduates.

V.Planning and Modernization

HUD Emergency Safety and Security Grant:

ECC was awarded $250,000 for Emergency Safety and Security 2023 to address security upgrades at Essex Townhouses, a family development with 35 apartments. We are replacing an antiquated camera system and repairing damaged access control gates. Work is completed and the anticipated closeout is July 2024.

HUD Housing Related Hazards 2020

ECC was awarded a $3,999,993 Housing Related Hazards grant to address the following Hazards at Scattered Sites, Essex, Crawford Manor, Wolfe: Smoke and Carbon monoxide, Radon, Mold and Vermin (high-rise buildings). Current obligation of funds is at 61% and expenditure of funds at 50%.

HUD Lead Grant 2020--ECC was awarded $3,700,000 for lead abatement.

Group D: 21 houses in the Scattered Sites East portfolio contract awarded. Construction started in 9 houses. 7 houses completed. Obligated 100% of the $3,700,000 and have expended 49% of the 2020 lead grant funding.

P&M Projects

- **George Crawford Structural Evaluation:** ECC conducted a structural evaluation of 90 Park Street, which is on the National Register of Historic Places to provide information on the condition of the structure of the building for current life safety and information valuable to any future plans for the building. Determined that no structural work needs to be completed prior to RAD conversion, if redevelopment occurs in five years' time.
- **Essex Fire Units and Miscellaneous Development-wide upgrades:** Schematic design phase: Scope of work is replacement of basement access doors and foundation repair to stop water infiltration/mold, renovation of 2 fire-damaged units, including the siding on 4 apartments, and necessary repairs to front stoops for code compliance, and to carports for removal of asbestos and mold.

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.
  - Development completed and leased.
  -
- **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.
- Development completed and leased.
- 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.
  - Development completed and leased. Conversion to permanent financing t completed on June 6, 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 2024 9% LIHTC round (due January, 2025).
  - Anticipated closing in 3rd quarter of 2025.

- **RAD Portfolio Award**
  - The Authority received a portfolio award, inclusive of 12 developments, with 11 being completed and detailed herein:
    - **Completed Developments Group I: Motley, Bush, Harvey and Newhall Garden; Group IIA: Waverly and Stanley Justice and Fulton Park; Group III: McQueeney, and Celentano; Group IV: Ruoppolo and Fairmont.**

- **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.
    - To date 16 units has been completed and leased.
    - Final construction completion is expected in June 2024.
    - Conversion to permanent financing targeted for 4th 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.
    - Construction is ongoing,

- **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.
    - Construction is ongoing.

- **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 2025.

- **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 2nd quarter of 2025.

- **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.
  - Closing anticipated to be on the 4th quarter of 2024.

MEMORANDUM

TO: **All Board of Commissioners**

FROM: **John Rafferty, CFO**

RE: **Bills and Communications**

DATE: **June 18, 2024**

Attached please find the following Two (2) lists:

Aged Accounts Payable Report totaling **$ 91,341.87** (listed on page 1), this excludes paid invoices on report). This list consists of invoices that have been received and entered in the system but may not be ready for payment. A register of the paid invoices may be provided at the June 18, 2024, Board of Commissioners meeting.

Bank Book Check Register totaling **$ 4,401,800.56** (listed on page 12). This list consists of invoices that have been paid from May 1 – May 31, 2024.
Marcum LLP ($ 16,679) for audit services agency-wide; Can I Live, Inc ($10,125) resident owned meeting; Mechanical Heating and Air Conditioning, Inc ($ 128,364) for HVAC services agency-wide; Reitman Personnel Services, Inc. ($ 98,407) for agency-wide temporary Services; Anthem Blue Cross/Blue Shield ($ 719,176) three months of Medical Benefits and one month of Dental; City of New Haven ($ 68,172) for two months of LCI, one month of Bulk trash and Fuel; Columbus House, Inc ($ 12,500) for tenant service contract; IMMIX TECHNOLOGY INC ($ 73,942) for HCV 1 year contract; Home Depot ($110,717) for agency-wide materials; United Illuminating ($ 115,775) for various sites electrical; Regional Water Authority ($53,811) For agency-wide services.

The total of both registers is **$ 4,493,142.43**
Attachments

Accounts Payable Report

Vendor	Description	Due Date	Invoice #	Amount
Ace Van & Storage, Inc.	283-000 LOCAL MOVING 5/1/24	6/6/2024 3:33:16 PM	33802	$ 250.00
Can I Live, Inc	RESIDENT OWNED BUSINESS INCUBATOR-955-106	6/28/2024	955-106	$10,125.00
City of New Haven	AO8	6/30/2024	BULK TRASH MAY 2024	$ 2,029.18
Colonial Life & Accident Insurance	COLONIAL LIFE MAY 2024	6/29/2024	COLINIAL MAY 2024	$16,199.76
Columbus House, Inc	ROCKVIEW MAY 2024	6/29/2024	RV.II-5.2024	$ 2,500.00
HD Supply Facilities Maintenance, Ltd	283-000	7/19/2024	9226074177.	$ 2,103.82
Jerris Luncheonette Inc	CED DEPARTMENT LUNCH 5/23/24	6/27/2024	CED DEPT LUNCH	$ 361.25
Kimberly Johansen	MILEAGE FOR MAY 2024	7/3/2024	MILEAGE FOR MAY 2024	$ 67.60
KJR Consulting	LEADERSHIP TRAING MAY 22 & 30,2024	6/21/2024	2564	$11,016.93
Legal Shield	LEGAL SHIELD MAY 2024	6/29/2024	LEGALSHIELD MAY 2024	$ 429.92
New Reach, Inc.	MCQUEENEY JANUARY 2024	3/1/2024	FY24-JAN 204	$ 5,375.00
New Reach, Inc.	MCQUEENEY FEBRUARY 2024	3/30/2024	FY24-FEB 2024	$ 4,917.31
New Reach, Inc.	MCQUEENEY MARCH 2024	4/30/2024	FY24-MAR 2024	$ 5,393.12
New Reach, Inc.	MCQUEENEY APRIL 2024	5/30/2024	FY24-APRIL 2024	$ 6,576.17
New Reach, Inc.	MCQUEENEY MAY 2024	6/30/2024	FY24-MAY 2024	$ 6,576.17
NuEnergen, LLC	A08	7/3/2024	17890	$ 2,166.67
Online Information Services, Inc	102-60 CRIMINAL REPORT	6/30/2024	1262169	$ 729.69
Online Information Services, Inc	958-000 CRIMINAL REPORT	6/6/2024 3:14:13 PM	1261202	$ 450.49
Quadient Finance USA, INC	POSTAGE METER-POSTAGE FUNDING REFIL APRIL 2024	5/30/2024	7900-0440-4847-4302-	$ 4,360.24
Robin Miller-Godwin	FREDDY FIXER PARADE LUNCH	7/5/2024	REIMBURSEMENT PARADE	$ 116.55
Solar Youth Inc.	CONTRACT SERVICES PERIOD-APRIL 2024	6/14/2024	CONTRACT SERVICES AP	$ 6,720.00
W.B. Mason Company Inc	281-27 Yvonne	6/29/2024	246862860	$ 733.99
W.B. Mason Company Inc	281-35 Javin	6/29/2024	246866712	$ 613.26
W.B. Mason Company Inc	281-10 Griselle 3rd FL	6/29/2024	246866786	$ 46.99
W.B. Mason Company Inc	281-20 Dean	6/29/2024	246874388	$ 41.32
W.B. Mason Company Inc	281-20 Fran	6/29/2024	246877148	$ 407.24
W.B. Mason Company Inc	281-35 Javin	6/28/2024	246854846	$ 155.94
W.B. Mason Company Inc	3rd FL copy area	6/29/2024	246880612	$ 317.04
W.B. Mason Company Inc	281-20	6/28/2024	246847436	$ 150.84
W.B. Mason Company Inc	958-000 Mabel 1st FL	6/29/2024	246873421	$ 98.76
William Kilpatrick	REIMBURSEMENT FOR MILEAGE & MEALS	6/21/2024	REIMBURSEMENT FOR MI	$ 311.62

Total Payments Due **$91,341.87**

ELM CITY communities

Housing Authority of New Haven

Type	Check No.	DD No.	Date	Amount	Status	Void Date	Recorded Payee
Check	189919	0	05/01/2024	$ (475.00)	Posted		232 Shelton Ave LLC
Check	189920	0	05/01/2024	$ (100.00)	Posted		65 Truman Street LLC
Check	189778	0	05/01/2024	$ (78.00)	Posted		Adrienne Simpson
DD	189779	31651	05/01/2024	$ (52.00)	Posted		Afrika Lynette Canady
DD	189780	31652	05/01/2024	$ (123.00)	Posted		Ana Falero
Check	189781	0	05/01/2024	$ (52.00)	Posted		Ayshnee Butler
Check	189782	0	05/01/2024	$ (17.00)	Posted		Beatriz Toro
Check	189783	0	05/01/2024	$ (107.00)	Posted		Brandi R Burgess
Check	189784	0	05/01/2024	$ (137.00)	Posted		Brenda Sparks
Check	189785	0	05/01/2024	$ (195.00)	Posted		Cassandra Moore
Check	189786	0	05/01/2024	$ (80.00)	Posted		Catalina Soto
Check	189787	0	05/01/2024	$ (137.00)	Posted		Chevonne Boone
Check	189788	0	05/01/2024	$ (106.00)	Posted		Ciera S Lewis
Check	189789	0	05/01/2024	$ (26.00)	Posted		Connie J Tyson
Check	189790	0	05/01/2024	$ (137.00)	Posted		Corelle Wallace
Check	189791	0	05/01/2024	$ (126.00)	Posted		Djiba Kane
Check	189792	0	05/01/2024	$ (241.00)	Posted		Dozier Dickey
Check	189921	0	05/01/2024	$ (29.22)	Posted		Engie North America Inc
Check	189922	0	05/01/2024	$ (2,326.76)	Posted		Engie North America Inc
Check	189923	0	05/01/2024	$ (11.18)	Posted		Engie North America Inc
Check	189924	0	05/01/2024	$ (7,390.65)	Posted		Engie North America Inc
Check	189925	0	05/01/2024	$ (13,239.35)	Posted		Engie North America Inc
Check	189926	0	05/01/2024	$ (20.29)	Posted		Engie North America Inc
Check	189793	0	05/01/2024	$ (16.00)	Posted		Evelyn Santiago
Check	189794	0	05/01/2024	$ (195.00)	Posted		Faith H Thompson
Check	189795	0	05/01/2024	$ (195.00)	Posted		Gianakos Jenkins
Check	189796	0	05/01/2024	$ (129.00)	Posted		Helen Suggs
Check	189797	0	05/01/2024	$ (156.00)	Posted		Hope Brodie
Check	189798	0	05/01/2024	$ (99.00)	Posted		Iniara Allen
DD	189799	31653	05/01/2024	$ (162.00)	Posted		Iris Nereida Santana
DD	189800	31654	05/01/2024	$ (195.00)	Posted		Isabel Fuentes
Check	189801	0	05/01/2024	$ (120.00)	Posted		Jacqueline Banks
Check	189802	0	05/01/2024	$ (4.00)	Posted		Jacquline Gallishaw
Check	189803	0	05/01/2024	$ (938.00)	Posted		Jada Nyla Burnett
Check	189804	0	05/01/2024	$ (128.00)	Posted		Jannie Ellison
Check	189805	0	05/01/2024	$ (52.00)	Posted		Jhamal Gallimore
Check	189806	0	05/01/2024	$ (269.00)	Posted		Joshua C Martinez
Check	189807	0	05/01/2024	$ (132.00)	Posted		Joslyn Lockwood
Check	189808	0	05/01/2024	$ (47.00)	Posted		Kiara Carmichael
Check	189809	0	05/01/2024	$ (171.00)	Posted		Lakeisha Massey
Check	189810	0	05/01/2024	$ (195.00)	Posted		Latoya D Garrett
Check	189811	0	05/01/2024	$ (59.00)	Posted		Leslie Mckiver
Check	189812	0	05/01/2024	$ (43.00)	Posted		Lindsay Derubis
Check	189813	0	05/01/2024	$ (165.00)	Posted		Maria R Langston
Check	189814	0	05/01/2024	$ (78.00)	Posted		Maria Rodriguez Quiles
Check	189815	0	05/01/2024	$ (82.00)	Posted		Martha Moore
DD	189816	31655	05/01/2024	$ (138.00)	Posted		Mary A Lopez
Check	189817	0	05/01/2024	$ (219.00)	Posted		Maryann Jones
Check	189818	0	05/01/2024	$ (16.00)	Posted		Mayra Quiles
Check	189819	0	05/01/2024	$ (156.00)	Posted		Mecca Malia Anderson
Check	189820	0	05/01/2024	$ (59.00)	Posted		Mi-kerria Shaw
Check	189821	0	05/01/2024	$ (156.00)	Posted		Nancy Marilyn Estrada
Check	189822	0	05/01/2024	$ (102.00)	Posted		Natalie Rodriguez
Check	189823	0	05/01/2024	$ (99.00)	Posted		Natasha Laureano
Check	189824	0	05/01/2024	$ (48.00)	Posted		Patty Burruss
Check	189825	0	05/01/2024	$ (16.00)	Posted		Paula A Barnes
Check	189826	0	05/01/2024	$ (159.00)	Posted		Perry Flowers
Check	189827	0	05/01/2024	$ (87.00)	Posted		Preziosa Flores
Check	189828	0	05/01/2024	$ (193.00)	Posted		Rayquan T Durham
Check	189934	0	05/01/2024	$ (1,205.03)	Posted		Regional Water Authority
Check	189935	0	05/01/2024	$ (516.65)	Posted		Regional Water Authority
Check	189936	0	05/01/2024	$ (682.12)	Posted		Regional Water Authority
Check	189829	0	05/01/2024	$ (126.00)	Posted		Rehossem Djirangaye

DD	0	31660	05/01/2024	$ (3,030.00)	Posted		Reno & Cavanaugh, Pllc
Check	189830	0	05/01/2024	$ (18.00)	Posted		Robyn Louise Green
DD	189831	31656	05/01/2024	$ (22.00)	Posted		Rosaura Luciano
Check	189832	0	05/01/2024	$ (146.00)	Posted		Sarah M Kendrick
DD	189833	31657	05/01/2024	$ (52.00)	Posted		Sean Michael Flowers
Check	189834	0	05/01/2024	$ (156.00)	Posted		Shalanda Rena Wiggins
Check	189835	0	05/01/2024	$ (52.00)	Posted		Shaquonda Rashaya Hunte
Check	189836	0	05/01/2024	$ (163.00)	Posted		Shirley A Massey
Check	189837	0	05/01/2024	$ (19.00)	Posted		Sor Perez
Check	189937	0	05/01/2024	$ (1,196.63)	Posted		Southern Connecticut Gas
Check	189938	0	05/01/2024	$ (1,880.14)	Posted		Southern Connecticut Gas
Check	189939	0	05/01/2024	$ (1,489.86)	Posted		Southern Connecticut Gas
Check	189940	0	05/01/2024	$ (1,682.86)	Posted		Southern Connecticut Gas
Check	189941	0	05/01/2024	$ (1,574.08)	Posted		Southern Connecticut Gas
Check	189942	0	05/01/2024	$ (268.71)	Posted		Southern Connecticut Gas
Check	189943	0	05/01/2024	$ (4,176.28)	Posted		Southern Connecticut Gas
Check	189944	0	05/01/2024	$ (200.12)	Posted		Southern Connecticut Gas
Check	189945	0	05/01/2024	$ (15.83)	Posted		Southern Connecticut Gas
Check	189946	0	05/01/2024	$ (1,249.64)	Posted		Southern Connecticut Gas
Check	189947	0	05/01/2024	$ (1,601.68)	Posted		Southern Connecticut Gas
Check	189948	0	05/01/2024	$ (755.10)	Posted		Southern Connecticut Gas
Check	189949	0	05/01/2024	$ (269.98)	Posted		Southern Connecticut Gas
Check	189950	0	05/01/2024	$ (207.68)	Posted		Southern Connecticut Gas
Check	189951	0	05/01/2024	$ (1,092.06)	Posted		Southern Connecticut Gas
Check	189952	0	05/01/2024	$ (1,478.02)	Posted		Southern Connecticut Gas
Check	189953	0	05/01/2024	$ (1,703.72)	Posted		Southern Connecticut Gas
Check	189954	0	05/01/2024	$ (816.23)	Posted		Southern Connecticut Gas
Check	189955	0	05/01/2024	$ (1,528.83)	Posted		Southern Connecticut Gas
Check	189956	0	05/01/2024	$ (1,081.05)	Posted		Southern Connecticut Gas
Check	189957	0	05/01/2024	$ (1,202.98)	Posted		Southern Connecticut Gas
Check	189958	0	05/01/2024	$ (1,480.84)	Posted		Southern Connecticut Gas
Check	189959	0	05/01/2024	$ (415.37)	Posted		Southern Connecticut Gas
Check	189960	0	05/01/2024	$ (733.61)	Posted		Southern Connecticut Gas
Check	189838	0	05/01/2024	$ (154.00)	Posted		Stephanie Sumler
Check	189839	0	05/01/2024	$ (245.00)	Posted		Tamika Bratton
Check	189840	0	05/01/2024	$ (19.00)	Posted		Tania Montanez
Check	189841	0	05/01/2024	$ (234.00)	Posted		Tanya Franklin
Check	189842	0	05/01/2024	$ (25.00)	Posted		Tanya A. Solomon
DD	189843	31658	05/01/2024	$ (162.00)	Posted		Teneshia Monique Harrington
Check	189844	0	05/01/2024	$ (99.00)	Posted		Terese Edwina Stevenson
DD	189845	31659	05/01/2024	$ (76.00)	Posted		Thelma Goodwin
Check	189846	0	05/01/2024	$ (55.00)	Posted		Tiffaine Brodie
Check	189847	0	05/01/2024	$ (69.00)	Posted		Tonya Perkins
Check	189848	0	05/01/2024	$ (128.00)	Posted		Trenna Soares
Check	189849	0	05/01/2024	$ (128.00)	Posted		Trevon Highsmith
Check	189850	0	05/01/2024	$ (59.00)	Posted		Tyquanna Whitaker
Check	189851	0	05/01/2024	$ (140.00)	Posted		Tyrell J Pearson
Check	189852	0	05/01/2024	$ (59.00)	Posted		Tyshonna Hobby
Check	189961	0	05/01/2024	$ (11,440.41)	Posted		United Illuminating
Check	189962	0	05/01/2024	$ (12,881.27)	Posted		United Illuminating
Check	189963	0	05/01/2024	$ (66.56)	Posted		United Illuminating
Check	189964	0	05/01/2024	$ (1,173.87)	Posted		United Illuminating
Check	189965	0	05/01/2024	$ (2,095.64)	Posted		United Illuminating
Check	189966	0	05/01/2024	$ (223.66)	Posted		United Illuminating
Check	189967	0	05/01/2024	$ (938.71)	Posted		United Illuminating
Check	189968	0	05/01/2024	$ (120.39)	Posted		United Illuminating
Check	189969	0	05/01/2024	$ (95.31)	Posted		United Illuminating
Check	189970	0	05/01/2024	$ (403.97)	Posted		United Illuminating
Check	189971	0	05/01/2024	$ (1,265.65)	Posted		United Illuminating
Check	189972	0	05/01/2024	$ (915.47)	Posted		United Illuminating
Check	189973	0	05/01/2024	$ (1,188.46)	Posted		United Illuminating
Check	189974	0	05/01/2024	$ (294.75)	Posted		United Illuminating
Check	189975	0	05/01/2024	$ (1,329.38)	Posted		United Illuminating
Check	189853	0	05/01/2024	$ (112.00)	Posted		Vanessa Myers
Check	189854	0	05/01/2024	$ (109.00)	Posted		Victoria C Allen
Check	189927	0	05/01/2024	$ (630.30)	Posted		Water Pollution Control
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Check	189929	0	05/01/2024	$ (6,592.20)	Posted		Water Pollution Control
Check	189930	0	05/01/2024	$ (2,165.10)	Posted		Water Pollution Control
Check	189931	0	05/01/2024	$ (3,032.40)	Posted		Water Pollution Control
Check	189932	0	05/01/2024	$ (2,371.80)	Posted		Water Pollution Control
Check	189933	0	05/01/2024	$ (4,753.50)	Posted		Water Pollution Control
Check	189855	0	05/01/2024	$ (147.00)	Posted		Yelitza Maria Santiago

Check	189856	0	05/01/2024	$ (98.00)	Posted		Yvonne A Barros
DD	0	31676	05/02/2024	$ (5,588.00)	Posted		360 Management Group. Co.
DD	0	31677	05/02/2024	$ (21,237.32)	Posted		Brookside 2 Associates LLC
DD	0	31678	05/02/2024	$ (24,913.41)	Posted		Brookside I Associates LLC
DD	0	31679	05/02/2024	$ (3,091.34)	Posted		Carahsoft Technology Corporation
DD	0	31680	05/02/2024	$ -	Posted	06/05/2024	Cohen Key Shop
DD	0	31692	05/02/2024	$ -	Posted	06/05/2024	Cohen Key Shop
DD	0	31681	05/02/2024	$ (2,305.77)	Posted		CWPM, LLC
Check	189985	0	05/02/2024	$ (85.36)	Posted		Home Depot
DD	0	31693	05/02/2024	$ (1,950.00)	Posted		Home Services & More, LLC
DD	0	31694	05/02/2024	$ (28,801.24)	Posted		Housing Authority of the City of New Haven
DD	0	31682	05/02/2024	$ (11,965.68)	Posted		Mechanical Heating and Air Conditioning, Inc
Check	189986	0	05/02/2024	$ (36.27)	Posted		Network Electric And Security Systems, LLC
DD	0	31683	05/02/2024	$ (16,020.00)	Posted		Nonprofit HR Solutions LLC
DD	0	31684	05/02/2024	$ (2,250.50)	Posted		Reitman Personnel Services, Inc.
DD	0	31685	05/02/2024	$ (16,939.65)	Posted		Reitman Personnel Services, Inc.
DD	0	31686	05/02/2024	$ (13,820.19)	Posted		Rockview 1 Associates LLC
Check	189977	0	05/02/2024	$ (1,254.63)	Posted		Southern Connecticut Gas
Check	189978	0	05/02/2024	$ (96.55)	Posted		Southern Connecticut Gas
Check	189979	0	05/02/2024	$ (321.23)	Posted		Southern Connecticut Gas
Check	189980	0	05/02/2024	$ (659.60)	Posted		Southern Connecticut Gas
Check	189981	0	05/02/2024	$ (3,082.52)	Posted		Southern Connecticut Gas
Check	189982	0	05/02/2024	$ (3,337.22)	Posted		Southern Connecticut Gas
Check	189983	0	05/02/2024	$ (3,027.92)	Posted		Southern Connecticut Gas
DD	0	31687	05/02/2024	$ (5,807.70)	Posted		Sparks Security LLC
DD	0	31688	05/02/2024	$ (18,844.05)	Posted		Trinity New Haven Housing LP
DD	0	31689	05/02/2024	$ (8,977.92)	Posted		Trinity New Haven Housing Three LP
DD	0	31690	05/02/2024	$ (27,956.53)	Posted		Trinity New Haven Housing Two Limited Partnership
DD	0	31691	05/02/2024	$ (15,349.93)	Posted		Trinity Rowe, LP
Check	189976	0	05/02/2024	$ (359.33)	Posted		United Illuminating
Check	189984	0	05/02/2024	$ (5,216.01)	Posted		W.B. Mason Company Inc
DD	0	31696	05/03/2024	$ (25.00)	Posted		Alberta Witherspoon
Check	190046	0	05/03/2024	$ (25.00)	Posted		Alma Keys
Check	190064	0	05/03/2024	$ (36.93)	Posted		Aramark Refreshment Services
Check	190047	0	05/03/2024	$ (25.00)	Posted		Brenda J Harris
Check	189987	0	05/03/2024	$ (700.00)	Posted		Bridgeport 770
DD	0	31697	05/03/2024	$ (10,125.00)	Posted		Can I Live, Inc
Check	190065	0	05/03/2024	$ (3,971.70)	Posted		City of New Haven
DD	0	31698	05/03/2024	$ -	Posted	06/05/2024	Cohen Key Shop
DD	0	31699	05/03/2024	$ -	Posted	06/05/2024	Cohen Key Shop
Check	189988	0	05/03/2024	$ (198.35)	Posted		Comcast Cable
Check	189989	0	05/03/2024	$ (298.35)	Posted		Comcast Cable
Check	189990	0	05/03/2024	$ (198.35)	Posted		Comcast Cable
Check	189991	0	05/03/2024	$ (198.35)	Posted		Comcast Cable
Check	189992	0	05/03/2024	$ (198.35)	Posted		Comcast Cable
Check	189993	0	05/03/2024	$ (164.85)	Posted		Comcast Cable
Check	190048	0	05/03/2024	$ (25.00)	Posted		Cynthia N Rogers
DD	0	31700	05/03/2024	$ (9,000.00)	Posted		EccoVia, Inc
Check	190049	0	05/03/2024	$ (4,675.49)	Posted		F.W. Webb Company
Check	190066	0	05/03/2024	$ (10,847.93)	Posted		F.W. Webb Company
Check	189994	0	05/03/2024	$ (77.27)	Posted		Frontier Communications of Company
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Check	190002	0	05/03/2024	$ (77.27)	Posted		Frontier Communications of Company
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Check	190004	0	05/03/2024	$ (330.14)	Posted		Frontier Communications of Company
Check	190005	0	05/03/2024	$ (117.92)	Posted		Frontier Communications of Company
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Check	190067	0	05/03/2024	$ (77.27)	Posted		Frontier Communications of Company
Check	190068	0	05/03/2024	$ (143.47)	Posted		Frontier Communications of Company
Check	190050	0	05/03/2024	$ (180.00)	Posted		Gayatri Rana
Check	190051	0	05/03/2024	$ (4,700.00)	Posted		Greater New Haven NAACP
Check	190052	0	05/03/2024	$ (1,334.94)	Posted		HD Supply Facilities Maintenance, Ltd
DD	0	31704	05/03/2024	$ (4,376.46)	Posted		Holly A Bryk
Check	190053	0	05/03/2024	$ (502.10)	Posted		Home Depot
DD	0	31705	05/03/2024	$ (1,168.00)	Posted		Home Services & More, LLC
Check	190054	0	05/03/2024	$ (25.00)	Posted		Juanita Furlow
DD	0	31701	05/03/2024	$ (8,333.33)	Posted		Kelly Group Consultants LLC

DD	0	31702	05/03/2024	$ (43.61)	Posted		LaToya Mills
Check	190055	0	05/03/2024	$ (25.00)	Posted		Mabel L Carroll
Check	190069	0	05/03/2024	$ (10,120.00)	Posted		Marcum LLP
DD	0	31703	05/03/2024	$ (890.00)	Posted		McCarter & English, LLP
Check	190056	0	05/03/2024	$ (25.00)	Posted		Michael Sydney Perkins
DD	0	31706	05/03/2024	$ (8,084.00)	Posted		New Haven Village Suites
Check	190070	0	05/03/2024	$ (30.66)	Posted		Online Information Services, Inc
DD	0	31707	05/03/2024	$ (1,327.50)	Posted		Otis Elevator Company
DD	0	31708	05/03/2024	$ (315.00)	Posted		Palace Garage dba York Service Center
DD	0	31709	05/03/2024	$ (18,406.88)	Posted		Reitman Personnel Services, Inc.
Check	190057	0	05/03/2024	$ (25.00)	Posted		Sarmarian Tremble
Check	190058	0	05/03/2024	$ (15,000.00)	Posted		See Click Fix, Inc
Check	190071	0	05/03/2024	$ (150.00)	Posted		Supreme Corporation
Check	190007	0	05/03/2024	$ (108.44)	Posted		United Illuminating
Check	190059	0	05/03/2024	$ (2,088.51)	Posted		United Illuminating
Check	190072	0	05/03/2024	$ (1,028.46)	Posted		W.B. Mason Company Inc
Check	190008	0	05/03/2024	$ (9,560.10)	Posted		Water Pollution Control
Check	190009	0	05/03/2024	$ (1,935.60)	Posted		Water Pollution Control
Check	190010	0	05/03/2024	$ (1,813.20)	Posted		Water Pollution Control
Check	190011	0	05/03/2024	$ (121.83)	Posted		Water Pollution Control
Check	190012	0	05/03/2024	$ (2,280.91)	Posted		Water Pollution Control
Check	190013	0	05/03/2024	$ (5,097.60)	Posted		Water Pollution Control
Check	190014	0	05/03/2024	$ (9,126.60)	Posted		Water Pollution Control
Check	190015	0	05/03/2024	$ (6,525.60)	Posted		Water Pollution Control
Check	190016	0	05/03/2024	$ (4,115.62)	Posted		Water Pollution Control
Check	190017	0	05/03/2024	$ (15,028.20)	Posted		Water Pollution Control
Check	190018	0	05/03/2024	$ (14,220.30)	Posted		Water Pollution Control
Check	190019	0	05/03/2024	$ (5,781.30)	Posted		Water Pollution Control
Check	190020	0	05/03/2024	$ (1,643.70)	Posted		Water Pollution Control
Check	190021	0	05/03/2024	$ (4,035.90)	Posted		Water Pollution Control
Check	190022	0	05/03/2024	$ (5,223.90)	Posted		Water Pollution Control
Check	190023	0	05/03/2024	$ (1,212.60)	Posted		Water Pollution Control
Check	190024	0	05/03/2024	$ (1,516.20)	Posted		Water Pollution Control
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Check	190027	0	05/03/2024	$ (1,755.90)	Posted		Water Pollution Control
Check	190028	0	05/03/2024	$ (1,176.60)	Posted		Water Pollution Control
Check	190029	0	05/03/2024	$ (17,720.10)	Posted		Water Pollution Control
Check	190030	0	05/03/2024	$ (94.50)	Posted		Water Pollution Control
Check	190031	0	05/03/2024	$ (6,082.80)	Posted		Water Pollution Control
Check	190032	0	05/03/2024	$ (7,508.00)	Posted		Water Pollution Control
Check	190033	0	05/03/2024	$ (2,139.90)	Posted		Water Pollution Control
Check	190034	0	05/03/2024	$ (992.40)	Posted		Water Pollution Control
Check	190035	0	05/03/2024	$ (3,402.70)	Posted		Water Pollution Control
Check	190036	0	05/03/2024	$ (3,576.30)	Posted		Water Pollution Control
Check	190060	0	05/03/2024	$ -	Posted	05/22/2024	Yale New Haven Hospital
Check	190061	0	05/03/2024	$ -	Posted	05/22/2024	Yale New Haven Hospital
Check	190062	0	05/03/2024	$ (50.00)	Posted		Yoviel Manuel Morales
Check	190063	0	05/03/2024	$ (50.00)	Posted		Zion Anthony Morales
Check	190038	0	05/06/2024	$ -	Posted		Hands On Moving, LLC
Check	190037	0	05/06/2024	$ (985.00)	Posted		Hands On Moving, LLC
DD	0	31695	05/06/2024	$ (9,364.33)	Posted		Haz-Pros Inc
Check	190043	0	05/07/2024	$ (1,000.00)	Posted		351 Ellsworth LLC
Check	190039	0	05/07/2024	$ (1,000.00)	Posted		65 Truman Street LLC
Check	190044	0	05/07/2024	$ (2,150.00)	Posted		65 Truman Street LLC
Check	190045	0	05/07/2024	$ (100.00)	Posted		65 Truman Street LLC
Check	190040	0	05/07/2024	$ (1,000.00)	Posted		Barzel LLC
Check	190042	0	05/07/2024	$ (2,987.55)	Posted		NortonLifeLock Inc
Check	190041	0	05/07/2024	$ (100.00)	Posted		Top Tier Realty Group
Check	190073	0	05/08/2024	$ -	Posted	05/08/2024	Anthem Blue Cross/Blue Shield
Check	190074	0	05/08/2024	$ (236,591.18)	Posted		Anthem Blue Cross/Blue Shield
Check	190075	0	05/08/2024	$ (234,215.74)	Posted		Anthem Blue Cross/Blue Shield
Check	190088	0	05/10/2024	$ (200.00)	Posted		Ace Van & Storage, Inc.
Check	190089	0	05/10/2024	$ (5,011.25)	Posted		AM/PM Glass & Metal Fab., LLC
DD	0	31715	05/10/2024	$ (766.50)	Posted		Berchem Moses PC
DD	0	31716	05/10/2024	$ (14.99)	Posted		Carahsoft Technology Corporation
DD	0	31717	05/10/2024	$ (3,537.30)	Posted		Cohen Key Shop
Check	190090	0	05/10/2024	$ (314.31)	Posted		Comcast Cable
Check	190105	0	05/10/2024	$ (258.31)	Posted		Comcast Cable
DD	0	31718	05/10/2024	$ (82.75)	Posted		Corporate Mailing Services LLC
DD	0	31710	05/10/2024	$ (46,648.87)	Posted		CWPM, LLC
Check	190106	0	05/10/2024	$ (1,777.19)	Posted		F.W. Webb Company
Check	190091	0	05/10/2024	$ (2,229.05)	Posted		Hearst Media Services Connecticut, LLC

Check	190076	0	05/10/2024	$ (1,465.30)	Posted		Home Depot
Check	190092	0	05/10/2024	$ (1,713.19)	Posted		Home Depot
Check	190107	0	05/10/2024	$ (1,944.09)	Posted		Home Depot
DD	0	31719	05/10/2024	$ (10,750.00)	Posted		Home Services & More, LLC
DD	0	31711	05/10/2024	$ (128.00)	Posted		Housing Authority of the City of New Haven
DD	0	31726	05/10/2024	$ -	Posted	05/10/2024	Housing Authority of the City of New Haven
DD	0	31727	05/10/2024	$ -	Posted	05/10/2024	Housing Development Fund, Inc.
DD	0	31734	05/10/2024	$ (5,536.53)	Posted		Housing Development Fund, Inc.
Check	190093	0	05/10/2024	$ (73,942.11)	Posted		IMMIX TECHNOLOGY INC
Check	190077	0	05/10/2024	$ (41.47)	Posted		John F Murray
Check	190078	0	05/10/2024	$ (4,782.24)	Posted		Johns Refuse & Recycling, LLC
Check	190108	0	05/10/2024	$ (1,176.48)	Posted		JTTS LLC
Check	190109	0	05/10/2024	$ (38.50)	Posted		JTTS LLC
Check	190110	0	05/10/2024	$ (2,000.00)	Posted		KGA Inc
DD	0	31712	05/10/2024	$ (305.00)	Posted		Kone Inc.
DD	0	31720	05/10/2024	$ (915.00)	Posted		Kone Inc.
DD	0	31721	05/10/2024	$ (3,660.00)	Posted		McCarter & English, LLP
DD	0	31728	05/10/2024	$ -	Posted	05/10/2024	McCarter & English, LLP
DD	0	31735	05/10/2024	$ (19,092.50)	Posted		McCarter & English, LLP
DD	0	31722	05/10/2024	$ (120.00)	Posted		Mechanical Heating and Air Conditioning, Inc
DD	0	31729	05/10/2024	$ -	Posted	05/10/2024	New Horizon Communications Corp
DD	0	31736	05/10/2024	$ (418.75)	Posted		New Horizon Communications Corp
Check	190079	0	05/10/2024	$ (324.23)	Posted		Northeast Electrical Distributors & Eagle Electric
DD	0	31723	05/10/2024	$ (1,027.37)	Posted		Northwest Interpreters, Inc.
DD	0	31724	05/10/2024	$ (17,333.34)	Posted		NuEnergen, LLC
Check	190094	0	05/10/2024	$ (270.46)	Posted		Online Information Services, Inc
Check	190095	0	05/10/2024	$ (402.96)	Posted		Online Information Services, Inc
DD	0	31730	05/10/2024	$ -	Posted	05/10/2024	Otis Elevator Company
DD	0	31737	05/10/2024	$ (776.25)	Posted		Otis Elevator Company
Check	190111	0	05/10/2024	$ (876.94)	Posted		Regional Water Authority
DD	0	31713	05/10/2024	$ (1,371.80)	Posted		Reitman Personnel Services, Inc.
DD	0	31714	05/10/2024	$ (14,576.48)	Posted		Reitman Personnel Services, Inc.
Check	190080	0	05/10/2024	$ (15,313.44)	Posted		Ricoh USA Inc
Check	190096	0	05/10/2024	$ (1,409.96)	Posted		Ricoh USA Inc
Check	190081	0	05/10/2024	$ (3,108.39)	Posted		Southern Connecticut Gas
Check	190082	0	05/10/2024	$ (1,096.24)	Posted		Southern Connecticut Gas
Check	190083	0	05/10/2024	$ (853.71)	Posted		Southern Connecticut Gas
Check	190097	0	05/10/2024	$ (115.65)	Posted		Southern Connecticut Gas
Check	190098	0	05/10/2024	$ (411.18)	Posted		Southern Connecticut Gas
Check	190099	0	05/10/2024	$ (341.98)	Posted		Southern Connecticut Gas
Check	190112	0	05/10/2024	$ (50.09)	Posted		Southern Connecticut Gas
Check	190113	0	05/10/2024	$ (80.14)	Posted		Southern Connecticut Gas
Check	190114	0	05/10/2024	$ (358.26)	Posted		Southern Connecticut Gas
Check	190115	0	05/10/2024	$ (2,332.28)	Posted		Southern Connecticut Gas
Check	190116	0	05/10/2024	$ (1,531.17)	Posted		Southern Connecticut Gas
DD	0	31731	05/10/2024	$ -	Posted	05/10/2024	Sparks Security LLC
DD	0	31738	05/10/2024	$ (1,338.40)	Posted		Sparks Security LLC
Check	190117	0	05/10/2024	$ (322.56)	Posted		Sunwealth Project Pool 14 LLC
DD	0	31725	05/10/2024	$ (35,855.00)	Posted		The Computer Company Inc
DD	0	31732	05/10/2024	$ -	Posted	05/10/2024	The Glendower Group, Inc
DD	0	31739	05/10/2024	$ (15,000.00)	Posted		The Glendower Group, Inc
DD	0	31733	05/10/2024	$ -	Posted	05/10/2024	The Narrative Project, LLC
DD	0	31740	05/10/2024	$ (16,250.00)	Posted		The Narrative Project, LLC
Check	190084	0	05/10/2024	$ (1,682.68)	Posted		Torello Tire Inc.
Check	190118	0	05/10/2024	$ (1,531.50)	Posted		Torello Tire Inc.
Check	190085	0	05/10/2024	$ (306.80)	Posted		United Illuminating
Check	190086	0	05/10/2024	$ (50.94)	Posted		United Illuminating
Check	190100	0	05/10/2024	$ (599.71)	Posted		United Illuminating
Check	190101	0	05/10/2024	$ (273.93)	Posted		United Illuminating
Check	190102	0	05/10/2024	$ (909.76)	Posted		United Illuminating
Check	190103	0	05/10/2024	$ (656.91)	Posted		United Illuminating
Check	190104	0	05/10/2024	$ (974.20)	Posted		United Illuminating
Check	190119	0	05/10/2024	$ (1,149.38)	Posted		United Illuminating
Check	190120	0	05/10/2024	$ (1,067.06)	Posted		United Illuminating
Check	190121	0	05/10/2024	$ (1,020.05)	Posted		United Illuminating
Check	190122	0	05/10/2024	$ (1,013.40)	Posted		United Illuminating
Check	190123	0	05/10/2024	$ (44.55)	Posted		United Illuminating
Check	190124	0	05/10/2024	$ (2,326.53)	Posted		Verizon Wireless
Check	190087	0	05/10/2024	$ (2,437.54)	Posted		W.B. Mason Company Inc
DD	0	31743	05/13/2024	$ (1,500.00)	Posted		Continuum Of Care, Inc.
Check	190125	0	05/13/2024	$ (110.51)	Posted		Federal Express Corp.
Check	190153	0	05/13/2024	$ (6,347.59)	Posted		HD Supply Facilities Maintenance, Ltd
Check	190126	0	05/13/2024	$ -	Posted	05/13/2024	Home Depot

Check	190135	0	05/13/2024	$ (405.25)	Posted		Home Depot
Check	190154	0	05/13/2024	$ (5,171.00)	Posted		Home Depot
Check	190136	0	05/13/2024	$ (83.16)	Posted		Labor Law Center, Inc.
DD	0	31744	05/13/2024	$ (22.91)	Posted		LaToya Mills
DD	0	31746	05/13/2024	$ (88,966.73)	Posted		Mechanical Heating and Air Conditioning, Inc
DD	0	31741	05/13/2024	$ (7,903.00)	Posted		Nan Mckay & Associates
Check	190137	0	05/13/2024	$ (150.00)	Posted		Pedro Diaz
Check	190138	0	05/13/2024	$ (150.00)	Posted		Pedro Diaz
Check	190139	0	05/13/2024	$ (478.00)	Posted		Postmaster
Check	190140	0	05/13/2024	$ (135.52)	Posted		Regional Water Authority
Check	190141	0	05/13/2024	$ (115.30)	Posted		Regional Water Authority
Check	190142	0	05/13/2024	$ (1,778.83)	Posted		Regional Water Authority
Check	190143	0	05/13/2024	$ (1,069.81)	Posted		Regional Water Authority
DD	0	31742	05/13/2024	$ (9,256.08)	Posted		Ringcentral, Inc
Check	190155	0	05/13/2024	$ (3,788.33)	Posted		Southern Connecticut Gas
Check	190156	0	05/13/2024	$ (1,570.47)	Posted		Southern Connecticut Gas
Check	190127	0	05/13/2024	$ (92.98)	Posted		Taisha Rivera-Franklin dba Sweet Treats Celebrations, LLC
DD	0	31745	05/13/2024	$ (2,885.79)	Posted		Tri-Con Construction Manager, Llc
Check	190128	0	05/13/2024	$ (91.00)	Posted		United Illuminating
Check	190129	0	05/13/2024	$ (55.10)	Posted		United Illuminating
Check	190130	0	05/13/2024	$ (40.99)	Posted		United Illuminating
Check	190131	0	05/13/2024	$ (203.39)	Posted		United Illuminating
Check	190132	0	05/13/2024	$ (2,051.54)	Posted		United Illuminating
Check	190133	0	05/13/2024	$ (3,537.13)	Posted		United Illuminating
Check	190134	0	05/13/2024	$ (2,417.23)	Posted		United Illuminating
Check	190144	0	05/13/2024	$ (395.72)	Posted		United Illuminating
Check	190145	0	05/13/2024	$ (1,713.84)	Posted		United Illuminating
Check	190146	0	05/13/2024	$ (433.24)	Posted		United Illuminating
Check	190147	0	05/13/2024	$ (251.58)	Posted		United Illuminating
Check	190148	0	05/13/2024	$ (298.99)	Posted		United Illuminating
Check	190149	0	05/13/2024	$ (115.40)	Posted		United Illuminating
Check	190150	0	05/13/2024	$ (134.39)	Posted		United Illuminating
Check	190151	0	05/13/2024	$ (5,421.60)	Posted		Water Pollution Control
Check	190152	0	05/13/2024	$ (867.30)	Posted		Water Pollution Control
DD	0	31763	05/14/2024	$ (2,875.00)	Posted		212 Exchange Street LLC
Check	190157	0	05/14/2024	$ (131.28)	Posted		Aramark Refreshment Services
Check	190164	0	05/14/2024	$ (653.34)	Posted		Aramark Refreshment Services
Check	190184	0	05/14/2024	$ (1,538.10)	Posted		Autoscribe Corporation
Check	190253	0	05/14/2024	$ (607.34)	Posted		Canon Solutions America Inc.
DD	0	31758	05/14/2024	$ (25,486.70)	Posted		Cdw Government Inc
DD	0	31747	05/14/2024	$ (11,940.00)	Posted		Christopher Williams Architects, LLC
Check	190223	0	05/14/2024	$ (200.00)	Posted		Christy A Pedini
Check	190224	0	05/14/2024	$ (2,500.00)	Posted		Columbus House, Inc
Check	190225	0	05/14/2024	$ (2,500.00)	Posted		Columbus House, Inc
Check	190226	0	05/14/2024	$ (2,500.00)	Posted		Columbus House, Inc
Check	190227	0	05/14/2024	$ (2,500.00)	Posted		Columbus House, Inc
Check	190228	0	05/14/2024	$ (2,500.00)	Posted		Columbus House, Inc
Check	190173	0	05/14/2024	$ (284.36)	Posted		Comcast Cable
Check	190174	0	05/14/2024	$ (66.43)	Posted		Comcast Cable
Check	190234	0	05/14/2024	$ (237.84)	Posted		Comcast Cable
Check	190235	0	05/14/2024	$ (254.35)	Posted		Comcast Cable
DD	0	31764	05/14/2024	$ (2,000.00)	Posted		Concepts for Adaptive Learning
Check	190165	0	05/14/2024	$ (480.00)	Posted		Consolidated Electric INC
DD	0	31759	05/14/2024	$ (11,650.22)	Posted		Crumbie Law Group, LLC
DD	0	31748	05/14/2024	$ (1,605.00)	Posted		Enviromed Services, Inc.
Check	190158	0	05/14/2024	$ (184.68)	Posted		Federal Express Corp.
Check	190166	0	05/14/2024	$ (158.59)	Posted		Frontier Communications of Company
Check	190175	0	05/14/2024	$ (292.17)	Posted		Frontier Communications of Company
Check	190176	0	05/14/2024	$ (77.27)	Posted		Frontier Communications of Company
Check	190177	0	05/14/2024	$ (190.25)	Posted		Frontier Communications of Company
Check	190178	0	05/14/2024	$ (1,567.44)	Posted		Frontier Communications of Company
Check	190179	0	05/14/2024	$ (77.27)	Posted		Frontier Communications of Company
Check	190180	0	05/14/2024	$ (117.65)	Posted		Frontier Communications of Company
Check	190185	0	05/14/2024	$ (182.05)	Posted		Frontier Communications of Company
Check	190186	0	05/14/2024	$ (170.51)	Posted		Frontier Communications of Company
Check	190236	0	05/14/2024	$ (1,009.29)	Posted		Frontier Communications of Company
Check	190237	0	05/14/2024	$ (175.97)	Posted		Frontier Communications of Company
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Check	190239	0	05/14/2024	$ (224.69)	Posted		Frontier Communications of Company
Check	190240	0	05/14/2024	$ (216.06)	Posted		Frontier Communications of Company
Check	190241	0	05/14/2024	$ (174.88)	Posted		Frontier Communications of Company
Check	190242	0	05/14/2024	$ (133.37)	Posted		Frontier Communications of Company
Check	190243	0	05/14/2024	$ (99.08)	Posted		Frontier Communications of Company

Check	190244	0	05/14/2024	$	(92.13)	Posted		Frontier Communications of Company
Check	190245	0	05/14/2024	$	(92.13)	Posted		Frontier Communications of Company
Check	190246	0	05/14/2024	$	(77.27)	Posted		Frontier Communications of Company
Check	190247	0	05/14/2024	$	(117.92)	Posted		Frontier Communications of Company
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Check	190250	0	05/14/2024	$	(92.13)	Posted		Frontier Communications of Company
Check	190190	0	05/14/2024	$	(86.41)	Posted		Gayatri Rana
Check	190159	0	05/14/2024	$	(6,369.94)	Posted		Home Depot
Check	190167	0	05/14/2024	$	(989.97)	Posted		Home Depot
Check	190170	0	05/14/2024	$	(4,232.20)	Posted		Home Depot
Check	190171	0	05/14/2024	$	(6,457.06)	Posted		Home Depot
DD	0	31753	05/14/2024	$	(190.00)	Posted		Home Services & More, LLC
DD	0	31765	05/14/2024	$	(26.00)	Posted		Housing Insurance Services, Inc.
DD	0	31754	05/14/2024	$	(25.00)	Posted		Infoshred, LLC
Check	190229	0	05/14/2024	$	(200.00)	Posted		Jennifer Malone
Check	190168	0	05/14/2024	$	(150.00)	Posted		Johnson Controls Inc
Check	190181	0	05/14/2024	$	(443.48)	Posted		Johnson Controls US Holdings LLC
Check	190221	0	05/14/2024	$	(51.99)	Posted		Kimberly Johansen
DD	0	31750	05/14/2024	$	(12,733.87)	Posted		KJR Consulting
DD	0	31760	05/14/2024	$	(19.50)	Posted		KJR Consulting
DD	0	31761	05/14/2024	$	(140.91)	Posted		LaToya Mills
DD	0	31762	05/14/2024	$	(70.00)	Posted		LaToya Mills
Check	190160	0	05/14/2024	$	(2,972.95)	Posted		Laz Parking
Check	190230	0	05/14/2024	$	(200.00)	Posted		Marta Laboy
DD	0	31752	05/14/2024	$	(5,002.00)	Posted		Mechanical Heating and Air Conditioning, Inc
Check	190254	0	05/14/2024	$	(525.00)	Posted		Melinda Vallanilla
Check	190191	0	05/14/2024	$	(102.70)	Posted		Melody Ramos
Check	190231	0	05/14/2024	$	(200.00)	Posted		Miguel Avila
Check	190232	0	05/14/2024	$	(200.00)	Posted		Noraima Avila
Check	190161	0	05/14/2024	$	(2,638.01)	Posted		Northeast Electrical Distributors & Eagle Electric
Check	190169	0	05/14/2024	$	(2,652.64)	Posted		Northeast Electrical Distributors & Eagle Electric
Check	190162	0	05/14/2024	$	(486.18)	Posted		Online Information Services, Inc
Check	190192	0	05/14/2024	$	(1,229.93)	Posted		Regional Water Authority
Check	190193	0	05/14/2024	$	(645.11)	Posted		Regional Water Authority
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Check	190196	0	05/14/2024	$	(920.24)	Posted		Regional Water Authority
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Check	190200	0	05/14/2024	$	(736.28)	Posted		Regional Water Authority
Check	190201	0	05/14/2024	$	(3,210.95)	Posted		Regional Water Authority
Check	190202	0	05/14/2024	$	(123.69)	Posted		Regional Water Authority
Check	190203	0	05/14/2024	$	(367.91)	Posted		Regional Water Authority
Check	190204	0	05/14/2024	$	(231.18)	Posted		Regional Water Authority
Check	190205	0	05/14/2024	$	(2,812.57)	Posted		Regional Water Authority
Check	190206	0	05/14/2024	$	(2,020.76)	Posted		Regional Water Authority
Check	190207	0	05/14/2024	$	(4,015.86)	Posted		Regional Water Authority
Check	190208	0	05/14/2024	$	(1,750.10)	Posted		Regional Water Authority
DD	0	31749	05/14/2024	$	(6,616.80)	Posted		Ringcentral, Inc
DD	0	31755	05/14/2024	$	(16.32)	Posted		Ringcentral, Inc
DD	0	31756	05/14/2024	$	(7,750.00)	Posted		Ringcentral, Inc
DD	0	31757	05/14/2024	$	(13,400.00)	Posted		Ringcentral, Inc
Check	190209	0	05/14/2024	$	(804.81)	Posted		Southern Connecticut Gas
Check	190182	0	05/14/2024	$	(438.75)	Posted		Stanley Convergent Security Solutions, INc.
Check	190187	0	05/14/2024	$	(3,190.00)	Posted		State Of Connecticut
Check	190233	0	05/14/2024	$	(200.00)	Posted		Stevie Jackson
Check	190163	0	05/14/2024	$	(85.00)	Posted		Supreme Corporation
Check	190188	0	05/14/2024	$	(410.00)	Posted		THE GUSTO KITCHEN LLC
Check	190189	0	05/14/2024	$	(150.00)	Posted		Tiffany R Kelley
Check	190172	0	05/14/2024	$	(2,750.00)	Posted		Total Fence Llc
Check	190210	0	05/14/2024	$	(57.66)	Posted		United Illuminating
Check	190211	0	05/14/2024	$	(1,935.96)	Posted		United Illuminating
Check	190212	0	05/14/2024	$	(2,578.20)	Posted		United Illuminating
Check	190213	0	05/14/2024	$	(2,297.75)	Posted		United Illuminating
Check	190214	0	05/14/2024	$	(1,872.16)	Posted		United Illuminating
Check	190215	0	05/14/2024	$	(1,106.32)	Posted		United Illuminating
Check	190216	0	05/14/2024	$	(67.93)	Posted		United Illuminating
Check	190217	0	05/14/2024	$	(76.98)	Posted		United Illuminating
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Check	190219	0	05/14/2024	$	(1,335.79)	Posted		United Illuminating
Check	190220	0	05/14/2024	$	(300.62)	Posted		United Illuminating

Check	190222	0	05/14/2024	$ (2,094.91)	Posted		United Illuminating
Check	190251	0	05/14/2024	$ (1,595.73)	Posted		W.B. Mason Company Inc
DD	0	31751	05/14/2024	$ (355.00)	Posted		WebHouse Inc
Check	190183	0	05/14/2024	$ (618.00)	Posted		Yale New Haven Hospital
Check	190252	0	05/14/2024	$ (11,887.48)	Posted		Yale Termite & Pest Elimination Corp.
DD	0	31767	05/16/2024	$ (94,731.20)	Posted		360 Management Group. Co.
DD	0	31766	05/16/2024	$ (2,952.23)	Posted		4Imprint, Inc.
Check	190255	0	05/16/2024	$ (8,087.00)	Posted		Mobility Works, Inc
Check	190256	0	05/16/2024	$ (480.00)	Posted		State Of Connecticut
Check	190257	0	05/16/2024	$ (20,989.14)	Posted		United Illuminating
DD	0	31768	05/17/2024	$ (7,810.00)	Posted		212 Exchange Street LLC
DD	0	31769	05/17/2024	$ (320.00)	Posted		Cohen Key Shop
Check	190295	0	05/17/2024	$ (13,825.35)	Posted		Comcast Cable
Check	190258	0	05/17/2024	$ (12,082.93)	Posted		Engie North America Inc
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Check	190261	0	05/17/2024	$ (59.73)	Posted		Engie North America Inc
Check	190262	0	05/17/2024	$ (1,521.29)	Posted		Engie North America Inc
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Check	190264	0	05/17/2024	$ (49.73)	Posted		Engie North America Inc
Check	190265	0	05/17/2024	$ (45.02)	Posted		Engie North America Inc
Check	190296	0	05/17/2024	$ (1,507.43)	Posted		F.W. Webb Company
Check	190297	0	05/17/2024	$ (2,814.10)	Posted		HD Supply Facilities Maintenance, Ltd
DD	0	31770	05/17/2024	$ (70,038.30)	Posted		Housing Authority of the City of New Haven
Check	190298	0	05/17/2024	$ (44,569.67)	Posted		Johnson Controls US Holdings LLC
DD	0	31771	05/17/2024	$ (3,287.10)	Posted		Otis Elevator Company
Check	190266	0	05/17/2024	$ (299.93)	Posted		Regional Water Authority
Check	190267	0	05/17/2024	$ (6,299.02)	Posted		Regional Water Authority
Check	190268	0	05/17/2024	$ (87.13)	Posted		Regional Water Authority
Check	190269	0	05/17/2024	$ (52.11)	Posted		Regional Water Authority
Check	190270	0	05/17/2024	$ (1,421.33)	Posted		Regional Water Authority
Check	190271	0	05/17/2024	$ (739.17)	Posted		Regional Water Authority
Check	190272	0	05/17/2024	$ (587.19)	Posted		Regional Water Authority
Check	190273	0	05/17/2024	$ (143.88)	Posted		Regional Water Authority
Check	190274	0	05/17/2024	$ (1,209.08)	Posted		Regional Water Authority
Check	190275	0	05/17/2024	$ (985.69)	Posted		Regional Water Authority
DD	0	31772	05/17/2024	$ (13,275.00)	Posted		Rubino Enterprises LLC
Check	190276	0	05/17/2024	$ (89.41)	Posted		Southern Connecticut Gas
Check	190277	0	05/17/2024	$ (1,195.75)	Posted		Southern Connecticut Gas
Check	190278	0	05/17/2024	$ (506.57)	Posted		Southern Connecticut Gas
Check	190279	0	05/17/2024	$ (503.02)	Posted		Southern Connecticut Gas
Check	190280	0	05/17/2024	$ (27.50)	Posted		Southern Connecticut Gas
Check	190281	0	05/17/2024	$ (2,838.70)	Posted		Southern Connecticut Gas
Check	190282	0	05/17/2024	$ (6.50)	Posted		Southern Connecticut Gas
Check	190283	0	05/17/2024	$ (257.72)	Posted		Southern Connecticut Gas
Check	190299	0	05/17/2024	$ (580.25)	Posted		Stanley Convergent Security Solutions, INc.
Check	190284	0	05/17/2024	$ (14.40)	Posted		United Illuminating
Check	190285	0	05/17/2024	$ (1,501.64)	Posted		United Illuminating
Check	190286	0	05/17/2024	$ (34.16)	Posted		United Illuminating
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Check	190292	0	05/17/2024	$ (277.11)	Posted		United Illuminating
Check	190293	0	05/17/2024	$ (41.51)	Posted		United Illuminating
Check	190294	0	05/17/2024	$ (527.28)	Posted		United Illuminating
Check	190327	0	05/20/2024	$ (585.00)	Posted		Ace Van & Storage, Inc.
Check	190300	0	05/20/2024	$ (200.00)	Posted		Adalberto Rivera
DD	0	31773	05/20/2024	$ (200.00)	Posted		Airess Johnson
DD	0	31774	05/20/2024	$ (200.00)	Posted		Al Mccoy Langston
DD	0	31775	05/20/2024	$ (200.00)	Posted		Alberta W Golden
DD	0	31776	05/20/2024	$ (200.00)	Posted		Alberta Witherspoon
DD	0	31777	05/20/2024	$ (200.00)	Posted		Alicia M Spencer
Check	190301	0	05/20/2024	$ (200.00)	Posted		Angela Dixon
Check	190302	0	05/20/2024	$ (200.00)	Posted		Annette Yancey
Check	190331	0	05/20/2024	$ (12,835.77)	Posted		Anthem Blue Cross/Blue Shield
Check	190332	0	05/20/2024	$ (129.95)	Posted		Anthem Blue Cross/Blue Shield
Check	190303	0	05/20/2024	$ (200.00)	Posted		Avis Grant
DD	0	31778	05/20/2024	$ (3,797.50)	Posted		Berchem Moses PC
Check	190304	0	05/20/2024	$ (200.00)	Posted		Billy Ray Mathews
Check	190305	0	05/20/2024	$ (200.00)	Posted		Brenda J Harris
Check	190306	0	05/20/2024	$ (200.00)	Posted		Bruce Gatling

Check	190307	0	05/20/2024	$ (200.00)	Posted		Clenison Dickey
DD	0	31779	05/20/2024	$ (604.46)	Posted		Crumbie Law Group, LLC
DD	0	31803	05/20/2024	$ (22,409.16)	Posted		Crumbie Law Group, LLC
Check	190308	0	05/20/2024	$ (200.00)	Posted		Darius K Reid
DD	0	31780	05/20/2024	$ (200.00)	Posted		Deborah Hudson
DD	0	31781	05/20/2024	$ (200.00)	Posted		Dennis Nathaniel Jenkins
DD	0	31782	05/20/2024	$ (200.00)	Posted		Donna Santiago
DD	0	31783	05/20/2024	$ (200.00)	Posted		Doris J Doward
DD	0	31784	05/20/2024	$ (200.00)	Posted		Dorothy M Smith
Check	190309	0	05/20/2024	$ (200.00)	Posted		Edward Beverley
Check	190310	0	05/20/2024	$ (200.00)	Posted		Gail Pressley
Check	190311	0	05/20/2024	$ (200.00)	Posted		George G Robinson
Check	190312	0	05/20/2024	$ (200.00)	Posted		Hector A Lozada-Osorio
Check	190313	0	05/20/2024	$ (44,168.17)	Posted		Housing Authority Risk Retention Group, Inc
DD	0	31804	05/20/2024	$ (162.96)	Posted		Infoshred, LLC
Check	190314	0	05/20/2024	$ (200.00)	Posted		James Jenkins
Check	190315	0	05/20/2024	$ (200.00)	Posted		Janet Poole
DD	0	31785	05/20/2024	$ (200.00)	Posted		Jonathan Stewart
Check	190316	0	05/20/2024	$ (200.00)	Posted		Judy Cosby
DD	0	31786	05/20/2024	$ (200.00)	Posted		Keith Davis
Check	190317	0	05/20/2024	$ (200.00)	Posted		Kelly Nichols
DD	0	31787	05/20/2024	$ (975.00)	Posted		KJR Consulting
DD	0	31788	05/20/2024	$ (200.00)	Posted		Lagreta Riles
DD	0	31789	05/20/2024	$ (84.00)	Posted		LaToya Mills
DD	0	31790	05/20/2024	$ (200.00)	Posted		Lavern Davis
Check	190318	0	05/20/2024	$ (7,236.46)	Posted		Laz Parking
Check	190319	0	05/20/2024	$ (200.00)	Posted		Lee C Moore
DD	0	31791	05/20/2024	$ (200.00)	Posted		Lenard Greene
DD	0	31792	05/20/2024	$ (200.00)	Posted		Linda Cross
DD	0	31793	05/20/2024	$ (200.00)	Posted		Luz E Torres
Check	190320	0	05/20/2024	$ (200.00)	Posted		Major Banks
DD	0	31794	05/20/2024	$ (164.34)	Posted		Northwest Interpreters, Inc.
DD	0	31795	05/20/2024	$ (200.00)	Posted		Patricia Mabry
DD	0	31796	05/20/2024	$ (200.00)	Posted		Patricia Thorpe
DD	0	31797	05/20/2024	$ (200.00)	Posted		Paul A Kates
DD	0	31798	05/20/2024	$ (200.00)	Posted		Pedro Octavio Jimenez
DD	0	31799	05/20/2024	$ (200.00)	Posted		Perry Lamar Gary
Check	190321	0	05/20/2024	$ (200.00)	Posted		Ralph Berryman
DD	0	31805	05/20/2024	$ (1,190.00)	Posted		Reitman Personnel Services, Inc.
Check	190322	0	05/20/2024	$ (200.00)	Posted		Roberto Roman-Negron
Check	190323	0	05/20/2024	$ (200.00)	Posted		Russell Roberson
Check	190324	0	05/20/2024	$ (200.00)	Posted		Sean Holland
Check	190325	0	05/20/2024	$ (200.00)	Posted		Shantour Jackson
Check	190328	0	05/20/2024	$ (359.59)	Posted		Southern Connecticut Gas
Check	190329	0	05/20/2024	$ (72.07)	Posted		Southern Connecticut Gas
Check	190326	0	05/20/2024	$ (200.00)	Posted		Teethenia Stroud
DD	0	31800	05/20/2024	$ (200.00)	Posted		Teresa Nela Caporale
DD	0	31801	05/20/2024	$ (200.00)	Posted		Todd Collins
Check	190330	0	05/20/2024	$ (3,342.64)	Posted		W.B. Mason Company Inc
DD	0	31802	05/20/2024	$ (200.00)	Posted		Willard E. Ford
Check	190333	0	05/21/2024	$ (319.00)	Posted		Jairo H. Uribe
DD	0	31813	05/22/2024	$ (1,710.00)	Posted		212 Exchange Street LLC
DD	0	31809	05/22/2024	$ (150,134.31)	Posted		360 Management Group. Co.
DD	0	31821	05/22/2024	$ (15,788.43)	Posted		360 Management Group. Co.
Check	190341	0	05/22/2024	$ (186.72)	Posted		Aflac
Check	190342	0	05/22/2024	$ (213.59)	Posted		Aramark Refreshment Services
Check	190343	0	05/22/2024	$ (20.69)	Posted		Aramark Refreshment Services
Check	190357	0	05/22/2024	$ (745.01)	Posted		Aramark Refreshment Services
Check	190387	0	05/22/2024	$ (458.37)	Posted		ARAMARK Uniform & Career Apparel
Check	190344	0	05/22/2024	$ -	Posted	05/23/2024	City of New Haven
Check	190345	0	05/22/2024	$ (268.94)	Posted		Cobblestone System Corp
DD	0	31806	05/22/2024	$ (177.00)	Posted		Cohen Key Shop
Check	190358	0	05/22/2024	$ (442.79)	Posted		Comcast Cable
Check	190359	0	05/22/2024	$ (298.35)	Posted		Comcast Cable
Check	190360	0	05/22/2024	$ (198.35)	Posted		Comcast Cable
Check	190361	0	05/22/2024	$ (298.35)	Posted		Comcast Cable
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Check	190363	0	05/22/2024	$ (298.35)	Posted		Comcast Cable
Check	190364	0	05/22/2024	$ (298.35)	Posted		Comcast Cable
Check	190365	0	05/22/2024	$ (132.42)	Posted		Comcast Cable
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Check	190367	0	05/22/2024	$ (132.42)	Posted		Comcast Cable
DD	0	31837	05/22/2024	$ (72.50)	Posted		Corporate Mailing Services LLC

DD	0	31807	05/22/2024	$ (6,218.54)	Posted		Crumbie Law Group, LLC
Check	190340	0	05/22/2024	$ (1,270.00)	Posted		Davendra Ramdat
Check	190346	0	05/22/2024	$ (166.18)	Posted		De Lage Landen Financial Services, Inc
Check	190413	0	05/22/2024	$ (1,997.37)	Posted		Delta Dental of New Jersey, Inc
Check	190347	0	05/22/2024	$ (1,037.23)	Posted		Eagle Elevator Company, Inc.
Check	190388	0	05/22/2024	$ (3.99)	Posted		Engie North America Inc
Check	190389	0	05/22/2024	$ (21.81)	Posted		Engie North America Inc
Check	190390	0	05/22/2024	$ (2,362.73)	Posted		Engie North America Inc
Check	190391	0	05/22/2024	$ (4.10)	Posted		Engie North America Inc
Check	190392	0	05/22/2024	$ (27,319.86)	Posted		Engie North America Inc
Check	190393	0	05/22/2024	$ (10.37)	Posted		Engie North America Inc
Check	190334	0	05/22/2024	$ (26.16)	Posted		Eryka L Claudio
Check	190335	0	05/22/2024	$ (463.98)	Posted		Evelise Ribeiro
Check	190417	0	05/22/2024	$ (4,148.67)	Posted		F.W. Webb Company
Check	190368	0	05/22/2024	$ (239.88)	Posted		Frontier Communications of Company
Check	190369	0	05/22/2024	$ (206.02)	Posted		Frontier Communications of Company
Check	190370	0	05/22/2024	$ (327.70)	Posted		Frontier Communications of Company
Check	190371	0	05/22/2024	$ (230.06)	Posted		Frontier Communications of Company
Check	190372	0	05/22/2024	$ (77.27)	Posted		Frontier Communications of Company
Check	190373	0	05/22/2024	$ (165.45)	Posted		Frontier Communications of Company
Check	190374	0	05/22/2024	$ (117.92)	Posted		Frontier Communications of Company
Check	190375	0	05/22/2024	$ (77.27)	Posted		Frontier Communications of Company
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Check	190378	0	05/22/2024	$ (77.27)	Posted		Frontier Communications of Company
Check	190379	0	05/22/2024	$ (122.90)	Posted		Frontier Communications of Company
Check	190380	0	05/22/2024	$ (86.09)	Posted		Frontier Communications of Company
Check	190381	0	05/22/2024	$ (224.29)	Posted		Frontier Communications of Company
Check	190382	0	05/22/2024	$ (106.85)	Posted		Frontier Communications of Company
Check	190383	0	05/22/2024	$ (150.41)	Posted		Frontier Communications of Company
Check	190384	0	05/22/2024	$ (274.36)	Posted		Frontier Communications of Company
DD	0	31822	05/22/2024	$ (787.26)	Posted		Glendower Wilmot Road Residential, LLC
Check	190348	0	05/22/2024	$ (5,758.20)	Posted		HD Supply Facilities Maintenance, Ltd
Check	190418	0	05/22/2024	$ (6,035.46)	Posted		HD Supply Facilities Maintenance, Ltd
DD	0	31814	05/22/2024	$ (242.76)	Posted		Holly A Bryk
Check	190338	0	05/22/2024	$ (2,778.22)	Posted		Home Depot
Check	190349	0	05/22/2024	$ (5,546.20)	Posted		Home Depot
Check	190394	0	05/22/2024	$ (103.73)	Posted		Home Depot
Check	190414	0	05/22/2024	$ (68,718.71)	Posted		Home Depot
Check	190419	0	05/22/2024	$ (778.82)	Posted		Home Depot
Check	190423	0	05/22/2024	$ (3,374.22)	Posted		Home Depot
DD	0	31810	05/22/2024	$ (1,518.50)	Posted		Home Services & More, LLC
DD	0	31823	05/22/2024	$ (647.00)	Posted		Home Services & More, LLC
DD	0	31811	05/22/2024	$ (840.64)	Posted		Housing Authority of the City of New Haven
DD	0	31824	05/22/2024	$ (176,469.00)	Posted		Housing Authority of the City of New Haven
DD	0	31825	05/22/2024	$ (334,706.00)	Posted		Housing Authority of the City of New Haven
DD	0	31826	05/22/2024	$ (63,914.00)	Posted		Housing Authority of the City of New Haven
DD	0	31827	05/22/2024	$ (154,448.00)	Posted		Housing Authority of the City of New Haven
DD	0	31812	05/22/2024	$ (8,003.87)	Posted		Infoshred, LLC
DD	0	31815	05/22/2024	$ (295.00)	Posted		Infoshred, LLC
Check	190336	0	05/22/2024	$ (26.64)	Posted		Jasmine Ruiz
Check	190339	0	05/22/2024	$ (146.00)	Posted		John Shiverly
Check	190406	0	05/22/2024	$ (100.00)	Posted		Jose J Garcia
Check	190337	0	05/22/2024	$ (525.00)	Posted		Melinda Vallanilla
DD	0	31838	05/22/2024	$ (4,400.00)	Posted		Motivation Compliance and Training Inc
DD	0	31820	05/22/2024	$ -	Posted	05/24/2024	Olga Zweeres
Check	190412	0	05/22/2024	$ (1,980.00)	Posted		Olga Zweeres
Check	190415	0	05/22/2024	$ (31,863.61)	Posted		Oxford Health Plans, LLC
DD	0	31839	05/22/2024	$ (129.60)	Posted		Palace Garage dba York Service Center
Check	190350	0	05/22/2024	$ (1,334.93)	Posted		Regional Water Authority
Check	190351	0	05/22/2024	$ (271.82)	Posted		Regional Water Authority
Check	190352	0	05/22/2024	$ (825.08)	Posted		Regional Water Authority
Check	190395	0	05/22/2024	$ (93.06)	Posted		Regional Water Authority
DD	0	31828	05/22/2024	$ (21,222.78)	Posted		Reitman Personnel Services, Inc.
Check	190353	0	05/22/2024	$ (1,409.96)	Posted		Ricoh USA Inc
Check	190354	0	05/22/2024	$ (613.52)	Posted		Skyview Ridgefield LLC
Check	190355	0	05/22/2024	$ (51.96)	Posted		Southern Connecticut Gas
Check	190396	0	05/22/2024	$ (3,003.07)	Posted		Southern Connecticut Gas
Check	190397	0	05/22/2024	$ (15.64)	Posted		Southern Connecticut Gas
Check	190398	0	05/22/2024	$ (194.43)	Posted		Southern Connecticut Gas
DD	0	31808	05/22/2024	$ (2,772.40)	Posted		Sparks Security LLC
DD	0	31829	05/22/2024	$ (2,055.40)	Posted		Sparks Security LLC
Check	190385	0	05/22/2024	$ (1,283.54)	Posted		Standard Insurance Company.

Check	190416	0	05/22/2024	$ (474.64)	Posted		Standard Insurance Company.
DD	0	31830	05/22/2024	$ (9,081.00)	Posted		The Glendower Group, Inc
DD	0	31831	05/22/2024	$ (17,893.00)	Posted		The Glendower Group, Inc
DD	0	31832	05/22/2024	$ (10,652.00)	Posted		The Glendower Group, Inc
DD	0	31833	05/22/2024	$ (95,807.00)	Posted		The Glendower Group, Inc
DD	0	31834	05/22/2024	$ (55,295.00)	Posted		The Glendower Group, Inc
DD	0	31835	05/22/2024	$ (35,950.00)	Posted		The Glendower Group, Inc
DD	0	31836	05/22/2024	$ (37,762.00)	Posted		The Glendower Group, Inc
Check	190420	0	05/22/2024	$ (635.68)	Posted		Torello Tire Inc.
DD	0	31816	05/22/2024	$ (35,357.40)	Posted		Tri-Lift, Inc
Check	190356	0	05/22/2024	$ (80.43)	Posted		United Illuminating
Check	190399	0	05/22/2024	$ (97.55)	Posted		United Illuminating
Check	190400	0	05/22/2024	$ (21.91)	Posted		United Illuminating
Check	190401	0	05/22/2024	$ (18.57)	Posted		United Illuminating
Check	190402	0	05/22/2024	$ (157.45)	Posted		United Illuminating
Check	190403	0	05/22/2024	$ (300.22)	Posted		United Illuminating
Check	190404	0	05/22/2024	$ (1,718.78)	Posted		United Illuminating
Check	190405	0	05/22/2024	$ (24.77)	Posted		United Illuminating
Check	190421	0	05/22/2024	$ (745.56)	Posted		United Site Servcies Northeast, Inc
Check	190386	0	05/22/2024	$ (9,206.14)	Posted		W.B. Mason Company Inc
Check	190422	0	05/22/2024	$ (206.00)	Posted		Yale New Haven Hospital
DD	0	31818	05/23/2024	$ (5,584.50)	Posted		Berchem Moses PC
Check	190411	0	05/23/2024	$ (1,341.29)	Posted		Regional Water Authority
DD	0	31817	05/23/2024	$ (1,954.22)	Posted		Ringcentral, Inc
DD	0	31819	05/23/2024	$ (21,017.05)	Posted		TORTI GALLAS AND PARTNERS, INC
Check	190407	0	05/23/2024	$ (7,376.00)	Posted		USA Institutional Tax Credit Fund LXXXVII L.P
Check	190408	0	05/23/2024	$ (5,000.00)	Posted		USA Institutional Tax Credit Fund LXXXVII L.P
Check	190409	0	05/23/2024	$ (5,170.00)	Posted		USA Institutional Tax Credit Fund LXXXVII L.P
Check	190410	0	05/23/2024	$ (12,842.70)	Posted		Yale University
Check	190424	0	05/28/2024	$ (110.00)	Posted		Jocelyne M. Barsczewski
Check	190523	0	05/29/2024	$ (201.00)	Posted		Ana Bertha Paredes Obregon
Check	190524	0	05/29/2024	$ (422.00)	Posted		Angel McPhaul
Check	190502	0	05/29/2024	$ (235,403.46)	Posted		Anthem Blue Cross/Blue Shield
DD	0	31849	05/29/2024	$ (1,861.50)	Posted		Berchem Moses PC
Check	190525	0	05/29/2024	$ (800.07)	Posted		Brittany Noel Warren
Check	190522	0	05/29/2024	$ (2,000.00)	Posted		Carla Velasquez
Check	190514	0	05/29/2024	$ (2,236.29)	Posted		Chamberlain Court Condominium Association, Inc.
Check	190521	0	05/29/2024	$ -	Posted		City of New Haven
Check	190520	0	05/29/2024	$ (54,477.82)	Posted		City of New Haven
DD	0	31850	05/29/2024	$ (2,000.00)	Posted		Concepts for Adaptive Learning
Check	190526	0	05/29/2024	$ (1,270.00)	Posted		Davendra Ramdat
Check	190527	0	05/29/2024	$ (102.00)	Posted		Deloris A Watson
Check	190528	0	05/29/2024	$ (1,141.00)	Posted		Deloris A Watson
Check	190529	0	05/29/2024	$ (150.00)	Posted		Ernestine Barnes
Check	190530	0	05/29/2024	$ (1,750.00)	Posted		Ferdinand Escoffery
DD	0	31858	05/29/2024	$ -	Posted	05/29/2024	Freeman Companies, LLC
DD	0	31859	05/29/2024	$ -	Posted		Freeman Companies, LLC
DD	0	31860	05/29/2024	$ (8,400.00)	Posted		Freeman Companies, LLC
DD	0	31851	05/29/2024	$ (1,871.10)	Posted		Gilson Software Solutions - PHA, LLC.
DD	0	31856	05/29/2024	$ (1,871.10)	Posted		Gilson Software Solutions - PHA, LLC.
Check	190531	0	05/29/2024	$ (598.00)	Posted		Glendower Ribicoff Four, LLC
Check	190532	0	05/29/2024	$ (214.00)	Posted		Glendower Ribicoff, LLC
Check	190533	0	05/29/2024	$ (160.00)	Posted		Hands On Moving, LLC
Check	190503	0	05/29/2024	$ (275.00)	Posted		HD Supply Facilities Maintenance, Ltd
Check	190504	0	05/29/2024	$ (81.34)	Posted		Home Depot
Check	190534	0	05/29/2024	$ (470.00)	Posted		Janida Hernandez
Check	190505	0	05/29/2024	$ (2,934.00)	Posted		Jasmine Ruiz
DD	0	31852	05/29/2024	$ (22.64)	Posted		LaToya Mills
Check	190506	0	05/29/2024	$ (5,355.00)	Posted		Laz Parking
DD	0	31857	05/29/2024	$ (9,948.30)	Posted		Lothrop Associates, LLP
Check	190507	0	05/29/2024	$ (189.00)	Posted		Margarita Pagan
Check	190508	0	05/29/2024	$ (100.00)	Posted		Massmutual Va.
Check	190509	0	05/29/2024	$ (100.00)	Posted		Massmutual Va.
DD	0	31853	05/29/2024	$ (920.00)	Posted		MINITPRINT Inc d/b/a Docuprintnow
Check	190535	0	05/29/2024	$ (1,453.00)	Posted		MZNH Holdings LLC
Check	190517	0	05/29/2024	$ (1,190.00)	Posted		Nahro
Check	190536	0	05/29/2024	$ (67.00)	Posted		Natalya Troutman
Check	190510	0	05/29/2024	$ (1,000.00)	Posted		Neighborhood Housing Services of New Haven, Inc
Check	190511	0	05/29/2024	$ -	Posted	06/07/2024	Nydia E Jimenez
Check	190512	0	05/29/2024	$ (1,248.00)	Posted		Philadelphia Indemnity Insurance Company
Check	190518	0	05/29/2024	$ (7,154.19)	Posted		Quadient Finance USA, INC
Check	190537	0	05/29/2024	$ (113.00)	Posted		Raven Taylor
Check	190538	0	05/29/2024	$ (440.00)	Posted		Rhodella Woods

Check	190513	0	05/29/2024	$ (233.71)	Posted		Ricoh USA Inc
Check	190539	0	05/29/2024	$ (157.00)	Posted		Rosayda D Sanchez
DD	0	31854	05/29/2024	$ (6,942.00)	Posted		Sarah Esther Garcia
Check	190519	0	05/29/2024	$ (19,798.24)	Posted		Standard Insurance Company.
Check	190540	0	05/29/2024	$ (251.00)	Posted		Stephanie Marie Cox
Check	190541	0	05/29/2024	$ (370.00)	Posted		Tashima Snell
DD	0	31855	05/29/2024	$ (8,000.00)	Posted		The Narrative Project, LLC
Check	190542	0	05/29/2024	$ (209.00)	Posted		Traci Frasier
Check	190515	0	05/29/2024	$ (324.00)	Posted		Yale New Haven Hospital
Check	190516	0	05/29/2024	$ (112.00)	Posted		Yale New Haven Hospital
Check	190552	0	05/30/2024	$ (1,200.00)	Posted		Ace Van & Storage, Inc.
Check	190543	0	05/30/2024	$ (254.63)	Posted		Aramark Refreshment Services
Check	190567	0	05/30/2024	$ (19,998.11)	Posted		B Squared Engineering, LLC
DD	0	31861	05/30/2024	$ (4,135.00)	Posted		Christopher Williams Architects, LLC
Check	190544	0	05/30/2024	$ (57.49)	Posted		Cincinnati Copiers, Inc
Check	190551	0	05/30/2024	$ (9,722.20)	Posted		City of New Haven
DD	0	31865	05/30/2024	$ (1,137.00)	Posted		Cohen Key Shop
Check	190545	0	05/30/2024	$ (616.30)	Posted		Comcast Cable
DD	0	31866	05/30/2024	$ (1,695.00)	Posted		Crown Castle Fiber LLC
Check	190546	0	05/30/2024	$ (44,355.82)	Posted		Engie North America Inc
Check	190559	0	05/30/2024	$ (577.98)	Posted		Engie North America Inc
Check	190560	0	05/30/2024	$ (3.84)	Posted		Engie North America Inc
Check	190561	0	05/30/2024	$ (5,223.74)	Posted		Engie North America Inc
Check	190562	0	05/30/2024	$ (38.61)	Posted		Engie North America Inc
Check	190563	0	05/30/2024	$ (189.92)	Posted		Engie North America Inc
DD	0	31874	05/30/2024	$ (1,605.00)	Posted		Enviromed Services, Inc.
Check	190557	0	05/30/2024	$ (3,245.52)	Posted		F.W. Webb Company
Check	190564	0	05/30/2024	$ (2,113.67)	Posted		F.W. Webb Company
Check	190547	0	05/30/2024	$ (176.81)	Posted		Frontier Communications of Company
Check	190553	0	05/30/2024	$ (107.04)	Posted		Frontier Communications of Company
Check	190558	0	05/30/2024	$ (2,803.17)	Posted		HD Supply Facilities Maintenance, Ltd
DD	0	31869	05/30/2024	$ (3,454.69)	Posted		Home Services & More, LLC
DD	0	31871	05/30/2024	$ (4,693.00)	Posted		Home Services & More, LLC
DD	0	31862	05/30/2024	$ (961.99)	Posted		Housing Authority of the City of New Haven
Check	190565	0	05/30/2024	$ (592.55)	Posted		Johnson Controls US Holdings LLC
DD	0	31864	05/30/2024	$ (215.00)	Posted		La Voz Hispana Newsprint
Check	190554	0	05/30/2024	$ (6,559.00)	Posted		Marcum LLP
DD	0	31867	05/30/2024	$ (22,309.23)	Posted		Mechanical Heating and Air Conditioning, Inc
DD	0	31872	05/30/2024	$ (3,300.00)	Posted		Penfield Communications
Check	190548	0	05/30/2024	$ (4,024.82)	Posted		Regional Water Authority
Check	190549	0	05/30/2024	$ (2,133.56)	Posted		Regional Water Authority
DD	0	31870	05/30/2024	$ (21,259.24)	Posted		Reitman Personnel Services, Inc.
DD	0	31873	05/30/2024	$ (1,190.00)	Posted		Reitman Personnel Services, Inc.
DD	0	31863	05/30/2024	$ (313.56)	Posted		Ringcentral, Inc
Check	190568	0	05/30/2024	$ (275.00)	Posted		Ryan Lee Mccrea
DD	0	31868	05/30/2024	$ (2,055.40)	Posted		Sparks Security LLC
Check	190566	0	05/30/2024	$ (72,138.50)	Posted		Stanley Convergent Security Solutions, INc.
Check	190555	0	05/30/2024	$ (1,680.00)	Posted		State Of Connecticut
Check	190556	0	05/30/2024	$ (444.00)	Posted		Vios Sports Plus, LLC
Check	190550	0	05/30/2024	$ (324.00)	Posted		Yale New Haven Hospital

Total payments issued $ (4,401,800.56)

MEMORANDUM

TO: Board of Commissioners

DATE: June 18, 2024

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

RE: **Approving and Accepting the FYE 2023 Audited Consolidated Financial Statements for the Housing Authority of the City of New Haven, D/B/A Elm City Communities**

ACTION: Recommend that the Board of Commissioners adopt Resolution # 06-25/24-R

TIMING: Immediately

DISCUSSION: Marcum LLP completed the audit of the Consolidated Financial Statements for the Housing Authority of the City of New Haven (HANH), D/B/A Elm City Communities (ECC). The Consolidated Financial Statements for HANH include two Discretely Presented Component Units – The Glendower Group, Inc. (Glendower) and 360 Management Group, Co. (360).

The HANH audit was conducted in accordance with GAAP (Generally Accepted Accounting Principles) and the standards applicable to financial audits contained in Government Auditing Standards. Based on the audits, Marcum LLP has issued an Unmodified Opinion on the Consolidated Financial Statements for HANH and its component units.

There were no deficiencies in internal control and no audit finding regarding the Financial Statements for FY 2023.

Key comparative financial results are as follows:

Glendower reflects the consolidated financial statements for the accounts of Glendower, its wholly owned subsidiaries, and Glendower as the managing members of [13] affordable housing sites for FY 2023.

360 Management began its own financial reports in FY 2018; all revenues and expenses functionally related to the Corporation's management of affordable housing programs were reported separately under Glendower in FY 2018. Since then, 360 Management has its own independent audit beginning in FY 2019.

Accompanying this resolution is a draft copy of the Audit Report, which includes the Management Discussion & Analysis and Summary of Activities and the Financial Data Schedule (FDS), which is the structured financial results by business grouping required for submission to HUD.

Fiscal Impact: $0.00

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

Statement of Financial Position	FY 2023		FY 2022
HANH:			
Total HANH Assets	441,604,280		410,821,560
Total HANH Liabilities	(9,401,417)		(8,554,935)
Total HANH Net Position	432,202,863		402,266,625
Component Units:			
Total Glendower Assets	353,522,109		353,725,893
Total Glendower Liabilities	(282,062,733)		(274,396,102)
Total Glendower Net Position	71,459,376		79,329,791
Total 360 Management Assets	529,448		385,730
Total 360 Management Liabilities	(3,546,995)		(2,973,168)
Total 360 Management Net Position	(3,017,547)		(2,587,438)
Statement of Revenues and Expenses	**FY 2023**		**FY 2022**
HANH:			
Total HANH Revenues	130,611,536		115,324,342
Total HANH Expenses	(100,675,298)		(94,535,078)
Change in HANH Net Position	29,936,238		20,789,264
Net Position - Beginning of Year	402,266,625		381,477,361
Net Position - End of Year	432,202,863		402,266,625
Component Units:			
Total Glendower Revenues	23,046,689		22,180,226
Total Glendower Expenses	(39,042,236)		(33,997,053)
Change in Glendower Net Assets	(15,995,547)		(11,816,827)
LLC's Equity Transactions	8,125,132		24,741,927
Glendower Net Assets - Beg of Yr	79,329,791		66,404,691
Glendower Net Assets - End of Yr	71,459,376		79,329,791
Total 360 Management Revenues	4,005,840		3,331,031
Total 360 Management Expenses	(4,435,949)		(3,879,557)
Change in 360 Managment Net Deficit	(430,109)		(548,526)
360 Management Net Deficit - Beg of Yr	(2,587,438)		(2,038,912)
360 Management Net Deficit - End of Yr	(3,017,547)		(2,587,438)

ELM CITY COMMUNITIES
Housing Authority of The City of New Haven

RESOLUTION # 06-25/24-R

Approving and Accepting the FY 2023 Audited Consolidated Financial Statements for The Housing Authority of the City of New Haven, D/B/A Elm City Communities.

WHEREAS, Marcum LLP completed the audit of the Consolidated Financial Statements for The Housing Authority of the City of New Haven (HANH) in accordance with GAAP (Generally Accepted Accounting Principles); and

WHEREAS, the Consolidated Financial Statements have an Unmodified (i.e. clean) Opinion for HANH and its component units (the Glendower Group, Inc. and 360 Management Group, Co.).

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

1. The Board of Directors hereby approves and accepts the FYE September 30, 2023 Audited Consolidated Financial Statements; and

2. The President/Executive Director is hereby authorized and empowered to accept the FYE September 30, 2023 Audited Consolidated Financial Statements for the Housing Authority of the City of New Haven, D/B/A Elm City Communities, as set forth in this Resolution and to take any and all steps necessary to effectuate 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, June 18, 2024.

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

_____
Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By:_____
Rolan Joni Young, Esq.
A Partner

The Housing Authority of New Haven
D/B/A Elm City Communities
360 Orange St
New Haven, CT 06511
203.498.8800
TDD: 203.497.8343
www..ElmCityCommunities.org

The 2023 Financial & Independent Auditor's REPORT for the Fiscal Year Ending in September 30, 2023

HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
D/B/A ELM CITY COMMUNITIES

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[Report Date]

The Board of Commissioners
Housing Authority of the City of New Haven
D/B/A Elm City Communities
New Haven, CT 06511

Dear Board of Commissioners:

I am very pleased to submit the enclosed Financial and Independent Auditors' Reports for the fiscal year ended September 30, 2023. Also included are the Management's Discussion and Analysis that highlights the financial positions of the Agency, the Independent Auditors' Reports over Financial Reporting and on Internal Control over Compliance in accordance with the Uniform Guidance.

The financial report and the compliance reports are issued with "clean" unmodified opinions. There was no audit finding over Financial Reporting and Compliance. I am very proud to announce that the Agency has no audit finding in FY 2023.

In addition, I would also like to provide the following summarized accomplishments for ECC:

- Achieved an agency-wide balanced budget for all programs and maintained a healthy financial position for the Agency.

- Served 6,272 families or an increase of 1,445 families (30%) since the inception of the Moving-to-Work (MTW) program in FY 2001. During FY23, ECC achieved and maintained an occupancy rate in excess of 97%.

- Continued to grow the property management instrumentality and provided property management services through 360 Management Group, Inc. to 1,145 units in 12 multi-family housing developments – Eastview, Fair Haven, Wilmot Road, Ribicoff 4, Ribicoff 9, Mill River Crossing 1, 2A, 2B, RAD I, II, III and IV.

- Continued to advance improvements in safety and quality of housing through use of the additional resources garnered through the HUD CFP Emergency Security Grant totaling $250,000 and the HAI safety grant for fire suppression totaling $78,000. Additionally, ECC received an additional award of a 3rd HUD grant in the amount of $3.99 million to address Housing Related Hazards.

- Improvements in housing was accomplished through capital improvement investments including:
    - Essex envelope and bath and flooring upgrades
    - McConaughy Terrace sewer and storm infrastructure upgrades
    - Crawford Manor ADA and Access improvements and fire panel and fire pump replacement
    - Robert T. Wolfe critical needs and health, life and safety improvements

- Successfully awarded additional funds for new housing development including:
    - Choice Neighborhood Initiative Planning Grant for redevelopment of Robert T. Wolfe, 49 Union Ave and surrounding Hill neighborhood in the amount of $500,000.
    - HUD 202 Award for development of elderly housing at 34 Level St.
    - Community Investment Fund (CIF) grant for the development of St. Luke's Housing development - $6 million
    - HUD Mobility Grant- subgrantee under the State of CT Department of Housing
    - Received HUD award of additional vouchers under the Fair Share allocation.

- Achieved the following success through the Community and Economic Development (CED) services to continually improve the lives of our residents:

    - Received renewals for the Family Self-Sufficiency Grant of $200,816.
    - Assisted our residents in bringing in over $500k in energy assistance and rent rebate dollars.
    - Served over 1,100 families in activities related to economic self-sufficiency (an increase of almost 10%), with four additional families achieving their goals of homeownership, 31% of families reduced their debt by greater than 10% and an average increase in credit score of 35 points.
    - In partnership with the City of New Haven, awarded a grant of $250k under the Affordable Connectivity Program
    - Launched the Dress for Success program linking residents to professional attire and professional development training.
    - Received Dalio Foundation grant to serve Opportunity Youth in engagement, education and workforce skills building.

- We continue to create innovative new housing opportunities in this community including:

    - Closing and construction start of the redevelopment of Valley Townhouses
    - Conversion to permanent financing for Farnam 4% development.
    - Executed the purchase and sale agreement to acquire 8-acre parcel formerly known as Church St. South.
    - Entered into a letter of intent to acquire historic property known as the New Haven Clock Factory.
    - Entered into Housing Assistance Payment agreement for 40 vouchers with Beacon Properties for new housing development opportunity in Branford, CT.

- ECC continues to meet and exceed the statutory requirements of the HUD Moving to Work Program by serving considerably more families, maintaining the consistent unit mix and continuing to serve the lowest income families in our community.

I am very proud of the above accomplishments and plan to continue building on the success. Please contact me at (203) 498-8800, extension 1001 or kdwalton@elmcitycommunities.org. if you have questions. Thank you for your continued support to the Elm City Communities.

Sincerely,

Karen DuBois-Walton
President/Executive Director

Enclosures

INDEPENDENT AUDITORS' REPORT

To The Board of Commissioners
Housing Authority of the City of New Haven
d/b/a Elm City Communities
New Haven, Connecticut

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the business-type activities and the aggregate discretely presented component units of the Housing Authority of the City of New Haven d/b/a Elm City Communities, as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the Housing Authority of the City of New Haven d/b/a Elm City Communities' basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities and the aggregate discretely presented component units of the Housing Authority of the City of New Haven d/b/a Elm City Communities, as of September 30, 2023, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). The financial statements of the aggregate discretely presented component units were not audited in accordance with *Government Auditing Standards* Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Housing Authority of the City of New Haven d/b/a Elm City Communities and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Housing Authority of the City of New Haven d/b/a Elm City Communities' ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we

- exercise professional judgment and maintain professional skepticism throughout the audit.
- identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Housing Authority of the City of New Haven d/b/a Elm City Communities' internal control. Accordingly, no such opinion is expressed.
- evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Housing Authority of the City of New Haven d/b/a Elm City Communities' ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Housing Authority of the City of New Haven d/b/a Elm City Communities' basic financial statements. The supplementary information on pages 60 through 73, as listed in the table of contents, and the Schedule of Expenditures of Federal Awards, as required by *Title 2 U.S.* Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information on pages 60 through 73, as listed in the table of contents, and the Schedule of Expenditures of Federal Awards, are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the Letter of Transmittal, as listed in the table of contents, but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have issued our report dated [Report Date] on our consideration of the Housing Authority of the City of New Haven d/b/a Elm City Communities' internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Housing Authority of the City of New Haven d/b/a Elm City Communities' internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Housing Authority of the City of New Haven d/b/a Elm City Communities' internal control over financial reporting and compliance.

Boston, Massachusetts
[Report Date]

HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
D/B/A ELM CITY COMMUNITIES

MANAGEMENT'S DISCUSSION AND ANALYSIS

SEPTEMBER 30, 2023

As management of the Elm City Communities (ECC), we offer the readers of the ECC's financial statements this narrative overview and analysis of the financial activities of the ECC for the year ended September 30, 2023. We encourage readers to consider the information presented here in conjunction with the ECC's financial statements.

Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Elm City Communities, 360 Orange Street, New Haven, CT 06511, or contact ECC's President/Executive Director, Karen DuBois-Walton or its Senior Vice President of Finance, I.T. & Administration, John Rafferty at (203) 498-8800.

Overview of FY 2023 Financial Statements

ECC is comprised of its primary government, the Housing Authority of the City of New Haven (HANH), as well as its instrumentalities including the Glendower Group, Inc. and 360 Management Group, Inc. The Glendower Group, Inc. is the development arm of ECC while 360 Management Group, Inc. is the property management arm of the developed and renovated units. Both the Glendower Group, Inc. and 360 Management Group, Inc. are reported as "discretely presented" component units in the financial statements. Separate financial statements for The Glendower Group, Inc. and 360 Management Group, Inc have been issued and may be obtained by contacting management of Elm City Communities.

The Management's Discussion and Analysis (MD&A) covers the Primary Government, i.e., HANH, only. As of September 30, 2023, ECC's Primary Government Net Position was $432,202,863 as compared to $402,266,625 as of September 30, 2022, which is an increase of $29,936,238. The changes in the Net Position categories are as follows:

- **Investment in Capital Assets, net of related debt** increased by $6,293,389 as compared to FY 2022. ECC made net capital investments of $5,593,589. The capital investments are increased by reductions of $699,802 in accumulated depreciation. A detailed analysis of the changes in Net Investment in Capital Assets is provided in a later section.

- **Restricted Net Position and Unrestricted Net Position** increased from FY 2022 by a total of $23,642,849. Restricted Net Position increased by $51,020 primarily due to the FSS Forfeitures Reserve increase and the Development escrow account. Unrestricted Net Position increased $23,591,829, including $10.3 million for Investment in the financing of affordable housing developments with the remainder the result of operating revenues exceeding operating expenses.

HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
D/B/A ELM CITY COMMUNITIES

MANAGEMENT'S DISCUSSION AND ANALYSIS

SEPTEMBER 30, 2023

Background and Overview of Agency

Moving to Work (MTW) Agreement

ECC's primary government has been a Moving to Work (MTW) agency since October 1, 2000. On March 9, 2024, President Bident signed the Consolidated Appropriations Act of 2024, which extended the MTW Agreement through 2038.

MTW is a national demonstration program authorized by Congress, which gives ECC the flexibility to waive certain statutes and HUD regulations pertaining to the Public Housing and Housing Choice Voucher Program (HCVP). The MTW statutory objectives include the following:

1. Reduce cost and achieve greater cost effectiveness in Federal expenditures.

2. Give incentives to families with children whose heads of household are either working, seeking work, or participating in job training, educational or other programs that assist in obtaining employment and becoming economically self-sufficient; and,

3. Increase housing choices for low-income families.

MTW Agencies have the flexibility to combine Federal funds from the public housing operating and modernization programs and Housing Choice Voucher program into a "block grant" to help better meet the purposes of the demonstration and the needs of their communities. However, MTW Agencies must still abide by all other federal rules and regulations, including the Fair Housing Act, the Civil Rights Act, labor standards, environmental rules, procurement guidelines, demolition and disposition procures and relocation regulations.

The MTW activities undertaken and/or planned by ECC are all designed to promote one or more of the above statutory objectives. Under the MTW Agreement, ECC's funding sources are separated between the MTW Block Grant and the Non-MTW funding programs. MTW Block Grant contains three major funding sources – Low Income Public Housing (LIPH), Section 8 Housing Choice Voucher (HCV) Program and the Capital Fund Program (CFP). All other funding programs fall into the category of non-MTW.

In addition to the enclosed financial information, ECC has also prepared and made available asset management project (AMP) based financial statements utilizing ECC's internal accounting reporting system. Each funding program (MTW and Non-MTW) is accounted for separately and is reported in conformity with the accounting principles generally accepted in the United States of America.

Summary of the Financial Statements

The financial statements included in this audit report are those of a special-purpose government engaged in a business-type activity including the following:

- Statements of Net Position – report ECC's current financial resources (short-term spendable resources) with capital assets and long-term debt obligations.

- Statements of Revenues, Expenses and Changes in Net Position – report ECC's operating and non-operating revenues by major source, along with operating and non-operating expenses and capital contributions.

- Statements of Cash Flows – report ECC's cash flows from operating, investing, capital and non-capital activities.

Our analysis of ECC's primary government as a whole begins in the next section. The financial statements of ECC reflect the financial results and management's goals for a fiscal year. The primary measurement of management's goals and financial results are the changes in net position.

Net position is an important measure of ECC's financial position. ECC's net position is the difference between what ECC owns (assets) and what ECC owes (liabilities). The attached analysis of entity-wide (Primary Government) net position, revenues and expenses are provided to assist with answering the above question. This analysis includes all assets and liabilities using the accrual basis of accounting, which is similar to the accounting used by most private sector companies. Accrual of the current year's revenues and expenses are taken into account regardless of when cash is received or paid. This analysis also reflects ECC's net position and their changes.

Over time, changes in ECC's net position is an indicator of its financial health. Reductions in net position from year to year reflect management's strategic decisions. Readers need to consider other non-financial factors such as changes in family composition, fluctuations in the local economy, HUD mandated program administrative changes, and the physical condition of ECC's capital assets to assess the overall health of ECC.

Analysis of Entity Wide Net Position (Primary Government Only)

Total Net Position for the Primary Government for FY 2023 were $432,153,217 and for FY 2022 $402,266,625. This represented an increase of $29,886,592. Listed below are areas that reported major increases or decreases from FY 2023:

- **Cash & Investments** increased $12,995,747. Cash increased as a result of operations offset by an increase in the investment of financing affordable housing developments.

- **Net Accounts Receivable** increased by $859,297. This is primarily due to increases in port-in receivables from other housing authorities and a higher receivable from HUD due to the timing of CFP drawdowns.

- **Due from Component Unit, current** decreased $951,633. ECC received payments from The Glendower Group, Inc. for funds advanced in prior fiscal years for predevelopment and development activities.

- **Other Current Assets** decreased $261,956. Prepaid expenses decreased due to decreases in prepaid insurance.

- **Capital Assets, net of accumulated depreciation,** increased $6,259,883. The change in Net Capital Assets is presented with additional detail under the Analysis of Net Capital Assets section below.

- **Other Non-Current Assets** increased $11,881,382. ECC provided financing for affordable housing developments during the fiscal year, primarily for Farnum Phase II, 9% and Glendower Group II A RAD tax credit development.

- **Current Liabilities** increased by a net amount of $1,326,948. The primary driver of this increase was Accrued expenses.

- **Long Term Liabilities** decreased $470,604. The decrease is due to a payment of long-term debt.

- **Net Position** increased $29,936,238. Total Unrestricted Net Position increased $23,591,829; Restricted Net Position increased by $51,020; and Capital Assets, net of accumulated depreciation, increased by $6,293,389 as discussed previously under the Financial Highlights section.

The table below further illustrates our analysis of the Entity Wide Net Position.

Primary Government Net Position by Fiscal Years

	2023	2022	Change	% Change
Cash & Investments	$ 78,517,921	$ 65,522,174	$ 12,995,747	19.83%
Net Accounts Receivable	1,708,454	849,157	859,297	101.19%
Due from Component Units, current	1,347,427	2,299,060	(951,633)	-41.39%
Other Current Assets	299,792	561,748	(261,956)	-46.63%
Net Capital assets	55,925,270	49,665,387	6,259,883	12.60%
Other Noncurrent Assets	303,805,416	291,924,034	11,881,382	4.07%
Total Assets	441,604,280	410,821,560	30,782,720	7.49%
Current Liabilities	4,367,299	3,040,351	1,326,948	43.64%
Noncurrent Liabilities	5,028,234	5,498,838	(470,604)	-8.56%
Total Liabilities	9,395,533	8,539,189	856,344	10.03%
Deferred Inflows of Resources	5,884	15,746	(9,862)	-62.63%
Net investment in capital assets	55,892,095	49,598,706	6,293,389	12.69%
Restricted	192,842	141,822	51,020	35.97%
Unrestricted	376,117,926	352,526,097	23,591,829	6.69%
Total Net Position	$ 432,202,863	$ 402,266,625	$ 29,936,238	7.44%

Analysis of Net Capital Assets (Primary Government Only)

Total Net Capital Assets for the Primary Government for FY 2023 were $55,925,270 and for FY 2022 $49,665,387. This represented an increase of $6,259,883.

- **Land** is $20,493,576. There is $44,164 decrease compared to FY 2022 due to a disposition of Valley Townhouses.

- **Buildings** decreased by a net amount of $2,790,613. ECC capitalized $284,260 for parking lot improvement at McConaughy Terrace, $14,118 for renovations of the ECC office, $60,998 for building improvement at 295 Wilmot Road. The increase is being offset by $3,149,989 for a disposition of Valley Townhouses.

- **Furniture and Equipment** decreased by a net amount of $9,777. ECC upgraded its vehicle fleet by purchasing vehicles totaling $46,921, case management software of $221,440, and purchased office equipment totaling $12,126. These increases were offset by disposition of assets at Valley Townhouses.

- **Construction in Process** increased by a net amount of $8,404,635 for capitalized security camera and architecture and engineering costs.

- **Accumulated Depreciation** decreased by $699,802. Depreciation expense of $2,376,232 was offset by the retirement of assets disposed at Valley Townhouses.

The table below illustrates the Analysis of Net Capital Assets:

Primary Government Analysis of Net Capital Assets by Fiscal Years

	2023	2022	Change	% Change
Land	$ 20,493,576	$ 20,537,740	$ (44,164)	-0.22%
Buildings	146,195,987	148,986,600	(2,790,613)	-1.87%
Furniture and equipment	2,701,669	2,711,446	(9,777)	-0.36%
Right of Use Asset	94,901	94,901	--	0.00%
Construction in progress	18,827,446	10,422,811	8,404,635	80.64%
Total capital assets	188,313,579	182,753,498	5,560,081	3.04%
Accumulated depreciation	(132,388,309)	(133,088,111)	699,802	-0.53%
Capital assets, net of accumulated depreciation	$ 55,925,270	$ 49,665,387	$ 6,259,883	12.60%

Primary Government Analysis of Debt by Fiscal Years

LONG TERM DEBT ANALYSIS
September 30, 2023 and 2022

	2023	2022	Change	% Change
Long term debt	$ 2,288,175	$ 2,548,419	$ (260,244)	-10.21%

Long term debt consists of bonds issued through the Capital Fund Financing Program (CFFP), a loan from the State of Connecticut Department of Community Development, and lease obligations. The CFFP debt service payments are funded through the annual capital fund grants received by Elm City Communities. Long term debt decreased by $293,419 during fiscal year 2023.

Analysis of Primary Government Revenues (Statement of Activities)

ECC administers the following programs with their respective revenues during FY 2023:

FY 2023 Revenues by Programs (Primary Government Only)

	Revenue	
MTW Block Programs		
Low Rent Public Housing	$ 17,575,792	
Section 8 Housing Choice Voucher Program (HCVP)	90,461,155	
Capital Fund Program Funding	1,099,702	
Total MTW Programs	109,136,649	
Non-MTW Programs		
Business Activities	157,761	
Central Office Cost Center	1,685,000	
ROSS & Family Self-Sufficiency Programs	262,825	
Total Non-MTW Programs Revenue	2,105,586	
Total Operating Revenue		**$111,242,235**

Per Statement of Revenue, Expenses and Change in Net Assets for FY 2023:

Operating Revenue		**$111,242,235**
Interest Income	10,720,844	
Capital Contributions	8,648,457	
Non-Operating Revenue		**$19,369,301**
Total Primary Government Revenue		**$130,611,536**

ECC's primary government operating revenues were $111,242,235 and non-operating revenues were $19,369,301, for a total of $130,611,536 in FY 2023. As compared to total revenues of $115,324,342 in FY 2022, there was an increase of $15,287,194, primarily due to an increase in HUD operating and capital grants

- **Tenant rental income** increased $83,756 due to improved occupancy.
- **HUD grants** increased by $4,440,886. HUD provided significant inflation increases for fiscal 2023. In addition, we had increased voucher utilization.
- **Other revenue** increased $398,275 due to bond fees and insurance reimbursements.
- **Gain on disposal of assets** had an increase of $1,723,058 between FY 2023 and FY 2022. ECC recorded a gain on the sale of Valley Townhomes. No assets were sold during the FY 2022.
- **Interest and investment revenue** increased $2,320,568 primarily because of the increase in the investment in the financing of affordable housing developments balance.
- **HUD capital grants** increased $6,320,651. ECC's primary source of Capital Grants revenue is HUD's Capital Fund Program (CFP). Capital Grants revenues are matched dollar for dollar directly to capital expenditures from ECC's CFP.

The table below presents an analysis of total revenues by major revenue category:

Primary Government by Major Revenue Category

	2023	2022	Net Increase/ (Decrease)	Percent Increase/ (Decrease)
Tenant rental income	$ 2,132,350	$ 2,048,594	$ 83,756	4.1%
HUD grants	105,204,481	100,763,595	4,440,886	4.4%
Other revenue	2,182,346	1,784,071	398,275	22.3%
Gain on disposal of assets	1,723,058	--	1,723,058	--
Total Operating Revenue	**111,242,235**	**104,596,260**	**6,645,975**	6.4%
Interest and Investment revenue	10,720,844	8,400,276	$ 2,320,568	27.6%
HUD Capital Grants	8,648,457	2,327,806	6,320,651	271.5%
Non-Operating revenue	**19,369,301**	**10,728,082**	**8,641,219**	80.5%
Total Revenues	**$ 130,611,536**	**$ 115,324,342**	**$ 15,287,194**	13.3%

Analysis of Entity Wide Expenses (Primary Government Only)

ECC administers the following programs and the related expenses during FY 2023:

Primary Government FY 2023 Expenses by Programs

		Non-Capital Expenditures	Capital Expenditures	Total Expenditures
MTW Block Programs				
Low Rent Public Housing	$ 10,047,998			
Section 8 Housing Choice Voucher Program (HCVP)	74,356,052			
Capital Fund Program Funding	1,099,702			
Total MTW Expenses		**$ 85,503,752**	$ 8,648,457	$ 94,152,209
Non-MTW Programs				
Business Activities		2,048,458	1,557,801	3,606,259
Central Office Cost Center		10,409,220	63,204	10,472,424
ROSS & Family Self-Sufficiency Programs		262,825	--	262,825
Total Non-MTW Programs Expenses		**$ 12,720,503**	**$ 1,621,005**	**$ 14,341,508**
Total Expenses		**$ 98,224,255**	**$ 10,269,462**	**$ 108,493,717**
Depreciation Expenses	2,376,232			
Interest Expenses	74,811			
Non-Operating Expenses		**$ 2,451,043**		
Total Primary Government Expenses		**$ 100,675,298**		

Per Statemenr of Revenue, Expenses and Change in Net Position for FY 2023:

Operating Expenses		**$ 100,600,487**
Interest Expenses	74,811	
Non-Operating Expenses		**$ 74,811**
Total Primary Government Expenses		**$ 100,675,298**

Total expenses were $100,675,298 in FY 2023 and $94,535,078 in FY 2022. Total expenses increased by $6,140,220 as discussed in further detail below:

- **Administrative Expenses** increased $463,511. Most of this unfavorable variance can be attributed to consulting costs for the various IT projects we have implemented.

- **Tenant Services** increased $665,623. Most of this can be attributed to tenant relocation costs for the various CFP projects we had during the year.

- **Utilities** decreased $223,915. LIPH utility expenses are lower due to the reduced unit count resulting from RAD conversions.

- **Maintenance** increased $692,314. This was driven by an increase in labor costs and an effort to clear the backlog of non-essential work-orders which accumulated during the pandemic.

- **Housing Assistance Payments** (HAP) increased $3,517,841 primarily due to an increase in voucher utilization.

- **Insurance Expenses** increased $83,593 primarily due to inflated real estate costs affecting property insurance premiums.

- **Other general expense** increased $762,981 as compared to the prior year primarily due higher LIPH subsidy paid for properties managed by 3rd parties during fiscal 2023.

Primary Government Expenses by Category

	2023	2022	Net Increase/ (Decrease)	Percent Increase/ (Decrease)
Housing assistance payments	$ 68,735,524	$ 65,217,683	$ 3,517,841	5.39%
Administration	12,428,677	11,965,166	463,511	3.87%
Repair and maintenance	7,375,422	6,683,108	692,314	10.36%
Utilities	2,354,366	2,578,281	(223,915)	-8.68%
Tenant services	3,148,284	2,482,661	665,623	26.81%
Other general expenses	2,673,704	1,910,723	762,981	39.93%
Insurance expense	1,315,312	1,231,719	83,593	6.79%
Protective services	192,966	203,965	(10,999)	-5.39%
Total Expenses before interest and depreciation	98,224,255	92,273,306	5,950,949	6.45%
Depreciation expense	2,376,232	2,176,584	199,648	9.17%
Interest expense	74,811	85,188	(10,377)	-12.18%
Total Expenses	$ 100,675,298	$ 94,535,078	$ 6,140,220	6.50%

Future Events

As outlined in its FY 2023 MTW Annual Plan, ECC intends to aggressively implement the MTW initiatives to expand housing choice, promote cost effectiveness and increase family self-sufficiency. These initiatives include deconcentration of poverty through expanded housing opportunities and project-based vouchers program, caring about resident economic self-sufficiency program, development of replacement public housing units and continued conversion of the RAD units.

In November 2023, ECC closed on the RAD conversion of its McConaughy Terrace LIPH Property. In November 2023, ECC purchased the former Church Street South property in New Haven. We plan to redevelop this site along with our adjacent Robert T Wolfe housing project. We received a Choice Neighborhood planning grant that we will use to reimagine the entire neighborhood. We also received a HUD 202 grant to develop supportive housing at "The Heights of Westrock". This will be a brand-new development on a parcel of land that ECC had previously purchased. ECC plans to utilize the MTW funding flexibility to leverage about 10% for these development projects.

HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
D/B/A ELM CITY COMMUNITIES

STATEMENT OF NET POSITION

SEPTEMBER 30, 2023

	Primary Government	Discrete Component Units
ASSETS		
Current Assets		
Cash and cash equivalents	$ 75,385,673	$ 15,220,021
Restricted cash	823,070	441,359
Accounts receivable, net	1,708,454	1,657,465
Interest receivable	--	--
Current portion of notes receivable	--	19,621
Due from Component Units, Current	1,347,427	--
Prepaid expenses and other current assets	299,792	1,084,393
Total Current Assets	79,564,416	18,422,859
Noncurrent Assets		
Restricted cash	2,309,178	27,153,317
Due from Component Units, Non-Current	3,095,463	--
Investment in joint ventures	--	337,797
Investment in the financing of affordable housing developments	300,709,953	322,503
Capital assets, non-depreciable	39,321,022	31,615,530
Capital assets, net of accumulated depreciation	16,604,248	273,457,838
Other noncurrent assets	--	719,324
Total Noncurrent Assets	362,039,864	333,606,309
TOTAL ASSETS	441,604,280	352,029,168

The accompanying notes are an integral part of these financial statements.

HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
D/B/A ELM CITY COMMUNITIES

STATEMENT OF NET POSITION (CONTINUED)

SEPTEMBER 30, 2023

	Primary Government	Discrete Component Units
LIABILITIES		
Current Liabilities		
Accounts payable	$ 1,436,072	$ 3,191,682
Due to Primary Government	--	1,347,497
Due to Other Component Units	--	188,454
Current portion of long term debt	290,000	1,320,467
Current portion of leases payable	33,175	--
Accrued wages and current portion of compensated absences	745,059	353,539
Interest payable	35,744	496,133
Other accrued expenses	1,686,938	1,800,957
Unearned revenue	3,430	117,904
Tenant security deposits	136,881	441,359
Total Current Liabilities	4,367,299	9,257,992
Noncurrent Liabilities		
Long term debt, net of current portion	1,965,000	244,853,725
Accrued compensated absences, net of current portion	786,289	132,155
Other noncurrent liabilities	2,276,945	--
Due to Primary Government	--	3,095,463
Interest payable, net of current portion	--	26,652,125
Total Noncurrent Liabilities	5,028,234	274,733,468
TOTAL LIABILITIES	9,395,533	283,991,460
DEFERRED INFLOWS OF RESOURCES	5,884	--
NET POSITION		
Net investment in capital assets	55,892,095	32,247,051
Restricted:		
Housing assistance payments	33,609	--
Family self sufficiency	71,830	--
Restricted reserves	87,403	27,153,317
Grants with continuing restrictions	--	3,064,912
Unrestricted	376,117,926	5,572,428
TOTAL NET POSITION	$ 432,202,863	$ 68,037,708

The accompanying notes are an integral part of these financial statements.

HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
D/B/A ELM CITY COMMUNITIES

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION

FOR THE YEAR ENDED SEPTEMBER 30, 2023

	Primary Government	Discrete Component Unit
OPERATING REVENUES		
HUD grants	$ 105,204,481	$ --
Other revenue	2,182,346	733,073
Tenant rental income	2,132,350	20,836,748
Gain on sale of capital assets	1,723,058	--
Developer fees	--	1,161,189
Property management revenues	--	3,840,520
Total Operating Revenues	111,242,235	26,571,530
OPERATING EXPENSES		
Housing assistance payments	68,735,524	--
Administration	12,428,677	9,909,897
Depreciation expense	2,376,232	10,275,625
Repair and maintenance	7,375,422	3,727,885
Utilities	2,354,366	2,811,747
Other general expenses	2,673,704	3,445,416
Tenant services	3,148,284	489,652
Insurance expense	1,315,312	2,139,619
Protective services	192,966	433,951
Amortization	--	79,519
Total Operating Expenses	100,600,487	33,313,311
Operating Income (loss)	10,641,748	(6,741,781)
NONOPERATING REVENUES (EXPENSES)		
Interest and investment revenue	10,720,844	557,199
Interest expense	(74,811)	(10,568,145)
Total Nonoperating Revenues (Expenses)	10,646,033	(10,010,946)
Income before Capital Grants & Contributions	21,287,781	(16,752,727)
CAPITAL GRANTS & CONTRIBUTIONS		
HUD capital grants	8,648,457	--
Investor capital contributions, net of syndication fees	--	8,113,066
Investor capital distributions	--	(64,984)
Total Capital Grants & Contributions	8,648,457	8,048,082
Change in Net Position	29,936,238	(8,704,645)
Net Position, Beginning of Year	402,266,625	76,742,353
Net Position, End of Year	$ 432,202,863	$ 68,037,708

The accompanying notes are an integral part of these financial statements.

HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
D/B/A ELM CITY COMMUNITIES

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED SEPTEMBER 30, 2023

CASH FLOWS FROM OPERATING ACTIVITIES		
HUD grants	$	105,013,836
Other government grants		22,910
Receipts from tenants		2,145,570
Other operating receipts		1,938,470
Payments to employees		(13,154,798)
Payments to suppliers		(14,135,355)
Payments to landlords		(68,735,524)
Net cash provided by operating activities		13,095,109
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES		
Advances to Component Units		(411,849)
Repayments from Component Units		1,000,979
Interest paid on long term debt		(82,473)
Payments on long term debt		(270,000)
Proceeds from long term debt		43,262
Net cash provided by capital and related financing activities		279,919
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
HUD capital grants		7,797,023
Principal payments on lease liabilities		(33,506)
Reimbursement of predevelopment costs		1,300,844
Acquisitions of capital assets		(10,254,547)
Net cash used in capital and related financing activities		(1,190,186)
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest and dividends received		3,425,370
Issuance of investments in affordable housing		(2,877,037)
Proceeds from investments in affordable housing		262,572
Net cash provided by investing activities		810,905
Net increase in cash, cash equivalents and restricted cash		12,995,747
Cash, cash equivalents and restricted cash, beginning of year		65,522,174
Cash, cash equivalents and restricted cash, end of year	$	78,517,921

The accompanying notes are an integral part of these financial statements.

HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
D/B/A ELM CITY COMMUNITIES

STATEMENT OF CASH FLOWS (CONTINUED)

FOR THE YEAR ENDED SEPTEMBER 30, 2023

Reconciliation of operating income to net cash provided by operating activities:		
Operating Income	$	10,641,748
Adjustments:		
Depreciation		2,376,232
Gain on sale of capital assets		(1,723,058)
Bad debt		481,052
Change in assets and liabilities:		
(Increase) decrease in accounts receivable, tenants		65,230
(Increase) decrease in accounts receivable, other		(227,715)
(Increase) decrease in accounts receivable, HUD		72,504
(Increase) decrease in accounts receivable, other government		22,910
(Increase) decrease in prepaid expenses and other current assets		261,956
(Decrease) increase in accounts payable		590,784
(Decrease) increase in compensated absences and accrued wages		(3,502)
(Decrease) increase in accrued expenses and other current liabilities		807,793
(Decrease) increase in tenant security deposits		(11,106)
(Decrease) increase in unearned operating revenue		(259,719)
Net cash provided by operating activities	$	13,095,109
Cash, cash equivalents and restricted cash per Statement of Net Position:		
Cash and cash equivalents	$	75,385,673
Restricted cash - current		823,070
Restricted cash - noncurrent		2,309,178
Total cash, cash equivalents and restricted cash per Statement of Net Position	$	78,517,921
Supplemental Disclosure of Cash Flow Information:		
Gain on sale of capital assets financed by Notes Receivable	$	1,910,000
Write-off of notes receivable	$	448,853

The accompanying notes are an integral part of these financial statements.

NOTE 1 – ORGANIZATION

PRIMARY GOVERNMENT

The Housing Authority of the City of New Haven d/b/a Elm City Communities (Elm City Communities) was incorporated under the laws of the State of Connecticut. Elm City Communities operates under a board of commissioner form of government to provide safe and decent housing to low and moderate-income families and elderly individuals. The Board is comprised of five members, four members appointed by the Mayor and affirmed by a vote of the City Alders, and one resident member elected by their peers. The Board appoints the President/Executive Director to administer the affairs of Elm City Communities. Elm City Communities is not a component unit of the City of New Haven, and as a result, Elm City Communities financial statements are not included in the City's financial statements.

Elm City Communities maintains its accounting records by program and operates the following programs:

Moving-to-Work Demonstration Program (MTW) – This is a demonstration program for public housing authorities (PHAs) that provides them the opportunity to design and test innovative, locally-designed strategies that use federal dollars more efficiently, help residents find employment and become self-sufficient, and increase housing choices for low-income families. MTW gives PHAs exemptions from many existing public housing and voucher rules and more flexibility with how they use their federal funds.

Low Rent Public Housing – (Asset Management Projects (AMPS)) – This program accounts for all activities relating to the leasing and operation of apartments in buildings that were constructed and are owned by Elm City Communities. These units are rented to low-income families and low-income elderly, disabled, and special needs individuals. The properties were constructed with grants and or loans provided by the U.S. Department of Housing and Urban Development (HUD). Elm City Communities receives grants from HUD to subsidize operating deficits. Tenants are charged rents based on a percentage of their income.

Public Housing Capital Fund – HUD provides grant funds to authorities with Low Rent Public Housing units on a formula basis. The funds are predominantly used to make physical improvements to buildings and dwelling units owned by Elm City Communities under the Low Rent Public Housing Program. A portion of these funds may also be used to support operations and to make improvements in the management and operation of Elm City Communities.

NOTE 1 – ORGANIZATION (CONTINUED)

PRIMARY GOVERNMENT (CONTINUED)

Section 8 Housing Choice Voucher – HUD provides grants to Elm City Communities to subsidize rents paid by low-income families and individuals who rent dwelling units from private landlords. Under this program, qualified applicants are issued vouchers which may be used by the applicant to obtain housing in the private rental market. Elm City Communities will subsidize the landlord for the difference between the rent requested and the tenant's share of the rent not to exceed a predetermined payment standard.

Emergency Housing Vouchers (EHV) - The Emergency Housing Voucher (EHV) program is available through the American Rescue Plan Act (ARPA). HUD awarded Elm City Communities 37 Emergency Housing Vouchers in order to assist individuals and families who are homeless, at-risk of homelessness, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or were recently homeless or have a high risk of housing instability.

Family Self Sufficiency Program (FSS) – This HUD-funded program helps eligible individuals acquire the skills and experience needed to obtain work that pays a living wage, and also offers them an opportunity to save towards home-ownership. Elm City Communities works with welfare agencies, schools, businesses, and other local partners to help FSS participants access services including but not limited to; childcare, transportation, education and training, and home-ownership counseling.

Resident Opportunities and Self Sufficiency (ROSS) – ROSS links public housing residents with supportive services, resident empowerment activities, and assistance in becoming economically self-sufficient. Grants are received from HUD pursuant to a detailed application submitted by Elm City Communities.

Lead-based Paint Capital Fund Program and Housing-Related Hazards Capital Fund - The Lead-Based Paint Capital Fund (LBPCF) program is for Public Housing Authorities (PHAs) to evaluate and reduce lead-based paint in public housing. The LBPCF provides competitive grants to PHAs to evaluate and reduce lead-based paint hazards in public housing by carrying out the activities of risk assessments, abatement, and interim controls. The Housing-related Hazards Capital Fund (HRHCF) program is to help Public Housing Authorities (PHAs) identify and eliminate housing-related hazards in public housing such as mold, carbon monoxide, pest infestation, radon, fire hazards and other housing hazards. These are competitive grants to public housing agencies to evaluate and reduce other housing-related hazards including carbon monoxide and mold in public housing.

NOTE 1 – ORGANIZATION (CONTINUED)

PRIMARY GOVERNMENT (CONTINUED)

Central Office Cost Center (COCC) – This program tracks common overhead expenses incurred by Elm City Communities. In accordance with the MTW plan, to offset these common expenses, the COCC charges a management fee of 10% of the revenue of each project or program.

Business Activities – This program accounts for Elm City Communities redevelopment activity and investment in affordable housing developments, along with select social service activities. The redevelopment activity is consistent with the objectives of the revitalization of severely distressed public housing program (HOPE VI), for which Elm City Communities was awarded grants in prior years and the objectives of Elm City Communities' MTW plan. This program is currently funded through the MTW program and other fee earnings.

COMPONENT UNITS

Elm City Communities' financial statements include the accounts of all of Elm City Communities' operations. The criteria for including organizations as component units within Elm City Communities' reporting entity, as set forth in Section 2100 of GASB's Codification of Governmental Accounting and Financial Reporting Standards, include whether:

- The Entity is legally separate (can sue and be sued in their own name)
- Elm City Communities holds the corporate powers of the entity.
- Elm City Communities appoints a voting majority of the entity's board.
- Elm City Communities is able to impose its will on Entity.
- The Organization has the potential to impose a financial benefit/burden on Elm City Communities
- There is fiscal dependency by Organization on Elm City Communities

Based on the aforementioned criteria, Elm City Communities has two component units.

Discretely Presented Component Units

The Glendower Group, Inc. (Glendower) – Glendower is a nonprofit organization committed to providing promotion and advancement of neighborhood economic development, property management, and related employment opportunities and housing revitalization and urban renewal in the City of New Haven, Connecticut. This is done through a cooperative effort with Elm City Communities. The Board of Commissioners of the Housing Authority of the City of New Haven has appointment powers for the Board of The Glendower Group, Inc.

NOTE 1 – ORGANIZATION (CONTINUED)

COMPONENT UNITS

The consolidated financial statements of the Glendower Group, Inc. include the accounts of Glendower and its wholly-owned subsidiaries, Brookside HO-1 Associates, LLC (Brookside), Glendower Wilmot, LLC (Wilmot LLC), Glendower Chatham SP, LLC (Chatham), Glendower Brookside Phase 2 Rental, LLC (GBP2R) and Glendower Rockview Phases 1 Rental, LLC (GRP1R).

Glendower is the sole member of Brookside, Wilmot LLC, Chatham, GBP2R and GRP1R, which were formed to acquire, develop, construct and sell housing for low-income families.

Additionally, Glendower wholly owns the managing members of the following entities. Each entity is an existing low-income housing tax credit (LIHTC) project under Section 42 of the Internal Revenue Code (IRC). Glendower has controlling financial interest of these entities and accordingly, the accounts of each entity are included in the consolidated financial statements. As permitted by U.S. GAAP, the Organization has elected to use, for consolidation purposes, the audited financial statements of the below entities for the year or period ending December 31, 2023 (with the exception of ECC Group II A RAD, LLC which is for the year ended October 31, 2023).

Legal Name	Known As
Eastivew Terrace LLC	Eastview
ECC Group I RAD, LLC	RAD I
ECC Group II RAD, LLC	RAD II
ECC Group II A RAD, LLC	Valley Townhomes
ECC Group III RAD, LLC	RAD III
ECC Group IV RAD, LLC	RAD IV
Glendower Fair Haven, LLC	Fair Haven
Glendower Farnam Courts I, LLC	Farnam, aka Mill River Crossing
Glendower Farnam Courts II 4%, LLC	Farnam II 4%
Glendower Farnam Courts II 9%, LLC	Farnam II 9%
Glendower Ribicoff, LLC	Ribicoff
Glendower Ribicoff Four, LLC	Ribicoff Four
Glendower Rockview 2 Owner Entity Limtied Partnership	Rockview II
Glendower Wilmot Road Residential, LLC	Wilmot
Glendower McConaughy Terrace 9%, LLC	Mconaughy Terrace 9%
Glendower McConaughy Terrace 4%, LLC	Mconaughy Terrace 4%

NOTE 1 – ORGANIZATION (CONTINUED)

Management believes that the following transactions during the three-month increment materially affect the financial position of the organization and require disclosure in the financial statements.

- In October 2023, Wilmot repaid $180,000 to Glendower for operating advances.

Aside from the transactions above, all material inter-company transactions and accounts have been eliminated in consolidation.

360 Management Group, Co. (360 Management) - a nonprofit organization established to provide property management and related services to properties owned by affiliates of Elm City Communities and to other properties in the region. Elm City Communities appoints a majority of the Board of Directors of 360 Management.

In accordance with Governmental Accounting Standards Board (GASB) Statement 61, Glendower and 360 Management are incorporated into the accompanying financial statements as of, and for the year ended, September 30, 2023. Separate financial statements for Glendower and 360 Management are issued and prepared in accordance with the Financial Accounting Standards Board (FASB) guidance and can be obtain by contacting the management of Elm City Communities.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

BASIS OF PRESENTATION AND ACCOUNTING

The Primary Government is referred to as ECC/HANH or Elm City Communities and its financial statements are presented as a single enterprise fund utilizing the accrual basis of accounting. Under the accrual basis, revenues are recognized when earned and expenses when the related liability for goods and services is incurred, regardless of the timing of the related cash flows. Elm City Communities' financial statements are prepared in accordance with Governmental Accounting Standards Board (GASB). The discretely presented component units are referred to either as Glendower or 360 Management.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

BASIS OF PRESENTATION AND ACCOUNTING (CONTINUED)

Elm City Communities' primary source of nonexchange revenue relates to grants and subsidies. Grants and subsidies revenue is recognized at the time eligible program expenditures occur and/or Elm City Communities has complied with the grant and subsidy requirements, in accordance with GASB Statement No. 33, *Accounting and Financial Reporting for Nonexchange Transactions.* Grants received in advance of expenditures are recorded as a liability until earned.

NOTES TO THE FINANCIAL STATEMENTS

Notes 2 through 17 of the Notes to the Financial Statements report on the Primary Government only, unless explicitly stated otherwise.

NEW ACCOUNTING STANDARDS ADOPTED

During 2023, the Elm City Communities adopted the following accounting standards that did not impact the Elm City Communities' financial statements.

GASB Statement Number	Name
94	*Public-Private and Public-Public Partnerships and Availability Payment Arrangements*
96	*Subscription-Based Information Technology Arrangements*

USE OF ESTIMATES

The preparation of financial statements in accordance with accounting principles generally accepted in the United States of America requires the use of estimates that affect reported amounts of assets, liabilities, revenues and expenses and related disclosures. Actual amounts could differ from those estimates.

CASH AND CASH EQUIVALENTS

The Elm City Communities considers cash equivalents to be all highly liquid investments with a maturity of three months or less when purchased.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

ACCOUNTS RECEIVABLE

Accounts receivable from tenants are carried at the original amount billed less an estimate made for doubtful accounts based on a review of all outstanding amounts on a monthly basis. Management determines the allowance for doubtful accounts by using historical experience applied to an aging of accounts receivable. Accounts receivable from tenants are written off with board approval when deemed uncollectible. Recoveries of accounts receivable previously written off are recorded when received. Allowances for other non-tenant receivables are reviewed annually. See Note 6 for details of accounts receivable and allowances at year end.

CAPITAL ASSETS

Capital assets include property, furniture, equipment and machinery with initial, individual costs that equal or exceed $5,000 and estimated useful lives of more than one year. Capital assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the time of acquisition. Major outlays for capital assets and improvements are capitalized as projects are constructed. Capital assets are depreciated using the straight-line method over the following estimated useful lives:

Buildings	27.5 years
Land and Building Improvements	10 years
Furniture, Equipment and Machinery	5years

PREDEVELOPMENT COSTS

Predevelopment costs are recorded at cost and consist of expenditures relating to the various projects under development by Elm City Communities and are included in construction in progress. Predevelopment costs include project consultants, legal, and architectural and engineering, costs to arrange syndication and tax credits, and internal and other costs related directly to the project development. No depreciation expense is recognized on these assets. In the event that Elm City Communities determines not to pursue a prospective development project or project development costs are not recoverable, the associated costs of the development project are expensed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

IMPAIRMENT OF CAPITAL ASSETS

Governmental Accounting Standards Board's, Statement No. 42, *Accounting and Financial Reporting for Impairment of Capital Assets and for Insurance Recoveries* requires certain note disclosures or recognition regarding impairments of capital assets. The Elm City Communities did not recognize any impairments of capital assets in fiscal year 2023.

INVESTMENT IN THE FINANCING OF AFFORDABLE HOUSING DEVELOPMENTS

Investment in the Financing of Affordable Housing Developments represents long-term subsidized loans to Public-Private Partnership entities formed to revitalize and preserve affordable housing properties. The loans were funded through the Federal Revitalization of Severely Distressed Public Housing (HOPE VI) Program, Moving-to-Work Demonstration Program, and various other Federal, State, City or Community Development programs such as the Federal Home loan program. As these loans were generally subsidized by HUD or other governmental organizations, instruments with below market interest rate have not been discounted. No currently known facts lead management of Elm City Communities to believe that there is a probability of default on the loans and accordingly no allowance on these investments has been recorded. These notes are supported by promissory notes and collateralized by the properties. Interest on these notes is recognized as accrued. Elm City Communities has not recorded an allowance on the accrued interest. See Note 8 for additional information.

LEASES (AS LESSOR)

At the commencement of a lease, Elm City Communities initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

LEASES (AS LESSOR) (CONTINUED)

Key estimates and judgments include how Elm City Communities determines (1) the discount rate it uses to discount the expected lease receipts to present value, (2) lease term, and (3) lease receipts. Elm City Communities uses its estimated incremental borrowing rate as the discount rate for leases. The lease term includes the noncancellable period of the lease. Lease receipts included in the measurement of the lease receivable is composed of fixed payments from the lessee. Elm City Communities monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

LEASES (AS LESSEE)

Elm City Communities recognizes a lease obligation and an intangible right-to-use lease asset (lease asset) for a noncancellable lease in the financial statements. Elm City Communities recognizes lease obligations with an initial, individual value of $5,000 or more.

SUBSCRIPTION-BASED INFORMATION TECHNOLOGY ARRANGEMENTS (SBITA)

Elm City Communities routinely engages in subscription-based information technology arrangements (SBITA) to meet operating needs. A SBITA is defined as a contractual agreement that conveys control of the right to use another party's (a SBITA vendor's) information technology (IT) software, alone or in combination with tangible capital assets (the underlying IT assets), as specified in the contract for a minimum contractual period of greater than one year, in an exchange or exchange-like transaction. Elm City Communities assessed that there were no material SBITAs requiring recognition or disclosure in the financial statements for the year ended September 30, 2023.

COMPENSATED ABSENCES

Elm City Communities allows employees to carry forward a maximum of 240 hours of paid time off (PTO). Upon standard retirement or death, the employee or employees' beneficiary will be reimbursed for unused paid time off up to 240 hours. In the case of involuntary separation, the employee shall receive a maximum payout of 30 days of unused PTO time. not PTO for all employees accrues from 189 to 320 hours per year, based on years of service and the employee's position. Total accrued compensated absences at September 30, 2023 aggregated $1,298,909.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

UNEARNED REVENUE

Unearned revenue consists of prepaid tenant rents and grant funds that have been received but not yet earned.

OPERATING REVENUES AND EXPENSES

Operating revenue includes operating grants and subsidies, rental income, management services provided and all other revenue relating to the provision of safe, decent and affordable housing services that do not result from transactions defined as capital and related financing, non-capital and related financing or investing activities. Operating expenses include wages, housing assistance payments, utilities, maintenance, depreciation of capital assets, administrative expenses and all other expenses relating to the provision of safe, decent and affordable housing services that do not result from transactions defined as capital and related financing, non-capital and related financing or investing activities.

NON-OPERATING REVENUES AND EXPENSE

Elm City Communities nonoperating revenues relate primarily to capital grants provided by HUD and interest and investment income. For reporting purposes, capital grant revenue is recognized when expenditures are incurred, and advance receipts are initially recorded as unearned revenue. Nonoperating expenses are expenditures derived from transactions other than those associated with the Elm City Communities' primary housing operations and are reported as incurred. Nonoperating expenses consisted of interest expense.

ECONOMIC DEPENDENCY

Elm City Communities is economically dependent on annual contributions from HUD. Elm City Communities' federal programs operate at a loss prior to receiving these contributions. For the year ended September 30, 2023, Elm City Communities received approximately 89% of its total revenues from HUD through the Moving-to-Work Demonstration Program. HUD has extended Elm City Communities MTW agreement until 2038. A reduction in funding from HUD could significantly change the services provided by Elm City Communities.

APPLICATION OF RESOURCES

The Elm City Communities would first apply restricted resources when an expense is incurred for which both restricted and unrestricted resources are available.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

SUBSEQUENT EVENTS

Management has evaluated subsequent events through [Report Date], which is the date these financial statements were available to be issued. Except as noted below, there were no subsequent events requiring recognition or disclosure in these financial statements.

In November 2023, Elm City Communities entered into a purchase and sale agreement to acquire a parcel of real estate located in the City of New Haven known as "Church Street" for a purchase price of $21,000,000.

In November 2023, a RAD closing with HUD was completed for 201 of Elm City Communities public housing units (known as McConaughy Terrace). Upon conversion, Elm City Communities transferred ownership of McConaughy Terrace to McConaughy Terrace 4% LLC, and McConaughy Terrace 9% LLC. After construction, the McConaughy Terrace 4% LLC portion will consist of 92 units. This acquisition was funded through a seller note in the amount of $11,700,000. Elm City Communities also entered into a construction and permanent loan funded through the MTW Program in the maximum amount of $1,584,354. After construction, the McConaughy Terrace 9% LLC portion will consist of 130 units. This acquisition was funded through a seller note in the amount of $22,400,000. Elm City Communities also entered into a construction and permanent loan funded through the MTW Program in the maximum amount of $3,871,283. Both McConaughy Terrace 9% and McConaughy Terrace 4% entered into 98-year ground leases with HANH.

NOTE 3 – NET POSITION

Primary Government

Net position is reported in three categories:

Net Investment in Capital Assets consists of all capital assets, reduced by accumulated depreciation, the outstanding balances of any bonds, mortgages, notes or other borrowing that are attributable to the acquisition, construction, or improvement of those assets. At September 30, 2023, the net investment in capital assets was $55,892,095.

Restricted Net Position consists of restricted assets, when constraints are placed on the assets by creditors (such as debt covenants), grantors, contributors, laws, regulations, etc. At September 30, 2023, restrictions of $192,842 represent the net position restricted by HUD related to the Emergency Housing Voucher Program to be used for housing assistance payments, funds restricted by HUD for participants in the family self-sufficiency program, and reserves held by Elm City Communities for various tenant and community related purposes. At September 30, 2023, restricted net position was categorized as follows:

Category of Restriction	Amount
Housing assistance payments	$ 33,609
Family self sufficiency	71,830
Restricted reserves	87,403
Total	$ 192,842

Unrestricted Net Position consists of net position that does not meet the definition of "net investment in capital assets" or "restricted net position". These funds are available to use for any lawful and prudent purpose of the Elm City Communities. At September 30, 2023, included in unrestricted net position of $376,117,926 is investment in the financing of affordable housing developments of $300,709,953, less related debt of $2,255,000, for a net total of $298,454,953 (See Note 8 for further detail).

NOTE 3 – NET POSITION (CONTINUED)

Discretely Presented Component Units

Restricted Net Position consists of the net assets with donor restrictions of Glendower and 360 Management. At September 30, 2023, restrictions of $30,218,229 represent grants received by Glendower with continuing affordability restrictions and reserves held by consolidated entities in accordance with the respective operating or partnership agreement. The following table summarizes the discretely presented component units' restricted net position at September 30, 2023:

Category of Restriction	Amount
Restricted reserves	$ 27,153,317
Grants with continuing restrictions	3,064,912
Total	$ 30,218,229

NOTE 4 – CASH AND CASH EQUIVALENTS

The Elm City Communities has adopted HUD's Investment Regulation PIH 1996-33 as its investment policy. HUD regulations require that all HUD deposits in financial institutions and investments be fully insured or collateralized, by U.S. Government obligations that have a fair value of not less than the principal amount of the deposits. The policy also requires that investments not have a maturity period longer than three years.

Custodial Credit Risk – Cash Deposits

At times, the Elm City Communities' balances may exceed the Federal insurance limits; however, the Elm City Communities has not experienced any losses with respect to its bank balance in excess of government provided insurance. Management believes that no significant risk exists with respect to cash balances as of September 30, 2023.

NOTE 5 – RESTRICTED CASH

The current restricted cash balances consist of funds held in escrow as tenant security deposits, debt service reserves, and funds received from HUD for the Emergency Housing Voucher Program (EHV) to be used for housing assistance payments and client services.

The non-current restricted cash balances represent the following: funds held in escrow for tenants enrolled in the Family Self-Sufficiency Program, community and support services in accordance with contractual agreements for HOPE VI projects or other tenant related programs, and funds held in an affordability reserve account maintained in accordance with contractual HOPE VI agreements. At September 30, 2023, restricted cash was categorized as follows:

Category of Restriction	Amount
Family self-sufficiency & other tenant escrows	$ 1,916,065
Debt Service reserves	652,580
Affordability reserves	393,113
Tenant security deposits	136,881
Housing assistance payments	33,609
Total	$ 3,132,248

NOTE 6 – ACCOUNTS RECEIVABLE

Due from component units consists of receivable balances from Glendower of $1,055,507 and 360 Management of $3,387,383. The following is a listing of receivables for the Elm City Communities including the applicable allowances for uncollectible accounts at September 30, 2023.

Category of Receivable	Amount
HUD	$ 1,204,087
Other Government	173,819
Due from Component Units	4,442,890
Miscellaneous	273,508
Tenants	213,644
Gross Receivables	6,307,948
Allowance - Tenants	(156,604)
Net Receivables	$ 6,151,344

Net receivables are presented on the Statement of Net Position as follows:

Description	Amount
Accounts receivable, net	$ 1,708,454
Due from Component Units, current	1,347,427
Due from Component Units, Non-current	3,095,463
Net Receivables	$ 6,151,344

NOTE 7 – CAPITAL ASSETS

The following is a summary of changes in capital assets and related accumulated depreciation.

	October 01, 2022	Additions	Disposals	Transfers	September 30, 2023
Capital assets not being depreciated					
Land	$ 20,537,740	$ --	$ (44,164)	$ --	$ 20,493,576
Construction in progress	10,422,811	10,646,509	(1,882,498)	(359,376)	18,827,446
Total capital assets not being depreciated	30,960,551	10,646,509	(1,926,662)	(359,376)	39,321,022
Capital assets being depreciated					
Buildings	148,986,600	--	(3,149,989)	359,376	146,195,987
Right of Use Asset	94,901	--	--	--	94,901
Furniture, equipment & machinery	2,711,446	59,047	(68,824)	--	2,701,669
Total capital assets being depreciated	151,792,947	59,047	(3,218,813)	359,376	148,992,557
Less accumulated depreciation					
Buildings	131,438,347	2,109,121	(3,007,210)	--	130,540,258
Right of Use Asset	25,683	31,633	--	--	57,316
Furniture, equipment & machinery	1,624,081	235,478	(68,824)	--	1,790,735
Total accumulated depreciation	133,088,111	2,376,232	(3,076,034)	--	132,388,309
Capital Assets Net	$ 49,665,387	$ 8,329,324	$ (2,069,441)	$ --	$ 55,925,270

NOTE 8 – INVESTMENTS IN THE FINANCING OF AFFORDABLE HOUSING DEVELOPMENTS

Consistent with the objectives of Revitalization of Severely Distressed Public Housing (HOPE VI) and Elm City Communities Moving-to-Work (MTW) objectives, Elm City Communities has invested approximately $242,000,000 in the debt financing of affordable housing developments. These developments, which had been obsolete conventional federally subsidized projects, have been sold and privately syndicated in order to utilize private investment incentives under the Low-Income Housing Tax Credit (LIHTC) program. The terms of these notes range from 12 months to 55 years and accrue interest at rates varying from 0.0% to 8.0%. Repayments of principal and accrued interest vary based on each individual note. Investments in financing of affordable housing developments are as follows:

Investment	Loan	Amount Invested	Accrued Interest	Amount Outstanding	Interest Rates	Maturity Date
Brookside I Associates, LLC	Second Mortgage	20,868,479	$ 3,772,972	$ 24,641,451	1.40%	March 31, 2053
Brookside II Associates, LLC	Second Mortgage	1,221,723	122,152	1,343,875	3.00%	July 31, 2053
Brookside HO I Associates	Homeownership	779,177	--	779,177	0.00%	Various
Eastview Terrace LLC	MTW Loan	25,190,366	--	25,190,366	0.00%	December 31, 2064
Eastview Terrace LLC	Capital Funds Loan	3,591,481	2,135,003	5,726,484	4.46%	December 31, 2064
Eastview Terrace LLC	AHP Loan	375,000	--	375,000	0.00%	January 31, 2063
Eastview Terrace LLC	Construction Loan	614,265	--	614,265	0.00%	December 31, 2064
ECC Group I RAD, LLC	Leasehold Mortgage	10,400,000	3,795,896	14,195,896	6.00%	June 1, 2060
ECC Group I RAD, LLC	MTW Loan	5,269,197	150,962	5,420,159	6.00%	June 1, 2060
BCJ Edith Johnson LLC	HOPE VI Loan	2,800,000	103,826	2,903,826	2.10%	December 21, 2061
ECC Group II RAD, LLC	Leasehold Mortgage	7,200,000	1,222,635	8,422,635	4.00%	April 1, 2061
ECC Group II RAD, LLC	MTW Loan	3,783,946	586,131	4,370,077	4.00%	April 1, 2061
ECC Group III RAD, LLC	Leasehold Mortgage	17,000,000	3,284,041	20,284,041	5.50%	October 1, 2061
ECC Group IV RAD, LLC	Leasehold Mortgage	7,900,000	1,461,274	9,361,274	7.00%	March 1, 2063
Elm Haven Rental LP I	HOPE VI Loan	20,975,981	2,168,613.00	23,144,594	1.00%	June 8, 2051
Elm Haven Rental LP I	Acquisition Loan	493,375	1,698,930	2,192,305	5.25%	June 30, 2052
Elm Haven Rental LP I	CPI Loan	1,425,993	320,385	1,746,378	1.00%	June 8, 2051
Elm Haven Rental LP I	HANH loan	2,250,254	41,162	2,291,416	0.01%	August 11, 2055
Elm Haven Rental LP II	HOPE VI Loan	3,178,172	10,555,212	13,733,384	5.05-7.18%	December 31, 2051
Elm Haven Rental LP III	HOPE VI Loan	2,274,275	4,827,650	7,101,925	5.05-7.18%	December 31, 2053
Elm Haven Rental LP III	AHP Loan	250,000	5,472	255,472	0.10%	December 31, 2053
Elm Haven Rental LP III	Bridge Loan	13,965	--	13,965	0.00%	December 31, 2053
Glendower Fair Haven, LLC	MTW Loan	5,737,597	2,807,480	8,545,077	5.00%	December 1, 2055
Glendower Farnam Courts I, LLC	MTW Loan	13,510,339	2,560,115	16,070,454	3.00%	December 31, 2058
Glendower Farnam Courts I, LLC	DOH Bridge Loan	-	508,934.00	508,934	4.33%	December 31, 2058
Glendower Farnam Courts I, LLC	City Funds Loan	592,100	--	592,100	0.00%	December 31, 2058
Glendower Farnam Courts II 4%, LLC	MTW Loan	1,293,416	136,991	1,430,407	5.00%	July 1, 2063
Glendower Farnam Courts II 4%, LLC	City Funds Loan	2,000,000	232,562	2,232,562	5.00%	July 1, 2063
Glendower Farnam Courts II 4%, LLC	Ground Lease Loan	900,000	141,862	1,041,862	5.00%	July 1, 2063

NOTE 8 – INVESTMENTS IN THE FINANCING OF AFFORDABLE HOUSING DEVELOPMENTS (CONTINUED)

Investment	Loan	Amount Invested	Accrued Interest	Amount Outstanding	Interest Rates	Maturity Date	
Glendower Farnam Courts II 9%, LLC	DECD Loan	1,500,000	252,977	1,752,977	7.00%	December 1, 2061	
Glendower Farnam Courts II 9%, LLC	MTW Loan	2,000,000	62,722	2,062,722	5.00%	December 1, 2061	
Glendower Farnam Courts II 9%, LLC	City Funds Loan	2,000,000	232,562	2,232,562	5.00%	December 1, 2061	
Glendower Ribicoff Four, LLC	MTW Loan	9,679,061	2,260,696	11,939,757	3.00%	December 31, 2066	
Glendower Ribicoff, LLC	MTW Loan	4,538,145	965,731	5,503,876	2.25%	December 31, 2065	
Glendower Rockview 2 Owner Entity LP	MTW Loan	2,635,483	35,675	2,671,158	5.00%	June 1, 2061	
Glendower Wilmot Road Residential, LLC	MTW Loan	1,645,602	2,042,176	3,687,778	6.23%	December 31, 2068	
Glendower Group, Inc	HANH Bridge Loan	129,447	42,350	171,797	3.00%	December 31, 2059	
Glendower Group, Inc	HANH Loan	703,703	-	703,703	0.00%	March 1, 2045	
Rockview I Associates, LLC	Third Mortgage	3,799,227	171,304	3,970,531	0.75%	December 20, 2052	
Trinity New Haven Housing LP	HANH loan	5,949,852	6,331,064	12,280,916	4.68-5.02%	December 31, 2046	
Trinity New Haven Housing Two LP	Capital Funds Loan	2,956,933	1,609,614	4,566,547	3.25%	December 31, 2048	
Trinity New Haven Housing Two LP	HOPE VI Loan	2,208,634	1,717,815	3,926,449	5.21%	December 31, 2048	
Trinity New Haven Housing Three LP	MTW Loan	1,591,910	1,917	1,593,827	0.01%	December 31, 2052	
Trinity New Haven Housing Three LP	COCC Loan	1,261,282	1,358	1,262,640	0.01%	December 31, 2052	
Trinity New Haven Housing Three LP	CFRC Loan	5,000,000	6,414	5,006,414	0.01%	December 31, 2052	
Trinity New Haven Housing Three LP	Developer Loan	360,381	254	360,635	0.01%	December 31, 2027	
Trinity Rowe LP	Developer Loan	692,932	976	693,908	0.01%	December 31, 2027	
Trinity Rowe LP	City Funds Loan	2,485,709	3,084	2,488,793	0.01%	December 31, 2052	
Trinity Rowe LP	COCC Loan	593,584	677	594,261	0.01%	December 31, 2052	
Trinity Rowe LP	CFRC Loan	10,000,000	13,012	10,013,012	0.01%	December 31, 2052	
Trinity Rowe LP	RHF Loan	2,399,440	2,901	2,402,341	0.01%	December 31, 2052	
Trinity Rowe LP	MTW Loan	2,976,976	3,579	2,980,555	0.01%	December 31, 2052	
Trinity Rowe LP	DECD Loan	974,291	1,066	975,357	0.01%	December 31, 2052	
Trinity Rowe LP	DECD Loan	2,025,709	2,222	2,027,931	0.01%	December 31, 2052	
Trinity New Haven Site Work Inc	Various (QT I and QTII)	7,179,980	10,541	7,190,521	0.01%	2046-2048	Total for Tr
Glendower Valley, LLC	Acquisition Loan	1,910,000	62,170	1,972,170	4.34%	December 1, 2064	
Glendower Valley, LLC	HANH MTW Loan	1,123,084	24,370	1,147,454	4.34%	December 1, 2064	
Total investment in financing of affordable housing		$ 242,210,466	$ 58,499,487	$ 300,709,953			

NOTE 8 – INVESTMENTS IN THE FINANCING OF AFFORDABLE HOUSING DEVELOPMENTS (CONTINUED)

DISCRETELY PRESENTED COMPONENT UNITS

In the furtherance of its affordable housing mission, Glendower has made various investments in affordable housing. These loans accrue interest at rates varying from 1.0% to 3.87%. Repayments of principal and accrued interest vary based on each individual note. As of September 30, 2023, the outstanding balance of the investments in the financing of affordable housing developments was $342,124, with $19,621 representing current maturities. Summarized investments in affordable housing developments is as follows:

Entity	Principal	Interest	Total
Brookside I Associates LLC	$ 402,770	$ 49,266	$ 452,036
Brookside 2 Associates LLC	269,999	89,371	359,370
Brookside 2 Associates LLC	1,400,000	149,167	1,549,167
Commercial Tenant	320,240	--	320,240
Individual Homeowners	342,120	--	342,120
Loan Loss Reserve	(2,393,005)	(287,804)	(2,680,809)
	$ 342,124	$ --	$ 342,124

For the year ended September 30, 2023, Glendower earned developed fees of $1,161,189. At September 30, 2023, developer fees receivable have been recorded at net realizable value and consists of the following:

Entity	Amount
Brookside I Associates, LLC	$ 505,430
Less discount	(505,430)
Total net realizable value	$ --

The developer fee receivable is non-interest bearing and payments are subject to available cash flow. The developer fee is to be paid no later than September 30, 2053. At September 30, 2023 developer fees receivable earned from entities that are controlled by Glendower amounted to $6,496,687, all of which was eliminated upon consolidation.

NOTE 9 – LEASES

Lease Receivables

In 2004, Elm City Communities entered into a lease agreement with OmniPoint Communications Inc. for the lease of rooftop space located at 360 Orange Street for the installation of a cell antenna. The initial term of the lease was for a period of five years and automatically renews for four additional five-year terms unless either party provides written notice to not renew the term. As both parties to the lease have the option to terminate the lease without permission from the other party, each additional five-year term qualifies as a cancelable period. Elm City Communities is currently in the fourth extension term which ends in March 2024. The initial base rent for the agreement was $1,900 per month increasing by 4% annually.

The following table summarizes the lease receivable and lease revenue:

Lease	Lease Receivable	Lease Revenue
Cell Tower	$ 4,974	$ 9,862

Lease Obligations

In June 2022, Elm City Communities entered into a lease agreement for office equipment with an initial lease term of 48 months and requires quarterly payments of $2,578. In April 2021 Elm City Communities entered into a lease agreement for office equipment with an initial lease term of 60 months and requires monthly payments of $1,410. During the year ended September 30, 2023, amortization of right-of-use assets was $40,265 and lease interest expense was $3,079. Right-to-use assets classified as lease obligations consisted of:

Office Equipment	$ 94,901
Less: Accumulated Amortization	(65,848)
Total	$ 29,053

NOTE 9 – LEASES (CONTINUED)

The future minimum lease obligations and the net present value of the minimum lease payments as of September 30, 2023 are as follows:

Year	Amount
2024	$ 36,254
Total minimum lease payments	36,254
Less: Amount representing interest	(3,079)
Present value of net minimum lease payments	33,175
Less: Current maturities of lease obligations	(33,175)
Long-term lease obligations	$ --

Other Agreements not meeting the requirements of GASB 87

As described in Note 8, Elm City Communities has invested in the financing of various affordable housing developments. In addition to these investments, it has also leased several parcels of land to the third parties, in which it is invested, until between 2079 and 2119. Elm City Communities receives a dollar per year lease payment for each of these leases. The cost of the land under these leases reflected in Elm City Communities' capital assets is $16,505,066.

NOTE 10 – NONCURRENT LIABILITIES

Noncurrent liability activity for the year ended September 30, 2023 is as follows:

	October 1, 2022	Additions	Reductions	September 30, 2023	Amount due within one year
Compensated Absences	$ 1,293,514	$ 1,159,284	$ (1,153,889)	$ 1,298,909	$ 512,620
FSS & Homeownership Escrows	653,161	174,449	(189,582)	638,028	--
Cares REEF Escrow	1,425,346	75,912	(253,448)	1,247,810	--
Affordability Reserves	391,107	--	--	391,107	--
Total	$ 3,763,128	$ 1,409,645	$ (1,596,919)	$ 3,575,854	$ 512,620

NOTE 11 – LONG TERM DEBT

Long term debt activity for the year ended September 30, 2023 is as follows:

	October 1, 2022	Additions	Reductions	September 30, 2023	Amount due within one year
Notes Payable	$ 706,738	$ 43,262	$ --	$ 750,000	$ --
Bonds Payable	1,775,000	--	(270,000)	1,505,000	290,000
Lease Obligations	66,681	--	(33,506)	33,175	33,175
Total	$ 2,548,419	$ 43,262	$ (303,506)	$ 2,288,175	$ 323,175

CAPITAL FUND FINANCING PROGRAM BONDS

Elm City Communities sold $11,655,000 of tax-exempt Capital Fund Financing Program Revenue Bonds (Series A) on January 13, 2011. Proceeds of the bonds were used to fund a portion of the development known as 'Brookside Phase 1 Rental Project,' fund a debt service reserve and pay certain costs of issuance. The debt service reserve fund is funded at approximately $575,000 (the requirement of six months of maximum annual debt service) and Elm City Communities also made an equity contribution of $333,759 in cash to fund the costs of issuance.

NOTE 11 – LONG TERM DEBT (CONTINUED)

The repayment of the bonds is over a 14-year period with the first debt payment made in September of 2011, and subsequent payments made once a year. Interest payments are made semiannually, each March and October, at an effective rate of 4.85% per annum. The debt and interest payments are expected to be funded through subsequent annual grants received by Elm City Communities through the Capital Fund Program. At September 30, 2023, the outstanding principal balance was $1,505,000 and accrued interest was $35,744.

DECD LOAN

In December 2020, Elm City Communities entered into a loan agreement with the State of Connecticut Department of Economic and Community Development (DECD) in the amount of $1,500,000. The proceeds of this loan were subsequently loaned to Glendower Farnam Courts II 9% to support the redevelopment of the development. The loan bears interest at a rate of 3% per annum and matures in April 2034.

Based on the terms of the agreement, fifty percent (50%) of the outstanding amount of the loan, plus all accrued and unpaid interest thereon, shall be forgiven upon the satisfaction of the following (I) completion of all environmental remediation at the Project Property to the satisfaction of the State in its sole discretion and (ii) the issuance of a final certificate of occupancy for the entire Project to the satisfaction of the state. At September 30, 2023, the outstanding principal balance was $750,000.

The debt will be amortized as follows:

Year	Principal Payments	Interest Payments	Total
2024	$ 290,000	$ 64,600	$ 354,600
2025	310,000	50,350	360,350
2026	905,000	21,494	926,494
2027	--	--	--
2028	--	--	--
2029-2033	--	--	--
2034-2038	750,000	--	750,000
Total	$ 2,255,000	$ 136,444	$ 2,391,444

NOTE 11 – LONG TERM DEBT (CONTINUED)

DISCRETELY PRESENTED COMPONENT UNITS

Long-term debt for the discretely presented component units as of September 30, 2023 is summarized below:

	Principal Payments	Interest Payments
2024	$ 1,320,467	$ 3,799,117
2025	6,650,087	3,740,317
2026	1,445,530	3,681,035
2027	1,505,795	3,619,181
2028	2,362,334	3,556,243
2029-2033	9,225,029	16,513,089
2034-2038	20,086,643	13,169,183
2039-2043	21,187,401	8,413,889
2044-2048	12,332,753	5,815,755
2049-2053	11,584,568	3,551,745
2054-2058	31,683,178	1,672,160
2059-2063	89,564,296	307,060
2064-2068	44,106,384	--
Total Payments	$ 253,054,465	$ 67,838,773

NOTE 11 – LONG TERM DEBT (CONTINUED)

Entity		Outstanding Principal Balance
Eastview Terrace	$	30,749,041
Farnam Courts I		25,299,959
Farnam Courts II 4%		13,982,572
Farnam Courts II 9%		19,868,513
RAD I		21,426,840
RAD II		17,995,979
RAD II A		8,300,226
RAD III		35,157,413
RAD IV		22,119,847
Ribicoff Four		12,404,062
Ribicoff		8,330,991
Fair Haven		11,824,818
Rockview II		19,258,473
Wilmot Road Residential		2,407,118
Wilmot LLC		833,150
360 Management Group		3,095,463
Subtotal		253,054,465
Less: Debt Issuance Costs, net		(3,784,810)
Less: Current Portion		(1,320,467)
Total Long Term Debt	$	247,949,188

During the year ended September 30, 2023, total interest cost incurred was $10,488,001; of which $228,012 was capitalized and $10,259,989 was expensed. As of September 30, 2023, the outstanding principal balance of the mortgage and notes payable less unamortized debt issuance costs was $249,269,655. As of September 30, 2023, unamortized debt issuance costs of $3,784,810 consists of financing costs of $4,808,128 less accumulated amortization of $1,023,318. During the year ended September 30, 2023, amortization expense incurred was $122,380 and was included in interest expense. The current portion of these mortgage and notes payable is $1,320,467. The interest payable, net of current portion on these mortgages and notes payable aggregated $26,652,125. The interest payable, current portion aggregated $496,133.

NOTE 12 – REAL ESTATE TAXES

Elm City Communities' property is exempt from local real estate taxes. Elm City Communities did not make a payment in lieu of taxes to the City of New Haven for the year ended September 30, 2023.

NOTE 13 – RETIREMENT PLANS

Elm City Communities provides pension benefits for all its full-time employees through a defined contribution plan entitled "Housing Elm City Communities of the City of New Haven Pension Plan." The plan is administered by Mission Square Retirement with principal place of business at 777 North Capital Street, NE Suite 600 Washington DC 20002. In a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. The Board of Commissioners for Elm City Communities is authorized to establish and amend plan benefits. Employees are eligible to participate from the date of employment. Elm City Communities contributes 5% of the employee's base salary each month, while the employee also contributes 5%. Elm City Communities' contributions for each employee (and interest allocated to the employee's account) are fully vested after five years of continuous service, or until age 65, whichever is first.

Elm City Communities' contributions for, and interest forfeited by, employees who leave employment before vesting are used to reduce Elm City Communities' current-period contribution requirement. Elm City Communities' total covered payroll for the period was approximately $10 million. Elm City Communities' required and actual contributions to the plan for the year ended September 30, 2023 were $441,987. Employee contributions for those years were $446,536.

Elm City Communities also provides to employees a separate deferred compensation plan in accordance with IRC §457. The plan is open to all employees. Employee contributions for the year ended September 30, 2023 were $162,645. There were no employer contributions.

NOTE 14 – RISK MANAGEMENT

LITIGATION

The Elm City Communities is contingently liable with respect to lawsuits and other claims incidental to the ordinary course of its operations. Claims covered by the risk management program are reviewed and losses are accrued as required in the judgment of management. In the opinion of management, based on the advice of legal counsel, the ultimate disposition of lawsuits and claims will not have a material adverse effect on the financial position of the Elm City Communities.

GRANTS

Amounts received or receivable from the grantor agencies are subject to audit and adjustment by grantor agencies. If expenditures are disallowed as a result of these audits, the claims for reimbursement to the grantor agency would become a liability of the Elm City Communities. In the opinion of management, any such adjustments would not be significant.

NOTE 15 – CONDUIT DEBT

Elm City Communities has issued special revenue bonds to provide financial assistant to not-for-profit agencies and private developers for the purpose of constructing or rehabilitating low-income housing. The bonds are limited obligation bonds of Elm City Communities and are payable solely from project revenue. These nonrecourse conduit bonds are secured by the property financed and are often collateralized by a letter of credit issued by a major bank. Elm City Communities is not obligated in any manner, and accordingly, the bonds have not been recorded in the accompanying financial statements except for the 4 series of bonds amounting to $30,510,885 at September 30, 2023 that are obligations of the component units of Elm City Communities. These non-recourse conduit bonds are secured by the property financed.

Farnam Courts

To support the redevelopment of 175 units at Farnam Courts, Elm City Communities sold two series of Multifamily Housing Revenue Bonds (Farnam Courts Series A-1 & A-2) in the aggregate amount of $20.2 million to fund the construction and redevelopment of the property. The construction loan bears interest at 3.62%. The bonds are constructed in a draw down format, and as of September 30, 2023, the outstanding balance on the Farnam Courts Series bonds aggregated $7,567,330.

NOTE 15 – CONDUIT DEBT (CONTINUED)

Farnam Courts Phase II

Elm City Communities authorized the of $10,650,000 in Multifamily Housing Revenue Bonds for the purpose of constructing phase II of the Farnam Courts redevelopment project consisting of 45 residential units a total investment of approximately $19 million. At September 30, 2023, the outstanding balance of the Series 2020 (Farnam Courts Phase II Project) Bonds aggregated $5,955,441.

Ribicoff Apartments

To Support the redevelopment of 51 units at Ribicoff Apartments, Elm City Communities issued three series of Multifamily Housing Revenue Bonds (Ribicoff Cottages Series A-1, A-2 & A-3). The proceeds of the Ribicoff Cottages Series A-2 and A-3 issues totaling $6,450,000 were provided to Glendower Ribicoff Four, LLC as a construction loan. These bonds were redeemed in September 2017.

Ribicoff Cottages Series A-1 bonds were issued totaling $3,715,000 and the proceeds were provided to Glendower Ribicoff Four, LLC as a construction and permanent loan with an interest rate of 5.4%. In November 2017, $800,000 of the $3,715,000 Ribicoff Cottages Series A-1 bonds of the bonds were redeemed and the $2,915,000 balance was converted to a permanent loan. At September 30, 2023, the outstanding balance of the Ribicoff Series Bonds aggregated $2,735,000.

Fairmont Heights and Ruppolo Manor

In January 2019, Elm City Communities authorized the issuance of $18,750,000 in Multifamily Housing Revenue Bonds for the purpose of rehabilitating the Fairmont Heights and Ruppolo Manor housing developments consisting of 201 residential units for a total investment of $32,413,944. At September 30, 2023, the outstanding balance of the Series 2021 (RAD Group IV Project) Bonds aggregated $14,253,114.

St. Martins Preservation II LP

In February 2019, Elm City Communities (ECC) authorized the issuance of $12,500,000 in Multifamily Housing Revenue Bonds that will earn bond fees from the making of a loan to finance the cost of St. Martins, which is a non-ECC 63-unit residential rental housing development. The outstanding balance of the bonds was not able to be determined at September 30, 2023.

NOTE 15 – CONDUIT DEBT (CONTINUED)

Fairbanks Apartments

In April 2021, Elm City Communities (ECC) authorized the issuance of $18,944,000 in Multifamily Housing Revenue Bonds that will earn bond fees from the making of a loan to finance the cost of Fairbanks Apartments, which is a non-ECC 121-unit residential rental housing development. The outstanding balance of the bonds was not able to be determined at September 30, 2023.

NOTE 16 – TERMINATION BENEFITS

In connection with the redevelopment of its existing public housing portfolio, Elm City Communities is undergoing a reorganization and restructuring. As a result of this, several employees were involuntarily terminated, with Elm City Communities paying a portion of their salary and health insurance for specified periods of time. Elm City Communities has recorded a liability for the involuntary termination benefits of $451,321, which is recorded as a current liability on the Statement of Net Position. Management's estimate of the liability is based on the employee's current salary and health insurance premium.

NOTE 17 – RENTAL ASSISTANCE DEMONSTRATION PROGRAM

The Rental Assistance Demonstration Program (RAD) is a voluntary program of HUD and was designed to support the preservation of public housing by providing public housing agencies (PHA) with access to more stable funding and leveraging opportunities to make improvements to properties or to redevelop them. Conversion to the RAD program does not have a financial impact on residents. Residents continue to pay 30% of their income towards their rent and they maintain the same basic rights as they possess in the public housing program. Through the RAD program Elm City Communities has the ability to transition Elm City Communities developments from HUD's Low-Income Public Housing Program to the Housing Choice Voucher (HCV) Platform, which historically has had a more consistent funding stream.

In the first year of a RAD deal (based on a HUD calendar year funding cycle), the public housing subsidies and capital fund program grants relating to the RAD deal remain in their originating programs – the LIPH program and the Capital Fund program. In subsequent years (based on a HUD calendar year funding cycle), the funding is removed from the originating funding program and moved to the Housing Choice Voucher HAP program.

NOTE 18 – DISCRETELY PRESENTED COMPONENT UNITS CONDENSED FINANCIAL INFORMATION

The following tables reflect the condensed statements of net position and statements of revenues, expenses and changes in net position for the discretely presented component units as of and for the year ended September 30, 2023:

	Glendower	360 Management	Total
ASSETS			
Current Assets			
Cash and cash equivalents	$ 15,084,390	$ 135,631	$ 15,220,021
Restricted cash	441,359	--	441,359
Accounts receivable, net	1,210,509	--	1,210,509
Due from Component Units, Current	--	446,956	446,956
Current portion of notes receivable	19,621	--	19,621
Prepaid expenses and other current assets	1,067,087	17,306	1,084,393
Total Current Assets	17,822,966	599,893	18,422,859
Noncurrent Assets			
Restricted cash	27,153,317	--	27,153,317
Investment in the financing of affordable housing developments	322,503	--	322,503
Investment in joint ventures	337,797	--	337,797
Capital assets, non-depreciable	31,615,530	--	31,615,530
Capital assets, net of accumulated depreciation	273,451,529	6,309	273,457,838
Other noncurrent assets	719,324	--	719,324
Total Noncurrent Assets	333,600,000	6,309	333,606,309
TOTAL ASSETS	351,422,966	606,202	352,029,168

NOTE 18 – DISCRETELY PRESENTED COMPONENT UNITS CONDENSED FINANCIAL INFORMATION (CONTINUED)

	Glendower	360 Management	Total
LIABILITIES			
Current Liabilities			
Accounts payable	$ 3,181,576	$ 10,106	$ 3,191,682
Current portion of long term debt	1,320,467	--	1,320,467
Accrued wages and current portion of compensated absences	265,677	87,862	353,539
Interest payable	496,133	--	496,133
Due to Primary Government	1,055,507	291,990	1,347,497
Due to Other Component Units	188,454	--	188,454
Other accrued expenses	1,787,957	13,000	1,800,957
Unearned revenue	117,904	--	117,904
Tenant security deposits	441,359	--	441,359
Total Current Liabilities	8,855,034	402,958	9,257,992
Noncurrent Liabilities			
Long term debt, net of current portion	271,505,850	--	271,505,850
Accrued compensated absences, net of current p	83,581	48,574	132,155
Due to Primary Government	--	3,095,463	3,095,463
Total Noncurrent Liabilities	271,589,431	3,144,037	274,733,468
TOTAL LIABILITIES	280,444,465	3,546,995	283,991,460
NET POSITION			
Net investment in capital assets	32,240,742	6,309	32,247,051
Restricted:			
Restricted reserves	27,153,317	--	27,153,317
Grants with continuing restrictions	3,064,912	--	3,064,912
Unrestricted	8,519,530	(2,947,102)	5,572,428
TOTAL NET POSITION	$ 70,978,501	$ (2,940,793)	$ 68,037,708

NOTE 18 – DISCRETELY PRESENTED COMPONENT UNITS CONDENSED FINANCIAL INFORMATION (CONTINUED)

	Glendower	360 Management	Total
OPERATING REVENUES			
Tenant rental income	$ 20,836,748	$ --	$ 20,836,748
Other revenue	491,000	242,073	733,073
Developer fees	1,161,189	--	1,161,189
Property management fees	--	3,840,520	3,840,520
Total Operating Revenues	22,488,937	4,082,593	26,571,530
OPERATING EXPENSES			
Administration	5,631,070	4,278,827	9,909,897
Repair and maintenance	3,674,289	53,596	3,727,885
Utilities	2,811,747	--	2,811,747
Tenant services	417,413	72,239	489,652
Depreciation expense	10,271,914	3,711	10,275,625
Other general expenses	3,459,602	(14,186)	3,445,416
Insurance expense	2,097,858	41,761	2,139,619
Protective services	433,951	--	433,951
Amortization	79,519	--	79,519
Total Operating Expenses	28,877,363	4,435,948	33,313,311
Operating Loss	(6,388,426)	(353,355)	(6,741,781)
NONOPERATING REVENUES (EXPENSES)			
Interest and investment revenue	557,199	--	557,199
Interest expense	(10,568,145)	--	(10,568,145)
Total Nonoperating Revenues (Expenses)	(10,010,946)	--	(10,010,946)
Income before Capital Grants	(16,399,372)	(353,355)	(16,752,727)
CAPITAL GRANTS & CONTRIBUTIONS			
Investor capital contributions, net of syndication fees	8,113,066	--	8,113,066
Investor capital distributions	(64,984)	--	(64,984)
Total Capital Grants	8,048,082	--	8,048,082
Change in Net Position	(8,351,290)	(353,355)	(8,704,645)
Net Position, Beginning of Year	79,329,791	(2,587,438)	76,742,353
Net Position, End of Year	$ 70,978,501	$ (2,940,793)	$ 68,037,708

HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
D/B/A ELM CITY COMMUNITIES

SUPPLEMENTARY FINANCIAL DATA SCHEDULE

SEPTEMBER 30, 2023

FDS Line Item	Description	AMPs	Continuum of Care Program	PIH Family Self-Sufficiency Program	Resident Opportunity and Supportive Services	Emergency Housing Voucher	Moving to Work Demonstration Program	MTW - HCV	MTW - LIPH
111	Cash - Unrestricted	6,591,817	4,500	--	--	56,935	19,589,437	--	--
112	Cash - Restricted - Modernization and Development	--	--	--	--	--	--	--	--
113	Cash - Other Restricted	428,144	27,093	--	--	6,516	258,865	--	--
114	Cash - Tenant Security Deposits	136,881	--	--	--	--	--	--	--
100	Total Cash	7,156,842	31,593	--	--	63,451	19,848,302	--	--
122	Accounts Receivable - HUD Other Projects	899,593	--	23,742	--	--	--	--	--
124	Accounts Receivable - Other Government	--	--	--	--	--	173,819	--	--
125	Accounts Receivable - Miscellaneous	47,294	--	--	--	--	56,909	--	--
126	Accounts Receivable - Tenants	213,644	--	--	--	--	--	--	--
126.1	Allowance for Doubtful Accounts -Tenants	(130,650)	--	--	--	--	(25,954)	--	--
126.2	Allowance for Doubtful Accounts - Other	--	--	--	--	--	--	--	--
127	Notes, Loans, & Mortgages Receivable - Current	--	--	--	--	--	--	--	--
129	Accrued Interest Receivable	--	--	--	--	--	--	--	--
120	Total Receivables, Net of Allowances for Doubtful Accounts	1,029,881	--	23,742	--	--	204,774	--	--
142	Prepaid Expenses and Other Assets	1,741	--	--	--	--	4,767	--	--
144	Inter Program Due From	--	--	--	--	--	--	--	--
150	Total Current Assets	8,188,464	31,593	23,742	--	63,451	20,057,843	--	--
161	Land	2,839,626	--	--	--	--	--	--	--
162	Buildings	128,981,010	--	--	--	--	--	--	--
163	Furniture, Equipment & Machinery - Dwellings	--	--	--	--	--	--	--	--
164	Furniture, Equipment & Machinery - Administration	961,896	--	--	--	--	32,627	--	--
166	Accumulated Depreciation	(120,337,498)	--	--	--	--	(21,714)	--	--
167	Construction in Progress	10,361,559	--	--	--	--	--	--	--
160	Total Capital Assets, Net of Accumulated Depreciation	22,806,593	--	--	--	--	10,913	--	--
171	Notes, Loans and Mortgages Receivable - Non-Current	--	--	--	--	--	--	--	--
174	Other Assets	--	--	--	--	--	--	--	--
176	Investments in Joint Ventures	--	--	--	--	--	--	--	--
180	Total Non-Current Assets	22,806,593	--	--	--	--	10,913	--	--
200	Deferred Outflow of Resources	--	--	--	--	--	--	--	--

See Independent Auditors' Report

HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
D/B/A ELM CITY COMMUNITIES

SUPPLEMENTARY FINANCIAL DATA SCHEDULE

SEPTEMBER 30, 2023

FDS Line Item	Description	AMPs	Continuum of Care Program	PIH Family Self-Sufficiency Program	Resident Opportunity and Supportive Services	Emergency Housing Voucher	Moving to Work Demonstration Program	MTW - HCV	MTW - LIPH
290	Total Assets and Deferred Outflow of Resources	30,995,057	31,593	23,742	--	63,451	20,068,756	--	--
312	Accounts Payable <= 90 Days	716,246	--	--	--	--	65,935	--	--
321	Accrued Wage/Payroll Taxes Payable	38,182	--	2,931	--	--	60,150	--	--
322	Accrued Compensated Absences - Current Portion	72,663	--	--	--	--	57,424	--	--
325	Accrued Interest Payable	--	--	--	--	--	--	--	--
341	Tenant Security Deposits	136,881	--	--	--	--	--	--	--
342	Unearned Revenue	3,430	--	--	--	--	--	--	--
343	Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue	--	--	--	--	--	--	--	--
344	Current Portion of Long-term Debt - Operating Borrowings	--	--	--	--	--	--	--	--
345	Other Current Liabilities	--	--	--	--	--	--	--	--
346	Accrued Liabilities - Other	1,009,676	--	--	--	--	451,323	--	--
347	Inter Program - Due To	--	--	20,811	--	--	--	--	--
310	Total Current Liabilities	1,977,078	--	23,742	--	--	634,832	--	--
351	Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	--	--	--	--	--	--	--	--
352	Long-term Debt, Net of Current - Operating Borrowings	--	--	--	--	--	--	--	--
353	Non-current Liabilities - Other	426,138	--	--	--	--	258,865	--	--
354	Accrued Compensated Absences - Non Current	111,451	--	--	--	--	88,074	--	--
350	Total Non-Current Liabilities	537,589	--	--	--	--	346,939	--	--
300	Total Liabilities	2,514,667	--	23,742	--	--	981,771	--	--
400	Deferred Inflow of Resources	--	--	--	--	--	--	--	--
508.4	Net Investment in Capital Assets	22,806,593	--	--	--	--	10,913	--	--
511.4	Restricted Net Position	2,006	27,093	--	--	6,516	--	--	--
512.4	Unrestricted Net Position	5,671,791	4,500	--	--	56,935	19,076,072	--	--
513	Total Equity - Net Assets / Position	28,480,390	31,593	--	--	63,451	19,086,985	--	--
600	Total Liab., Def. Inflow of Res., and Equity - Net Assets / Position	30,995,057	31,593	23,742	--	63,451	20,068,756	--	--
70300	Net Tenant Rental Revenue	2,132,350	--	--	--	--	--	--	--
70500	Total Tenant Revenue	2,132,350	--	--	--	--	--	--	--
70600	HUD PHA Operating Grants	--	31,593	192,569	70,256	460,482	--	89,775,720	13,574,159

See Independent Auditors' Report

HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
D/B/A ELM CITY COMMUNITIES

SUPPLEMENTARY FINANCIAL DATA SCHEDULE

SEPTEMBER 30, 2023

FDS Line Item	Description	AMPs	Continuum of Care Program	PIH Family Self-Sufficiency Program	Resident Opportunity and Supportive Services	Emergency Housing Voucher	Moving to Work Demonstration Program	MTW - HCV	MTW - LIPH
70610	Capital Grants	--	--	--	--	--	--	--	--
70710	Management Fee	--	--	--	--	--	--	--	--
70700	Total Fee Revenue	--	--	--	--	--	--	--	--
71100	Investment Income - Unrestricted	--	--	--	--	--	--	--	--
71400	Fraud Recovery	--	--	--	--	--	16,161	--	--
71500	Other Revenue	146,225	--	--	--	--	1,474,037	--	--
71600	Gain or Loss on Sale of Capital Assets	1,723,058	--	--	--	--	--	--	--
72000	Investment Income - Restricted	39	--	--	--	--	--	--	--
70000	Total Revenue	4,001,672	31,593	192,569	70,256	460,482	1,490,198	89,775,720	13,574,159
91100	Administrative Salaries	456,186	--	--	--	--	1,624,098	--	--
91200	Auditing Fees	--	--	--	--	--	--	--	--
91300	Management Fee	687,736	--	--	--	--	9,595,493	--	--
91400	Advertising and Marketing	32,540	--	--	--	--	5,111	--	--
91500	Employee Benefit contributions - Administrative	164,407	--	--	--	--	647,445	--	--
91600	Office Expenses	163,016	--	--	890	--	69,482	--	--
91700	Legal Expense	101,096	--	--	--	--	--	--	--
91800	Travel	5	--	--	--	--	--	--	--
91900	Other	77,856	--	--	901	67,264	771,352	--	--
91000	Total Operating - Administrative	1,682,842	--	--	1,791	67,264	12,712,981	--	--
92100	Tenant Services - Salaries	--	--	130,442	61,258	--	--	--	--
92200	Relocation Costs	887,829	--	--	--	--	--	--	--
92300	Employee Benefit Contributions - Tenant Services	--	--	62,127	7,207	--	--	--	--
92400	Tenant Services - Other	275	--	--	--	--	--	--	--
92500	Total Tenant Services	888,104	--	192,569	68,465	--	--	--	--
93100	Water	502,517	--	--	--	--	--	--	--
93200	Electricity	456,747	--	--	--	--	4,272	--	--
93300	Gas	428,227	--	--	--	--	--	--	--
93600	Sewer	519,651	--	--	--	--	--	--	--
93800	Other Utilities Expense	35,027	--	--	--	--	--	--	--
93000	Total Utilities	1,942,169	--	--	--	--	4,272	--	--
94100	Ordinary Maintenance and Operations - Labor	1,207,422	--	--	--	--	1,375,390	--	--

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HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
D/B/A ELM CITY COMMUNITIES

SUPPLEMENTARY FINANCIAL DATA SCHEDULE

SEPTEMBER 30, 2023

FDS Line Item	Description	AMPs	Continuum of Care Program	PIH Family Self-Sufficiency Program	Resident Opportunity and Supportive Services	Emergency Housing Voucher	Moving to Work Demonstration Program	MTW - HCV	MTW - LIPH
94200	Ordinary Maintenance and Operations - Materials and Other	697,654	--	--	--	--	--	--	--
94300	Ordinary Maintenance and Operations Contracts	1,506,199	--	--	--	--	--	--	--
94500	Employee Benefit Contributions - Ordinary Maintenance	478,748	--	--	--	--	651,069	--	--
94000	Total Maintenance	3,890,023	--	--	--	--	2,026,459	--	--
95200	Protective Services - Other Contract Costs	153,314	--	--	--	--	--	--	--
95300	Protective Services - Other	30,400	--	--	--	--	--	--	--
95000	Total Protective Services	183,714	--	--	--	--	--	--	--
96110	Property Insurance	247,518	--	--	--	--	321	--	--
96120	Liability Insurance	127,964	--	--	--	--	119,981	--	--
96130	Workmen's Compensation	161,048	--	--	--	--	96,705	--	--
96140	All Other Insurance	134,053	--	--	--	--	--	--	--
96100	Total insurance Premiums	670,583	--	--	--	--	217,007	--	--
96200	Other General Expenses	1,777,869	--	--	--	2,458	156,710	--	--
96210	Compensated Absences	(24,338)	--	--	--	--	(1,992)	--	--
96300	Payments in Lieu of Taxes	--	--	--	--	--	--	--	--
96400	Bad debt - Tenant Rents	56,836	--	--	--	--	--	--	--
96600	Bad debt - Other	783	--	--	--	--	30,862	--	--
96000	Total Other General Expenses	1,811,150	--	--	--	2,458	185,580	--	--
96710	Interest of Mortgage (or Bonds) Payable	--	--	--	--	--	--	--	--
96700	Total Interest Expense and Amortization Cost	--	--	--	--	--	--	--	--
96900	Total Operating Expenses	11,068,585	--	192,569	70,256	69,722	15,146,299	--	--
97000	Excess of Operating Revenue over Operating Expenses	(7,066,913)	31,593	--	--	390,760	(13,656,101)	89,775,720	13,574,159
97100	Extraordinary Maintenance	457,095	--	--	--	--	--	--	--
97200	Casualty Losses - Non-capitalized	201,990	--	--	--	--	--	--	--
97300	Housing Assistance Payments	--	--	--	--	403,776	68,331,748	--	--
97350	HAP Portability-In	--	--	--	--	--	1,296,838	--	--
97400	Depreciation Expense	1,635,997	--	--	--	--	1,213	--	--
90000	Total Expenses	13,363,667	--	192,569	70,256	473,498	84,776,098	--	--

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HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
D/B/A ELM CITY COMMUNITIES

SUPPLEMENTARY FINANCIAL DATA SCHEDULE

SEPTEMBER 30, 2023

FDS Line Item	Description	AMPs	Continuum of Care Program	PIH Family Self-Sufficiency Program	Resident Opportunity and Supportive Services	Emergency Housing Voucher	Moving to Work Demonstration Program	MTW - HCV	MTW - LIPH
10010	Operating Transfer In	--	--	--	--	--	110,302,651	--	--
10020	Operating transfer Out	--	--	--	--	--	(11,380,054)	(89,775,720)	(13,574,159)
10093	Transfers between Program and Project - In	17,124,392	--	--	--	--	--	--	--
10094	Transfers between Project and Program - Out	(1,910,000)	--	--	--	--	(17,079,829)	--	--
10100	Total Other financing Sources (Uses)	15,214,392	--	--	--	--	81,842,768	(89,775,720)	(13,574,159)
10000	Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	5,852,397	31,593	--	--	(13,016)	(1,443,132)	--	--
11020	Required Annual Debt Principal Payments	--	--	--	--	--	--	--	--
11030	Beginning Equity	22,627,993	--	--	--	76,467	20,530,117	--	--
11040	Prior Period Adjustments, Equity Transfers and Correction of Errors	--	--	--	--	--	--	--	--
11170	Administrative Fee Equity	--	4,500	--	--	--	--	--	--
11180	Housing Assistance Payments Equity	--	27,093	--	--	--	--	--	--
11190	Unit Months Available	12,744	--	--	--	444	66,819	--	--
11210	Number of Unit Months Leased	11,466	--	--	--	373	66,819	--	--
11620	Building Purchases	5,960,836	--	--	--	--	--	--	--

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HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
D/B/A ELM CITY COMMUNITIES

SUPPLEMENTARY FINANCIAL DATA SCHEDULE (CONTINUED)

SEPTEMBER 30, 2023

FDS Line Item	Description	MTW - CFP	Lead Based Paint CFP	FSS Escrow Forfeiture	Business Activities	Component Unit - Discretely Presented	COCC	Eliminations	Total
111	Cash - Unrestricted	--	--	--	36,492,473	15,220,021	12,650,511	--	90,605,694
112	Cash - Restricted - Modernization and Development	--	--	--	652,580	--	--	--	652,580
113	Cash - Other Restricted	--	--	71,830	1,550,339	27,153,317	--	--	29,496,104
114	Cash - Tenant Security Deposits	--	--	--	--	441,359	--	--	578,240
100	Total Cash	--	--	71,830	38,695,392	42,814,697	12,650,511	--	121,332,618
122	Accounts Receivable - HUD Other Projects	--	267,280	--	--	167,885	13,472	--	1,371,972
124	Accounts Receivable - Other Government	--	--	--	--	--	--	--	173,819
125	Accounts Receivable - Miscellaneous	--	--	--	434,336	721,790	4,177,859	--	5,438,188
126	Accounts Receivable - Tenants	--	--	--	--	1,579,982	--	--	1,793,626
126.1	Allowance for Doubtful Accounts -Tenants	--	--	--	--	(713,262)	--	--	(869,866)
126.2	Allowance for Doubtful Accounts - Other	--	--	--	--	(98,930)	--	--	(98,930)
127	Notes, Loans, & Mortgages Receivable - Current	--	--	--	--	19,621	--	--	19,621
120	Total Receivables, Net of Allowances for Doubtful Accounts	--	267,280	--	434,336	1,677,086	4,191,331	--	7,828,430
142	Prepaid Expenses and Other Assets	--	--	--	--	1,084,393	293,284	--	1,384,185
144	Inter Program Due From	--	--	--	--	--	20,811	(20,811)	--
150	Total Current Assets	--	267,280	71,830	39,129,728	45,576,176	17,155,937	(20,811)	130,545,233
161	Land	--	--	--	17,557,470	19,587,816	96,480	--	40,081,392
162	Buildings	--	--	--	13,441,328	317,852,216	3,773,649	--	464,048,203
163	Furniture, Equipment & Machinery - Dwellings	--	--	--	--	151,673	--	--	151,673
164	Furniture, Equipment & Machinery - Administration	--	--	--	--	12,675,713	1,802,047	--	15,472,283
166	Accumulated Depreciation	--	--	--	(10,224,255)	(57,221,764)	(1,804,842)	--	(189,610,073)
167	Construction in Progress	--	2,765,713	--	5,700,174	12,027,714	--	--	30,855,160
160	Total Capital Assets, Net of Accumulated Depreciation	--	2,765,713	--	26,474,717	305,073,368	3,867,334	--	360,998,638
171	Notes, Loans and Mortgages Receivable - Non-Current	--	--	--	300,709,953	322,503	--	--	301,032,456
174	Other Assets	--	--	--	--	719,324	--	--	719,324
176	Investments in Joint Ventures	--	--	--	--	337,797	--	--	337,797
180	Total Non-Current Assets	--	2,765,713	--	327,184,670	306,452,992	3,867,334	--	663,088,215
200	Deferred Outflow of Resources	--	--	--	--	--	--	--	--
290	Total Assets and Deferred Outflow of Resources	--	3,032,993	71,830	366,314,398	352,029,168	21,023,271	(20,811)	793,633,448

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HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
D/B/A ELM CITY COMMUNITIES

SUPPLEMENTARY FINANCIAL DATA SCHEDULE (CONTINUED)

SEPTEMBER 30, 2023

FDS Line Item	Description	MTW - CFP	Lead Based Paint CFP	FSS Escrow Forfeiture	Business Activities	Component Unit - Discretely Presented	COCC	Eliminations	Total
312	Accounts Payable <= 90 Days	--	267,280	--	124,537	3,191,682	262,074	--	4,627,754
321	Accrued Wage/Payroll Taxes Payable	--	--	--	--	111,365	131,176	--	343,804
322	Accrued Compensated Absences - Current Portion	--	--	--	--	242,174	382,533	--	754,794
325	Accrued Interest Payable	--	--	--	35,744	496,133	--	--	531,877
341	Tenant Security Deposits	--	--	--	--	441,359	--	--	578,240
342	Unearned Revenue	--	--	--	--	117,904	--	--	121,334
343	Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue	--	--	--	--	1,320,467	33,175	--	1,353,642
344	Current Portion of Long-term Debt - Operating Borrowings	--	--	--	290,000	--	--	--	290,000
345	Other Current Liabilities	--	--	--	--	1,339,242	--	--	1,339,242
346	Accrued Liabilities - Other	--	--	--	151,133	1,997,666	74,806	--	3,684,604
347	Inter Program - Due To	--	--	--	--	--	--	(20,811)	--
310	Total Current Liabilities	--	267,280	--	601,414	9,257,992	883,764	(20,811)	13,625,291
351	Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	--	--	--	--	271,505,850	--	--	271,505,850
352	Long-term Debt, Net of Current - Operating Borrowings	--	--	--	1,965,000	3,095,463	--	--	5,060,463
353	Non-current Liabilities - Other	--	--	--	1,591,942	--	--	--	2,276,945
354	Accrued Compensated Absences - Non Current	--	--	--	--	132,155	586,764	--	918,444
350	Total Non-Current Liabilities	--	--	--	3,556,942	274,733,468	586,764	--	279,761,702
300	Total Liabilities	--	267,280	--	4,158,356	283,991,460	1,470,528	(20,811)	293,386,993
400	Deferred Inflow of Resources	--	--	--	--	--	5,884	--	5,884
508.4	Net Investment in Capital Assets	--	2,765,713	--	26,474,717	32,247,051	3,834,159	--	88,139,146
511.4	Restricted Net Position	--	--	71,830	85,397	30,218,229	--	--	30,411,071
512.4	Unrestricted Net Position	--	--	--	335,595,928	5,572,428	15,712,700	--	381,690,354
513	Total Equity - Net Assets / Position	--	2,765,713	71,830	362,156,042	68,037,708	19,546,859	--	500,240,571
600	Total Liab., Def. Inflow of Res., and Equity - Net Assets / Position	--	3,032,993	71,830	366,314,398	352,029,168	21,023,271	(20,811)	793,633,448
70300	Net Tenant Rental Revenue	--	--	--	--	20,836,748	--	--	22,969,098
70500	Total Tenant Revenue	--	--	--	--	20,836,748	--	--	22,969,098
70600	HUD PHA Operating Grants	991,936	107,766	--	--	--	--	--	105,204,481
70610	Capital Grants	5,960,836	2,687,621	--	--	--	--	--	8,648,457
70710	Management Fee	--	--	--	--	--	10,283,229	(10,283,229)	--
70700	Total Fee Revenue	--	--	--	--	--	10,283,229	(10,283,229)	--

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HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
D/B/A ELM CITY COMMUNITIES

SUPPLEMENTARY FINANCIAL DATA SCHEDULE (CONTINUED)

SEPTEMBER 30, 2023

FDS Line Item	Description	MTW - CFP	Lead Based Paint CFP	FSS Escrow Forfeiture	Business Activities	Component Unit - Discretely Presented	COCC	Eliminations	Total
71100	Investment Income - Unrestricted	--	--	--	9,026,605	426,048	1,692,876	--	11,145,529
71400	Fraud Recovery	--	--	--	--	--	--	--	16,161
71500	Other Revenue	--	--	35,781	121,980	5,734,782	1,685,000	--	9,197,805
71600	Gain or Loss on Sale of Capital Assets	--	--	--	--	--	--	--	1,723,058
72000	Investment Income - Restricted	--	--	--	1,324	131,151	--	--	132,514
70000	Total Revenue	6,952,772	2,795,387	35,781	9,149,909	27,128,729	13,661,105	(10,283,229)	159,037,103
91100	Administrative Salaries	--	--	--	37,518	4,859,715	3,568,444	--	10,545,961
91200	Auditing Fees	--	--	--	--	276,882	43,700	--	320,582
91300	Management Fee	--	--	--	--	1,796,058	--	(10,283,229)	1,796,058
91400	Advertising and Marketing	--	--	--	1,504	45,841	7,593	--	92,589
91500	Employee Benefit contributions - Administrative	--	--	--	13,513	1,709,542	1,113,581	--	3,648,488
91600	Office Expenses	--	--	--	31,727	341,846	877,723	--	1,484,684
91700	Legal Expense	--	--	--	12,176	297,627	471,553	--	882,452
91800	Travel	--	--	--	1	12,827	19,258	--	32,091
91900	Other	--	--	--	307,908	501,801	1,740,829	--	3,467,911
91000	Total Operating - Administrative	--	--	--	404,347	9,842,139	7,842,681	(10,283,229)	22,270,816
92000	Asset Management Fee	--	--	--	--	67,758	--	--	67,758
92100	Tenant Services - Salaries	--	--	--	--	--	909,110	--	1,100,810
92200	Relocation Costs	--	--	--	73,944	56,755	4,450	--	1,022,978
92300	Employee Benefit Contributions - Tenant Services	--	--	--	--	--	481,540	--	550,874
92400	Tenant Services - Other	--	--	--	722	432,897	529,380	--	963,274
92500	Total Tenant Services	--	--	--	74,666	489,652	1,924,480	--	3,637,936
93100	Water	--	--	--	64,224	513,028	11,519	--	1,091,288
93200	Electricity	--	--	--	65,480	1,527,049	50,608	--	2,104,156
93300	Gas	--	--	--	123,402	318,021	2,930	--	872,580
93600	Sewer	--	--	--	69,810	391,296	16,557	--	997,314
93800	Other Utilities Expense	--	--	--	3,395	62,353	--	--	100,775
93000	Total Utilities	--	--	--	326,311	2,811,747	81,614	--	5,166,113
94100	Ordinary Maintenance and Operations - Labor	--	--	--	122,794	1,027,609	--	--	3,733,215
94200	Ordinary Maintenance and Operations - Materials and Other	--	--	--	214,453	410,340	40,293	--	1,362,740
94300	Ordinary Maintenance and Operations Contracts	--	--	--	166,845	1,741,731	133,750	--	3,548,525
94500	Employee Benefit Contributions - Ordinary Maintenance	--	--	--	47,367	--	--	--	1,177,184

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HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
D/B/A ELM CITY COMMUNITIES

SUPPLEMENTARY FINANCIAL DATA SCHEDULE (CONTINUED)

SEPTEMBER 30, 2023

FDS Line Item	Description	MTW - CFP	Lead Based Paint CFP	FSS Escrow Forfeiture	Business Activities	Component Unit - Discretely Presented	COCC	Eliminations	Total
94000	Total Maintenance	--	--	--	551,459	3,179,680	174,043	--	9,821,664
95200	Protective Services - Other Contract Costs	--	--	--	5,545	338,829	3,707	--	501,395
95300	Protective Services - Other	--	--	--	--	95,122	--	--	125,522
95000	Total Protective Services	--	--	--	5,545	433,951	3,707	--	626,917
96110	Property Insurance	--	--	--	44,600	1,888,303	1,083	--	2,181,825
96120	Liability Insurance	--	--	--	14,966	57,039	6,480	--	326,430
96130	Workmen's Compensation	--	--	--	23,218	128,005	209,780	--	618,756
96140	All Other Insurance	--	--	--	--	66,272	127,595	--	327,920
96100	Total insurance Premiums	--	--	--	82,784	2,139,619	344,938	--	3,454,931
96200	Other General Expenses	--	--	--	1,500	93,583	--	--	2,032,120
96210	Compensated Absences	--	--	--	7,778	(22,991)	10,182	--	(31,361)
96300	Payments in Lieu of Taxes	--	--	--	--	514,408	--	--	514,408
96400	Bad debt - Tenant Rents	--	--	--	3,659	290,187	--	--	350,682
96500	Bad debt - Mortgages	--	--	--	--	2,570,229	--	--	2,570,229
96600	Bad debt - Other	--	--	--	449,407	--	--	--	481,052
96000	Total Other General Expenses	--	--	--	462,344	3,445,416	10,182	--	5,917,130
96710	Interest of Mortgage (or Bonds) Payable	--	--	--	71,489	10,568,145	3,322	--	10,642,956
96730	Amortization of Bond Issue Costs	--	--	--	--	79,519	--	--	79,519
96700	Total Interest Expense and Amortization Cost	--	--	--	71,489	10,647,664	3,322	--	10,722,475
96900	Total Operating Expenses	--	--	--	1,978,945	33,057,626	10,384,967	(10,283,229)	61,685,740
97000	Excess of Operating Revenue over Operating Expenses	6,952,772	2,795,387	35,781	7,170,964	(5,928,897)	3,276,138	--	97,351,363
97100	Extraordinary Maintenance	--	107,766	--	141,002	548,205	27,575	--	1,281,643
97200	Casualty Losses - Non-capitalized	--	--	--	--	--	--	--	201,990
97300	Housing Assistance Payments	--	--	--	--	--	--	--	68,735,524
97350	HAP Portability-In	--	--	--	--	--	--	--	1,296,838
97400	Depreciation Expense	--	--	--	144,475	10,275,625	594,547	--	12,651,857
90000	Total Expenses	--	107,766	--	2,264,422	43,881,456	11,007,089	(10,283,229)	145,853,592
10010	Operating Transfer In	--	--	--	9,190,384	--	2,189,670	(121,682,705)	--
10020	Operating transfer Out	(6,952,772)	--	--	--	--	--	121,682,705	--

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HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
D/B/A ELM CITY COMMUNITIES

SUPPLEMENTARY FINANCIAL DATA SCHEDULE (CONTINUED)

SEPTEMBER 30, 2023

FDS Line Item	Description	MTW - CFP	Lead Based Paint CFP	FSS Escrow Forfeiture	Business Activities	Component Unit - Discretely Presented	COCC	Eliminations	Total
10080	Special Items (Net Gain/Loss)	--	--	--	--	8,048,082	--	--	8,048,082
10093	Transfers between Program and Project - In	--	--	--	1,910,000	--	--	(19,034,392)	--
10094	Transfers between Project and Program - Out	--	--	--	--	--	(44,563)	19,034,392	--
10100	Total Other financing Sources (Uses)	(6,952,772)	--	--	11,100,384	8,048,082	2,145,107	--	8,048,082
10000	Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	--	2,687,621	35,781	17,985,871	(8,704,645)	4,799,123	--	21,231,593
11020	Required Annual Debt Principal Payments	--	--	--	270,000	--	33,506	--	303,506
11030	Beginning Equity	--	78,092	36,049	344,119,146	76,742,353	14,798,761	--	479,008,978
11040	Prior Period Adjustments, Equity Transfers and Correction of Errors	--	--	--	51,025	--	(51,025)	--	--
11170	Administrative Fee Equity	--	--	--	--	--	--	--	4,500
11180	Housing Assistance Payments Equity	--	--	--	--	--	--	--	27,093
11190	Unit Months Available	--	--	--	--	--	--	--	80,007
11210	Number of Unit Months Leased	--	--	--	--	--	--	--	78,658
11620	Building Purchases	--	--	--	--	--	--	--	5,960,836

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HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
D/B/A ELM CITY COMMUNITIES

STATEMENT OF ACTUAL MODERNIZATION COSTS

FOR THE YEAR ENDED SEPTEMBER 30, 2023

Project:	**CT26L004501-17**
Modernization Funds Approved	$ 986,260
Modernization Funds Expended	986,260
Excess of Modernization Funds Approved	$ --
Modernization Funds Advanced	$ 986,260
Modernization Funds Expended	986,260
Excess of Modernization Funds Advanced	$ --

Based on our review of the completed projects:

1) All work in connection with the projects is complete.

2) All liabilities have been incurred and discharged through payment.

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HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
D/B/A ELM CITY COMMUNITIES

STATEMENT OF ACTUAL MODERNIZATION COSTS – UNCOMPLETED

FOR THE YEAR ENDED SEPTEMBER 30, 2023

Project:	**CT26P004501-19**	**CT26P004501-20**	**CT26P004501-21**	**CT26P004501-22**	**CT26P004501-23**	**CT26H004501-20**	**CT26L004501-20**	**CT26E004501-22**
Modernization Funds Approved	$ 4,756,693	$ 3,976,972	$ 3,281,648	$ 2,366,097	$ 2,664,185	$ 3,999,993	$ 3,700,000	$ 250,000
Modernization Funds Expended	4,754,697	3,976,417	3,011,697	1,044,266	172,605	1,465,325	1,254,170	222,817
Excess of Modernization Funds Approved	$ 1,996	$ 555	$ 269,951	$ 1,321,831	$ 2,491,580	$ 2,534,668	$ 2,445,830	$ 27,183
Modernization Funds Advanced	$ 4,567,942	$ 3,866,007	$ 2,790,652	$ 802,661	$ 109,005	$ 1,405,284	$ 1,047,325	$ 131,852
Modernization Funds Expended	4,754,697	3,976,417	3,011,697	1,044,266	172,605	1,465,325	1,254,170	222,817
Excess of Modernization Funds Advanced	$ (186,755)	$ (110,410)	$ (221,045)	$ (241,605)	$ (63,600)	$ (60,041)	$ (206,845)	$ (90,965)

See Independent Auditors' Report

HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
D/B/A ELM CITY COMMUNITIES

STATEMENT OF ACTUAL GRANT COSTS

FOR THE YEAR ENDED SEPTEMBER 30, 2023

Grant:	**FSS22CT4748**
Grant Funds Approved	$ 200,816
Grant Funds Expended	200,816
Excess of Grant Funds Approved	$ --
Grant Funds Advanced	$ 200,816
Grant Funds Expended	200,816
Excess of Grant Funds Advanced	$ --

Based on our review of the completed grant:

1) All work in connection with the grant is complete.

2) All liabilities have been incurred and discharged through payment.

See Independent Auditors' Report

HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
D/B/A ELM CITY COMMUNITIES

STATEMENT OF ACTUAL GRANT COSTS - UNCOMPLETED

FOR THE YEAR ENDED SEPTEMBER 30, 2023

Grant:	**FSS23CT4929**	**ROSS201466**
Grant Funds Approved	$ 216,132	$ 235,065
Grant Funds Expended	162,827	229,965
Excess of Grant Funds Approved	$ 53,305	$ 5,100
Grant Funds Advanced	$ 139,086	$ 229,965
Grant Funds Expended	162,827	229,965
Excess of Grant Funds Advanced	$ (23,741)	$ --

See Independent Auditors' Report

HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
D/B/A ELM CITY COMMUNITIES

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

FOR THE YEAR ENDED SEPTEMBER 30, 2023

Federal Grantor / Pass-Through Grantor / Program or Cluster Title	Assistance Listing Number	Pass-Through Entity Identifying Number	Provided to Sub-recipients	Total Federal Expenditures
Department of Housing & Urban Development (HUD)				
Housing Voucher Cluster				
Section 8 Housing Choice Vouchers - Stability Vouchers	14.871	--	$ --	$ 31,593
Section 8 Housing Choice Vouchers - Emergency Housing Vouchers	14.871	--	--	460,482
Total Housing Voucher Cluster			--	492,075
Resident Opportunity and Supportive Services	14.870	--	--	70,256
Moving to Work Demonstration Program	14.881	--	--	110,302,651
Lead-Based Paint Capital Fund Program	14.888	--	--	2,795,387
PIH Family Self-Sufficiency Program	14.896	--	--	192,569
Total Department of Housing & Urban Development			--	113,852,938
Total Expenditures of Federal Awards			$ --	$ 113,852,938

See Notes to the Schedule of Expenditures of Federal Awards

HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
D/B/A ELM CITY COMMUNITIES

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

FOR THE YEAR ENDED SEPTEMBER 30, 2023

NOTE 1 – BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards (the schedule) includes the federal grant activity of Housing Authority of the City of New Haven d/b/a Elm City Communities, under programs of the federal government for the year ended September 30, 2023. The information in the schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirement, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the schedule presents only a selected portion of the operations of Housing Authority of the City of New Haven d/b/a Elm City Communities, it is not intended to and does not present the financial position, changes in net position or cash flows of Housing Authority of the City of New Haven d/b/a Elm City Communities.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Expenditures reported on the schedule are reported on the accrual basis of accounting. For cost-reimbursement awards, such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement. For performance-based awards, expenditures reported represent amounts earned.

NOTE 3 – INDIRECT COST RATE

The Housing Authority of the City of New Haven d/b/a Elm City Communities has elected not to use the 10% de minimis indirect cost rate allowed under the Uniform Guidance.

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To The Board of Commissioners
Housing Authority of the City of New Haven
d/b/a Elm City Communities
New Haven, Connecticut

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities and the aggregate discretely presented component units of the Housing Authority of the City of New Haven d/b/a Elm City Communities, as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the Housing Authority of the City of New Haven d/b/a Elm City Communities' basic financial statements, and have issued our report thereon dated [Report Date]. The financial statements of the aggregate discretely presented component units were not audited in accordance with *Government Auditing Standards* and accordingly this report does not include reporting on internal control over financial reporting or instances of reportable noncompliance associated with the aggregate discretely presented component units.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered Housing Authority of the City of New Haven d/b/a Elm City Communities' internal control over financial reporting (internal control) as a basis for designing the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Housing Authority of the City of New Haven d/b/a Elm City Communities' internal control. Accordingly, we do not express an opinion on the effectiveness of Housing Authority of the City of New Haven d/b/a Elm City Communities' internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Housing Authority of the City of New Haven d/b/a Elm City Communities' financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Housing Authority of the City of New Haven d/b/a Elm City Communities' financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Housing Authority of the City of New Haven d/b/a Elm City Communities' internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Housing Authority of the City of New Haven d/b/a Elm City Communities' internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Boston, Massachusetts
[Report Date]

INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

To The Board of Commissioners
Housing Authority of the City of New Haven
d/b/a Elm City Communities
New Haven, Connecticut

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the Housing Authority of the City of New Haven d/b/a Elm City Communities' compliance with the types of compliance requirements identified as subject to audit in the OMB Compliance Supplement that could have a direct and material effect on each of the Housing Authority of the City of New Haven d/b/a Elm City Communities' major federal program for the year ended September 30, 2023. The Housing Authority of the City of New Haven d/b/a Elm City Communities' major federal program is identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Housing Authority of the City of New Haven d/b/a Elm City Communities complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on its major federal program for the year ended September 30, 2023.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance)*. Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Housing Authority of the City of New Haven d/b/a Elm City Communities and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the Housing Authority of the City of New Haven d/b/a Elm City Communities' compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the Housing Authority of the City of New Haven d/b/a Elm City Communities' federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Housing Authority of the City of New Haven d/b/a Elm City Communities' compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Housing Authority of the City of New Haven d/b/a Elm City Communities' compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Housing Authority of the City of New Haven d/b/a Elm City Communities' compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.

- Obtain an understanding of the Housing Authority of the City of New Haven d/b/a Elm City Communities' internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Housing Authority of the City of New Haven d/b/a Elm City Communities' internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Boston, Massachusetts
[Report Date]

HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
D/B/A ELM CITY COMMUNITIES

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

FOR THE YEAR ENDED SEPTEMBER 30, 2023

SECTION I - SUMMARY OF AUDITORS' RESULTS

FINANCIAL STATEMENTS

Type of auditors' report issued on whether the financial statements audited were prepared in accordance with GAAP: *Unmodified Opinion*

Internal control over financial reporting:

- Material weakness(es) identified? _____ Yes __X__ No
- Significant deficiency(ies) identified? _____ Yes __X__ None Reported

Noncompliance material to financial statements noted? _____ Yes __X__ No

FEDERAL AWARDS

Internal control over the major federal program:

- Material weakness(es) identified? _____ Yes __X__ No
- Significant deficiency(ies) identified? _____ Yes __X__ None Reported

Type of auditors' report issued on compliance for the major federal program: *Unmodified Opinion*

Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)? _____ Yes __X__ No

Identification of the major federal program:

Assistance Listing Number	Name of Federal Program or Cluster
14.881	Moving-To-Work Demonstration Program

Dollar threshold used to distinguish between Type A and Type B programs: $3,000,000

Auditee qualified as low-risk auditee? __X__ Yes _____ No

HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
D/B/A ELM CITY COMMUNITIES

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

FOR THE YEAR ENDED SEPTEMBER 30, 2023

SECTION II - FINANCIAL STATEMENTS FINDINGS

No matters were reported.

SECTION III - FEDERAL AWARD FINDINGS AND QUESTIONED COSTS

No matters were reported.

SECTION IV – SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS

No prior audit findings.

INDEPENDENT ACCOUNTANTS' REPORT ON APPLYING AGREED-UPON PROCEDURES

To The Board of Commissioners
Housing Authority of the City of New Haven
d/b/a Elm City Communities
New Haven, Connecticut

We have performed the procedure described in the second paragraph of this report, which was agreed to by the Housing Authority of the City of New Haven d/b/a Elm City Communities (the Elm City Communities) and the U.S. Department of Housing and Urban Development, Real Estate Assessment Center (REAC), on whether the electronic submission of certain information agrees with related hard copy documents included within the audit reporting package. The Elm City Communities is responsible for the accuracy and completeness of the electronic submission. The sufficiency of the procedure is solely the responsibility of the Elm City Communities and REAC. Consequently, we make no representation regarding the sufficiency of the procedure described below either for the purpose for which this report has been requested or for any other purpose.

We compared the electronic submission of the items listed in the chart below under the "UFRS Rule Information" column with the corresponding printed documents listed in the chart under the "Hard Copy Documents" column. The associated findings from the performance of our agreed-upon procedure indicate agreement or non-agreement of electronically submitted information and hard copy documents as shown in the chart below.

PROCEDURE	UFRS RULE INFORMATION	HARD COPY DOCUMENTS	FINDINGS
1	Balance Sheet and Revenue and Expense (data line items 111 to 13901)	Financial Data Schedule, all CFDAs	Agrees
2	Footnotes (data element G5000-010)	Footnotes to audited basic financial statements	Agrees
3	Type of opinion on FDS (data element G3100-040)	Auditor's supplemental report on FDS	Agrees
4	Audit findings narrative (data element G5200-010)	Schedule of Findings and Questioned costs	Agrees
5	General information (data element series G2000, G2100, G2200,G9000, G9100)	OMB Data Collection Form	Agrees

PROCEDURE	UFRS RULE INFORMATION	HARD COPY DOCUMENTS	FINDINGS
6	Financial statement report information (data element G3000-010 to G3000-050)	Schedule of Findings and Questioned costs, Part 1 and OMB Data Collection Form	Agrees
7	Federal program report information (data element G4000-020 to G4000-040)	Schedule of Findings and Questioned costs, Part 1 and OMB Data Collection Form	Agrees
8	Type of Compliance Requirement (G4200-020 & G4000-030)	OMB Data Collection Form	Agrees
9	Basic financial statements and auditor reports required to be submitted electronically	Basic financial statements (inclusive of auditor reports)	Agrees

This agreed-upon procedures engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the Comptroller General of the United States. We were not engaged to and did not conduct an examination or review, the objective of which would be the expression of an opinion or conclusion, respectively, on whether the electronic submission of the items listed in the "UFRS Rule Information" column in the agrees with the related hard copy documents within the audit reporting package. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

We were engaged to perform an audit in accordance with the *OMB Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (OMB Uniform Guidance),* by the Elm City Communities as of and for the year ended September 30, 2023 and have issued our reports thereon dated [Report Date]. The information in the "Hard Copy Documents" column was included within the scope, or was a by-product, of that audit. Further, our opinion on the fair presentation of the Elm City Communities' supplementary information dated [Report Date], was expressed in relation to the basic financial statements of the Elm City Communities taken as a whole.

A copy of the reporting package required by the OMB Uniform Guidance, which includes the auditors' reports, is available in its entirety from the Elm City Communities. We have not performed any additional auditing procedures since the date of the aforementioned audit reports. Further, we take no responsibility for the security of the information transmitted electronically to the U.S. Department of Housing and Urban Development, REAC.

The purpose of this report on applying the agreed-upon procedures is solely to describe the procedure performed on the electronic submission of the items listed in the "UFRS Rule Information" column and associated findings, and not to provide an opinion or conclusion. Accordingly, this report is not suitable for any other purpose.

Boston Massachusetts
[Report Date]

MEMORANDUM

TO: **Board of Commissioners**

DATE: **June 18, 2024**

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

RE: **Resolution Authorizing ECC/HANH'S Acceptance of Capital Fund Program (CFP) 2024 Funds in the Amount of $2,200,389 and Ratification of the President-Executive Director's Actions to Execute and Submit Required Documents to HUD**

ACTION: Recommend that the Board of Commissioners adopt Resolution **#06-26/24-R**

TIMING: Immediately

DISCUSSION: ECC/HANH received notification from HUD on May 6, 2024 of its Fiscal Year 2024 Capital Fund Program (CFP) formula amount. HUD requires submission of a 5-Year Action Plan and Annual Statement/Budget and other program documents through its EPIC computer portal to receive these funds.

HUD allocates its capital funds on a formula basis. The work items for ECC/HANH's Capital Funds are included in yearly Moving to Work Plans. ECC/HANH's 2024 CFP allocation is $2,200,389. As ECC/HANH continues to convert developments from public housing to project based Section 8 housing under the Rental Assistance Demonstration Program (RAD), the CFP formula is expected to decrease.

ECC/HANH's 2023 CFP allocation was $3,033,147.

ECC/HANH is requesting Board of Commissioners authorization to accept the CFP 2024 funds and ratification of the any and all actions of the President-Executive Director to execute, submit to HUD any required forms and supporting documents for CFP 2024, including those annual plans and five-year plans submitted through HUD's EPIC portal, and authorization to revise and submit documents when necessary and expend the allocated funds.

FISCAL IMPACT: 2024 CFP formula amount is $2,200,389

STAFF: Suresh Chachlani, VP Asset Management

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION #06-36/24-R

RESOLUTION AUTHORIZING ECC/HANH'S ACCEPTANCE OF CAPITAL FUND PROGRAM (CFP) 2024 FUNDS IN THE AMOUNT OF $2,200,389 AND RATIFICATION OF THE PRESIDENT-EXECUTIVE DIRECTOR'S ACTIONS TO EXECUTE AND SUBMIT REQUIRED DOCUMENTS TO HUD

WHEREAS, ECC/HANH received notification from HUD on May 6, 2024 of its Fiscal Year 2024 Capital Fund Program (CFP) formula amount; and

WHEREAS, HUD requires submission of a 5-Year Action Plan and Annual Statement/Budget and other program documents through its EPIC computer portal to receive these funds; and

WHEREAS, ECC/HANH's 2024 CFP allocation is $2,200,389; and

WHEREAS, as ECC/HANH continues to convert developments from public housing to project based Section 8 housing under the Rental Assistance Demonstration Program (RAD), the CFP formula is expected to decrease; and

WHEREAS, the CFP 2023 allocation was $3,033,147; and

WHEREAS, the work items for this year's Capital Funds are included in ECC/HANH's Moving to Work Annual Plans.

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

1) The Housing Authority of the City of New Haven's acceptance of CFP 2024 grant funds in the amount of $2,200,389 be and hereby is authorized and directed; and

2) The President-Executive Director's actions to execute and submit to HUD any and all required forms and supporting documents for CFP 2024, including annual and five-year plans submitted through HUD's EPIC portal are ratified; and

3) The President-Executive Director be and hereby is authorized, empowered and directed to execute and deliver any other required forms and agreements, to revise and submit documents when necessary, and expend the authorized funds; and

4) The President-Executive Director 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, including submission of subsequent budget and plan revisions/modifications; and

5) This resolution shall take effect immediately.

[CERTIFICATION PAGE FOLLOWS]

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on June 18, 2024.

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

_____
Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By:_____
Rolan Joni Young, Esq.
A Partner

2024 Capital Fund

OMB Approval No. 2577-0303
(exp. 10/31/2026)

Capital Fund Program
(CFP) Amendment
to Consolidated Annual Contributions Contract
Terms and Conditions (HUD-53012)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0303. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

Whereas, (Public Housing Authority) Housing Authority of the City of New Haven CT004 (herein called the "PHA") and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into an Annual Contributions Contract ACC(s) Numbers(s) (On File) dated (On File)

Whereas, in accordance with Public Law No: 118-42,

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities at existing public housing projects in order to ensure that such projects continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the PHA. When HUD provides additional amounts, it will notify the PHA and those amended grants will be subject to these terms and conditions.

$ $2,200,389.00 for Fiscal Year 2024 to be referred to under the Capital Fund Grant Number CT26P00450124
PHA Tax Identification Number (TIN): On File UEI Number: On File

Whereas, HUD and the PHA are entering into the CFP Amendment Number On File

Now Therefore, the ACC is amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA projects. This CFP Amendment is a part of the ACC.

2. The PHA must carry out all capital and management activities in accordance with the United States Housing Act of 1937 (the Act), 24 CFR Part 905 (the Capital Fund Final rule) as well as other applicable HUD requirements, except that the limitation in section 9(g)(1) of the Act is increased such that of the amount of CFP assistance provided for under this CFP amendment only, the PHA may use no more than 25 percent for activities that are eligible under section 9(e) of the Act only if the PHA's HUD-approved Five Year Action Plan provides for such use; however, if the PHA owns or operates lessthan 250 public housing dwelling units, such PHA may continue to use the fullflexibility in accordance with section 9(g)(2) of the Act.

3. The PHA has a HUD-approved Capital Fund Five Year Action Plan and has complied with the requirements for reporting on open grants through the Performance and Evaluation Report. The PHA must comply with 24 CFR 905.300 of the Capital Fund Final rule regarding amendment of the Five Year Action Plan where the PHA proposes a Significant Amendment to the Capital Fund Five Year Action Plan.

4. For cases where HUD has approved a Capital Fund Financing Amendment to the ACC, HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee within 3 days of the due date.

5. Unless otherwise provided, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the Act and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHAfor obligation). Any additional CFP assistance this FY will start with the same effective date.

6. Subject to the provisions of the ACC(s) and paragraph 3, and to assist in capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.

7. The PHA shall continue to operate each public housing project as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities for each public housing project or portion thereof and for a period of forty years after the last distribution of CFP assistance for development activities for each public housing project and for a period of ten years following the last payment of assistance from the Operating Fund to each public housing project. Provided further that, no disposition of any project covered by this amendment shall occur unless approved by HUD.

8. The PHA will accept all CFP assistance provided for this FY. If the PHA does not comply with any of its obligations under this CFP Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law.HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

9. Implementation or use of funding assistance provided under this CFP Amendment is subject to th attached corrective action order(s).
(mark one) : Yes ☐ No ☑

10. The PHA is required to report in the format and frequency established by HUD on all open Capit Fund grants awarded, including information on the installation of energy conservation measures.

11. If CFP assistance is provided for activities authorized pursuant to agreements between HUD anc the PHA under the Rental Assistance Demonstration Program,the PHA shall follow such applicable statutory authorities and all applicable HUD regulations and requirements. For total conversion of public housing projects, no disposition or conversion of any public housing project covered by these terms and conditions shall occur unless approved by HUD. For partial conversion, the PHA shall continue to operate each non-converted public housing project as low-incomehousing in accordance with paragraph 7.

12. CFP assistance provided as an Emergency grant or a Safety and Security grant shall be subject a 12 month obligation and 24 month expenditure timeperiod. CFP assistance provided as a Natural Disaster grant shall be subject to a 24 month obligation and 48 month expenditure time period. The start date shall bethe date on which such funding becomes available to the PHA for obligation. The PHA must have a recorded and effective Declaration(s) of Trust on all property funded with Capital Fund grants (all types) or HUD will exercise all available remedies including recapture of grant fundir

13. Waste, Fraud, Abuse, and Whistleblower Protections. Any person who becomes aware of the existence or apparent existence of fraud, waste or abuse of any HUD award must report such incidents to both the HUD official responsible for the award and to HUD's Office of Inspector Genera (OIG). HUD OIG is available to receive allegations of fraud, waste, and abuse related to HUD programs via its hotline number (1-800-347-3735) and its online hotline form. You must comply with U.S.C. § 4712, which includes informing your employees in writing of their rights and remedies, in th predominant native language of the workforce. Under 41 U.S.C. § 4712, employees of a governmen contractor, subcontractor, grantee, and subgrantee—as well as a personal services contractor—who make a protected disclosure about a Federal grant or contract cannot be discharged, demoted, or otherwise discriminated against as long as they reasonably believe the information they disclose is evidence of:
1. Gross mismanagement of a Federal contract or grant;
2. Waste of Federal funds;
3. Abuse of authority relating to a Federal contract or grant;
4. Substantial and specific danger to public health and safety; or
5. Violations of law, rule, or regulation related to a Federal contract or grant.

14. This grant may be subject to the requirements of the Build America Buy, America Act (BABA) which was enacted on November 15, 2021, as part of the Infrastructure Investment and Jobs Act (Public Law 117–58), unless waived by the Department: refer to HUD's BABA webpage for further information (https://www.hud.gov/program_offices/general_counsel/build_america_buy_america)

The parties have executed this CFP Amendment, and it will be effective on the date HUD signs below.

U.S. Dept of HUD	**PHA (Executive Director or authorized agent)**
By /s/ Date:	By Date: 5/23/24
Marianne Nazzaro 5/6/2024	Karen DuBois-Walton, Ph.D.
Title: Deputy Assistant Secretary Office Public Housing Invest.	Title President-Executive Director

Dear Executive Director,

On Monday, May 6th, 2024, HUD's Office of Capital Improvements (OCI) awarded **$3.17** billion in Fiscal Year (FY) 2024 Capital Fund Program (CFP) Formula Grant Awards to **2,756** housing authorities in all 50 states, as well as the District of Columbia, Guam, Puerto Rico, and the U.S. Virgin Islands. We are so pleased to notify you of your agency's award!

Please visit the FY 2024 Capital Fund Processing Information Web page at the link below to view a list of awards by PHA and to review guidance on the processing of these grant awards.

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/capfund/2024pi

If you have any questions after viewing the processing guidance, please contact your local HUD Field Office or send an email to PIHOCI@HUD.gov with "Capital Fund Processing" as the subject.

* It is important to note that your grant will not immediately be available in EPIC. We anticipate that all grants should be available in EPIC by Wednesday, May 8th *

Thank you for the important work you do on behalf of your residents and community. We look forward to partnering with you to put these funds to work improving Public Housing units nationwide and ensuring they provide decent, safe, and healthy homes for their residents.

Sincerely,

David Fleischman, Director

US Department of Housing and Urban Development
Office of Public and Indian Housing
Office of Public Housing Investments – Office of Capital Improvements
451 7th Street SW
Washington, DC 20410

CAPITAL FUND PROCESSING GUIDANCE FOR FY 2024 GRANT AWARDS

This notice provides Public Housing Agencies (PHAs) with guidance on the Capital Fund Program (CFP) Award process for Fiscal Year (FY) 2024. The Department of Housing and Urban Development (HUD) will send each PHA receiving Capital Funds an email notifying the PHA of the award of a CFP Grant. PHAs are responsible for maintaining the correct contact information, including the correct email address for the Executive Director, in the Inventory Management System/Public Housing Information (IMS/PIC) system.

How will PHAs receive their FY 2024 Capital Fund ACC Amendments?

HUD will post a master ACC (Annual Contributions Contract) Amendment that has been signed by the Deputy Assistant Secretary (DAS) for the Office Public Housing Investments (OPHI) fulfilling the requirement for a HUD signature on the ACC Amendment.

PHAs will download a spreadsheet Master ACC Amendment from the Office of Capital Improvements (OCI) website:
https://www.hud.gov/program_offices/public_indian_housing/programs/ph/capfund/2024pi

The PHA will then open the spreadsheet and select the PHA code. The spreadsheet will populate the grant specific information in the ACC Amendment.

How are PHAs able to sign the ACC Amendment?

PHAs must sign the ACC in order to receive grant funding. PHAs have the option to digitally sign, or to manually sign. The ACC must be signed, dated, and box #9 marked "Yes" or "No." Should PHAs choose to digitally sign, they must use a valid electronic medium. Should PHAs choose to manually sign, they will scan the document to submit to HUD for approval. Regardless of choice, the signature must be by a person authorized to enter into agreements for the PHA.

What is required to obtain access to the 2024 Capital Fund Formula Grant?

- An Updated SAM registration/Unique Entity ID (UEI) Number
- OCI obligation of the award in the Line of Credit Control System (LOCCS)
- EPIC Approvals

Updated SAM registration/Unique Entity ID (UEI) Number
The UEI registration in the System for Award Management (SAM) is a requirement to receive federal awards, and the registration must be active. If you have an expired registration in SAM or there is a discrepancy between your UEI number and your Tax Identification Number (TIN), your FY 2024 CFP grant will not be obligated/awarded until the registration is updated.

PHAs without an active UEI in the System for Award Management (SAM) or TIN number in the LOCCS system should take immediate action to resolve these issues. Contact your FO for

assistance with resolving SAM/UEI number issues. Once the UEI registration is updated, HUD will obligate the funds and issue an ACC Amendment. Please note that the obligation end date of the FY 2024 grant will remain the same, so PHAs with expired UEI numbers will have less than 2 years to obligate the funds.

OCI obligation of the award in the Line of Credit Control System (LOCCS)
OCI will obligate the 2024 awards LOCCS up-front for PHAs with active Universal Entity Identifiers (UEIs) and Taxpayer Identification Numbers (TINs). Note that the Federal Government transitioned from using DUNS numbers to UEIs as of April 1, 2022.

What needs to be completed and/or approved in EPIC?

To comply with regulatory and Notice requirements to obtain access to FY 2024 CFP grant funds, PHAs must complete these actions in the EPIC system:

- All PHAs must have a HUD-approved CFP 5-Year Action Plan
- All PHAs must have a HUD-approved Initial Award Document Package for their 2024 CFP Formula grant
- All PHAs must submit an Annual Statement/Budget in EPIC for their 2024 CFP Formula grant

PHAs should submit their 5-Year Action Plan into EPIC covering FY 2024 to be approved the FO office as soon as possible if they have not already done so[1].

- ***For PHAs with rolling plans*** – the years should include FY 2024 -2027
- ***For PHAs with fixed plans*** – FY 2024 must be included as one of the years. Please note, the PHA may need to revise its plan to be sure that the work activities it needs to accomplish with FY 2024 funds are in the approved plan.

For more information visit the Capital Fund Program EPIC website, *which has User Guides to assist PHAs with EPIC reporting*

What Documents are required for the Initial Document Package in EPIC?

Instructions for how to use the Document Management Center are on the EPIC website (https://www.hud.gov/program_offices/public_indian_housing/programs/ph/capfund/epic).

When PHAs are notified that the grants are uploaded in EPIC (potentially a day or two after the grants are announced) they should begin creating and submitting their Initial Award Document Packages for review by their Field Office.

EPIC will not allow PHAs to submit an Annual Statement/Budget for the FY 2024 grant until the Field Office (FO) has approved the document package in EPIC. An Annual Statement/Budget will trigger the budget line item spread in LOCCS. PHAs should assemble the documents which will be submitted in EPIC when the CFP grants are uploaded into EPIC.

[1] See 24 CFR 905.300. The submission must be available to the RAB, and a notice of public hearing must be published no more than 45 days prior to the public hearing.

PHAs are responsible for submitting the most recently approved OMB version of each form, and the correct form based on the size of the PHA.

The following documents should be in the submission, signed and dated, and applicable for the 2024 fiscal year:

- ☐ 2024 Capital Fund Formula ACC Amendments (Board approved if required)
- ☐ Lobbying Form – SFLLL (If applicable)
- ☐ HUD Form 50071, Certification of Payments to Influence Federal Transactions (if applicable).
- ☐ Certification of Compliance with Public Hearing - PHA must *submit* a copy of one of the following:
    - ***For Non-Qualified PHAs***: form HUD-50077-ST-HCV-HP includes this certification.
    - ***For Qualified PHAs:*** A statement certifying that the PHA conducted a public hearing in compliance with 24 CFR Part 905, signed and dated by the Executive Director.

Y / N Was the public hearing conducted in FY 2024

- ☐ Civil Rights Certification - PHA must have a copy of one of the following:
    - ***For Non-Qualified PHAs***: form HUD-50077-ST-HCV-HP
    - ***For Qualified PHAs***: HUD form HUD-50077-CR

Additionally, PHAs must submit the following:

Written Statement Defining Significant Amendment/Modification to a CFP 5-Year Action Plan.

Each PHA must submit a written statement defining the criteria the PHA will use for determining a significant amendment or modification to the CFP 5- Year Action Plan. In addition to the criteria established by the PHA, a proposed demolition, disposition, homeownership, Capital Fund Financing, development, or mixed finance proposal is considered by HUD to be significant amendment to the CFP 5-year Action Plan based on the Capital Fund Final Rule. This must be submitted as a separate written statement.

Recommendations and Comments Received during the Public Hearing and Resident Consultation.

The PHA is required to hold a public hearing and meet with the Resident Advisory Board (RAB) to advise residents of the proposed CFP 5-Year Action Plan covering FY 2024. The PHA may elect to conduct the annual public hearing at the same time as the hearing for the PHA Plan or hold the hearing at a separate time specifically to cover the CFP 5-Year Action Plan.

The PHA must include a copy of the comments and recommendations that were received during the public hearing and resident consultation. The PHA must also include a description of how it addressed the recommendations from the RAB and any comments from the public before it submits the CFP 5-Year Action Plan to HUD.

Moving To Work (MTW) PHAs: MTW PHAs should refer to the submission requirements outlined in their MTW agreement with HUD. The requirements for MTW PHAs may not align with the requirements above.

Additional Information Regarding the FY 2024 Capital Fund Grants:

Prohibition regarding Procurement of Security Equipment produced by Huawei Technologies Company or ZTE Corporation.
Per 2 C.F.R. § 200.216 and Public Law 115-232, section 889, Capital Fund Program grantees are prohibited from using grant funds to purchase, lease, or renew or extend contracts for security equipment produced by Huawei Technologies Company or ZTE Corporation (or any subsidiary or affiliate of such entities).

Reimbursement of CFP Eligible Activities Funded with other Sources.
PHAs are not permitted to use any amount of a CFP grant to reimburse for eligible Capital Fund activities that were funded from another source. All Capital Fund obligations, expenditures, and disbursements must be recorded to the grant.

Flexibility for Capital Fund Amounts.
Starting with FY 2015 CFP awards, the limitation on Capital Funds used for Operating Fund eligible activities under BLI 1406 is increased from 20% to 25%, as identified in paragraph 2 of the FY 2024 CFP ACC Amendment.

A PHA with less than 250 public housing units, that is not designated as troubled under PHAS, may continue to use up to 100% of its annual CFP grant in BLI 1406 for activities that are eligible under the Operating Fund at 24 CFR Part 990, except that the PHA must have determined that there are no debt service payments, significant Capital Fund needs, or emergency needs that must be met prior to transferring 100% of its Capital Funds to Operating Fund purposes. A PHA may not use funds under BLI 1406 for CFP modernization activities. Those activities are to be reported under BLI 1480.

Waiver for Anticrime and Antidrug Activities for Large PHAs (those owning/operating 250 or more public housing units).
As noted above, for FY 2024 the limitation in section 9(g)(1) of the 1937 Act is increased from 20% to 25%. For FY 2024, upon a PHA's request to HUD the Secretary may waive this limitation to allow PHAs to fund activities authorized under section 9(e)(1)(C) of the 1937 Act which allows PHAs to use Operating Funds for anticrime and antidrug activities, including the costs of providing adequate security for public housing residents, including above-baseline police service agreements.

The PHA *must* provide the following information and documentation along with its waiver request, in a thorough and concise narrative form:

- ☐ Identify the amount above 25% of the FY 2024 CFP award both in dollars and by percentage the PHA seeks to transfer to BLI 1406 Operations
- ☐ Identify and describe the threat that crime and drug-related activity poses to health and safety of PHA's public housing residents
  - Describe whether this is a new threat, ongoing, or increased threat
  - Include the most recent crime data of the PHA's locality (e.g., town, city, parish, or county) from a recognized source such as local law enforcement or Uniform Crime Reports that lists types and numbers of offences (may include as an attachment)
- ☐ Identify the applicable projects(s)
- ☐ Identify and describe the specific anticrime and antidrug activities the PHA plans to undertake, including the costs of such activities
- ☐ *Optional Attachments*: The PHA may also wish to include supporting narrative or agreements from one or more of the following:
  - Resident Advisory Boards or PHA security personnel;
  - local Community Policing Organizations; OR
  - local officials (e.g., business council executives, or city council executives).

PHA Plan Submission.
To comply with the requirements of 24 CFR 903.7(g), PHAs are required to include a statement of capital improvements needed in the PHA Annual Plan. To satisfy that requirement, a PHA must reference its latest HUD approved CFP 5-Year Action Plan covering the current Fiscal Year in its PHA Plan, prior to submission of the PHA Annual Plan. PHAs can reference the form by including the following language in Section 8.0 of the PHA Plan Template: "See HUD Form 50075.2 approved by HUD on XX/XX/XXXX."

Environmental Review.
In accordance with the changes in process announced in Notice 2016-22, all activities at project site(s) assisted or to be assisted by HUD must receive environmental clearance before the PHA takes any choice-limiting actions or obligates any funds. HUD has made a programmatic determination under Part 50 that the operating activities listed in Appendix A of Notice 2016-22 are not subject to further environmental review; for any other activities, PHAs must request and receive clearance from either a Responsible Entity or HUD.

HUD FOs are not required to withhold approval of CFP 5-Year Action Plans or place manual holds on CFP grants in LOCCS, pending receipt of environmental clearance documentation. Even though FOs are permitted to approve CFP 5-Year Action Plans without confirming environmental clearance, the Work Activity Description in a PHA's CFP 5-Year Action Plan must provide sufficient specificity to facilitate effective HUD FO review of the plan and subsequent environmental review monitoring. Specificity is required so that FOs staff can

determine the level of environmental review required for a given work activity. PHAs are encouraged to enter information in the Description field on the scope of the activity (e.g., number of units impacted). For example, for a work activity covering roof replacement, a sufficient description may read: "Installing new 20-year roof, as well as gutters and soffits, at low-rise building containing 5 Public Housing units." A work description simply stating "Roof" would be insufficient because it does not indicate whether the activity will cover full-scale replacement of the roof or simply patching portions of the roof, a distinction with implications for the level of environmental review required.

PHAs Rejecting a Capital Fund Grant.
If a PHA elects to reject any CFP grant(s), the Executive Director must send a written statement to the local HUD FO which identifies the grant number(s) and dollar amount(s) of the grant(s) to be rejected. PHAs are also required to have on file a resolution from its board rejecting the CFP grant(s) for the fiscal year.

Build America, Buy America (BABA) requirements for CFP 2024 Formula Grants.
CFP 2024 Formula Grants *may be subject to the requirements of the Build America Buy, America Act (BABA) which was enacted on November 15, 2021, as part of the Infrastructure Investment and Jobs Act (Public Law 117–58), unless waived by the Department: refer to HUD's BABA webpage for further information (*https://www.hud.gov/program_offices/general_counsel/build_america_buy_america*)."*

Additional Information.
If you have any questions or need additional information, please contact the FO staff in your jurisdiction. For assistance from PIH Headquarters, OCI, you may email your questions to PIHOCI@hud.gov.

HUDPIH-516391410-404(403) Last Updated 5/13/2024

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0157
Expires 11/30/2023

Part I: Summary

PHA Name: Housing Authority of the City of New Haven	**Grant Type and Number** Capital Fund Program Grant No: CT26P00450124 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2024** **FFY of Grant Approval:**

Type of Grant
☒ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1480 General Capital Activity				
6	1492 Moving to Work Demonstration	1,826,160.50			
7	1501 Collaterization Expense/Debt Service Paid by PHA				
8	1503 RAD-CFP				
9	1504 RAD Investment Activity				
10	1505 RAD-CPT				
11	9000 Debt Reserves				
12	9001 Bond Debt Obligation Paid via System of Direct Payment	374,237.50			
13	9001 Loan Debt Obligation Paid via System of Direct Payment				
14	9900 Post Audit Adjustment				
15	Amount of Annual Grant: (sum of lines 2 - 14)	2,200,389			
16	Amount of line 15 Related to LBP Activities				
17	Amount of line 15 Related Sect 504, ADA, & Fair Housing Activities				

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.

Part I: Summary

PHA Name: Housing Authority of the City of New Haven	**Grant Type and Number** Capital Fund Program Grant No: CT26P00450124 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant:2024** **FFY of Grant Approval:**

Type of Grant

☒ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**

☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18	Amount of line 15 Related to Security - Soft Costs				
19	Amount of line 15 Related to Security - Hard Costs				
20	Amount of line 15 Related to Energy Conservation Measures				

Signature of Executive Director*: Karen DuBois-Walton, Ph.D., President/Executive Director **Date** _____	**Signature of Public Housing Director** **Date**

*I certify that the information provided on this form and in any accompanying documentation is true and accurate. I acknowledge that making, presenting, or submitting a false fictitious or fraudulent statement, representation or certification may result in criminal, civil and/or administrative sanctions, including fines, penalties, and imprisonment.

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.

Part II: Supporting Pages

PHA Name: Housing Authority of the City of New Haven	**Grant Type and Number** Capital Fund Program Grant No: CT26P00450124 CFFP (Yes/ No): No Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2024**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Agency-wide	Administration (salaries & benefits)	1492		220,038				
Agency-wide	IQC A&E (design, estimates, monitor); IQC Environmental (test, scope, monitor)	1492		275,000				
Agency-wide	Vacancy rehabilitation	1492		20,000				
CT004000010/Crawford	Interior & exterior upgrades: kitchens, baths, windows, floors, walls, ceilings, paving, masonry, fire safety, etc.	1492		350,000				
CT004000013/Wolfe	Interior & exterior bldg upgrades: kitchens, baths, electrical, plumbing, floors, ceilings, elevator, generator, etc.	1492		350,000				
CT004000020/Essex	Interior & exterior upgrade: kitchens, baths, electrical, plumbing, floors, walls, ceilings, paving, Bilco doors, foundations, carports, stoops, doors, site lighting, playground surface, etc.	1492		250,000				
CT004000021/Scattered Sites Multi	Interior & exterior upgrade: mech-elect-plumb, kitchens, baths, roofs, siding, fencing, paving, etc.	1492		50,000				
CT004000022/Scattered Sites West	Interior & exterior upgrade: mech-elect-plumb, kitchens, baths, roofs, siding, fencing, paving, lighting, etc.	1492		100,000				
CT004000023/Scattered Sites East	Interior & exterior upgrade- mech-elect-plumb, kitchens, baths, roofs, siding, fencing, paving, lighting, etc.	1492		211,113.50				
CT004000076/Brookside Phase 1 Rental	Bond Debt	9001		374,237.50				

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program

Housing Authority of the City of New Haven

Federal FFY of Grant: 2024

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Agency-wide	5-5-26		5-5-28		
CT004000010/Crawford	5-5-26		5-5-28		
CT004000013/Wolfe	5-5-26		5-5-28		
CT004000020/Essex	5-5-26		5-5-28		
CT004000021/Scattered Sites Multi	5-5-26		5-5-28		
CT004000022/Scattered Sites West	5-5-26		5-5-28		
CT004000023/Scattered Sites East	5-5-26		5-5-28		
CT004000076/Brookside Phase 1 Rental	5-5-26		5-5-28		

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: Summary

PHA Name/Number New Haven CT004 | Locality New Haven, CT | **Original 5-Year Plan** | **Revision No:**

A.	Development Number and Name	Work Statement for Year 1 FFY 2024	Work Statement for Year 2 FFY 2025	Work Statement for Year 3 FFY 2026	Work Statement for Year 4 FFY 2027	Work Statement for Year 5 FFY 2028
B.	Physical Improvements Subtotal	Annual Statement	$547,194	$547,194	$547,194	$547,194
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		$77,465	$77,465	$77,465	$77,465
F.	Other (Fees & Costs)		$150,000	$150,000	$150,000	$150,000
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service		$0	$0	$0	$0
K.	Total CFP Funds		$774,659	$774,659	$774,659	$774,659
L.	Total Non-CFP Funds					
M.	Grand Total		$774,659	$774,659	$774,659	$774,659

Part I: Summary (Continuation)

PHA Name/Number New Haven /CT004 Locality New Haven, CT **Original 5-Year Plan** **Revision No:**

	Development Number and Name	Work Statement for Year 1 FFY 2024	Work Statement for Year 2 FFY 2025	Work Statement for Year 3 FFY 2026	Work Statement for Year 4 FFY 2027	Work Statement for Year 5 FFY 2028
		Annual Statement				
1	Administration		$77,465	$77,465	$77,465	$77,465
2	Agencywide A&E/environmental		$150,000	$150,000	$150,000	$150,000
3	Agencywide		$40,000	$40,000	$40,000	$40,000
4	CT004000004 McConaughy		$0	$0	$0	$0
5	CT004000010 Crawford		$302,194	$302,194	$302,194	$302,194
6	CT004000013 Wolfe		$100,000	$100,000	$100,000	$100,000
7	CT004000020 Essex		$45,000	$45,000	$45,000	$45,000
8	CT004000021Scattered Sites Multi		$20,000	$20,000	$20,000	$20,000
9	CT004000022 Scattered Sites West		$20,000	$20,000	$20,000	$20,000
10	CT004000023 Scattered Sites East		$20,000	$20,000	$20,000	$20,000
11	CT004000076 Brookside Phase 1 Rental		$0	$0	$0	$0
	Total		$774,659	$774,659	$774,659	$774,659

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2023	Work Statement for Year 2 FFY 2025			Work Statement for Year 3 FFY 2026		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	Administration		$77,465	Administration		$77,465
Annual	Agencywide IQC A&E/environmental		$150,000	Agencywide IQC A&E/environmental		$150,000
Statement	Agencywide vacancy turnover	Approx 2 units	$40,000	Agencywide vacancy turnover	Approx 2 units	$40,000
	CT004000010 Crawford interior upgrades: kitch, bath, floors, walls, ceilings, etc. in phases	Approx 6 units	$302,194	CT004000010 Crawford interior upgrades: kitch, bath, floors, walls, ceils, etc. phased	Approx 7 units	$302,194
	CT004000013 Wolfe interior upgrades: kitch, bath, floors, walls, ceilings, etc. in phases	Approx 1 unit	$100,000	CT004000013 Wolfe interior upgrades: kitch, bath, floors, walls, ceilings, etc. in phases	Approx 3 units	$100,000
	CT004000020 Essex interior (kitch, bath, floors, walls) & exterior (paving, sidewalks) upgrades, phased		$45,000	CT004000020 Essex interior (kitch, bath, floors, walls) & exterior (paving, sidewalks) upgrades, phased	Approx 2 units	$45,000
	CT004000021 Scattered Sites Multi interior kitch, bath & exterior paving, walks, fences in phases	Approx 2 units	$20,000	CT004000021 Scattered Sites Multi interior kitch, bath & exterior paving, walks, fences in phases	Approx 2 units	$20,000
	CT004000022 Scattered Sites West interior kitch, bath & exterior paving, walks, fences in phases	Approx 2 units	$20,000	CT004000022 Scattered Sites West interior kitch, bath & exterior paving, walks, fences in phases	Approx 2 units	$20,000
	CT004000023 Scattered Sites East interior kitch, bath & exterior paving, walks, fences in phases	Approx 2 units	$20,000	CT004000023 Scattered Sites East interior kitch, bath & exterior paving, walks, fences in phases	Approx 2 units	$20,000
						$774,659
	Subtotal of Estimated Cost		$774,659	Subtotal of Estimated Cost		

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2022	Work Statement for Year 4 FFY 2027			Work Statement for Year 5 FFY 2028		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	Administration		$77,465	Administration		$77,465
Annual	Agencywide IQC A&E/environmental		$150,000	Agencywide IQC A&E/environmental		$150,000
Statement	Agencywide vacancy turnover	Approx 2 units	$40,000	Agencywide vacancy turnover	Approx 2 units	$40,000
	CT004000010 Crawford interior upgrades in phases	Approx 7 units	$302,194	CT004000010 Crawford interior upgrades in phases	Approx 7 units	$302,194
	CT004000013 Wolfe interior upgrades: kitch, bath, floors, walls, ceilings, etc. in phases	Approx 3 units	$100,000	CT004000013 Wolfe interior upgrades: kitch, bath, floors, walls, ceilings, etc. in phases	Approx 3 units	$100,000
	CT004000021 Scattered Sites Multi interior kitch, bath & exterior paving, walks, fences in phases	Approx 2 units	$20,000	CT004000021 Scattered Sites Multi interior kitch, bath & exterior paving, walks, fences in phases	Approx 2 units	$20,000
	CT004000022 Scattered Sites West interior kitch, bath & exterior paving, walks, fences in phases	Approx 2 units	$20,000	CT004000022 Scattered Sites West interior kitch, bath & exterior paving, walks, fences in phases	Approx 2 units	$20,000
	CT004000023 Scattered Sites East interior kitch, bath & exterior paving, walks, fences in phases	Approx 2 units	$20,000	CT004000023 Scattered Sites East interior kitch, bath & exterior paving, walks, fences in phases	Approx 2 units	$20,000
	CT004000020 Essex interiors (kitch, bath, floors, walls & exterior (paving, sidewalks) upgrades, in phases	Approx 2 units	$45,000	CT004000020 Essex interior (kitch, bath, floors, walls) & exterior (paving, sidewalks) upgrades, phased	Approx 2 units	$45,000
						$774,659
	Subtotal of Estimated Cost		$774,659	Subtotal of Estimated Cost		

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY 2023	Work Statement for Year 2 FFY 2025		Work Statement for Year 3 FFY 2026	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	None	$0	None	$0
Annual				
Statement				
	Subtotal of Estimated Cost	$0	Subtotal of Estimated Cost	$0

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY 2023	Work Statement for Year 4 FFY 2027		Work Statement for Year 5 FFY 2028	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	None	$0	None	$0
Annual				
Statement				
	Subtotal of Estimated Cost	$0	Subtotal of Estimated Cost	$0

MEMORANDUM

TO: **Board of Commissioners**

DATE: **June 18, 2024**

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

RE: **Resolution Authorizing Contract Award to EnviroMed Services, Inc. for Agency Wide Environmental Consulting Services under an Indefinite Quantities Contract (IQC) in the Not to Exceed Maximum Amount of $158,192.00 for One Year ($790,960.00 for Up to Five Years) from Notice to Proceed**

ACTION: Recommend that the Board of Commissioners adopt Resolution **#06-27/24-R**

TIMING: Immediately

DISCUSSION: Elm City Communities/Housing Authority of the City of New Haven (ECC/HANH) has a continuing need for on-call environmental consulting services agency wide. On March 20, 2024, ECC/HANH issued Request for Proposals #PM-24-RFP-867 for Agency Wide Environmental Consulting Services under an Indefinite Quantities Contract (IQC) whereby one or more qualified firms could be selected to assist ECC/HANH to develop and carry out projects on an as-needed basis per assigned Task Orders. Responses were due April 17, 2024. ECC/HANH received three (3) proposals from:

- EnviroMed Services, Inc.
- Fuss & O'Neill, Inc.
- Tighe & Bond, Inc.

Two other firms submitted incomplete proposals and their proposals were determined to be non-responsive.

A three-member scoring committee reviewed and scored the three proposals. The three firms scoring above the RFP-defined "acceptable" or "potentially acceptable" range were invited to interview meetings on May 23, 2024 and were subsequently requested to submit best and final offers.

These three firms submitted their best and final offers and were re-scored. The best and final rate schedule cost submissions were one component of proposal scoring. In accordance with HUD Procurement Handbook No. 7460.8 REV-2 regarding Indefinite Quantity contracts, ECC/HANH is recommending contract award to EnviroMed Services, Inc. in the amount not to exceed $158,192.00 using the firm's Best and Final rates for one year with four more one-year options to renew for a maximum five-year Board authorized amount not to exceed $790,960.00. The annual contract amount noted here is based on ECC/HANH's collective projection of the value of environmental services anticipated for one year. Work under this IQC contract will be on a requested Task Order basis among contracted firms and there is no guarantee that any minimum level of tasks will be assigned to any selected IQC firm. The aggregate maximum contract amount for the three selected qualified contractors shall not exceed $474,577.00

yearly.

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 authorization to execute a contract with EnviroMed Services, Inc. in the amount not to exceed $158,192.00 for one year ($790,960.00 for five years) for Agency Wide IQC Environmental Consulting Services. Tasks performed in the final year shall be executed through completion.

FISCAL IMPACT: Maximum NTE $158,192.00 for 1 year ($790,960.00 for 5 years)

SOURCE OF FUNDS: CFP 2024; LIPH; Glendower; RAD; MTW

STAFF: Suresh Chachlani, VP Asset Management

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION #06-27/24-R

RESOLUTION AUTHORIZING CONTRACT AWARD TO ENVIROMED SERVICES, INC. FOR AGENCY WIDE ENVIRONMENTAL CONSULTING SERVICES UNDER AN INDEFINITE QUANTITIES CONTRACT (IQC) IN THE NOT TO EXCEED MAXIMUM AMOUNT OF $158,192.00 FOR ONE YEAR ($790,960.00 FOR UP TO FIVE YEARS) FROM NOTICE TO PROCEED

WHEREAS, Elm City Communities/Housing Authority of the City of New Haven (ECC/HANH) has a continuing need for on-call environmental consulting services agency wide; and

WHEREAS, on March 20, 2024, ECC/HANH issued Request for Proposals #PM-24-RFP-867 for Agency Wide Environmental Consulting Services under an Indefinite Quantities Contract (IQC) whereby one or more qualified firms could be selected to assist ECC/HANH to develop and carry out projects on an as-needed basis per assigned Task Orders; and

WHEREAS, responses were due April 17, 2024; and

WHEREAS, HANH received three (3) proposals from:

- EnviroMed Services, Inc.
- Fuss & O'Neill, Inc.
- Tighe & Bond, Inc.; and

WHEREAS, two other firms submitted incomplete proposals and were determined non-responsive; and

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

WHEREAS, the three firms scoring above the RFP-defined "acceptable" or "potentially acceptable" range were invited to interview meetings on May 23, 2024 and subsequently to submit best and final offers; and

WHEREAS, these three firms submitted their best and final offers and were re-scored; and

WHEREAS, the best and final rate schedule cost submissions were one component of proposal scoring; and

WHEREAS, in accordance with HUD Procurement Handbook No. 7460.8 REV-2 regarding Indefinite Quantity contracts, ECC/HANH is recommending contract award to EnviroMed Services, Inc. in the amount not to exceed $158,192.00 using the firm's Best and Final rates for one year with four more one-year options to renew for a maximum five-year Board authorized amount not to exceed $790,960.00; and

WHEREAS, the annual contract amount noted here is based on ECC/HANH's collective projection of the value of environmental services anticipated for one year; and

WHEREAS, work under this IQC contract will be on a requested Task Order basis among contracted firms and there is no guarantee that any minimum level of tasks will be assigned to any selected IQC firm; and

WHEREAS, the aggregate maximum contract amount for the three selected qualified contractors shall not

exceed $474,577.00 yearly; 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) The award of a contract to EnviroMed Services, Inc. in a maximum amount not to exceed $158,192.00 for Environmental Consulting Services under an Indefinite Quantities Contract (IQC) for one year (with four more one-year options to renew at the Agency's discretion up to $790,960.00) be and hereby is authorized and directed; and

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

3) The President be and hereby is authorized, empowered and directed to take any and all such ancillary action necessary and appropriate to fulfill the intent of the foregoing; and

4) This resolution shall take effect immediately.

[CERTIFICATION PAGE FOLLOWS]

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on June 18, 2024.

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

_____
Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By:_____
Rolan Joni Young, Esq.
A Partner

ENVIROMED SERVICES, INC. ACTIVE

470 MURDOCK AVENUE, MERIDEN, CT, 06450, United States

BUSINESS DETAILS

Business Details

General Information

Business Name
ENVIROMED SERVICES, INC.

Business status
ACTIVE

Citizenship/place of formation
Domestic/Connecticut

Business address
470 MURDOCK AVENUE, MERIDEN, CT, 06450, United States

Annual report due
12/12/2024

NAICS code
Environmental Consulting Services (541620)

Business ALEI
0194008

Date formed
12/12/1986

Business type
Stock

Mailing address
470 MURDOCK AVENUE PO BOX 171 470 MURDOCK AVENUE, MERIDEN, CT, 06450, United States

Last report filed
2023

NAICS sub code
541620

Principal Details

Principal Name
LAWRENCE J. CANNON

Principal Title

President

Principal Business address
470 MURDOCK AVENUE, MERIDEN, CT, 06450, United States

Principal Residence address
470 MURDOCK AVENUE, MERIDEN, CT, 06450, United States

Principal Name
LAWRENCE J. CANNON

Principal Title
Treasurer

Principal Business address
470 MURDOCK AVENUE, MERIDEN, CT, 06450, United States

Principal Residence address
60 PARK PLACE, MERIDEN, CT, 06451, United States

Principal Name
LAWRENCE J. CANNON

Principal Title
Secretary

Principal Business address
470 MURDOCK AVENUE, MERIDEN, CT, 06450, United States

Principal Residence address
60 PARK PLACE, MERIDEN, CT, 06451, United States

Agent details

Agent name
LAW OFFICE OF CORNELIUS J. IVERS, LLC

Agent Business address
658 BROAD STREET, MERIDEN, CT, 06450, United States

Agent Mailing address
658 BROAD STREET, MERIDEN, CT, 06450, United States

Filing History

Annual Report(1992)
0000302600

Filing date:

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Volume Type

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Business Formation - Certificate of Incorporation

0000302598

Filing date: 12/12/1986 Filing time:

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C

Volume
10790

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954

Pages
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12/12/1986

First Report - Organization and First Report

0000302599

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C

Volume
10790

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Annual Report(1994)

0001514874

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B

Volume
5

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2

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2/16/1995

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Annual Report(1996)
0001690404
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Volume
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1/6/1997

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Annual Report(1997)
0001800518
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Volume
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Annual Report(1998)
0001921102
Filing date: 11/18/1998 Filing time:

Volume Type
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11/18/1998

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Annual Report(1999)
0002069446
Filing date: 1/25/2000 Filing time:

Volume Type
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Volume
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Pages
3

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1/25/2000

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Annual Report(2000)
0002186307
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Volume
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Annual Report(2001)
0002370747
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Change of Business Address - Business Address Change
0002438274
Filing date: 7/2/2002
Filing time:

Volume Type
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Volume
511

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68

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1

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7/2/2002

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Annual Report(2002)
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Annual Report(2003)
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Annual Report(2004)
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Volume
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Annual Report(2006)
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Agent Resignation - Agent Resignation
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Volume
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Annual Report(2008)
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Annual Report(2009)

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Annual Report(2010)

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1478

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Annual Report(2011)

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Annual Report(2012)
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1737

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1528

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Change of Agent - Agent Change
0004973899
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Volume
1864

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10/28/2013

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Annual Report(2013)
0005099991
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Volume
1935

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Annual Report(2014)
0005916720
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B

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2391

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27

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2

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8/28/2017

Annual Report(2015)
0005916723
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33

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Annual Report(2016)
0005917624
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B

Volume
2391

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1925

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8/30/2017

Annual Report(2017)
0006206141
Filing date: 6/25/2018 Filing time:

Volume Type
B

Volume
2552

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Annual Report(2018)
0006277321

Filing date: 11/15/2018 Filing time:

Volume Type
A

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14

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Annual Report(2019)
0006741601
Filing date: 2/5/2020 Filing time:

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A

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313

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1600

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3

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Annual Report(2020)
0007057504
Filing date: 1/8/2021 Filing time:

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A

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606

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796

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3

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1/8/2021

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Annual Report(2021)
0009828734
Filing date: 11/12/2021 Filing time: 12:11 PM

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11/12/2021

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Annual Report(2022)
0010199883
Filing date: 2/23/2023 Filing time: 11:47 AM

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2/23/2023

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Annual Report(2023)
0011384237

Filing date:	Filing time:
12/1/2023	09:57 AM

Volume Type

Volume

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Date generated
12/1/2023

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Name History

None

Shares

5000 total shares

Shares Class:
5000 Shares
Value per share: $0

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Any Words

All Words

Exact Phrase

e.g. 123456789, Smith Corp

Classification

Excluded Individual

Excluded Entity

Entity Name

enviromed services

enviromed services

Unique Entity ID

e.g. HTYR9YJHK65L

CAGE / NCAGE

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All Words

Exact Phrase

e.g. 123456789, Smith Corp

Classification

Excluded Individual

First Name

Middle Name

Last Name

SSN / TIN

Add Individual

Lawrence Cannon ×

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Exclusion Program

Location

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State of Connecticut

Lookup Detail View

Name and Address

Name	Address
ENVIROMED SERVICES INC	470 MURDOCK AVE UNIT 13 MERIDEN, CT 06450-7168

Credential Information

Credential	Credential Type	Effective Date	Expiration Date	Status	Reason
PEC.0000581	PROFESSIONAL ENGINEERING FIRM	11/09/2023	11/08/2024	ACTIVE	NONE

Designated Individuals

Licensees Responsible for Signing and Sealing	Credential Type	Credential No	Credential Status
MATTHEW E HACKMAN	PROFESSIONAL ENGINEER	PEN.0016648	ACTIVE

Generated on: 6/3/2024 11:43:19 AM

State of Connecticut

Lookup Detail View

Name

Name
ENVIROMED SERVICES INC.

License Information

lookup

License Type	License Number	Expiration Date	Granted Date	License Name	License Status		Licensure Actions or Pending Charges
Lead Consultant Contractor	897	04/30/2025	04/26/1996	Enviromed Services Inc.	ACTIVE	PRIOR DISCIPLINE	Yes, see below. If there are no links under documents below, please make note of the license number and email oplc.dph@ct.gov to request the final order.

Licensure Actions or Pending Charges

Case Number	Date Case Closed	Documents
2019-30	08/13/2020	Consent Order-Environmd Services Inc., 201930_CO.pdf (ViewPublicLookupDocument.aspx?DocumentIdnt=3635748&GUID=6152BAB0-A247-4EAF-AB40-A7B2042B2329)

Generated on: 6/3/2024 11:43:37 AM

State of Connecticut

Lookup Detail View

Name

Name
ENVIROMED SERVICES INC.

License Information

lookup

License Type	License Number	Expiration Date	Granted Date	License Name	License Status		Licensure Actions or Pending Charges
Asbestos Training Provider	11	09/30/2024	10/11/2017	ENVIROMED SERVICES INC.	ACTIVE	CURRENT	None

Licensure Actions or Pending Charges

Case Number	Date Case Closed	Documents
2009-2009332	07/10/2012	

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State of Connecticut

Lookup Detail View

Name

Name
JOHN E LUBY

License Information

lookup

License Type	License Number	Expiration Date	Granted Date	License Name	License Status		Licensure Actions or Pending Charges
Asbestos Consultant-Insp/Mgmt Planner	281	12/31/2024	02/19/2009	John E. Luby	ACTIVE	CURRENT	None

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State of Connecticut

Lookup Detail View

Name

Name
JOHN E LUBY

License Information

lookup

License Type	License Number	Expiration Date	Granted Date	License Name	License Status		Licensure Actions or Pending Charges
Asbestos Consultant-Project Designer	19	12/31/2024	09/16/1994	JOHN LUBY	ACTIVE	CURRENT	None

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State of Connecticut

Lookup Detail View

Name

Name
JOHN E LUBY

License Information

lookup

License Type	License Number	Expiration Date	Granted Date	License Name	License Status		Licensure Actions or Pending Charges
Lead Planner/Project Designer	986	12/31/2024	06/28/1996	JOHN E. LUBY	ACTIVE	CURRENT	None

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State of Connecticut

Lookup Detail View

Name

Name
THOMAS NEIL

License Information

lookup

License Type	License Number	Expiration Date	Granted Date	License Name	License Status		Licensure Actions or Pending Charges
Registered Sanitarian	694	09/30/2024	07/16/2002	Thomas Neil RS	ACTIVE	CURRENT	None

Generated on: 6/3/2024 11:49:26 AM

State of Connecticut

Lookup Detail View

Name

Name
THOMAS NEIL

License Information

lookup

License Type	License Number	Expiration Date	Granted Date	License Name	License Status		Licensure Actions or Pending Charges
Asbestos Consultant-Insp/Mgmt Planner	303	09/30/2024	03/19/2012	THOMAS NEIL	ACTIVE	CURRENT	None

Generated on: 6/3/2024 11:49:41 AM

State of Connecticut

Lookup Detail View

Name

Name
THOMAS NEIL

License Information

lookup

License Type	License Number	Expiration Date	Granted Date	License Name	License Status		Licensure Actions or Pending Charges
Asbestos Consultant-Project Designer	18	09/30/2024	09/16/1994	THOMAS NEIL	ACTIVE	CURRENT	None

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State of Connecticut

Lookup Detail View

Name

Name
THOMAS NEIL

License Information

lookup

License Type	License Number	Expiration Date	Granted Date	License Name	License Status		Licensure Actions or Pending Charges
Asbestos Consultant-Project Monitor	33	09/30/2024	09/16/1994	THOMAS NEIL	ACTIVE	CURRENT	None

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State of Connecticut

Lookup Detail View

Name

Name
THOMAS NEIL

License Information

lookup

License Type	License Number	Expiration Date	Granted Date	License Name	License Status		Licensure Actions or Pending Charges
Lead Planner/Project Designer	2135	09/30/2024	10/13/2006	Thomas Neil	ACTIVE	CURRENT	None

Generated on: 6/3/2024 11:50:24 AM

State of Connecticut

Lookup Detail View

Name

Name
THOMAS NEIL

License Information

lookup

License Type	License Number	Expiration Date	Granted Date	License Name	License Status		Licensure Actions or Pending Charges
Lead Inspector Risk Assessor	2169	09/30/2024	03/15/2005	Thomas Neil	ACTIVE	CURRENT	None

Generated on: 6/3/2024 11:50:36 AM

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The site is secure.
The **https://** ensures that you are connecting to the official website and that any information you provide is encrypted and transmitted securely.

Establishment Search

Reflects inspection data through 05/30/2024

Use our establishment search to locate OSHA enforcement inspections by establishment name. You can also search by a specific inspection number or inspections within a specific industry using NAICS or SIC.

You can now find citation information for violations that Federal OSHA has cited.
For violation and citation results:

- Enter the establishment name in the "Establishment" box and select the "Search" button at the bottom;
- Select the Activity Number (inspection) in the search results;
- If a citation was issued, it will appear under "Violation Items"; and
- Select the "Citation ID" to view the details for that specific citation.

Continue to check back for updates, as citations or violations may be modified during the investigation process.

⚠ **Note**: Before using our establishment search, please read important information below on how to interpret the results.

Search By:

Your search did not return any results.

Enter an Establishment name, select an OSHA Office, or enter a Site Zip Code.

Establishment: enviromed services

(This field can also be used to search for a State Activity Number for the following states: NC, SC, KY, OR, WA, IN (before April 2022) and AZ (after June 2021))

State: All States | Fed & State

OSHA Office: All Offices

Site Zip Code:

Case Status: ◉ All ○ Closed ○ Open

Violation Status ◉ All ○ With Violations ○ Without Violations

Inspection Date

Start Date June 2 2019

End Date June 2 2024

Search Reset

Can't find it?

For Wildcard search, use %

Establishment Search Help

Search Basics and Search Syntax Examples

NOTE TO USERS

The Integrated Management Information System (IMIS) was designed as an information resource for in-house use by OSHA staff and management, and by state agencies which carry out federally-approved OSHA programs. Access to this OSHA work product is being afforded via the Internet for the use of members of the public who wish to track OSHA interventions at particular work sites or to perform statistical analyses of OSHA enforcement activity. It is critical that users of the data understand several aspects of the system in order to accurately use the information.

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

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

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200 Constitution Ave NW
Washington, DC 20210
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1-800-321-6742
www.osha.gov

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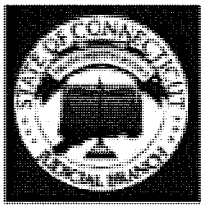

Comments Page

CASE SEARCH BY PARTY NAME

NO CASES FOUND WITH THIS CRITERIA

Last or Business Name : enviromed services **Soundex :** ☐

First Name :

Case Status : All Cases

Location : ALL *

Party Type : All

Max. Records : 250

Search | Clear

Search Help

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

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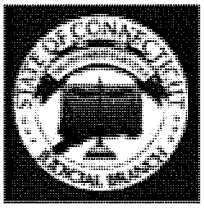

Comments Page

CASE SEARCH BY PARTY NAME

NO CASES FOUND WITH THIS CRITERIA

Last or Business Name : Cannon **Soundex :** ☐

First Name : Lawrence

Case Status : All Cases

Location : ALL *

Party Type : All

Max. Records : 250

Search | Clear

Search Help

- Search by the name of an individual or business.
- You can enter a partial last name such as "John" for "Johnson."
- You don't have to enter a first name, but a first initial helps.
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- Case Status:
  - Active Cases: no judgment recorded.
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  - If a case is withdrawn, the case will be displayed for one year from the date of the filing of the withdrawal.

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MEMORANDUM

TO: **Board of Commissioners**

DATE: **June 18, 2034**

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

RE: **Resolution Authorizing Contract Award to Fuss & O'Neill, Inc. for Agency Wide Environmental Consulting Services under an Indefinite Quantities Contract (IQC) in the Not to Exceed Maximum Amount of $158,192.00 for One Year ($790,960.00 for Up to Five Years) from Notice to Proceed**

ACTION: Recommend that the Board of Commissioners adopt Resolution **#06-28/24-R**

TIMING: Immediately

DISCUSSION: Elm City Communities/Housing Authority of the City of New Haven (ECC/HANH) has a continuing need for on-call environmental consulting services agency wide. On March 20, 2024, ECC/HANH issued Request for Proposals #PM-24-RFP-867 for Agency Wide Environmental Consulting Services under an Indefinite Quantities Contract (IQC) whereby one or more qualified firms could be selected to assist ECC/HANH to develop and carry out projects on an as-needed basis per assigned Task Orders. Responses were due April 17, 2024. ECC/HANH received three (3) proposals from:

- EnviroMed Services, Inc.
- Fuss & O'Neill, Inc.
- Tighe & Bond, Inc.

Two other firms submitted incomplete proposals and their proposals were determined to be non-responsive.

A three-member scoring committee reviewed and scored the three proposals. The three firms scoring above the RFP-defined "acceptable" or "potentially acceptable" range were invited to interview meetings on May 23, 2024 and subsequently to submit best and final offers.

These three firms submitted their best and final offers and were re-scored. The best and final rate schedule cost submissions were one component of proposal scoring. In accordance with HUD Procurement Handbook No. 7460.8 REV-2 regarding Indefinite Quantity contracts, ECC/HANH is recommending contract award to Fuss & O'Neill, Inc. in the amount not to exceed $158,192.00 using the firm's Best and Final rates for one year with four more one-year options to renew for a maximum five-year Board authorized amount not to exceed $790,960.00. The annual contract amount noted here is based on ECC/HANH's collective projection of the value of environmental services anticipated for one year. Work under this IQC contract will be on a requested Task Order basis among contracted firms and there is no guarantee that any minimum level of tasks will be assigned to any selected firm. The aggregate maximum contract amount for the three selected qualified contractors shall not exceed $474,577.00 yearly.

In accordance with resolution #10-129/18-R for the Revised Procurement Policy approved by the Board of Commissioners on October 16, 2018, all Contracts greater than $150,000.00 inclusive of all optional years and all Change Orders and amendments in excess of 10% or $50,000.00 (whichever is higher) and which result in a total contract greater than $150,000.00 must be approved by the Board of Commissioners prior to execution. We request Board of Commissioners authorization to execute a contract with Fuss & O'Neill, Inc. in the amount not to exceed $158,192.00 for one year ($790,960.00 for five years) for Agency Wide IQC Environmental Consulting Services. Tasks performed in the final year shall be executed through completion.

FISCAL IMPACT: Maximum NTE $158,192.00 for 1 year ($790,960.00 for 5 years)

SOURCE OF FUNDS: CFP 2024; LIPH; Glendower; RAD; MTW

STAFF: Suresh Chachlani, VP Asset Management

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION #06-28/24-R

RESOLUTION AUTHORIZING CONTRACT AWARD TO FUSS & O'NEILL, INC. FOR AGENCY WIDE ENVIRONMENTAL CONSULTING SERVICES UNDER AN INDEFINITE QUANTITIES CONTRACT (IQC) IN THE NOT TO EXCEED MAXIMUM AMOUNT OF $158,192.00 FOR ONE YEAR ($790,960.00 FOR UP TO FIVE YEARS) FROM NOTICE TO PROCEED

WHEREAS, Elm City Communities/Housing Authority of the City of New Haven (ECC/HANH) has a continuing need for on-call environmental consulting services agency wide; and

WHEREAS, on March 20, 2024, ECC/HANH issued Request for Proposals #PM-24-RFP-867 for Agency Wide Environmental Consulting Services under an Indefinite Quantities Contract (IQC) whereby one or more qualified firms could be selected to assist ECC/HANH to develop and carry out projects on an as-needed basis per assigned Task Orders; and

WHEREAS, responses were due April 17, 2024; and

WHEREAS, HANH received three (3) proposals from:

- EnviroMed Services, Inc.
- Fuss & O'Neill, Inc.
- Tighe & Bond, Inc.; and

WHEREAS, two other firms submitted incomplete proposals and their proposals were determined to be non-responsive; and

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

WHEREAS, the three firms scoring above the RFP-defined "acceptable" or "potentially acceptable" range were invited to interview meetings on May 23, 2024 and subsequently to submit best and final offers; and

WHEREAS, these three firms submitted their best and final offers and were re-scored; and

WHEREAS, the best and final rate schedule cost submissions were one component of proposal scoring; and

WHEREAS, in accordance with HUD Procurement Handbook No. 7460.8 REV-2 regarding Indefinite Quantity contracts, ECC/HANH is recommending contract award to Fuss & O'Neill, Inc. in the amount not to exceed $158,192.00 using the firm's Best and Final rates for one year with four more one-year options to renew for a maximum five year Board authorized amount not to exceed $790,960.00; and

WHEREAS, the annual contract amount noted here is based on ECC/HANH's collective projection of the value of environmental services anticipated for one year; and

WHEREAS, work under this IQC contract will be on a requested task Order basis amount among contracted firms and there is no guarantee that any minimum level of tasks will be assigned to any selected IQC firm; and

WHEREAS, the aggregate maximum contract amount for the three selected qualified contractors shall not exceed $474,577.00 yearly.; 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) The award of a contract to Fuss & O'Neill, Inc. in an amount not to exceed $158,192.00 for Environmental Consulting Services under an Indefinite Quantities Contract (IQC) for one year (with four more one-year options to renew at the Agency's discretion up to $790,960,00) is be and hereby authorized and directed; and

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

3) The President be and hereby is authorized, empowered and directed to take any and all such ancillary action necessary and appropriate to fulfill the intent of the foregoing; 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 June 18, 2024.

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

_____
Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By:_____
Rolan Joni Young, Esq.
A Partner

FUSS & O'NEILL, INC. ACTIVE

146 HARTFORD ROAD, MANCHESTER, CT, 06040, United States

BUSINESS DETAILS

Business Details

General Information

Business Name
FUSS & O'NEILL, INC.

Business status
ACTIVE

Citizenship/place of formation
Domestic/Connecticut

Business address
146 HARTFORD ROAD, MANCHESTER, CT, 06040, United States

Annual report due
8/15/2024

NAICS code
Engineering Services (541330)

Business ALEI
0069164

Date formed
8/15/1967

Business type
Stock

Mailing address
146 HARTFORD ROAD, MANCHESTER, CT, 06040, United States

Last report filed
2023

NAICS sub code
541330

Principal Details

Principal Name
Kevin J. Grigg

Principal Title

President

Principal Business address
146 HARTFORD ROAD, MANCHESTER, CT, 06040, United States

Principal Residence address
146 HARTFORD ROAD, MANCHESTER, CT, 06040, United States

Principal Name
Timothy J. St Germain

Principal Title
Director

Principal Business address
1550 Main St, Suite 400, Springfield, MA, 01103, United States

Principal Residence address
1550 Main St, Suite 400, Springfield, MA, 01103, United States

Principal Name
Dean E. Audet

Principal Title
Director

Principal Business address
146 HARTFORD ROAD, MANCHESTER, CT, 06040, United States

Principal Residence address
146 HARTFORD ROAD, MANCHESTER, CT, 06040, United States

Principal Name
Jenna Kresicki

Principal Title
Treasurer

Principal Business address
146 HARTFORD ROAD, MANCHESTER, CT, 06040, United States

Principal Residence address
146 HARTFORD ROAD, MANCHESTER, CT, 06040, United States

Principal Name
Craig M. Lapinski

Principal Title
Director

Principal Business address
146 HARTFORD ROAD, MANCHESTER, CT, 06040, United States

Principal Residence address
146 HARTFORD ROAD, MANCHESTER, CT, 06040, United States

Principal Name
Elizabeth Landry

Principal Title
Director

Principal Business address
146 HARTFORD ROAD, MANCHESTER, CT, 06040, United States

Principal Residence address
146 HARTFORD ROAD, MANCHESTER, CT, 06040, United States

Principal Name
JoAnn Fryer

Principal Title
Director

Principal Business address
50 Commercial St, Unit 2S, Manchester, NH, 03101, United States

Principal Residence address
50 Commercial St, Unit 2S, Manchester, NH, 03101, United States

Principal Name
Katherine Nanowski

Principal Title
Director

Principal Business address
146 HARTFORD ROAD, MANCHESTER, CT, 06040, United States

Principal Residence address
146 HARTFORD ROAD, MANCHESTER, CT, 06040, United States

Principal Name
Tatia Lewis-Hayes

Principal Title
Secretary

Principal Business address
146 HARTFORD ROAD, MANCHESTER, CT, 06040, United States

Principal Residence address
146 HARTFORD ROAD, MANCHESTER, CT, 06040, United States

Agent details

Agent name
CORPORATION SERVICE COMPANY

Agent Business address
Goodwin Square 225 Asylum Street, 20th Floor, Hartford, CT, 06103, United States

Agent Mailing address
Goodwin Square 225 Asylum Street, 20th Floor, Hartford, CT, 06103, United States

Filing History

Annual Report(1994)
0000350972
Filing date:

Filing time:

Volume Type

Volume

Start page

Pages

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(https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/8y000005Vs35/blk8YAGSMGZg2tgfaDPGudxyenwfvFk906Bf9TGWOeU)

Business Formation - Certificate of Incorporation

0000386693

Filing date: 8/15/1967 Filing time:

Volume Type
C

Volume
7300

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Date generated
8/15/1967

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First Report - Organization and First Report

0000386694

Filing date: 8/15/1967 Filing time:

Volume Type
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Volume
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8/15/1967

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Amendment - Amendment

0000991238

Filing date: 10/30/1967 Filing time:

Volume Type
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Volume
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10/30/1967

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Amendment - Amendment

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Change of Agent Address - Agent Address Change

0000386605

Filing date: 7/29/1977 Filing time:

Volume Type
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7/29/1977

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Amendment - Amendment
0000991236
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Volume Type
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Volume
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Change of Agent Address - Agent Address Change
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Additional Principal - Additional Principal

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Filing date: 11/14/1994 Filing time:

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Annual Report(1996)
0001626918

Filing date: 9/4/1996 Filing time:

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Volume
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3

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9/4/1996

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Annual Report(1997)
0001764664

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Volume Type
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8/22/1997

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Annual Report(1998)
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Change of Agent - Agent Change
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Annual Report(1999)
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Annual Report(2001)
0002299761
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Amendment - Amend
0002331181
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Annual Report(2002)
0002477569
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Change of Agent Address - Agent Address Change
0002483564
Filing date: 9/27/2002 Filing time:

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Volume
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1

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9/27/2002

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Annual Report(2003)
0002697663

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Volume
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Annual Report(2004)
0002820826
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Volume
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2

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9/7/2004

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Merger - Certificate of Merger
0002853671
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Volume Type
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Volume
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Start page
1439

Pages
1

Date generated
12/29/2004

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Annual Report(2005)
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Filing time:

Volume Type
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Volume
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7

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8/12/2005

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Annual Report(2006)
0003259880
Filing date: 7/31/2006
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Volume
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7/31/2006

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Annual Report(2007)
0003494043
Filing date: 7/16/2007
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1712

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7

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Annual Report(2008)
0003747481
Filing date: 8/5/2008
Filing time:

Volume Type
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2377

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8

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8/5/2008

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Annual Report(2009)
0003976387
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Volume
1308

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1873

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9

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Annual Report(2010)
0004201768
Filing date: 7/22/2010
Filing time:

Volume Type
B

Volume
1425

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2501

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7

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Amendment - Restate
0004202923
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Volume
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Change of Agent - Agent Change
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Volume Type
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Volume
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1770

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3/29/2011

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Annual Report(2011)
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Volume
1552

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1457

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8

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8/15/2011

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Annual Report(2012)
0004685167
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B

Volume
1701

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2563

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8

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Amendment - Restate
0004690317

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2513

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Annual Report(2013)
0004928941
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Volume
1839

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3570

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8/21/2013

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5/22/2014

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Annual Report(2014)
0005171859
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Filing time:

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B

Volume
1975

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2913

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8/26/2014

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Annual Report(2015)
0005367313
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Volume Type
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2084

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Annual Report(2016)
0005618877
Filing date: 8/2/2016 Filing time:

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Annual Report(2017)
0005909160
Filing date: 8/14/2017 Filing time:

Volume Type
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Volume
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2739

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8/14/2017

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Change of Agent - Agent Change
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5/25/2018

Change of Agent Address - Agent Address Change
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Annual Report(2018)
0006221249
Filing date: 7/24/2018 Filing time:

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2561

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7/24/2018

Change of Agent Address - Agent Address Change
0006573575
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Date generated
6/5/2019

(https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t00000010mKj/tJ5ARoLqvLElmdrGfCQ.ODkjI2YEkaBzanW30yjQRhQ)

Annual Report(2019)
0006606858
Filing date: 7/26/2019 Filing time:

Volume Type
A

Volume
231

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2260

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24

Date generated
7/26/2019

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Change of Agent Address - Agent Address Change
0006889535
Filing date: 4/20/2020 Filing time:

Volume Type

Volume

Start page

Pages

Date generated
4/20/2020

(https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t00000022Q3E/WdGerJbdrlV0hVm.pwhwdvLFvWTyOiYGQ4wQ9W1dLEc)

Annual Report(2020)
0006969490
Filing date: 8/31/2020 Filing time:

Volume Type
A

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553

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8/31/2020

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(https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t00000044gIQ/VzszxNUzv59e8SxZ6xJQxDFSIbTsZeCMqhIKu_JpgA0)

Interim Notice - Interim Notice
0006991458
Filing date: 9/18/2020
Filing time:

Volume Type
B

Volume
2645

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1675

Pages
1

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(https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t00000025aue/pPDGq3HjAA9dRWyrx.SWgWshLIe7VD8j9PBpjMxHzRE)

Annual Report(2021)
0009810703
Filing date: 8/6/2021
Filing time: 10:57 AM

Volume Type

Volume

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(https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t00000031YF4/zXMTWXHywQ5zbHnYFmWz5NUPqBvzwzPRBCx8twUpymQ)

Annual Report(2022)
0010394263

Filing date:	Filing time:
7/21/2022	10:46 AM

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(https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/8y000004FB0I/BaMSYLa7YDOCKsXookFlrG5L5EXyNx1OiQCrJyao_sY)

Change of Agent - Agent Change
0011735377

Filing date:	Filing time:
3/10/2023	12:34 PM

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(https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/8y000004jz62/.iRF2qAUHEHr4bMar6Qwy1Y.I9i5CtaKE4wn6VyboJ0)

Annual Report(2023)
0011086922

Filing date:	Filing time:
8/22/2023	01:54 PM

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(https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/8y000005HzU1/tqmFFXRWjbxpx6VGBPJK825LqadEVWKHPR_bZ_6IzHc)

Amendment - Certificate of Amendment
0012542796

Filing date:	Filing time:
1/30/2024	02:18 PM

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Name History

Filing Number: 0000991237
GRISWOLD ENGINEERING, INC.
Filing date: 4/8/1971

Filing Number: 0000991236
GRISWOLD & FUSS, INC.
Filing date: 12/7/1977

Filing Number: 0000991238
GRISWOLD SERVICES, INC.
Filing date: 10/30/1967

Shares

1000 total shares

Shares Class: COMMON
1000 Shares
Value per share: $50

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Any Words

All Words

Exact Phrase

e.g. 123456789, Smith Corp

Classification

Excluded Individual

Excluded Entity

Entity Name

fuss & o'neill

fuss & o'neill

Unique Entity ID

e.g. HTYR9YJHK65L

CAGE / NCAGE

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Exclusion Program

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For more information on how to use our keyword search, visit our help guide

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Any Words

All Words

Exact Phrase

e.g. 123456789, Smith Corp

Classification

Excluded Individual

First Name

Middle Name

Last Name

SSN / TIN

Add Individual

kevin grigg ×

timothy st germain ×

robert L. May ×

Federal Organizations

Exclusion Type

Exclusion Program

Location

Dates

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State of Connecticut

Lookup Detail View

Name and Address

Name	Address
FUSS & O'NEILL INC	146 HARTFORD RD MANCHESTER, CT 06040-5992

Credential Information

Credential	Credential Type	First Issuance Date On Record	Effective Date	Expiration Date	Status
MCO.0902062	MAJOR CONTRACTOR "Major Contractor" means (1) any person engaged in the business of construction, structural repair, structural alteration, dismantling or demolition of a structure or addition that exceeds the threshold limits provided in section 29-276b, or (2) any person who, under the direction of a general contractor, performs or offers to perform any work that impacts upon the structural integrity of a structure or addition, including repair, alteration, dismantling or demolition of a structure or addition that exceeds the threshold limits provided in section 29-276b. Such work includes, but is not limited to, roofing, masonry and structural frame work.	01/24/2007	07/01/2023	06/30/2024	ACTIVE

Generated on: 6/3/2024 11:15:52 AM

State of Connecticut

Lookup Detail View

Name

Name
FUSS & O'NEILL INC

License Information

lookup

License Type	License Number	Expiration Date	Granted Date	License Name	License Status		Licensure Actions or Pending Charges
Lead Consultant Contractor	2075	03/31/2025	03/21/2007	FUSS & O'NEILL INC	ACTIVE	PRIOR DISCIPLINE	Yes, see below. If there are no links under documents below, please make note of the license number and email oplc.dph@ct.gov to request the final order.

Licensure Actions or Pending Charges

Case Number	Date Case Closed	Documents
2013-10	04/02/2014	Consent Order-201310_CO.PDF (ViewPublicLookupDocument.aspx?DocumentIdnt=1165463&GUID=53A1D22B-6021-4DEE-BFAB-1415A4662DE0)

Generated on: 6/3/2024 11:16:50 AM

State of Connecticut

Lookup Detail View

Name and Address

Name	Address
FUSS & O'NEILL INC	146 HARTFORD RD MANCHESTER, CT 06040-5992

Credential Information

Credential	Credential Type	Effective Date	Expiration Date	Status	Reason
PEC.0002301	PROFESSIONAL ENGINEERING FIRM	04/09/2024	04/08/2025	ACTIVE	NONE

Designated Individuals

Licensees Responsible for Signing and Sealing	Credential Type	Credential No	Credential Status
MICHAEL L EARLEY	PROFESSIONAL ENGINEER & LAND SURVEYOR	PEL.0070224	ACTIVE

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Lookup Detail View

Name and Address

Name	Address
FUSS & O'NEILL SURVEYING, INC.	146 HARTFORD RD MANCHESTER, CT 06040-5992

Credential Information

Credential	Credential Type	Effective Date	Expiration Date	Status	Reason
LSC.0000127	LAND SURVEYOR FIRM	02/07/2024	02/06/2025	ACTIVE	NONE

Designated Individuals

Licensees Responsible for Signing and Sealing	Credential Type	Credential No	Credential Status
MICHAEL L EARLEY	PROFESSIONAL ENGINEER & LAND SURVEYOR	PEL.0070224	ACTIVE

Generated on: 6/3/2024 11:14:54 AM

State of Connecticut

Lookup Detail View

Name

Name
KATHLEEN C PANE

License Information

lookup

License Type	License Number	Expiration Date	Granted Date	License Name	License Status		Licensure Actions or Pending Charges
Asbestos Consultant-Insp/Mgmt Planner	200	04/30/2025	04/14/2000	Kathleen C. Pane	ACTIVE	CURRENT	None

Generated on: 6/3/2024 11:25:53 AM

State of Connecticut

Lookup Detail View

Name

Name
KATHLEEN C PANE

License Information

lookup

License Type	License Number	Expiration Date	Granted Date	License Name	License Status		Licensure Actions or Pending Charges
Asbestos Consultant-Project Designer	191	04/30/2025	04/16/2001	Kathleen C. Pane	ACTIVE	CURRENT	None

Generated on: 6/3/2024 11:26:19 AM

State of Connecticut

Lookup Detail View

Name

Name
KATHLEEN C PANE

License Information

lookup

License Type	License Number	Expiration Date	Granted Date	License Name	License Status		Licensure Actions or Pending Charges
Asbestos Consultant-Project Monitor	410	04/30/2025	04/14/2000	Kathleen C. Pane	ACTIVE	CURRENT	None

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State of Connecticut

Lookup Detail View

Name

Name
KATHLEEN C PANE

License Information

lookup

License Type	License Number	Expiration Date	Granted Date	License Name	License Status		Licensure Actions or Pending Charges
Lead Planner/Project Designer	2163	04/30/2025	04/19/2016	KATHLEEN C PANE	ACTIVE	CURRENT	None

Generated on: 6/3/2024 11:26:58 AM

State of Connecticut

Lookup Detail View

Name

Name
KATHLEEN C PANE

License Information

lookup

License Type	License Number	Expiration Date	Granted Date	License Name	License Status		Licensure Actions or Pending Charges
Lead Inspector Risk Assessor	2263	04/30/2025	08/28/2015	KATHLEEN C PANE	ACTIVE	CURRENT	None

Generated on: 6/3/2024 11:27:13 AM

State of Connecticut

Lookup Detail View

Name

Name
ROBERT L MAY JR

License Information

lookup

License Type	License Number	Expiration Date	Granted Date	License Name	License Status		Licensure Actions or Pending Charges
Asbestos Consultant-Insp/Mgmt Planner	292	08/31/2024	07/14/2010	ROBERT L MAY JR	ACTIVE	CURRENT	None

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State of Connecticut

Lookup Detail View

Name

Name
ROBERT L MAY JR

License Information

lookup

License Type	License Number	Expiration Date	Granted Date	License Name	License Status		Licensure Actions or Pending Charges
Asbestos Consultant-Project Designer	30	08/31/2024	12/23/1994	ROBERT L. MAY, JR.	ACTIVE	CURRENT	None

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Lookup Detail View

Name

Name
ROBERT L MAY JR

License Information

lookup

License Type	License Number	Expiration Date	Granted Date	License Name	License Status		Licensure Actions or Pending Charges
Lead Planner/Project Designer	634	08/31/2024	01/17/1996	Robert L. May Jr	ACTIVE	CURRENT	None

Generated on: 6/3/2024 11:29:17 AM

State of Connecticut

Lookup Detail View

Name

Name
ROBERT L MAY JR

License Information

lookup

License Type	License Number	Expiration Date	Granted Date	License Name	License Status		Licensure Actions or Pending Charges
Lead Inspector Risk Assessor	207	08/31/2024	12/01/1995	Robert L. May Jr	ACTIVE	CURRENT	None

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The .gov means it's official. Federal government websites often end in .gov or .mil. Before sharing sensitive information, make sure you're on a federal government site.

The site is secure. The **https://** ensures that you are connecting to the official website and that any information you provide is encrypted and transmitted securely.

Establishment Search

Reflects inspection data through 05/30/2024

Use our establishment search to locate OSHA enforcement inspections by establishment name. You can also search by a specific inspection number or inspections within a specific industry using NAICS or SIC.

You can now find citation information for violations that Federal OSHA has cited.

For violation and citation results:

- Enter the establishment name in the "Establishment" box and select the "Search" button at the bottom;
- Select the Activity Number (inspection) in the search results;
- If a citation was issued, it will appear under "Violation Items"; and
- Select the "Citation ID" to view the details for that specific citation.

Continue to check back for updates, as citations or violations may be modified during the investigation process.

Note: Before using our establishment search, please read important information below on how to interpret the results.

Search By:

Your search did not return any results.

Enter an Establishment name, select an OSHA Office, or enter a Site Zip Code.

Establishment: Fuss & O_Neill

(This field can also be used to search for a State Activity Number for the following states: NC, SC, KY, OR, WA, IN (before April 2022) and AZ (after June 2021))

State: All States | Fed & State

OSHA Office: All Offices

Site Zip Code:

Case Status: All | Closed | Open

Violation Status ◉ All ○ With Violations ○ Without Violations

Inspection Date

Start Date June 2 2019

End Date June 2 2024

Search Reset

Can't find it?

For Wildcard search, use %

Establishment Search Help

Search Basics and Search Syntax Examples

NOTE TO USERS

The Integrated Management Information System (IMIS) was designed as an information resource for in-house use by OSHA staff and management, and by state agencies which carry out federally-approved OSHA programs. Access to this OSHA work product is being afforded via the Internet for the use of members of the public who wish to track OSHA interventions at particular work sites or to perform statistical analyses of OSHA enforcement activity. It is critical that users of the data understand several aspects of the system in order to accurately use the information.

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

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

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Administration
200 Constitution Ave NW
Washington, DC 20210
1-800-321-OSHA
1-800-321-6742
www.osha.gov

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Coronavirus Resources

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CASE SEARCH BY PARTY NAME

NO CASES FOUND WITH THIS CRITERIA

Last or Business Name : Fuss & O'Neill **Soundex :** ☐

First Name :

Case Status : All Cases

Location : ALL *

Party Type : All

Max. Records : 250

Search Clear

Search Help

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

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CASE SEARCH BY PARTY NAME

NO CASES FOUND WITH THIS CRITERIA

Last or Business Name : grigg **Soundex :** ☐
First Name : kevin
Case Status : All Cases
Location : ALL *
Party Type : All
Max. Records : 250

Search | Clear

Search Help

- Search by the name of an individual or business.
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- You don't have to enter a first name, but a first initial helps.
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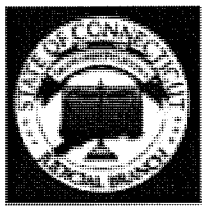

Comments Page

CASE SEARCH BY PARTY NAME

NO CASES FOUND WITH THIS CRITERIA

Last or Business Name : st germain **Soundex :** ☐

First Name : timothy

Case Status : All Cases

Location : ALL *

Party Type : All

Max. Records : 250

Search | Clear

Search Help

- Search by the name of an individual or business.
- You can enter a partial last name such as "John" for "Johnson."
- You don't have to enter a first name, but a first initial helps.
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  - If a case is withdrawn, the case will be displayed for one year from the date of the filing of the withdrawal.

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MEMORANDUM

TO: **Board of Commissioners**

DATE: **June 18, 2034**

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

RE: **Resolution Authorizing Contract Award to Tighe & Bond, Inc. for Agency Wide Environmental Consulting Services under an Indefinite Quantities Contract (IQC) in the Not to Exceed Maximum Amount of $158,192.00 for One Year ($790,960.00 for Up to Five Years) from Notice to Proceed**

ACTION: Recommend that the Board of Commissioners adopt Resolution **# 06-29/24-R**

TIMING: Immediately

DISCUSSION: Elm City Communities/Housing Authority of the City of New Haven (ECC/HANH) has a continuing need for on-call environmental consulting services agency wide. On March 20, 2024, ECC/HANH issued Request for Proposals #PM-24-RFP-867 for Agency Wide Environmental Consulting Services under an Indefinite Quantities Contract (IQC) whereby one or more qualified firms could be selected to assist ECC/HANH to develop and carry out projects on an as-needed basis per assigned Task Orders. Responses were due April 17, 2024. ECC/HANH received three (3) proposals from:

- EnviroMed Services, Inc.
- Fuss & O'Neill, Inc.
- Tighe & Bond, Inc.

Two other firms submitted incomplete proposals and their proposals were determined to be non-responsive.

A three-member scoring committee reviewed and scored the three proposals. The three firms scoring above the RFP-defined "acceptable" or "potentially acceptable" range were invited to interview meetings on May 23, 2024 and to subsequently submit best and final offers.

These three firms submitted their best and final offers and were re-scored. The best and final rate schedule cost submissions were one component of proposal scoring. In accordance with HUD Procurement Handbook No. 7460.8 REV-2 regarding Indefinite Quantity contracts, ECC/HANH is recommending contract award to Tighe & Bond, Inc. in the amount not to exceed $158,192.00 using the firm's Best and Final rates for one year with four more one-year options to renew for a maximum five-year Board authorized amount not to exceed $790,960.00. The annual contract amount noted here is based on ECC/HANH's collective projection of the value of environmental services anticipated for one year. Work under this IQC contract will be on a requested Task Order basis among contracted firms and there is no guarantee that any minimum level of tasks will be assigned to any selected firm. The aggregate maximum contract amount for the three selected qualified contractors shall not exceed $474,577.00 yearly.

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 authorization to enter into a contract with Tighe & Bond, Inc. in the amount not to exceed $158,192.00 for one year ($790,960.00 for five years) for Agency Wide IQC Environmental Consulting Services. Tasks performed in the final year shall be executed through completion.

FISCAL IMPACT: Maximum NTE $158,192.00 for 1 year ($790,960.00 for 5 years)

SOURCE OF FUNDS: CFP 2024; LIPH; Glendower; RAD; MTW

STAFF: Suresh Chachlani, VP Asset Management

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION #06-29/24-R

RESOLUTION AUTHORIZING CONTRACT AWARD TO TIGHE & BOND, INC. FOR AGENCY WIDE ENVIRONMENTAL CONSULTING SERVICES UNDER AN INDEFINITE QUANTITIES CONTRACT (IQC) IN THE NOT TO EXCEED MAXIMUM AMOUNT OF $158,192.00 FOR ONE YEAR ($790,960.00 FOR UP TO FIVE YEARS) FROM NOTICE TO PROCEED

WHEREAS, Elm City Communities/Housing Authority of the City of New Haven (ECC/HANH) has a continuing need for on-call environmental consulting services agency wide; and

WHEREAS, on March 20, 2024, ECC/HANH issued Request for Proposals #PM-24-RFP-867 for Agency Wide Environmental Consulting Services under an Indefinite Quantities Contract (IQC) whereby one or more qualified firms could be selected to assist ECC/HANH to develop and carry out projects on an as-needed basis per assigned Task Orders; and

WHEREAS, responses were due April 17, 2024; and

WHEREAS, HANH received three (3) proposals from:

- EnviroMed Services, Inc.
- Fuss & O'Neill, Inc.
- Tighe & Bond, Inc.; and

WHEREAS, two other firms submitted incomplete proposals and their proposals were determined non-responsive; and

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

WHEREAS, the three firms scoring above the RFP-defined "acceptable" or "potentially acceptable" range were invited to interview meetings on May 23, 2024 and subsequently to submit best and final offers; and

WHEREAS, these three firms submitted their best and final offers and were re-scored; and

WHEREAS, the best and final rate schedule cost submissions were one component of proposal scoring; and

WHEREAS, in accordance with HUD Procurement Handbook No. 7460.8 REV-2 regarding Indefinite Quantity contracts, ECC/HANH is recommending contract award to Tighe & Bond, Inc. in the amount not to exceed $158,192.00 using the firm's Best and Final rates for one year with four more one-year options to renew for a maximum five year Board authorized amount not to exceed $790,960.00; and

WHEREAS, the annual contract amount noted here is based on ECC/HANH's collective projection of the value of environmental services anticipated for one year; and

WHEREAS, work under this IQC contract will be on a requested task Order basis amount among contracted firms and there is no guarantee that any minimum level of tasks will be assigned to any selected IQC firm; and

WHEREAS, the aggregate maximum contract amount for the three selected qualified contractors shall not exceed $474,577.00 yearly.; 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) The award of a contract to Tighe & Bond, Inc. in an amount not to exceed $158,192.00 for Environmental Consulting Services under an Indefinite Quantities Contract (IQC) for one year (with four more one-year options to renew at the Agency's discretion up to $790,960,00) be and hereby is authorized and directed; and

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

3) The President be and hereby is authorized, empowered and directed to take any and all such ancillary action necessary and appropriate to fulfill the intent of the foregoing; 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 June 18, 2024.

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

_____
Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By:_____
Rolan Joni Young, Esq.
A Partner

TIGHE & BOND, INC. ACTIVE

TIGHE & BOND, INC. 53 SOUTHAMPTON ROAD, WESTFIELD, MA, 01085, United States

BUSINESS DETAILS

Business Details

General Information

Business Name
TIGHE & BOND, INC.

Business status
ACTIVE

Citizenship/place of formation
Foreign/MA

Business address
TIGHE & BOND, INC. 53 SOUTHAMPTON ROAD, WESTFIELD, MA, 01085, United States

Annual report due
5/15/2025

NAICS code
Engineering Services (541330)

Business ALEI
0156599

Date formed
5/15/1984

Business type
Stock

Mailing address
53 SOUTHAMPTON ROAD, WESTFIELD, MA, 01085, United States

Last report filed
2024

NAICS sub code
541330

Principal Details

Principal Name
ROBERT BELITZ

Principal Title

CEO

Principal Business address
53 SOUTHAMPTON ROAD, WESTFIELD, MA, 01085, United States

Principal Residence address
6 SUGAR HOLLOW LANE, WEST SIMSBURY, CT, 06092, United States

Principal Name
PETER GALANT

Principal Title
Vice President

Principal Business address
1000 BRIDGEPORT AVE, SHELTON, CT, 06484, United States

Principal Residence address
1000 BRIDGEPORT AVE, SHELTON, CT, 06484, United States

Agent details

Agent name
Secretary of State

Agent Business address
165 Capitol Ave., P.O. BOX 150470, Hartford, CT, 06115-0470, United States

Filing History

Annual Report(1993)
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Business Registration - Certificate of Authority
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Annual Report(2024)
0012049777
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Any Words

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e.g. 123456789, Smith Corp

Classification

Excluded Individual

Excluded Entity

Entity Name

tighe & bond

tighe & bond

Unique Entity ID

e.g. HTYR9YJHK65L

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e.g. 123456789, Smith Corp

Classification

Excluded Individual

First Name

Middle Name

Last Name

SSN / TIN

Add Individual

robert belitz ×

peter galant ×

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State of Connecticut

Lookup Detail View

Name and Address

Name	Address
TIGHE & BOND INC	213 COURT ST STE 100 MIDDLETOWN, CT 06457-3325

Credential Information

Credential	Credential Type	Effective Date	Expiration Date	Status	Reason
PEC.0000398	PROFESSIONAL ENGINEERING FIRM	04/13/2024	04/12/2025	ACTIVE	NONE

Designated Individuals

Licensees Responsible for Signing and Sealing	Credential Type	Credential No	Credential Status
PETER J GRABOWSKI	PROFESSIONAL ENGINEER	PEN.0021450	ACTIVE

Generated on: 6/3/2024 10:15:42 AM

State of Connecticut

Lookup Detail View

Name

Name
TIGHE & BOND INC

License Information

lookup

License Type	License Number	Expiration Date	Granted Date	License Name	License Status		Licensure Actions or Pending Charges
Lead Consultant Contractor	2094	11/30/2024	11/05/2013	TIGHE & BOND INC	ACTIVE	CURRENT	None

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State of Connecticut

Lookup Detail View

Name and Address

Name	Address
PETER B GALANT	

Credential Information

Credential	Credential Type	Effective Date	Expiration Date	Status	Reason
PEN.0015970	PROFESSIONAL ENGINEER	02/01/2024	01/31/2025	ACTIVE	NONE

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Inspection Detail

Case Status: CLOSED

Inspection: 1623927.015 - Tighe & Bond Designer Services, Inc.

Inspection Information - Office: Boston South

Inspection Nr: 1623927.015

Report ID: 0111400

Date Opened: 09/15/2022

Site Address:
Tighe & Bond Designer Services, Inc.
49 Whiting Street
N Attleboro, MA 02760

Mailing Address:
53 Southampton Rd, Westfield, MA 01085

Union Status: NonUnion

SIC:

NAICS: 541330/Engineering Services

Inspection Type: Prog Related

Scope: No Insp/Exempt by Appropriation Act

Advanced Notice: N

Ownership: Private

Safety/Health: Safety

Close Conference: 09/15/2022

Emphasis:

Case Closed: 02/03/2023

Related Activity

Type	Activity Nr	Safety	Health

Inspection	1623918	Yes	
Inspection	1623923	Yes	

Case Status: CLOSED

U.S. DEPARTMENT OF LABOR

Occupational Safety and Health Administration
200 Constitution Ave NW
Washington, DC 20210
1-800-321-OSHA
1-800-321-6742
www.osha.gov

State of Connecticut
Judicial Branch

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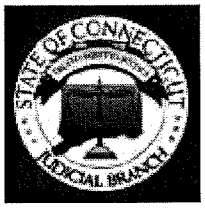

Comments Page

CASE SEARCH BY PARTY NAME

NO CASES FOUND WITH THIS CRITERIA

Last or Business Name : tighe & bond **Soundex :** ☐

First Name :

Case Status : All Cases

Location : ALL *

Party Type : All

Max. Records : 250

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- Search by the name of an individual or business.
- You can enter a partial last name such as "John" for "Johnson."
- You don't have to enter a first name, but a first initial helps.
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  - Active Cases: no judgment recorded.
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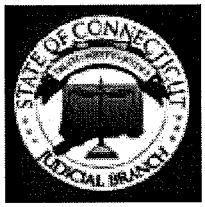

Comments Page

CASE SEARCH BY PARTY NAME

NO CASES FOUND WITH THIS CRITERIA

Last or Business Name : belitz **Soundex :** ☐
First Name : robert
Case Status : All Cases
Location : ALL *
Party Type : All
Max. Records : 250

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CASE SEARCH BY PARTY NAME

NO CASES FOUND WITH THIS CRITERIA

Last or Business Name : galant **Soundex :** ☐

First Name : peter

Case Status : All Cases

Location : ALL *

Party Type : All

Max. Records : 250

Search | Clear

Search Help

- Search by the name of an individual or business.
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MEMORANDUM

TO: **Board of Commissioners**

DATE: **June 18, 2024**

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

RE: **Resolution Authorizing Contract Award to Consolidated Electric, Inc. for On-Call Electrical Services in an Amount Not to Exceed $341,233 for One Year from Notice to Proceed with Four One-Year Options to Renew**

ACTION: Recommend that the Board of Commissioners adopt Resolution **#06-30/24-R**
TIMING: Immediately

DISCUSSION: ECC/HANH identified a need for the services of an on-call electrician to provide electrical services as needed.

On April 8, 2024, ECC/HANH issued solicitation #PM-24-IFB-900 for On-Call Electrical Services. Bids were due April 29, 2024.

ECC/HANH received and reviewed only one bid and decided to resolicit to seek increased competition.

On May 6, 2024, ECC/HANH issued solicitation #PM-24-IFB-919 for On-Call Electrical Services. Bids were due May 29, 2024.

ECC/HANH received and reviewed one bid.

ECC/HANH is recommending contract award to Consolidated Electric, Inc. in the amount not to exceed $341,233 for On-Call Electrical Services for a period not to exceed 1 year from the Notice to Proceed with the option to renew for four additional one-year terms in ECC/HANH's discretion.

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.

ECC/HANH requests Board of Commissioners authorization to execute a contract with Consolidated Electric, Inc. for On-Call Electrical Services in an amount not to exceed $341,233.

FISCAL IMPACT: $341,233

SOURCE OF FUNDS: CFP 2023 & 2024; 2020 H-RH; LIPH; MTW

STAFF: Suresh Chachlani, VP Asset Management

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

Resolution #06-30/24-R

RESOLUTION AUTHORIZING CONTRACT AWARD TO CONSOLIDATED ELECTRIC, INC. FOR ON-CALL ELECTRICAL SERVICES IN AN AMOUNT NOT TO EXCEED $341,233 FOR ONE YEAR FROM NOTICE TO PROCEED WITH FOUR ONE-YEAR OPTIONS TO RENEW

WHEREAS, ECC/HANH identified a need for the services of an on-call electrician to provide electrical services as needed; and

WHEREAS, on April 8, 2024, ECC/HANH issued solicitation #PM-24-IFB-900 for On-Call Electrical Services; and

WHEREAS, bids were due April 29, 2024; and

WHEREAS, ECC/HANH received and reviewed only one bid and decided to resolicit to seek increased competition; and

WHEREAS, on May 6, 2024, ECC/HANH issued solicitation #PM-24-IFB-919 for On-Call Electrical Services; and

WHEREAS, bids were due May 29, 2024; and

WHEREAS, ECC/HANH received and reviewed one bid; and

WHEREAS, ECC/HANH is recommending contract award to Consolidated Electric, Inc. in the amount not to exceed $341,233 for On-Call Electrical Services for a period not to exceed 1 year from the Notice to Proceed with the option to renew for four additional one-year terms at ECC/HANH's discretion; 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 requests Board of Commissioners authorization to execute a contract with Consolidated Electric, Inc. in the amount not to exceed $341,233.

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

1) The award of a contract to Consolidated Electric, Inc. in the amount not to exceed $341,233 for On-Call Electrical Services for a period not to exceed 1 year from the Notice to Proceed with the option to renew for four additional one-year terms in ECC/HANH's discretion be and is authorized and directed; 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) This resolution shall take effect immediately.

[CERTIFICATION PAGE FOLLOWS]

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on June 18, 2024.

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

_____
Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By:_____
Rolan Joni Young, Esq.
A Partner

BID ANALYSIS

BID SHEET HIGHRISE / BUILDING RATE NAME_____

MATERIALS	QUANTITY	NUMBER OF HOURS	FULLY LOADED LABOR RATE*	TOTAL LABOR COST	MATERIAL UNIT COST	TOTAL MATERIAL COSTS	TOTAL REPAIR COSTS	Consolidated Electric Bid
15 AMP Single Pole	20	1	$165.00	$3,300.00	$38.50	$770.00	$4,070.00	$3,300.00
20 AMP 2-Pole	2	1	$165.00	$330.00	$44.00	$88.00	$418.00	$410.00
30 AMP 2-Pole	4	1	$165.00	$660.00	$44.00	$176.00	$660.00	$820.00
40 AMP 2-Pole	2	1	$165.00	$330.00	$55.00	$110.00	$440.00	$410.00
50 AMP 2-Pole	6	1	$165.00	$990.00	$55.00	$330.00	$1,320.00	$1,230.00
100 AMP 2-Pole	6	1	$165.00	$990.00	$82.50	$495.00	$1,485.00	$2,100.00
100 AMP Panel Board	10	8	$165.00	$13,200.00	$330.00	$3,300.00	$16,500.00	$13,850.00
Circuit Panel Boxes	10	8	$165.00	$13,200.00	$275.00	$2,750.00	$15,950.00	$13,850.00
Meter Service	2	8	$165.00	$2,640.00	$1,375.00	$2,750.00	$5,390.00	$15,000.00
Retrofit Exterior Pole Lighting to LED	6	20	$165.00	$3,300.00	$495.00	$2,970.00	$6,270.00	$2,300.00
Replace/provide new Smoke and/or Carbon Monoxide/Heat Sensors detectors/hardwired (at RT Wolfe)	4	1	$165.00	$660.00	$75.00	$300.00	$960.00	$820.00
						TOTAL	$53,463.00	$54,090.00
GENERAL & EMERGENCY HOURLY RATE must include overhead and profit (a fully loaded cost)								
For services during regular business hours				*	GENERAL hourly rate (Electric		$165	$125.00
For Services outside of Normal business hours/ Weekends/Holidays					EMERGENCY hourly rate (Electrici		$250	$250.00

BID SHEET / RESIDENTIAL RATE **NAME** _____

Note: Quantities are for pricing evaluation. They are not guaranteed. Quantities may be more or less than indicated in the Bid Sheets.

MATERIALS	QUANTITY	NUMBER OF HOURS	FULLY LOADED LABOR RATE	TOTAL LABOR COST	MATERIAL UNIT COST	TOTAL MATERIAL COSTS	TOTAL REPAIR COSTS	Consolidated Electric Bid
15 AMP Single Pole	20	1	$165.00	$3,300.00	$38.50	$770.00	$4,070.00	$3,300.00
20 AMP 2-Pole	2	1	$165.00	$330.00	$44.00	$88.00	$418.00	$410.00
30 AMP 2-Pole	4	1	$165.00	$660.00	$44.00	$176.00	$660.00	$820.00
40 AMP 2-Pole	2	1	$165.00	$330.00	$55.00	$110.00	$440.00	$410.00
50 AMP 2-Pole	6	1	$165.00	$990.00	$55.00	$330.00	$1,320.00	$1,230.00
100 AMP 2-Pole	6	1	$165.00	$990.00	$82.50	$495.00	$1,485.00	$2,100.00
100 AMP Panel Board	40	8	$165.00	$52,800.00	$330.00	$13,200.00	$66,000.00	$55,400.00
Circuit Panel Boxes	40	8	$165.00	$52,800.00	$275.00	$11,000.00	$63,800.00	$55,400.00
Meter Service	5	8	$165.00	$6,600.00	$1,375.00	$6,875.00	$13,475.00	$5,750.00
Ground Rods	20	2	$165.00	$6,600.00	$66.00	$1,320.00	$7,920.00	$5,860.00
Retrofit Exterior Pole Lighting to LED	10	20	$165.00	$3,300.00	$495.00	$4,950.00	$8,250.00	$25,000.00
Replace existing Knob & Tube wiring	proposal to be requested/house	1	$165.00					
Replace/provide new Smoke and Carbon Monoxide detectors/hardwired	proposal to be requested	1	$165.00					
Replace electric mast single family home	15	12	$165.00	$1,980.00	$2,500.00	$37,500.00	$39,480.00	$28,425.00
Replace mast 2-3 family home	5	16	$165.00	$2,640.00	$5,000.00	$25,000.00	$27,640.00	$15,000.00
						TOTAL COSTS	$234,958.00	$199,105.00

GENERAL & EMERGENCY HOURLY RATE must include overhead and profit (a fully loaded cost)								
For services during regular business hours				*	GENERAL hourly rate (Electric		$165	$125.00
For Services outside of Normal business hours/ Weekends/Holidays					EMERGENCY hourly rate (Electrici		$250	$250.00

BID SHEET UNIT PRICING HIGHRISE BUILDING AND RESIDENTIAL

MATERIALS	SPEC/OR Equal	WARRANTY/ add'l information	QUANTITY	UNIT COST MATERIALS ONLY(NO OH+P)	EXT	Consolidated Electric Bid
Metal RACEWAY (TYPE)	Assume min 7,000 lf		1 LF	$1.60	$11,200.00	$12,950.00
WIRE (TYPE) with copper conductors; Comply with NFPA 70 and NEMA WC 70	12 ga. Assume min 10,000 lf		1 LF	$0.16	$1,600.00	$1,600.00
SMOKE DETECTOR Hardwired / 10 YR battery	Min. 300 Kidde model i12040A or approved equal	10 YR WARRANTY	1	$17.00	$5,100.00	$5,100.00
COMBINATION SMOKE & CARBON MONOXIDE detector Hardwire	Min 75 Kidde UNIT NUMBER KN-COPE-I(part number 900-0213) or approved equal	7 YR WARRANTY	1	$55.00	$4,125.00	$6,000.00
HEAT ALARMS	Min 10 KIDDE model HD 145F or approved equal	5 YR WARRANTY	1	$43.00	$430.00	$4,000.00
CT-6 wire	500 lf min		1 FT	$0.30	$150.00	$250.00
Cable wire jack	min 25 Zenith coaxial Cable Wall Jack	to match existing	1	$7.75	$193.75	$250.00
Exterior sconce	Kichler Beacon Square 12" Outdoor Wall Sconce OR approved equal	498290Z; finish as per Owner	1	$148.00	$4,440.00	$3,750.00
Exterior sconce	LNC	Well Sconce	1	$125.00	$3,750.00	$3,750.00
Exterior Building mounted lighting	Min 30		1	$150.00	$4,500.00	$7,500.00
Kitchen LED light	Min 40 LED Nickel Oval 32 1/2" wide 4707 lumen or Approved equal		1	$200.00	$8,000.00	$9,200.00
Bathroom sconce	Lithonia Lighting FMVCSL-12 INCHMVOLT-30K-90CRI-BN	WALL SCONCE FINISH AS PER OWNER	1	$175.00	$7,000.00	$4,600.00
Ceiling light fixture	Min 40 Zaire Brushed Nickel 17" wide Cool white LED or Approved equal	silver or bronze	1	$150.00	$6,000.00	$4,600.00
Ceiling light fixture	Min 30 Zaire Brushed Nickel 14" wide Cool white LED or approved equal	silver or bronze	1	$150.00	$4,500.00	$3,450.00
8" ROUND SURFACE MOUNTED LED	Min 25 NORA LIGHTING	NLOCAC-8R	1	$80.00	$2,000.00	$1,500.00
Quad outlet + Box	min. 25 Kidde model i12040A or approved equal		1	$15.00	$375.00	$1,500.00
Duplex outlet + Box	Min 30		1	$10.00	$300.00	$1,200.00
GFCI Duplex +box	min 90			$33.00	$2,970.00	$4,950.00
Coverplates or switch plates	Min 975 Flexible with matching finish screws	Almond or match existing for Wood wall finished spaces ; finish per Owner	1	$3.00	$2,925.00	$2,438.00
Cover or switch plate	Min 25 FOR WET LOCATIONS: Cast aluminum with spring loaded lift cover and listed and labeled for use in wet locations NEMA 250, complying with type 3R weather resistant die cast aluminum with locable cover. Cover shall be weatherproof when in use		1	$7.00	$175.00	$1,250.00
Single pole switch		Almond or match existing	1	$0.75	$37.50	$450.00
Bathroom Exhaust & light unit	Min 25 Nutone exhaust fan with light 80 CFM		1	$106.00	$2,650.00	$3,875.00
Bathroom Exhaust & light unit	Min 25 Nutone exhaust fan with light 110 CFM		1	$289.00	$7,225.00	$3,875.00
					$79,646.25	$88,038.00
					$87,610.88	

		TOTAL HIGHRISE	$53,463.00	$54,090.00	TOTAL HIGHRISE
		TOTAL RESIDENTIAL	$234,958.00	$199,105.00	TOTAL RESIDENTIAL
		TOTAL UNIT PRICING	$87,610.88	$88,038.00	TOTAL UNIT PRICING
		GRAND TOTAL	$376,031.88	$341,233.00	GRAND TOTAL
OPS FUNDING	$49,000.00	MINUS 20%	$300,825.50	$272,986.40	MINUS 20%
CFP 2023	$327,031.88	PLUS 20%	$451,238.25	$409,479.60	PLUS 20%

CONSOLIDATED ELECTRIC INCORPORATED ACTIVE

100 WHEELER ST. UNIT F UNIT F, NEW HAVEN, CT, 06512, United States
BUSINESS DETAILS

Business Details

General Information

Business Name
CONSOLIDATED ELECTRIC INCORPORATED

Business status
ACTIVE

Citizenship/place of formation
Domestic/Connecticut

Business address
100 WHEELER ST. UNIT F UNIT F, NEW HAVEN, CT, 06512, United States

Annual report due
12/30/2024

NAICS code
Electrical Contractors and Other Wiring Installation Contractors (238210)

Business ALEI
0807034

Date formed
12/30/2004

Business type
Stock

Mailing address
100 WHEELER ST UNIT F, NEW HAVEN, CT, 06512, United States

Last report filed
2023

NAICS sub code
238210

Principal Details

Principal Name
THOMAS GRENNAN

Principal Title
President

Principal Business address
100 WHEELER ST, UNIT F UNIT F, NEW HAVEN, CT, 06512, United States

Principal Residence address
70 TRI MOUNTAIN RD, DURHAM, CT, 06422, United States

BUSINESS DETAILS

Principal Name
THOMAS GRENNAN

Principal Title
secretary

Principal Business address
100 WHEELER ST, UNIT F, NEW HAVEN, CT, 06512, United States

Principal Residence address
70 TRI MOUNTAIN RD, DURHAM, CT, 06422, United States

Principal Name
KAREN GRENNAN

Principal Title
Vice President

Principal Business address
100 WHEELER ST, UNIT F, NEW HAVEN, CT, 06512, United States

Principal Residence address
70 TRI MOUNTAIN RD, DURHAM, CT, 06422, United States

Principal Name
WILLIAM F MACKEY

Principal Title
Director

Principal Business address
100 WHEELER ST, UNIT F, NEW HAVEN, CT, 06512, United States

Principal Residence address
107 HUBBARD ST, MIDDLEFIELD, CT, 06455, United States

Agent details

Agent name
THOMAS GRENNAN

Agent Business address
100 WHEELER ST, NEW HAVEN, CT, 06512, United States

Agent Mailing address
100 WHEELER ST, NEW HAVEN, CT, 06512, United States

Agent Residence addresss
70 TRI MOUNTAIN RD , DURHAM, CT, 06422, United States

Filing History

(https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t0000003eJmr/kKo7KmqeHMn. LHxx8fs.V0n07kjyR3ukBlc92rGXjs)

BUSINESS DETAILS

Business Formation - Certificate of Incorporation

0002857302

Filing date: Filing 12/30/2004time:

Volume Type
B

Volume
724

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5

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2

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(https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t0000003eJwE/YfmfWSyWvZNbRXln47oug8RU8wR7RTxcYsRwG30THtw)

First Report - Organization and First Report

0002857305

Filing date: Filing 12/30/2004time:

Volume Type
B

Volume
724

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9

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Amendment - Amend Name
0002995626
Filing date: 9/16/2005 Filing time:

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B

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801

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26

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Change of Business Address - Business Address Change
0003039944
Filing date: 11/18/2005 Filing time:

Volume Type
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824

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388

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Annual Report(2006)
0003353185
Filing date: 12/13/2006 Filing time:

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B

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988

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Annual Report(2007)
0003595401
Filing date: 12/20/2007 Filing time:

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1112

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1910

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Annual Report(2008)
0003848849
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1242

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Annual Report(2009)
0004066822
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Filing time:

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Annual Report(2012)
0004761890
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Annual Report(2013)
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Annual Report(2014)
0005232210
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Annual Report(2015)
0005457150
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2134

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Annual Report(2016)
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2304

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Change of Agent Address - Agent Address Change

0006083596

Filing date: 2/16/2018 Filing time:

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B

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2483

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2036

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Annual Report(2017)

0006083581

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Annual Report(2018)

0006282160

Filing date: 11/26/2018 Filing time:

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A

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17

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223

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270

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Annual Report(2020)
0007020593
Filing date: 11/17/2020
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BUSINESS DETAILS
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Annual Report(2021)
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0010204913

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0011164517

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Name History

Filing Number: 0002995626
CONSOLIDATED ELECTRIC CONTRACTORS, INC.
Filing date: 9/16/2005

Shares

5000 total shares

Shares Class: COMMON
5000 Shares
Value per share: $

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Simple Search | **Search Editor**

Any Words

All Words

Exact Phrase

e.g. 123456789, Smith Corp

Classification

Excluded Individual

Excluded Entity

Entity Name

consolidated electric, inc.

consolidated electric, inc.

Unique Entity ID

e.g. HTYR9YJHK65L

CAGE / NCAGE

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Exclusion Type

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All Words

Exact Phrase

e.g. 123456789, Smith Corp

Classification

Excluded Individual

First Name

Middle Name

Last Name

SSN / TIN

Add Individual

thomas grennan ×

william mackey ×

Federal Organizations

Exclusion Type

Exclusion Program

Location

Dates

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State of Connecticut

Lookup Detail View

Name and Address

Name	Address
WILLIAM F MACKEY	107 HUBBARD ST MIDDLEFIELD, CT 06455-1232

Credential Information

Credential	Credential Type	First Issuance Date On Record	Effective Date	Expiration Date	Status
ELC.0122376-E1	ELECTRICAL UNLIMITED CONTRACTOR The holder of this license shall be permitted to do all electrical work as defined in section 20-330 of the general statutes (the installation, erection, maintenance, alteration or repair of any wire, cable, conduit, busway, raceway, support, insulator, conductor, appliance, apparatus, fixture or equipment that generates, transforms, transmits or uses electrical energy for light, heat, power or other purposes, but does not include low voltage wiring, not exceeding twenty-four volts, used within a lawn sprinkler system). The requirements to qualify for this license exam shall be two (2) years as a unlimited licensed journeyperson or at least six (6) years of equivalent experience and training.	08/11/1992	10/01/2023	09/30/2024	ACTIVE

Generated on: 5/30/2024 11:27:38 AM

State of Connecticut

Lookup Detail View

Name and Address

Name	Address
THOMAS E GRENNAN	70 TRI MOUNTAIN RD DURHAM, CT 06422

Credential Information

Credential	Credential Type	First Issuance Date On Record	Effective Date	Expiration Date	Status
ELC.0191695-E1	ELECTRICAL UNLIMITED CONTRACTOR The holder of this license shall be permitted to do all electrical work as defined in section 20-330 of the general statutes (the installation, erection, maintenance, alteration or repair of any wire, cable, conduit, busway, raceway, support, insulator, conductor, appliance, apparatus, fixture or equipment that generates, transforms, transmits or uses electrical energy for light, heat, power or other purposes, but does not include low voltage wiring, not exceeding twenty-four volts, used within a lawn sprinkler system). The requirements to qualify for this license exam shall be two (2) years as a unlimited licensed journeyperson or at least six (6) years of equivalent experience and training.	02/25/2005	10/01/2023	09/30/2024	ACTIVE

Generated on: 5/30/2024 11:26:23 AM

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The .gov means it's official.
Federal government websites often end in .gov or .mil. Before sharing sensitive information, make sure you're on a federal government site.

The site is secure.
The **https://** ensures that you are connecting to the official website and that any information you provide is encrypted and transmitted securely.

Establishment Search

Reflects inspection data through 05/24/2024

Use our establishment search to locate OSHA enforcement inspections by establishment name. You can also search by a specific inspection number or inspections within a specific industry using NAICS or SIC.

You can now find citation information for violations that Federal OSHA has cited.

For violation and citation results:

- Enter the establishment name in the "Establishment" box and select the "Search" button at the bottom;
- Select the Activity Number (inspection) in the search results;
- If a citation was issued, it will appear under "Violation Items"; and
- Select the "Citation ID" to view the details for that specific citation.

Continue to check back for updates, as citations or violations may be modified during the investigation process.

⚠ **Note**: Before using our establishment search, please read important information below on how to interpret the results.

Search By:

Your search did not return any results.

Enter an Establishment name, select an OSHA Office, or enter a Site Zip Code.

Establishment: consolidated electric inc

(This field can also be used to search for a State Activity Number for the following states: NC, SC, KY, OR, WA, IN (before April 2022) and AZ (after June 2021))

State: All States | Fed & State

OSHA Office: All Offices

Site Zip Code:

Case Status: ◉ All ○ Closed ○ Open

Violation Status ◉ All ○ With Violations ○ Without Violations

Inspection Date

Start Date May 30 2019

End Date May 30 2024

Search Reset

Can't find it?

For Wildcard search, use %

Establishment Search Help

Search Basics and Search Syntax Examples

NOTE TO USERS

The Integrated Management Information System (IMIS) was designed as an information resource for in-house use by OSHA staff and management, and by state agencies which carry out federally-approved OSHA programs. Access to this OSHA work product is being afforded via the Internet for the use of members of the public who wish to track OSHA interventions at particular work sites or to perform statistical analyses of OSHA enforcement activity. It is critical that users of the data understand several aspects of the system in order to accurately use the information.

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

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

Occupational Safety and Health
Administration
200 Constitution Ave NW
Washington, DC 20210
1-800-321-OSHA
1-800-321-6742
www.osha.gov

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White House

Benefits.gov

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DisasterAssistance.gov

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CASE SEARCH BY PARTY NAME

NO CASES FOUND WITH THIS CRITERIA

Last or Business Name : consolidated electric **Soundex :** ☐

First Name :

Case Status : All Cases

Location : ALL *

Party Type : All

Max. Records : 250

Search Clear

Search Help

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

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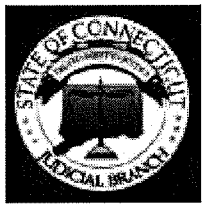

Comments Page

CASE SEARCH BY PARTY NAME

NO CASES FOUND WITH THIS CRITERIA

Last or Business Name : grennan **Soundex :** ☐

First Name : thomas

Case Status : All Cases

Location : ALL *

Party Type : All

Max. Records : 250

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- You can enter a partial last name such as "John" for "Johnson."
- You don't have to enter a first name, but a first initial helps.
- Soundex: Search finds last names of the same and similar sounds but of variant spellings (for example, "Smith" or "Smythe") as well as exact matches.
- Case Status:
  - Active Cases: no judgment recorded.
  - Disposed Cases: a disposition (e.g., judgment, withdrawn, dismissed) is recorded along with a satisfaction of judgment, if noted.
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CASE SEARCH BY PARTY NAME

NO CASES FOUND WITH THIS CRITERIA

Last or Business Name : mackey **Soundex :** ☐

First Name : william

Case Status : All Cases

Location : ALL *

Party Type : All

Max. Records : 250

Search | Clear

Search Help

- Search by the name of an individual or business.
- You can enter a partial last name such as "John" for "Johnson."
- You don't have to enter a first name, but a first initial helps.
- Soundex: Search finds last names of the same and similar sounds but of variant spellings (for example, "Smith" or "Smythe") as well as exact matches.
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  - If a case is withdrawn, the case will be displayed for one year from the date of the filing of the withdrawal.

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MEMORANDUM

TO: **Board of Commissioners**

DATE: **June 18, 2024**

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

RE: **Resolution of Official Intent to Reimburse Expenditures with the Proceeds of Tax-Exempt Bonds (Eastview Terrace Project)**

ACTION: Recommend that the Board of Commissioners adopt Resolution **#06-31/24-R**

TIMING: Immediately

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

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

The officials of The Glendower Group (the "Developer") have made a proposal to the Housing Authority of the City of New Haven (the "Authority") and have requested the assistance of the Authority in financing the cost of the acquisition, reconstruction and renovation of a residential rental housing facility of approximately 102 units located at 185 Eastern, New Haven, Connecticut (the "Project"), to be owned and operated by an affiliate of the Developer (the "Owner"), by the issuance of bonds of the Authority in an original principal amount of not exceeding $15,000,000 (the "Bonds") pursuant to Chapter 128 of the General Statutes of Connecticut, Revision of 1958, as amended (the "Act"). The Authority expects to issue its bonds (the "Bonds") in the maximum principal amount of $15,000,000 which proceeds will be loaned to the Owner to finance the Project which will be in furtherance of the purposes of the Authority in that it will result in the creation and/or preservation of housing to be made available to persons of low or moderate income.

We request that the Board of Commissioners declare the official intent to issue Bonds for the Eastview Terrace Project so that the Authority can reimburse itself for costs associated with the Eastview Terrace Project from the proceeds of Bonds.

FISCAL IMPACT: None

SOURCE OF FUNDS: N/A

STAFF: Ed LaChance, Vice President of Development

HOUSING AUTHORITY OF THE CITY OF NEW HAVEN

RESOLUTION OF OFFICIAL INTENT
TO REIMBURSE EXPENDITURES WITH THE
PROCEEDS OF TAX-EXEMPT BONDS

#06-31/24-R

(EASTVIEW TERRACE PROJECT)

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

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

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

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

W**HEREAS**, officials of The Glendower Group (the "Developer") have made a proposal to the Housing Authority of the City of New Haven (the "Authority") and have requested the assistance of the Authority in financing the cost of the acquisition, reconstruction and renovation of a residential rental housing facility of approximately 102 units located at 185 Eastern, New Haven, Connecticut (the "Project"), to be owned and operated by an affiliate of the Developer (the "Owner"), by the issuance of bonds of the Authority in an original principal amount of not exceeding $15,000,000 (the "Bonds") pursuant to Chapter 128 of the General Statutes of Connecticut, Revision of 1958, as amended (the "Act"); and

WHEREAS, the Authority expects to issue its bonds (the "Bonds") in the maximum principal amount of $15,000,000 which proceeds will be loaned to the Owner to finance the Project which will be in furtherance of the purposes of the Authority in that it will result in the creation and/or preservation of housing to be made available to persons of low or moderate income.

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

Section 1. The Authority reasonably expects to incur expenditures in connection with the Project of which a functional description is as set forth above.

Section 2. The Authority hereby expresses its official intent pursuant to Section 1.150-2 of the Federal Income Tax Regulations, Title 26 (the "Regulations"), to reimburse expenditures paid sixty days prior to and any time after the date of passage of this resolution in connection with the development of the Project with the proceeds of the Bonds the maximum principal amount of which shall be $15,000,000. The Bonds shall be issued to reimburse such expenditures not later than 18 months after the later of the date of the expenditure or the substantial completion of the Project, or such later date the Regulations may authorize. The Authority hereby

certifies that the intention to reimburse as expressed herein is based upon its reasonable expectations as of this date. The Executive Director or his/her designee is hereby authorized to pay Project expenses, if any, in accordance herewith pending the issuance of the Bonds.

Section 3. This resolution shall take effect immediately upon passage.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on June 18, 2024.

_____
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**

DATE: **June 18, 2024**

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

RE: **Resolution of Official Intent to Reimburse Expenditures with the Proceeds of Tax-Exempt Bonds (34 Level Street Project)**

ACTION: Recommend that the Board of Commissioners adopt Resolution **#06-32/24 R**

TIMING: Immediately

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

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

The officials of The Glendower Group (the "Developer") have made a proposal to the Housing Authority of the City of New Haven (the "Authority") and have requested the assistance of the Authority in financing the cost of the acquisition, reconstruction and renovation of a residential rental housing facility of approximately 50 units located at 34 Level Street, New Haven, Connecticut (the "Project"), to be owned and operated by an affiliate of the Developer (the "Owner"), by the issuance of bonds of the Authority in an original principal amount of not exceeding $15,000,000 (the "Bonds") pursuant to Chapter 128 of the General Statutes of Connecticut, Revision of 1958, as amended (the "Act"). The Authority expects to issue its bonds (the

"Bonds") in the maximum principal amount of $15,000,000 which proceeds will be loaned to the Owner to finance the Project which will be in furtherance of the purposes of the Authority in that it will result in the creation and/or preservation of housing to be made available to persons of low or moderate income.

We request that the Board of Commissioners declare the official intent to issue Bonds for the 34 Level Street Project so that the Authority can reimburse itself for costs associated with the 34 Level Street Project from the proceeds of Bonds.

FISCAL IMPACT: None

SOURCE OF FUNDS: N/A

STAFF: Ed LaChance, Vice President of Development

HOUSING AUTHORITY OF THE CITY OF NEW HAVEN

RESOLUTION OF OFFICIAL INTENT
TO REIMBURSE EXPENDITURES WITH THE
PROCEEDS OF TAX-EXEMPT BONDS

RESOLUTION #06-32/24 R

(FINANCING 34 LEVEL STREET PROJECT)

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

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

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

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

W**HEREAS**, officials of The Glendower Group (the "Developer") have made a proposal to the Housing Authority of the City of New Haven (the "Authority") and have requested the assistance of the Authority in financing the cost of the acquisition, reconstruction and renovation of a residential rental housing facility of approximately 50 units located at 34 Level Street, New Haven, Connecticut (the "Project"), to be owned and operated by an affiliate of the Developer (the "Owner"), by the issuance of bonds of the Authority in an original principal amount of not exceeding $15,000,000 (the "Bonds") pursuant to Chapter 128 of the General Statutes of Connecticut, Revision of 1958, as amended (the "Act"); and

WHEREAS, the Authority expects to issue its bonds (the "Bonds") in the maximum principal amount of $15,000,000 which proceeds will be loaned to the Owner to finance the Project which will be in furtherance of the purposes of the Authority in that it will result in the creation and/or preservation of housing to be made available to persons of low or moderate income.

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

Section 1. The Authority reasonably expects to incur expenditures in connection with

the Project of which a functional description is as set forth above.

Section 2. The Authority hereby expresses its official intent pursuant to Section 1.150-2 of the Federal Income Tax Regulations, Title 26 (the "Regulations"), to reimburse expenditures paid sixty days prior to and any time after the date of passage of this resolution in connection with the development of the Project with the proceeds of the Bonds the maximum principal amount of which shall be $15,000,000. The Bonds shall be issued to reimburse such expenditures not later than 18 months after the later of the date of the expenditure or the substantial completion of the Project, or such later date the Regulations may authorize. The Authority hereby certifies that the intention to reimburse as expressed herein is based upon its reasonable expectations as of this date. The Executive Director or his/her designee is hereby authorized to pay Project expenses, if any, in accordance herewith pending the issuance of the Bonds.

Section 3. This resolution shall take effect immediately upon passage.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on June 18, 2024.

_____
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

Date: June 18, 2024

From: Karen DuBois-Walton, President

RE: Resolution Authorizing the Approval of MTW Annual Plan for FY 2025

ACTION: Recommend that the Board of Commissioners adopt Resolution **#06-33/24-R**

TIMING: Immediately.

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

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

The MTW Plan includes the following types of initiatives:

- Initiatives that are proposed for the upcoming fiscal year
- Initiatives that have been approved by HUD in previous years and are still being implemented.
- Initiatives requiring funding flexibility only that have been approved by HUD in previous years and are still being implemented.
- Initiatives that are Not Yet Implemented
- Activities that are on Hold
- Activities that are Closed Out
- Planned Application of MTW Funds

Section II (C) of the Authority's Moving to Work Agreement (the "Agreement") requires that ECC/HANH

hold at least one public hearing per Annual MTW Plan submission and make the Annual MTW Plan available for public comment for at least thirty (30) days. ECC/HANH agrees to take into account public comments on the program design, including comments from current tenants/participants to the extent such comments are provided.

The thirty (30) day comment period began on Monday, April 15, 2024, and copies of the Moving to Work (MTW) FY2025 Plan were made available on the agency website, Twitter and Facebook.

A public hearing was held on Monday, May 13, 2024, at 4:00 pm via Teams.

No written comments were received.

ECC/HANH requests Board approval for the MTW Annual Plan for Fiscal Year 2025. We request the Board's authorization for submission to the U.S. Department of Housing and Urban Development (HUD) the MTW Annual Plan for FY2025 and all related or required certifications and HUD forms, of which the attached document is a part, as well as all necessary documentation and submissions of the Plan.

The Annual MTW Plan is due not later than seventy-five (75) days prior to the start of the Agency's fiscal year, unless otherwise approved by HUD.

FISCAL IMPACT: None

SOURCE OF FUNDS: MTW Funds

STAFF: Evelise Ribeiro, Director of Compliance and Moving to Work Initiatives

Housing Authority of the City of New Haven

Resolution #06-33/24-R

Resolution Authorizing the Approval of MTW Annual Plan for FY 2025

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

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

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

WHEREAS, the MTW Annual Plan for FY2025 was made available for public review and comment from April 15, 2024 to Tuesday May 14, 2024; and

WHEREAS, a public hearing was held on Monday, May 13, 2024; and

WHEREAS, a comment review period occurred from May 15 to May 29, 2024, and no written comments were received.

NOW, THEREFORE, BE IT RESOLVED THAT THE BOARD OF COMMISSIONERS hereby authorizes the submission to the U.S. Department of Housing and Urban Development (HUD) the Moving to Work Annual Plan for FY2025 and to make each, any or all of the following certifications and agreements with HUD in connection with the submission of the Plan and implementation thereof:

1. ECC/HANH published a notice that a hearing would be held, that the MTW FY2025 Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that ECC/HANH conducted a public hearing on May 13, 2024 to discuss the Plan and invited public comment.

2. ECC/HANH certifies that the Board of Commissioners have reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1.

3. ECC/HANH will carry out the MTW Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.

4. The MTW FY2025 Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which ECC/HANH is located.

5. ECC/HANH contains a certification by the appropriate State or local officials that the MTW FY2025 Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for ECC/HANH's jurisdiction and a description of the manner in which the MTW Plan is consistent with the applicable Consolidated Plan.

6. ECC/HANH will affirmatively further fair housing by examining its programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require ECC/HANH's involvement and maintain records reflecting these analyses and actions.

7. ECC/HANH will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.

8. ECC/HANH will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.

9. ECC/HANH will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation 2 at 24 CFR Part 135.

10. ECC/HANH will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.

11. ECC/HANH will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

12. ECC/HANH will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

13. ECC/HANH will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

14. ECC/HANH will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, ECC/HANH will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.

15. With respect to public housing ECC/HANH will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.

16. ECC/HANH will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.

17. ECC/HANH will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.

18. ECC/HANH will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).

19. ECC/HANH will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.

20. All attachments to the MTW Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of ECC/HANH and at all other times and locations identified by ECC/HANH in its Plan and will continue to be made available at least at the primary business office of ECC/HANH.

[CERTIFICATION PAGE FOLLOWS]

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present on June 18, 2024.

_____
Karen DuBois-Walton
President/Secretary

_____
Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By:_____
Rolan Joni Young, Esq.
A Partner

LINK TO MTW SUMMARY:
..\Back up\MTW Plan FY2025 Executive Summary.pdf

LINK TO MTW REPORT:
..\Back up\FY2025 Plan - BOC Services Copy.pdf

MEMORANDUM

TO: **Board of Commissioners**

DATE: **June 18, 2024**

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

RE: **Resolution Authorizing a Five (5) year contract with Yardi Systems, Inc. to provide software licensing, training and implementation services for a not to exceed value of $2,000,000**

ACTION: Recommend that the Board of Commissioners adopt Resolution **#06-34/24-R**
TIMING: Immediately

DISCUSSION: Elm City Communities/Housing Authority of the City of New Haven (ECC/HANH) has a need to upgrade its current ERP system from Emphasys/Elite. Yardi is modern platform which has many features currently unavailable in Elite. In addition, Yardi offers a product that is software as a subscription (SAAS) so that HANH will not need to purchase the program and maintain it on our own server. We estimate the implementation to take approximately one year before we can go live with Yardi.

HUD Procurement Policy allows ECC/ HANH to utilize the General Services Administration (GSA) Schedules to purchase supplies and services from pre-priced schedules. ECC/ HANH will be utilizing the GSA (GS-35F-0731P) schedule as its procurement source to contract with Yardi.

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.

We request Board of Commissioners adoption of resolution #xxxxx authorizing the award to Yardi Systems, Inc. of a five (5) year contract for the licensing and implementation of its software suite for a total not to exceed value of $2,000,000.

FISCAL IMPACT: $2,000,000.00

SOURCE OF FUNDS: MTW Operating Funds

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

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION #06-34/24-R

Resolution Authorizing a Five (5) year contract with Yardi Systems, Inc. to provide software licensing, training and implementation services for a not to exceed value of $2,000,000

WHEREAS, Elm City Communities/Housing Authority of the City of New Haven (ECC/HANH) has a need to update its ERP system; and

WHEREAS, Yardi Systems, Inc. offers a product with features unavailable on Elite and also offers it product as SaaS; and

WHEREAS, Yardi Systems, Inc. has a GSA contract that will be the source of the procurement according to HUD Procurement Handbook 7460.82 Rev 2; 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, HANH staff requests Board of Commissioners adopt this Resolution and authorize a five (5) year contract with Yardi Systems, Inc. for software licensing, implementation, and training for a not to exceed value of $2,000,000.

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

1) A five year contract with Yardi Systems, Inc. for software licensing, implementation, and training for a not to exceed value of $2,000,000 be and hereby is authorized, including the expenditure of such amounts as set forth in this Resolution; and
2) The President be and hereby is authorized, empowered and directed to execute and deliver an agreement in connection herewith; and
3) The President be and hereby is authorized, empowered and directed to take any and all such ancillary action necessary and appropriate to fulfill the intent of the foregoing; and
4) The resolution shall take effect immediately.

[CERTIFICATION PAGE FOLLOWS]

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on June 18, 2024.

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

_____
Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By:_____
Rolan Joni Young, Esq.
A Partner

Description	Year 1	Year 2	Year 3
License Fees	345,912	352,117	358,507
Implementation/Training	327,746		
License Concession	(172,956)	(86,478)	
Contingency	70,000	68,192	
Total	570,702	333,831	358,507

Year 4	Year 5	Total
365,090	371,870	1,793,496
		327,746
		(259,434)
		138,192
		-
		-
365,090	371,870	2,000,000

Proposal

Yardi PHA Suite Proposal

May 15, 2024

YARDI | ENERGIZED FOR TOMORROW

Yardi Systems, Inc. 430 South Fairview Avenue, Santa Barbara, California 93117
+1 (800) 866-1144 | sales@Yardi.com | Yardi.com

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Proposed Products

Empower your team with a single, connected solution that delivers everything you need to work smarter and serve program participants better from front office to back office. Consolidate your operations on Yardi Voyager, then expand the platform with tools and services from our seamless product suite for PHAs. Products for online applications and recertifications, compliance workflows, applicant screening, payments, utility billing and management, grant management, budgeting, construction, online purchasing, and paperless invoice processing are all built directly into Yardi Voyager.

1. Proposed Products

Yardi Voyager PHA

Yardi Voyager PHA is the industry's only single-stack, web-based, mobile platform. Accounting, property management, and analytics for Public Housing, Housing Choice Vouchers, RAD conversions, and affordable housing are seamlessly built into one intuitive system.

Efficient Unit & Voucher Management

Streamlined workflows help manage work orders, process purchase orders, and oversee on-site inspections with detailed reporting. Multiple types of waiting lists are available to help track all necessary data for HUD's income targeting requirements. Custom one-to-many tables are configurable to track every important detail necessary to meet your local property management requirements.

Integrated Case Management

Employment training courses, counseling, and other case management services are recorded in the core system and linked with participant and property management data.

Waiting List Management

Configurable intake processes help your staff record all applicant information. Yardi Voyager supports multiple types of waiting lists, and you can place applicants on several lists at once. The software tracks all necessary data and produces all reports to ensure compliance with HUD's income targeting requirements.

End-to-End Participant & Landlord Management

Yardi Voyager tracks interactions with participants and owners. Staff can add all documentation to create centralized prospect records, housing applications, eligibility approvals, move-out records, and more.

Income Targeting

The software tracks and reports on statistical income target data and status per HUD requirements.

Comprehensive, Real-Time Reporting

Yardi Voyager produces dynamic, real-time reports to meet your HUD requirements, including:

- FDS (Financial Data Schedule)
- PHAS (Public Housing Assessment)
- VMS (Voucher Management System)
- SEMAP (Section 8 Management Assessment Program)

Reporting and audit trails give you insight into every aspect of your organization. Specialized dashboards and analytics show real-time operational, financial, and compliance information for core PHA processes and add-on services such as ScreeningWorks Pro and Yardi Utility Billing.

Key Management Indicators (KMI)

Program type : All Relevant Programs
Effective Dates Included : 5/1/2013 through 8/31/2014

Property: s8 VO Voucher Property

Families Reported

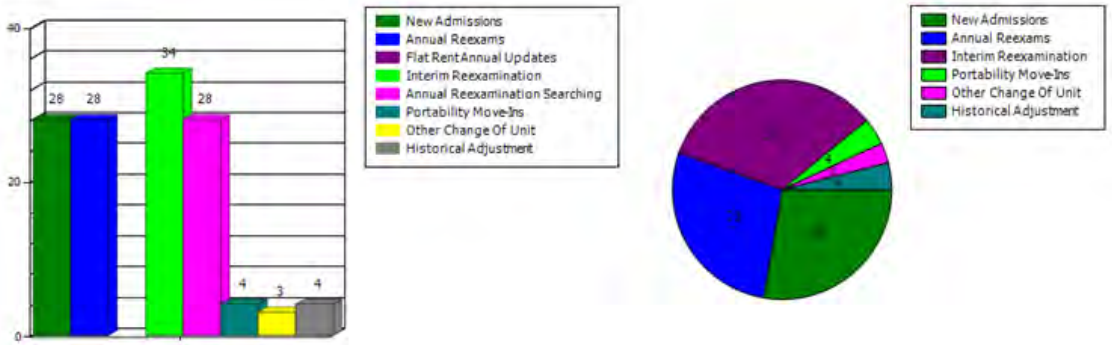
Families Reported

50058s Received (#)	End Of Participation (#)	Portability Move-Outs (#) (Vouchers Only)
76	4	18

Distribution by Families Reported *** Some families may be included in multiple categories ***

New Admissions (%)	Annual Reexams (%)	Flat Rent Annual Updates (%) (Public Housing Only)	Interim Reexaminations (%)	Annual Reexamination Searching (%) (Vouchers Only)	Portability Move-Ins (%) (Vouchers only)	Other Change Of Unit (%)
28	28	0	34	0	4	3

Historical Adjustments (%)
4



Compliance & Administrative Management

PHAs face significant compliance and administrative responsibilities. Yardi Voyager provides all the tools you need to track required data for Public Housing, Housing Choice Vouchers, and the complete spectrum of federal, state, and local housing subsidy sources.

- **50058 Compliance.** Using the 50058 form and HUD guidelines for Public Housing and HCV, Yardi Voyager manages workflows, tracking, and reports to help you run your agency efficiently and maintain compliance. It enables MTCS/PIC transmission using rules from the technical reference guide to perform extensive, automatic pre-submission error checking, which greatly reduces 50058 PIC submission errors. Once you receive the transmission result file from PIC, our MTCS file reconciliation process offers detailed information to resolve any reported errors.
- **Resident Service Programs.** Yardi Voyager helps manage each phase of your resident service programs, including FSS, EID, and Community Service. You can use planned interview questionnaires to determine needs and goals, create assessments, generate action plans, and report progress on the 50058.

Administrative Management

Yardi Voyager helps you administer Public Housing, Housing Choice Vouchers, and RAD conversions.

- **Unit Rent Reasonableness Comparisons.** HUD requires PHAs to confirm that unit owners charge reasonable rents to HCV participants. Yardi Voyager performs rent reasonableness comparisons to help your agency meet these requirements.

- **Portability Tracking.** Portability allows families to use voucher assistance outside the original issuing PHA's jurisdiction. Yardi Voyager manages the workflow for the HUD 52665 Family Portability Information form.
- **Abatements & Tenant Holds.** You can hold all or specific payments for housing assistance, utility reimbursements, and FSS escrow credits. You can customize Yardi Voyager screens to help you manage these processes further.
- **Landlord Garnishments & Overpayments.** You can garnish the property owner for a portion or the entire HAP. Landlord overpayments are easily processed in Yardi Voyager.
- **Tenant Payment Agreements.** A tenant payment agreement (TPA) enables the resident to pay a debt to the PHA over time. Our TPA process reverses actual aged charges and adds new charges per the agreement terms. A resident can have multiple payment agreements.

Strategic Benefits

- Real-time, mobile access through all major browsers
- The only comprehensive platform for accounting, compliance, and agency management from a sole-source vendor
- Full business solution with flexibility to add a suite of built-in Yardi products and services
- Streamlined 50058 compliance for Public Housing and HCV
- Hundreds of standard reports and custom analytics with drilldown to transaction level
- Integrated compliance and reports for HUD 50059, Tax Credit, HOME Funds, Rural Development Section 515, and RAD

Yardi Voyager Residential

Yardi Voyager is the industry's premier integrated platform for real estate management. This browser-based system combines accounting and property management information in one centralized database. Global access ensures faster processing and allows staff to run real-time reports from anywhere on demand. System-wide transparency allows site staff and supervisors to work efficiently, streamline workflows, and communicate easily across the agency.

Yardi Voyager helps you optimize control over management tasks and increase operational efficiency. Modeled on industry-standard practices, Yardi Voyager streamlines workflows with straightforward, intuitive processing of all participant information, from intake through move-out.

Financial Management

Our comprehensive accounting platform is configurable to unique agency policies, procedures, and reporting needs to make financial management processes more efficient. Yardi Voyager meets all HUD requirements for financial management, including asset management project (AMP) reporting.

- **Accounts Receivable.** Our comprehensive receivable functionality includes resident invoicing, letters, and statements; automatic and manual payment receipting; and configurable back rent calculation. These functions integrate with the general ledger, cash receipting, and accounts payable. You can enter data in real time, post unlimited recurring charges, and manage late fees with grace periods. Yardi Voyager manages complex rent rolls, overages, and multiple checking accounts. You can generate one-time and recurring invoices, customizable rent statements, and reconciliation letters for bulk print or emailing to residents.
- **Accounts Payable.** Yardi Voyager streamlines payable processing and reduces costs by converting paper invoices into electronic transactions, virtually eliminating paper and mailing costs. Automated workflows efficiently route invoices through approvals to vendor payment.
- **General Ledger.** The powerful general ledger allows your agency to use a single chart of accounts with configurable accounting segments. The system includes cash and accrual books, and you can configure multiple additional books. Users can drill down to base transactions from high-level reports, distribute expenses across properties or entities based on predefined allocation percentages, and apply consolidated journal entries automatically to multiple entities based on percentages or statistical data.

Property Management

When an applicant first contacts your office, intake staff completes a guest card with contact information, unit preferences, expected move-in date, and household information. A wizard-like workflow processes applicants through move-in. Guest cards remain available for returning applicants.

Upon approval, the applicant becomes a resident, and the captured guest-card data automatically populates the new resident record. The resident stage of the workflow follows participants through the duration of their tenancy. From a single location, you can process move-ins, rent receipts, lease renewals, unit maintenance, notices, move-outs, and deposit accounting.

Analytic Reporting

Yardi Voyager includes a powerful set of analytic reports that create visibility into your operations. You can drill down from each report screen to the underlying data, down to the individual transaction. Filtering reports by properties, timeframes, and data attributes lets you zoom in quickly on the most relevant information. Our end-to-end system architecture creates insight into work orders, utility consumption, material inventory, and more, directly from the core Yardi Voyager user interface.

Key Features

- Calendars with alerts for tasks needing attention
- Comprehensive reporting
- Automated move-in and move-out accounting
- Streamlined unit-transfer management
- Lease renewal workflow
- EFT/ACH processing

Strategic Benefits

- Real-time information on demand
- User-friendly dashboards specialized for agency staff roles
- Drilldown links to underlying data
- Easy intake management
- Streamlined operations
- Complete audit trail for transparency
- Software as a Service (SaaS) deployment

Yardi Fixed Assets

Included with Yardi Voyager PHA, Yardi Fixed Assets enables you to manage assets that require different depreciation methods directly in Yardi Voyager. You can track the full depreciation history as assets age and monitor fixed assets from purchase order through purchase, use, and final disposition. Linking new assets with purchase orders creates payable invoices and journal entries.

Strategic Benefits

- Multiple depreciation methods and conventions
- Asset creation from one or more payables and journal entries
- Full depreciation history in Yardi Voyager
- Comprehensive reporting with drilldown

Key Features

- Integrates purchase and work order functionality to generate an asset with a unique tracking number automatically
- Leverages user-defined status options to reserve, schedule for move, move, receive, or assign an asset to intermediate stages
- Tracks asset locations with full history, such as in service, in storage, on a truck, or a user-defined location
- Enables users to build assets from a collection of journal entries and payables (such as a software implementation project)
- Calculates depreciation in a variety of ways, including placing on hold (for example when selling a property) and performing catch-up depreciation
- Reconciles actual fixed assets periodically with the quantities showing in the system
- Automates asset dispositions and the resulting journals

Yardi Inventory Control

Included with Yardi Voyager PHA, Yardi Inventory Control is the ideal solution for managing inventory as it is distributed and transferred among multiple locations. You can follow inventory from purchase order issuance through transfer from warehouses to transport vehicles and properties. Yardi Inventory Control effortlessly tracks the financial impact of inventory movement, locations, and types of use. You can monitor the labor and materials used to complete work orders, quickly reconcile the physical count of on-hand inventory items, and automatically reorder inventory as needed. You can also update pricing based on amounts paid on purchase orders. Additionally, your staff can perform inventory control tasks using several common barcode scanners. The recorded data updates the Yardi Voyager database in real time, eliminating redundant data entry and helping warehouse staff work more efficiently.

Strategic Benefits

- Precise inventory control
- Tracking of financial impact of inventory movement
- Automatic reordering of supplies
- Comprehensive report package for better inventory management

Key Features

- Ties specific inventory locations to properties (e.g., property staff can only access inventory at the local warehouse)
- Groups user-defined item types into user-defined categories
- Tracks entire inventory location history and movement with drilldown to individual POs
- Records distribution requests for approval
- Shows all inventory in its source location(s)
- Transfers individual items from various source locations to multiple destinations
- Records checking in and out of materials used for maintenance duties; automatically adjusts inventory counts and work orders
- Generates purchase orders automatically when quantities on hand plus quantities on order fall below the specified reorder level
- Displays all available vendors and corresponding prices for selection or optionally selects lowest prices automatically
- Reconciles actual physical inventory entered by hand or by barcode scanner with the quantities in the system automatically

Yardi Job Cost

Yardi Job Cost helps you manage all types of development, job costing, and receivables efficiently through all phases of construction. It streamlines operations and increases control over management tasks, so you can complete development projects faster and more profitably. You can easily track all job budgets, budget revisions, job bids, expenses, receipts, draws on construction loans, and subcontracts.

Automated Tracking, Updates, & Charge Creation

Yardi Job Cost automatically tracks actual costs and compares them to the budget. It updates the job cost and general ledger when a transaction is entered, helping you catch all charges related to job cost transactions immediately. To bill for a specific invoice or draw, you can automatically create charge amounts based on a user-defined budget and a percentage of selected categories.

Comprehensive Reporting

Yardi Job Cost reports on related change order budget amounts, amounts billed to date per category, and the draw budget as well as budget, revisions, and bid fields. In addition, every transaction is automatically checked for over-budget amounts.

Increased Flexibility

With Yardi Job Cost, you can enter contracts and subcontracts for multiple jobs and properties. You can also update the job budget automatically when you enter contract amounts and changes.

Strategic Benefits

- Automatic over-budget checking
- Unlimited database for all job cost records
- Drilldown report access to underlying transactions for job cost summary data
- Subcontracts link to jobs and user-defined subcategories
- Ability to select exclusive job costing vendors
- More productivity and fewer manual processes

Yardi Voyager Affordable Housing

Yardi Voyager Affordable Housing is an end-to-end platform for compliance, accounting, and property management for portfolios with multiple subsidy types and sources. Using one centralized database, this web-based system streamlines household qualifications and automates compliance. It includes all the tools you need to manage single- or multi-layered funding, including Low Income Housing Tax Credit, HUD Project-Based Section 50059, HOME Funds, and USDA/RHS Section 515 properties. Intuitive workflows shorten training times and raise productivity.

Compliance Features

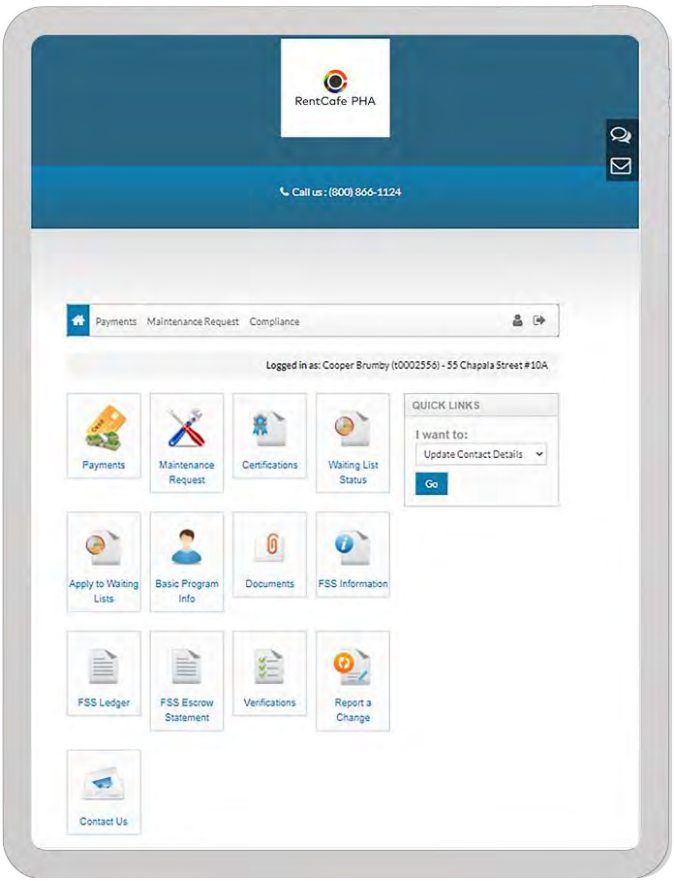
- Section 42 Low Income Housing Tax Credit (LIHTC)
- All HUD project-based 50059 contracts
- HOME funds
- Bond tracking and property/unit set-asides
- RHS Section 515 (Rural Development)

Key Features

- Quick pre-qualifying and simple step-by-step qualifying
- Combined subsidies and single data entry for multiple layers of subsidy
- Historical income limits
- 50059 baseline conversion tool
- Wizard workflow for pre-certification of applicants based on project type
- Complete certification histories for residents
- Customizable recertification letters and notices
- Dashboard summary of compliance tasks and alerts for tasks due
- Flexible, unlimited waiting lists, including HUD-required reports
- Affordable and compliance analytics and lists of daily activities
- Rent repayment agreements
- Traffic monitoring
- Complete audit trail of receipts by unit or resident
- User group-specific views and permissions
- Extensive standard reporting with drilldown to underlying data
- Custom report writing tools
- Multiple styles of resident ledgers

RentCafe PHA

PHAs can simplify and expedite housing applications with RentCafe PHA, a compliance and eligibility portal that replaces paper forms and applications. It includes convenient features such as family profile management, data review, and newsletters. Seamless integration with Yardi Voyager PHA eliminates the need to re-enter client information once the applicant becomes a resident.



Key Features

- Compliance tracking for HUD 50058 programs
- Online applications for multiple public housing waiting lists integrated with Yardi Voyager
- Self-service access 24/7, reducing phone calls from applicants, residents, and landlords
- Online payments, maintenance requests, annual rent reviews, and recertifications
- HCV landlord/owner access to reduce time-consuming phone calls about payments and other account information
- Customizable layouts, links, and pictures

Online Application & Applicant Portal

RentCafe PHA can replace paper-based applications with web-based workflows that can be configured to your agency's requirements. Built-in system checks ensure applicants complete all required steps in the process, so your staff spends less time following up on incomplete applications and can screen applicants for eligibility more quickly.

Applicants can update their contact information, download PHA forms, and review their waiting list position, family details, and assets. They can complete and sign their intake certifications online. Electronic applications also eliminate costly and potentially unsecured storage of physical files.

Save My Spot

The unique Save My Spot feature lets your staff spend fewer hours maintaining waiting lists by enabling applicants and residents to remove themselves from the lists during a purge. This keeps your waiting lists up to date and eliminates the need to print, mail, and process forms for waitlisted participants manually.

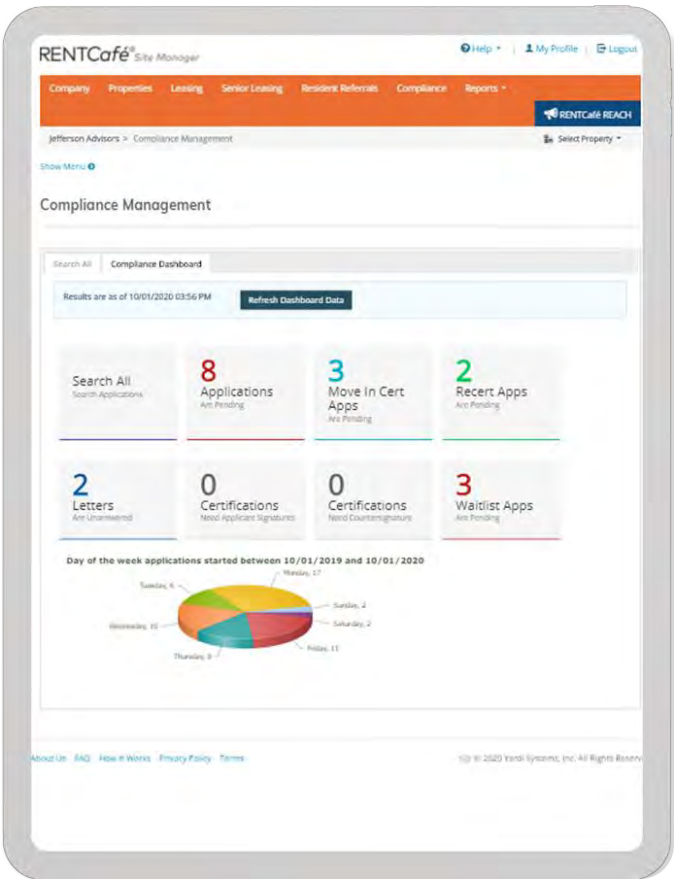
Applicants receive automated notifications and simply click a link to keep their spot or be removed from the waiting lists.

Resident/Participant Portal

With the RentCafe PHA resident portal, participants can update their contact information, submit service requests, check the status of PHA verifications, and download PHA forms. They can also review inspections, family details, and FSS. With RentCafe PHA online certifications, participants can complete their recertifications, upload required documentation, and sign documents electronically.

Online Certifications

HUD's 2015 Administrative Fee Study (huduser.gov/portal/hcvfeestudy.html) reports that housing authorities spend an average of $226 per annual household recertification for Housing Choice Vouchers, including staff time, materials, postage, etc. Online certifications via RentCafe PHA offer your applicants and participants a self-service tool for completing their intake certification, recertification, and interim workflows. They can upload documents via smartphones, tablets, or computers and sign electronically. Your applicants and participants gain more flexibility, and your agency saves on materials and staff effort for certification interviews and document handling.



Landlord Portal

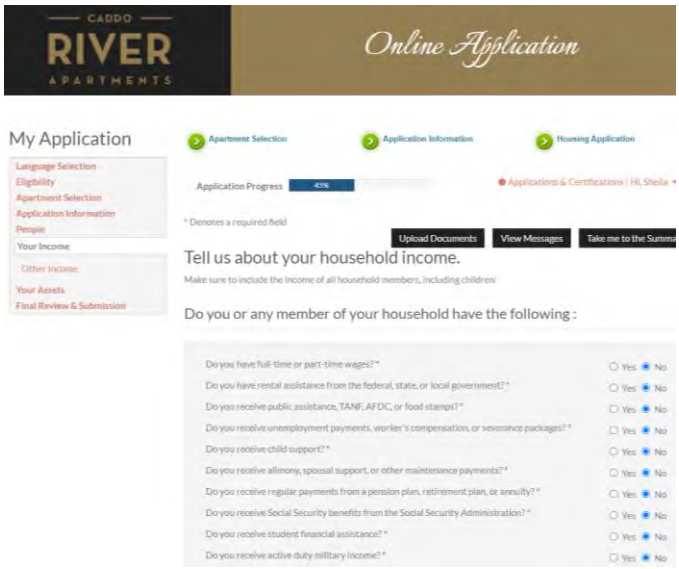
The RentCafe PHA landlord portal supports your landlord recruitment and retention efforts by offering 24-hour access comparable to private management companies. Landlords and owners can quickly access their profile information, caseworker, and ledgers. They can review scheduled and completed inspections, update unit details, and set up direct payments. Electronic attachments, forms, newsletters, and messages help you stay connected with landlords and keep information current.

Secure, Convenient Access

Whether participants access RentCafe PHA at a kiosk in your office or from their home, their personal information is always protected. Comprehensive security includes encryption of all data transmittals.

Affordable Housing

RentCafe Affordable Housing is an online portal for applicants and residents that replaces paper-based application and compliance processes. Standard workflows verify compliance with state and federal programs, including HUD-50059, Section 42 Tax Credit, HOME, and Rural Development, as well as properties funded with combinations of these programs. Simple, self-service data entry protects you from fair housing claims and reduces the need for staff coaching.



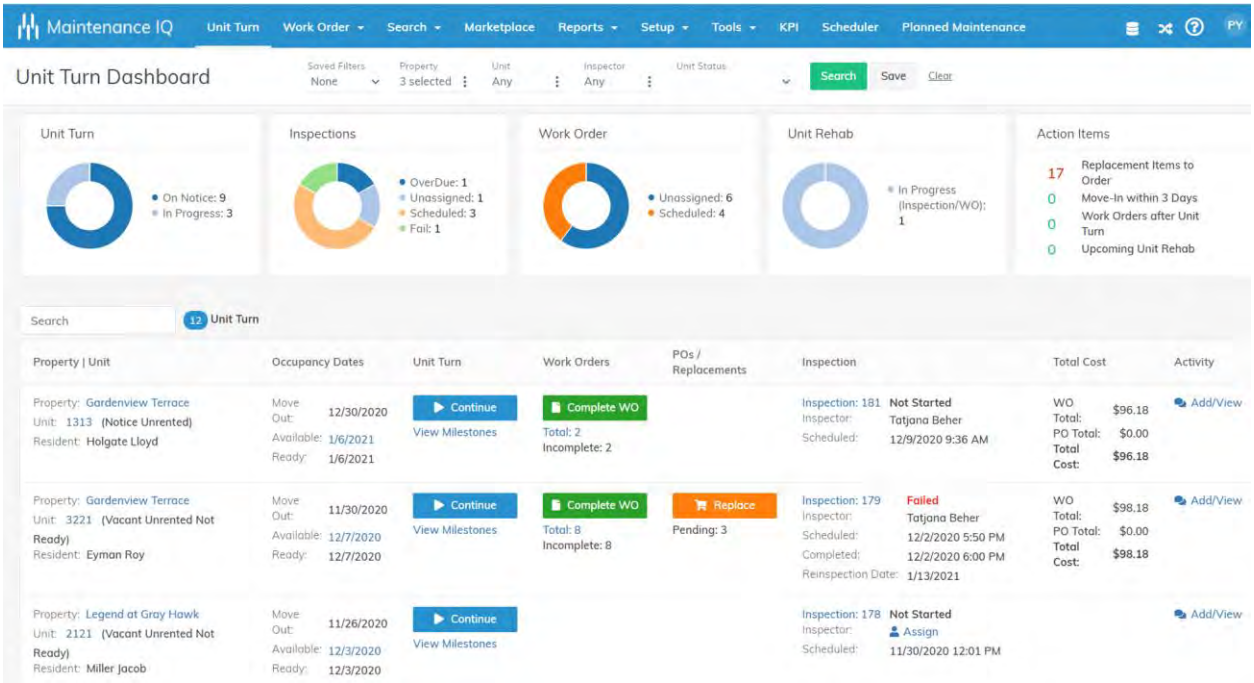
Strategic Benefits

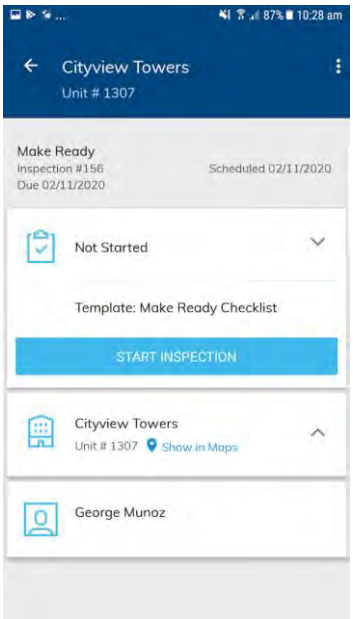
- Accept digitized applications, payments, and work orders efficiently on any device
- Simplify the certification process with leading practice workflows and a library of forms for all certification types
- Complete certifications faster with streamlined compliance questions in easy-to-follow format
- Save time and boost accuracy by automating screening and income verification
- Give site staff more time to spend on resident services and asset management

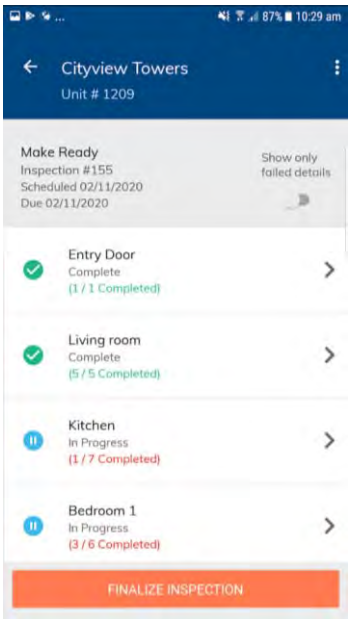
- **Streamline the Application Process.** Innovative features such as language translation and error checking improve the customer experience. RentCafe Affordable Housing ensures that applicants answer each question and highlights potential errors before submission, so your team spends less time conducting interviews and following up on incomplete applications. Easy-to-navigate dashboards help you track the status of applications through the approval workflow. Standardized, documented online applications add protection from fair housing claims.
- **Market your Properties.** Our marketing sites showcase your communities with appealing, user-friendly designs, large photo displays, mouse-over floor plans, videos, blogs, and user ratings and reviews. Mobile-friendly design improves the customer experience.
- **Expand Resident Services.** RentCafe resident portals increase retention by offering services your residents expect. Available as a responsive website or a mobile app, the resident portal allows renters to update their profiles, view balances, make payments, and submit maintenance requests with photos and voice memos easily and securely. Online announcements and calendar events keep residents connected with your community.

Yardi Maintenance IQ

Yardi Maintenance IQ gives you unparalleled visibility into the unit turn process at the property and portfolio level. Key performance indicators on the unit turn dashboard alert you to overdue inspections and work orders as well as replacement items that need to be ordered. Using Yardi Marketplace, you can order materials directly from the dashboard. The mobile inspection app makes it easy for your staff to manage and complete inspections from a smartphone or tablet.





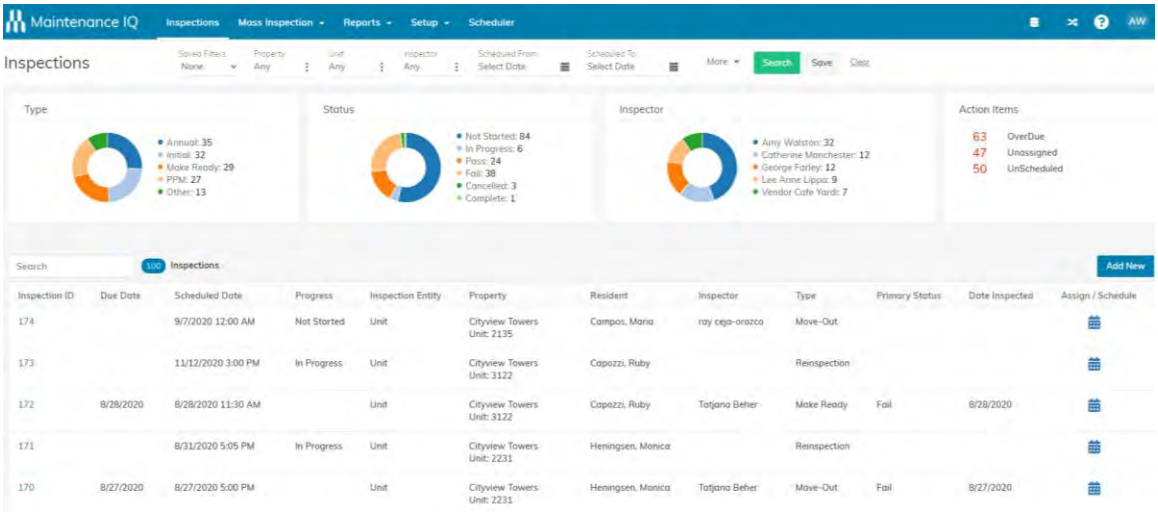


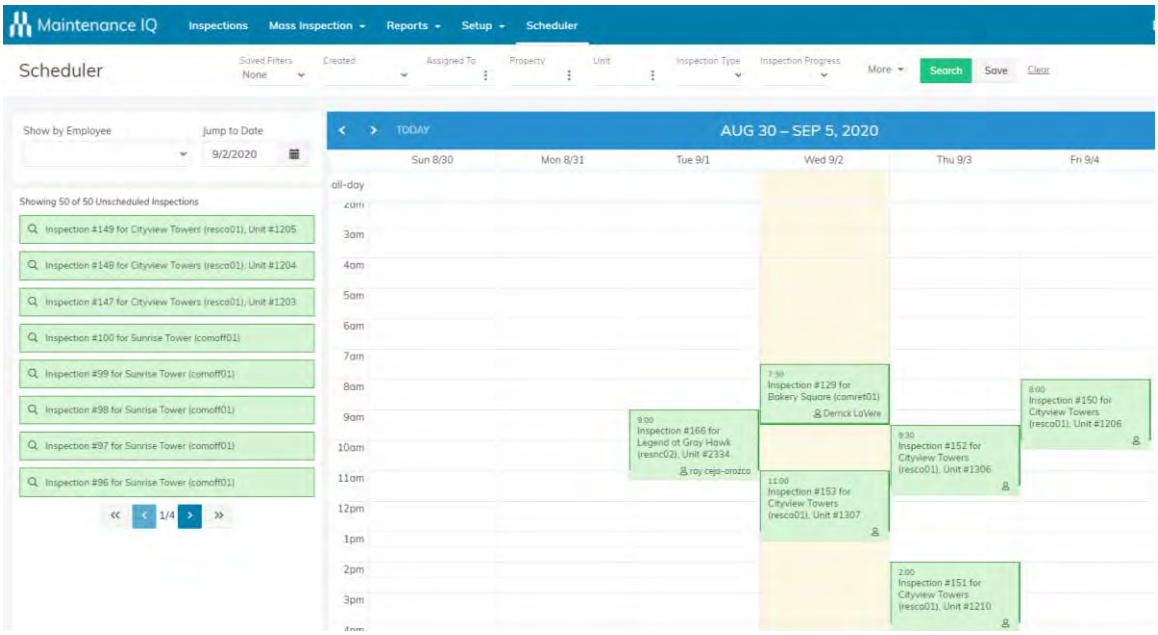
Strategic Benefits

- Optimize control over management tasks, streamline workflows, and maximize efficiency
- Access accurate, up-to-date financial information and a complete audit trail
- See overdue work orders, inspections, and action items that need attention
- Gain visibility into current and upcoming unit turn activity
- Monitor overdue activities and act quickly to keep the turn process on schedule
- Streamlines inspection processing
- Inspect all managed entities
- Re-create your paper inspection templates in a mobile electronic format
- Create work orders automatically for failed items
- Increase efficiency with real-time mobile access

Yardi Inspection IQ

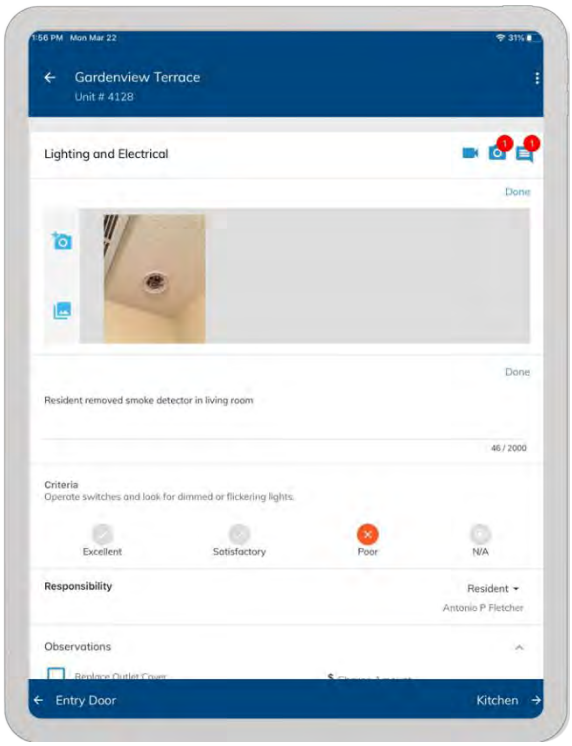
Yardi Inspection IQ is a user-friendly, flexible tool for scheduling and managing all types of inspections at your properties. You can easily create custom inspection templates to suit unique business needs, assign inspections based on user-defined criteria, and view detailed inspection reports.

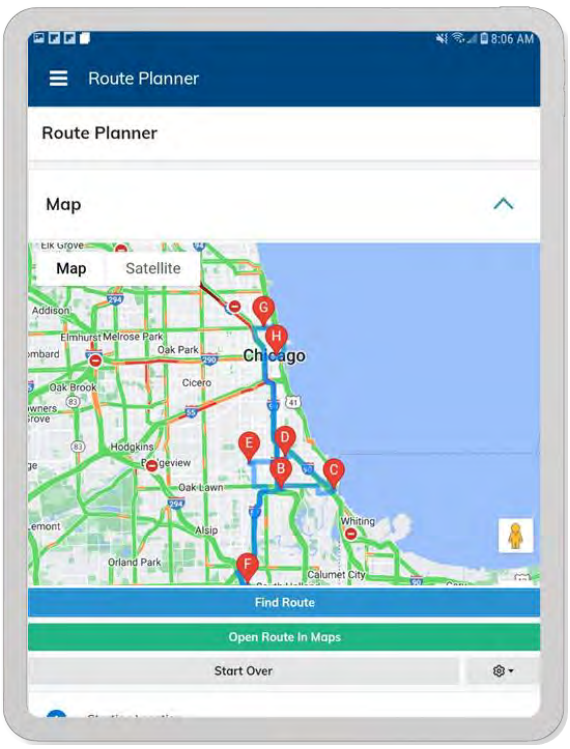




Mobile Inspections

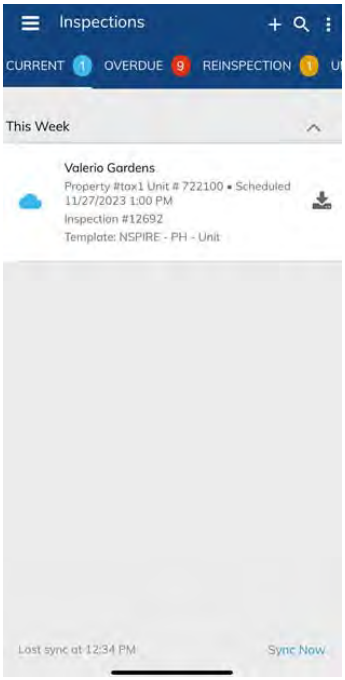
The included mobile app enables staff to access and enter inspection data and capture signatures using a smartphone or tablet. Assigned inspections appear on the inspector's device instantly, and completed results update the Yardi Voyager record automatically. The app can operate in areas without a cellular or wireless connection and synchronize data once the connection is reestablished. The app supports Android, iPhone, and iPad.

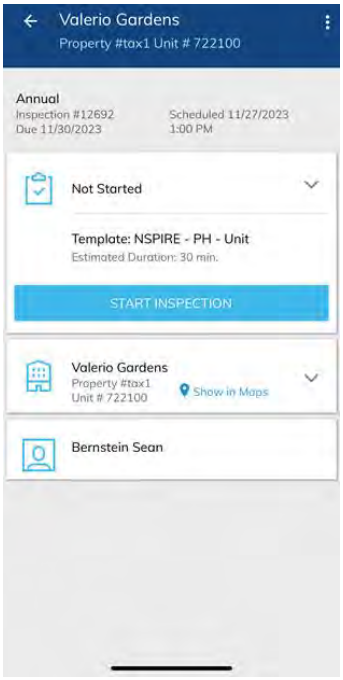


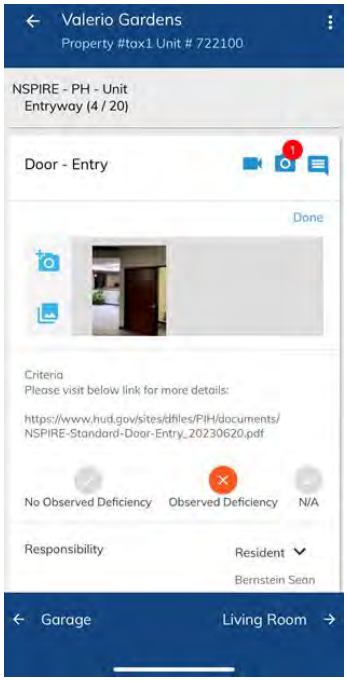


NSPIRE Self-Inspections

Yardi Inspection IQ and Yardi Maintenance IQ support the new NSPIRE (National Standards for the Physical Inspection of Real Estate) standards. By scheduling a standardized inspection each year, you can reduce the number of work orders that must be completed during the short REAC notice window. Completing pre-inspections when you receive a REAC notice for the property helps maximize REAC scores and reduce the severity of findings.







You can create, schedule, and assign your own inspections using templates that reflect the current NSPIRE criteria. The Yardi Inspection IQ app shows detailed address and contact information for the unit resident. The inspector can select from a HUD list of observations for each item and add videos, photos, and notes. When the inspection is complete, Yardi Maintenance IQ automatically creates an NSPIRE-compliant work order for each finding, and you can review, schedule, assign, and complete the work orders.

Key Features

- Tracks the inspector, inspection type, status, due date, completion time, and resident
- Supports all inspection types, such as move-in, move-out, annual inspections, safety checks, and regulatory reviews; will support NSPIRE once released
- Automatically optimizes GIS routes for inspectors
- Supports SMS and email communication from inspectors to landlords and tenants
- Allows you to define flexible inspection templates with multiple levels of granularity, custom ratings (e.g., pass/fail, requires cleaning, replace), areas (e.g., kitchen, bedroom, exterior), and elements (e.g., plumbing, appliances, doors)
- Enforces custom business rules (e.g., fail the room or unit if a critical item does not pass)
- Supports photo and video attachments for line items
- Records cost quotes and allows you to create work orders from the inspection
- Generates notification letters on inspection results and follow-up scheduling
- Reports on inspections by unit, resident, inspector, or unit type

Yardi Budgeting & Forecasting

Yardi Budgeting & Forecasting supports detailed analyses and comparisons of future income and expenses for your properties. It streamlines budget preparation and provides unmatched flexibility by letting you create custom models and formulas, so you can base your budget forecasts on criteria specific to your needs. Yardi Budgeting & Forecasting helps you to work more efficiently by increasing the accuracy of your portfolio budget projections.

Yardi Budgeting & Forecasting accurately projects revenue and expenses using data from actual leases. Budget worksheets make it easy to analyze and compare assumptions and scenarios. You can project future revenue from rent increases, recoveries, and lease rollover assumptions. In addition, you can apply market leasing assumptions and rent or charge escalations to your forecasts, import budget amounts from general ledger accounts or existing budgets, and clarify budget amounts and variances with comprehensive narrative-and-detail reporting.

Strategic Benefits

- Accurate revenue projections based on defined leases and rollover assumptions
- Unlimited budget revisions with ability to copy and combine budgets
- Collaborative budget operations
- Advanced integrated security features

Key Features

- Applies custom formulas, budget assumptions, and market leasing assumptions to create and run advanced budget models for various financial forecasts and projections
- Exports budget data to Microsoft Excel
- Documents comments, variances, and action items using budget details and narratives
- Uses advanced variance analysis to identify amounts that exceed specified budgeting thresholds
- Enables zero- and task-based budgeting
- Generates a wide variety of budget-to-actual comparative reports
- Controls general ledger account access to budget worksheets
- Includes advanced budget security functions to lock worksheets and hide accounts from unauthorized users

Yardi Voyager Legal

Yardi Voyager Legal helps you manage standard legal and similar activities efficiently and consistently in Yardi Voyager. It tracks issues such as nonpayment, eviction, and non-conformance with lease requirements from start to finish. Yardi Voyager Legal offers an easy-to-use framework for managing issues through pre-defined legal processes and can be configured for your organization's specific requirements, including regional settings. It stores historical information about closed issues directly on the associated tenant record and can automatically generate three-day notice letters. Built-in reporting assists users in identifying patterns and making decisions.

Our incident tracking functionality allows users to document and chart incident resolution tasks, ensures that proper workflows are followed, and tracks progress and staff involvement. A dashboard helps staff and management to track tasks and follow up with tenants.

Key Features

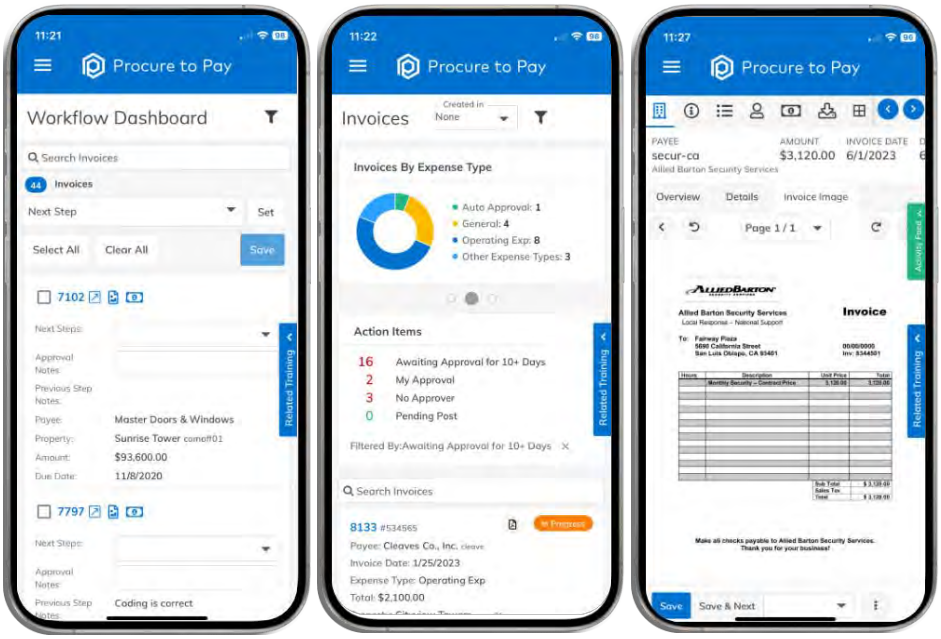
- Tracks legal issues associated with tenants
- Automatically creates three-day action notices and letters
- Generates legal cards for late notices in batch
- Allows users to open and close legal cards individually or in batch
- Reports in real time on legal history, legal actions, and their due dates and status

Yardi Procure to Pay

Yardi Procure to Pay is a centralized, end-to-end platform for accounts payable, procurement, and vendor management built into Yardi Voyager. It offers seamless purchase order creation, real-time budget checking, dynamic approval workflows, electronic invoice processing and payment, and secure vendor payments. Powerful analytics support continuous process improvement.

Eliminate Paper

With Yardi PayScan, scanned paper invoices are instantly matched with purchase orders and sent through customizable approval workflows that match your approval procedures. Lines are compared against price, SKU, and quantity to ensure the resulting payable maps correctly to the purchase order. Your vendors, customers, banks, and employees handle less paper, which reduces the associated costs and labor. Authorized approvers can review electronic invoices from anywhere, including from their mobile device.



Control Spend

Yardi Marketplace is a one-stop platform for sourcing, purchasing, invoicing, and payment that optimizes spend management. A comprehensive, competitively priced online catalog streamlines procurement processes with over two million products and in-store purchase programs with partners such as The Home Depot and Grainger. You can easily define and import catalogs, access favorite product lists, purchase items, and automatically generate purchase orders. Approving and standardizing pricing across your portfolio maximizes your control, and real-time budget checks eliminate overspending.

Full-Service Convenience

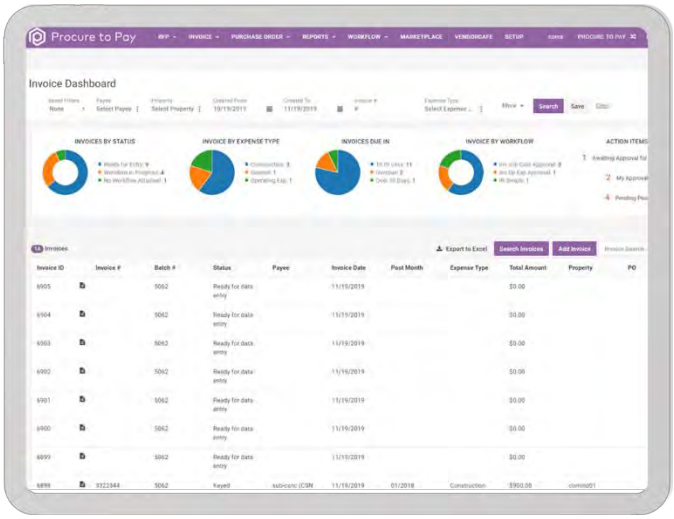
You can further reduce costs and increase efficiency with Yardi PayScan Full Service. We open a dedicated, secure PO box and email addresses for your organization. Your vendors submit invoices on paper or by email, and we scan them and enter the data for you. The invoices appear in Yardi Voyager as invoice registers, ready for you to review, approve, and process as payables.

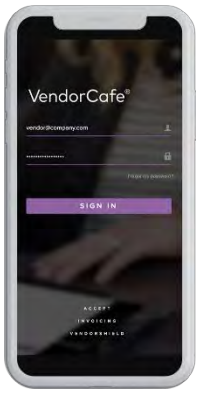
Bill Pay

Yardi Bill Pay makes it easy to pay your vendors. We pull approved payments from your Yardi Voyager database daily, transmit files to your banking network, and confirm payment. Yardi Bill Pay works seamlessly with your approval workflows, so you retain full control and oversight. Payment options include ACH, check, credit card, and virtual credit card. With our virtual card, you pay no transaction fees and receive a rebate on every transaction, while your vendors benefit from faster, frictionless payments.

Manage Vendors

The optional VendorCafe is an easy-to-use vendor portal that dramatically reduces paper invoices and streamlines communication with product and service vendors. By centralizing vendor information in a single system of record, you gain a 360-degree view of your vendors and property associations. You can define your onboarding process to assess risk proactively and ensure only approved vendors are added to your accounting system. Vendors can easily register and upload insurance certificates and other required information. Approved vendors can upload invoices and monitor their status online, which reduces follow-up emails and calls.



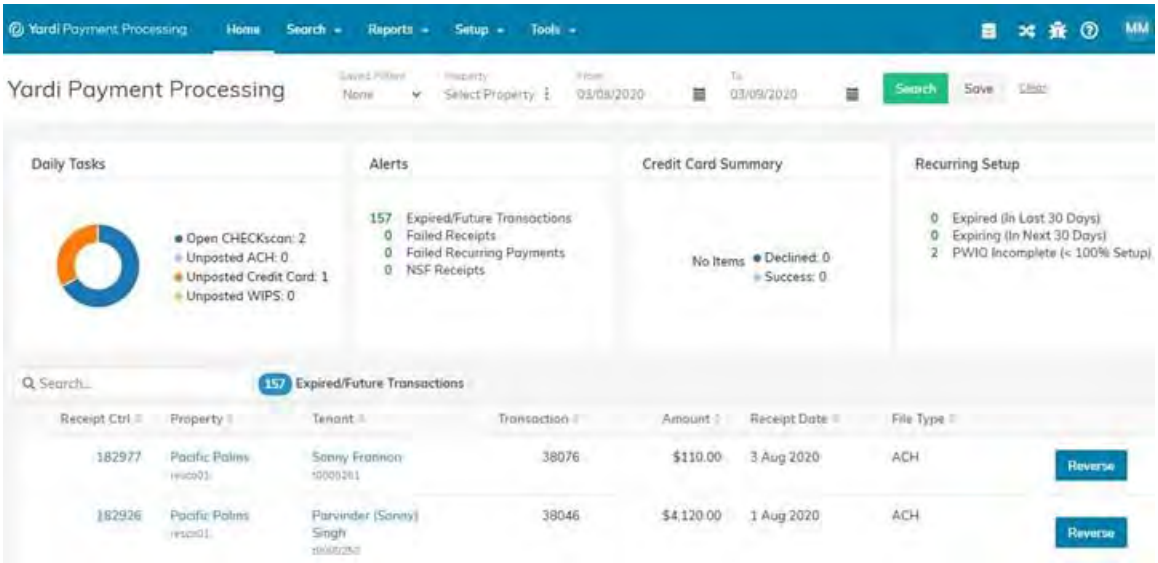


Vendor Compliance

You can add VendorShield to reduce reputational risk and free up valuable resources by automating vendor screening. Reliable, real-time vendor compliance monitoring promotes a supportive environment for your residents and tenants. You create custom rules to ensure your suppliers meet your requirements for insurance coverage, professional licenses, background checks and more. Our automated process searches government watch lists as well as national and local business verification and credentialing data, and our experienced compliance team collects and audits insurance data. Once approved, vendors are ready to work and submit invoices; regular auditing ensures ongoing credential and insurance compliance.

Yardi Payment Processing

Yardi Payment Processing increases resident satisfaction and office efficiency. By managing receivables and payables in one system, you streamline rent collection and reduce processing errors and costs. Flexible payment options make it easier for your staff to collect rent and fees and eliminate bank runs.



Online Payments

Residents can use your RentCafe PHA portal 24/7 to check their balance and pay rent from a checking account. Recurring payments offer convenient automatic scheduling. Secure transactions automatically update your Yardi Voyager ledger. ACH payments are sent to your bank the next day.

Walk-in Payment System (WIPS)

The Walk-in Payment System allows residents to pay rent in cash at thousands of convenient retail locations. Your site teams gain efficiency and reduce money order fraud. Payment confirmation appears in Yardi Voyager the next day; funds are available within three business days.

Convert Checks to Electronic Payments

By creating electronic receivables based on bulk-scanned checks and money orders, Yardi CHECKscan reduces NSF risk and eliminates trips to the bank, lost checks, and keying errors. You simply confirm payment matches, and check images are automatically linked to charges in Yardi Voyager. The system creates receipts and applies your payment priority rules. It converts money orders and checks to X9 deposit files and sends them to your bank via EFT the next day, which makes funds available faster.

Key Benefits

- Rapid funds availability via electronic deposits
- 24/7 online payments and ledger access via RentCafe portals
- Debit, credit card, and ACH payments with recurring ACH option
- Automatic charge matching and payment priority rules from Yardi Voyager
- No data transfer or synchronization needed

Implementation & Services

Yardi invests in a strong domestic service infrastructure to support you. We tailor our services to your needs to ensure that our products are best configured for your operating needs.

Implementation

Our established best practices and configuration standards simplify and speed up the implementation process. Our service options include data conversion, training, process analysis, project management, customization, third-party integration, and more. We offer standardized, scalable implementation support based on our proven methodology. Our staff works with you to establish goals, procedures, and timelines and guides you through the project. We are happy to present a service proposal for your needs. Yardi Cloud hosting supports quick rollouts because our data centers have preconfigured servers and networks in place to begin hosting your system.

Ongoing Support

We include a block of support hours each year with your software license fees. Support from PHA experts by phone and email is available during local business hours, and we offer optional extended support hours. Our support website includes video tutorials, written training materials, and other resources. Your license fees also include 24/7 cloud connectivity support.

Software Maintenance

To support the evolving needs of the real estate industry, we offer regular software updates at no additional cost. Updates include client-driven, reliable new features, reports, and compliance with changing legal requirements.

User & Focus Groups

Client-run user groups offer peer support and networking opportunities; Yardi supports and participates in these groups if requested. Our clients and staff also meet in market-specific focus groups to identify and prioritize software development initiatives.

User Conferences

Offered as free online events or in person around the world, the Yardi Advanced Solution Conferences (YASC) bring together clients and Yardi staff for industry updates, training, and development discussions. Our most recent global digital YASC attracted 20,000+ participants from over 40 countries. Attendees completed over 70,000 sessions in 250 classes, and our product specialists answered thousands of questions via live chat.

Yardi Cloud Services

Yardi delivers software under the SaaS model, supported by the in-house Yardi Cloud Services team. We offer tailored deployment options for our clients' organizational needs. You gain a secure system with reliable performance and 24-hour monitoring, backups, and disaster recovery.

We have 20+ years of experience hosting and supporting Cloud-based software for our clients. Today our global data center network hosts 15,000+ organizations. We are part of the Cloud Security Alliance's (CSA) Security Trust Assurance and Risk program (CSA STAR) and have achieved the third-party assessment-based certification (CSA STAR Level 2: Attestation). The Forbes Cloud 100 has also listed us as one of the world's leading private cloud companies every year since 2016.

Data Center Infrastructure

We use multiple proven, SOC 2-audited facilities to ensure availability and security for your environment. Key data center features include:

- 24x7 monitoring; access restricted to authorized personnel
- Redundant power systems (UPS and generators)
- Redundant HVAC systems and automated monitoring of temperature and humidity
- Fire detection and suppression systems

Network Infrastructure & Architecture

Our network infrastructure accommodates your operational demands and ensures redundancy and high availability through multiple security layers. Key features include:

- Redundant network connectivity (multiple internet providers)
- Load balancing capabilities
- Managed firewalls, routers, and intrusion prevention systems
- Security incident management

Backup & Recovery

We replicate each client's database in real time to a parallel database server with automatic failover capabilities. Incremental transactional backups support point-in-time database restores. Optional backup encryption is available. We make complete backups every night and place them on a secure FTP server, from which you can authorize an internal user to download your organization's backups. We store backups in a remote location whose security is reviewed regularly.

Turnkey Real Estate Management

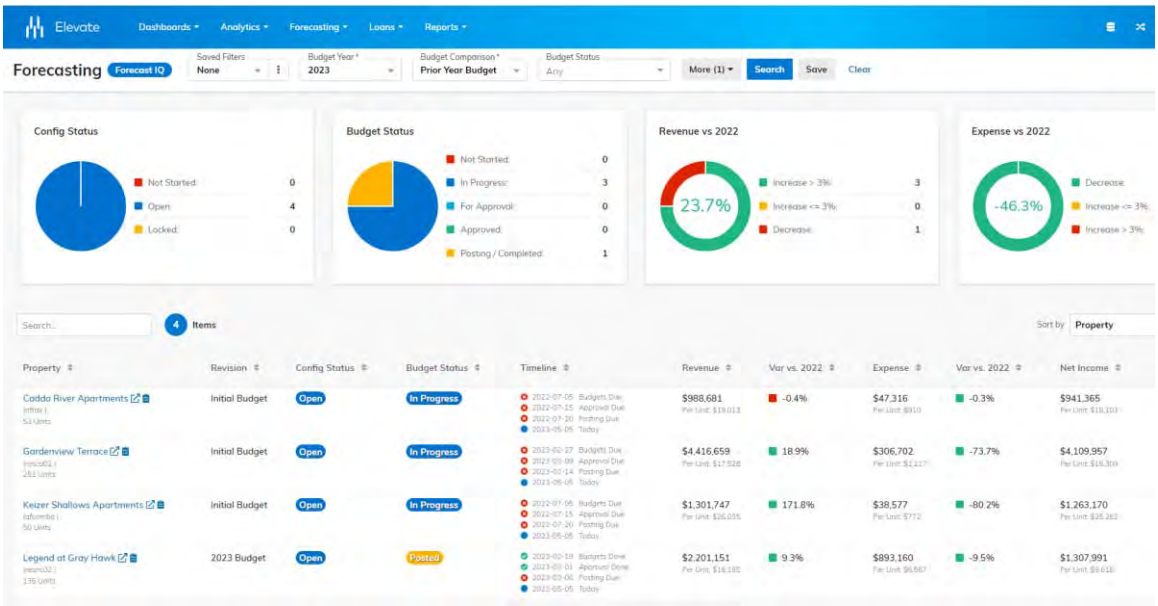
Yardi hosting gives you convenient, cost-effective access to the latest property and compliance management technology. You benefit from the power and performance of our advanced infrastructure without having to establish and maintain equipment, support services, and security to keep your system operating at peak efficiency. This all-inclusive approach lets you focus your energy where it counts—on your program participants.

2. Optional Add-On Products

Yardi Forecast IQ

Yardi Forecast IQ allows you to build detailed, accurate budgets for fast, detailed revenue and expense forecasting using your performance data. Eliminate spreadsheets and align teams with a simple tool that reduces budget cycle times and improves accuracy.

Expedite budgets using historical unit-level data from your Yardi platform, then apply assumptions for your business and use formulas to save time and get more reliable data. Transparent workflows improve collaboration, speed approvals, and eliminate hours of manual budgeting.



All Your Budgets on One Dashboard

Get a complete picture of each asset's budget status for your entire portfolio on one user-friendly dashboard. View all budget versions with all associated information to generate accurate, informed forecasts and drill down to any assets. Collaboration tools include workflow and versioning controls. Change tracking tells you who made revisions and when.

Accurate Projections

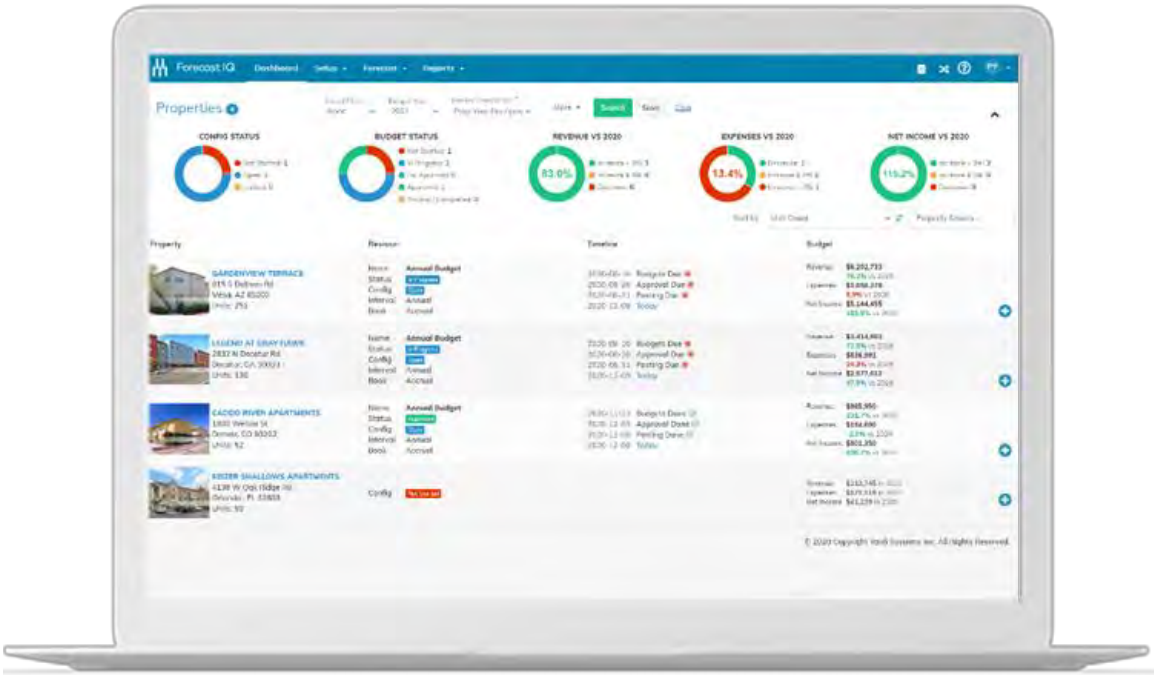
Leverage your existing performance data to predict an asset's future revenue performance accurately, including new and renewal growth rates. Understanding the past allows you to make better predictions for your future growth.

A Better Picture of Future Rental Income

Yardi Forecast IQ predicts your actual renewals and move-outs by analyzing in-place leases for each unit. The software applies appropriate renewal rates and new lease rent growth to project actual rental income for each unit. Estimated vacancy loss, turn times, and concessions are also factored in.

Unlimited Income Models

Model ancillary income and other charges to understand the potential impact on your revenue. Historical performance data is automatically pulled into the model to predict utilization percentages of rentable items like parking spaces and other non-rental income.



Streamlined Workflows

Streamline budgeting with workflow, versioning, and collaboration tools. Each asset can be forecasted independently to support cross-team collaboration. Use versioning and check-in/check-out functionality to control and view independent updates to the budget. Configurable workflows ensure the budget is routed through the proper approvals.

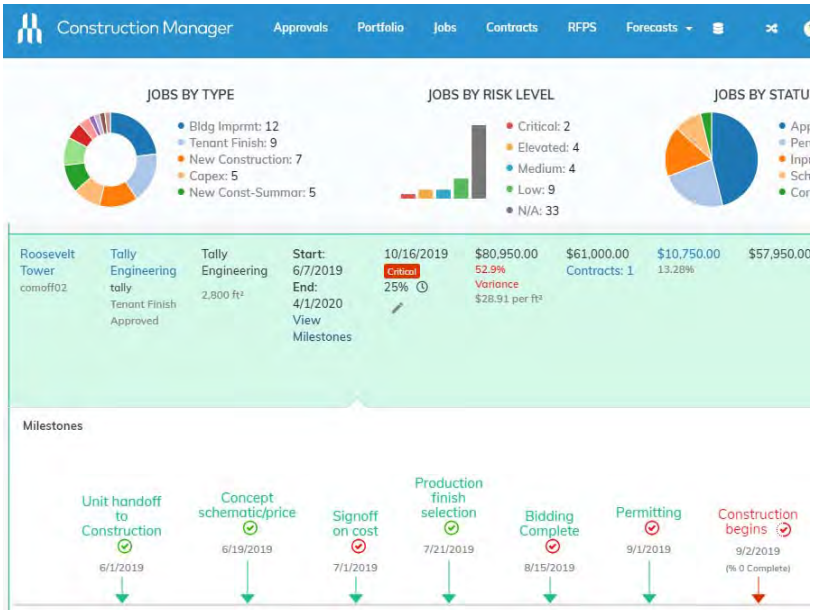
Key Benefits

- Predict revenue growth quickly using your unit- and lease-level historical data
- Enter granular assumptions by month and unit type for key data points such as occupancy, rent growth, renewal rate, and average days vacant
- Use standard and configurable calculations for common residential budgeting scenarios, such as rent, rentable items, application fees, late fees, concessions, and loss to lease
- Set up calculations based on occupancy, projected move-ins and move-outs, occupied units with pets, or custom formulas
- Add narratives, comments, and questions
- View calculated budget forecasts by unit, unit type, or general ledger account

Yardi Construction Manager

Yardi Construction Manager helps asset and project managers see the bigger picture across construction projects for the entire portfolio. Connecting asset managers and the operations team to construction staff and project managers simplifies communication between departments. By analyzing data across all jobs, you improve cost control, budget oversight, and profitability. Yardi Construction Manager reflects real-time job costing data from capital expenditures and single-unit improvements to ground-up development. The tablet-based tool works seamlessly with your Yardi platform and makes it easy to be connected while on site.

You can see instantly whether projects are on time and on budget, identify any troubled jobs, and mitigate issues more quickly. You can drill down to detailed budget-to-actual comparisons, contracts, pending contracts, and revisions with real-time financials. Project managers can enter their own risk assessments and act on project workflow approvals, including invoice receipts from Yardi Procure to Pay. You can easily set up and visualize milestones to help you manage projects, vendors, and contracts. Staff collaborate more easily by receiving notifications on milestones, change orders, and budget overruns.



Key Features

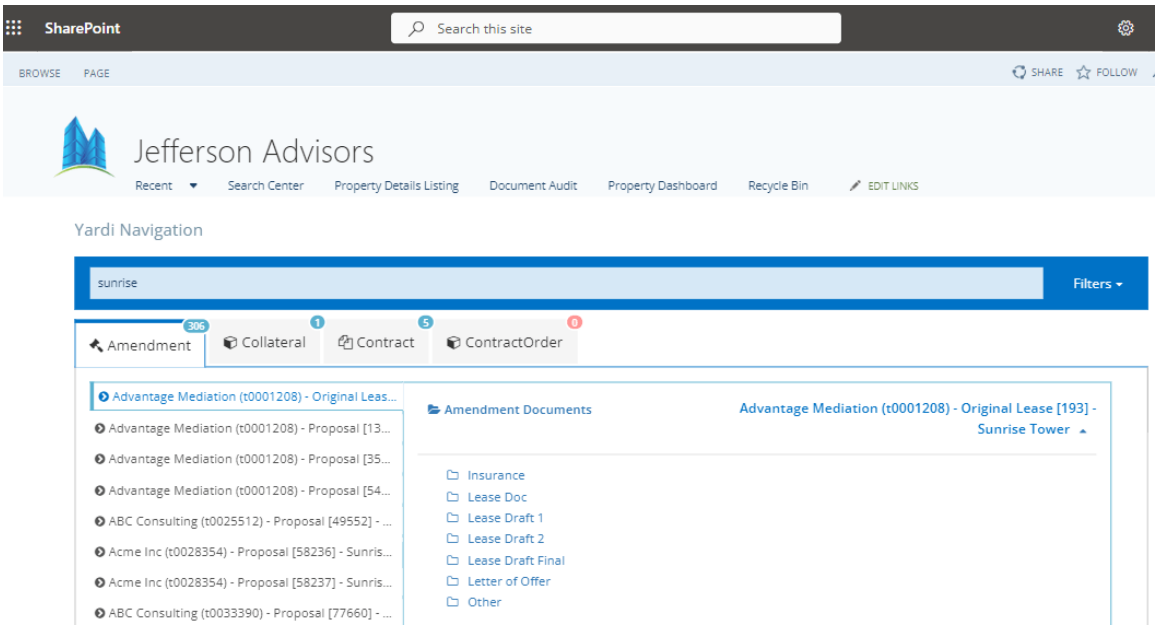
- See jobs across the portfolio or by property, job type, status, manager, and risk level
- Track real-time financials, approvals, and milestones
- Report centrally on jobs, contracts, draws, and job cost transactions

Key Benefits

- Easily identify jobs at risk of delays and budget overruns
- Work more efficiently across departments with a central repository for all key job information
- Enforce best practices for job budgets, revisions, contracts, and change orders with configurable workflows
- Consolidate business processes and eliminate setup steps with a seamless connection to your Yardi Voyager

Yardi Document Management for SharePoint

Yardi Document Management for SharePoint integrates your Yardi business data with your Microsoft SharePoint 365 for centralized document management. With an automated, bi-directional integration, user roles and security permissions carry through from Yardi Voyager to SharePoint along with standard system objects and the associated data. Attachment links in Yardi Voyager automatically redirect to SharePoint via single sign-on.



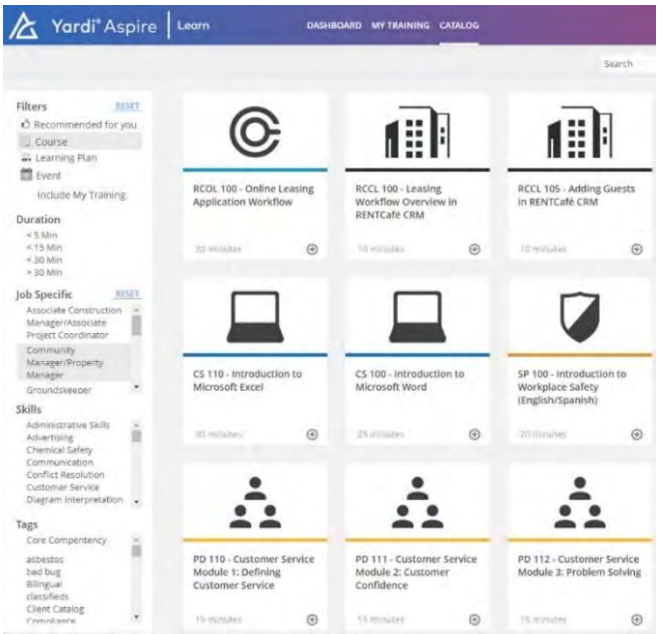
Key Features

- Sync automation creates SharePoint sites and folders that represent Yardi Voyager data and applies security changes and record updates to SharePoint overnight or on demand
- Single sign-on (SSO) creates a seamless user experience
- Documents are automatically tagged with metadata for properties, units, tenants, leases, etc. from Yardi Voyager in real time in SharePoint
- Custom navigation and search tools in SharePoint make it easy to navigate sites, document libraries, and folders when searching for documents
- Browser-independent and mobile-compatible access lets you view documents in your browser

Yardi Aspire

Our online training platform centralizes software skills, webinars, compliance certifications, and other resources for your staff. Our product experts create and maintain a comprehensive course catalog. Learning assessments, communication channels, automated notifications, and web event management maximize ROI from your software investment. Individual and group reports monitor learners' progress.

Our browser-independent course library includes tracks for many real estate markets and roles. Courses deliver context-specific, interactive content and step-by-step procedures. Hands-on exercises in an embedded Yardi Voyager environment give learners invaluable practice. You can develop role-specific learning plans, assign courses from our library, or tailor courses for your organization.



Strategic Benefits

- Multi-channel learning system (tracks and individual courses, classroom events, webinars)
- Option to add online assessments, documents, videos, and class discussions
- Achievement markers, peer discussions, and feedback from subject matter experts motivate and promote course completion
- Multimedia content, including HTML, documents, images, videos, and podcasts
- Detailed reports track activity and progress

From the administrator's dashboard, your trainers can create webinars and classroom-based events in a few clicks, add online assessments, or enter grades from offline quizzes. Online courses maximize your software ROI. Online pre-training can reduce overall training costs, so employees come prepared and get the most out of live sessions.

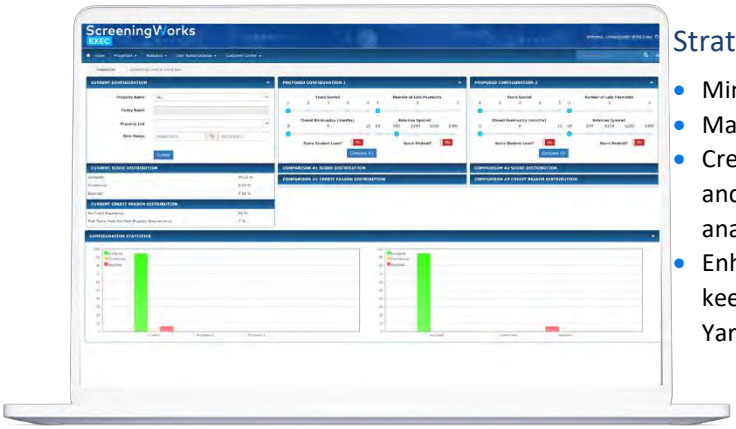
Key Features

- Unlimited access to exclusive, customizable training content
- Authoring tools for experiential learning and ability to embed company policies
- Automated training administration, including user data imports and assignments
- Ability to assign staff access to your Yardi software automatically after training certification
- Robust event management with provider integrations like Microsoft Teams, Zoom, and LogMeIn
- Policy management, acknowledgment, and review assignment tracking
- Skill evaluation and coaching tools, including video and audio recording capabilities for learners
- Scheduled reporting on deep learning data and interactive, role-based administrative dashboards
- eSignatures with multi-signature workflows, including mentor and supervisor signature tokens
- Online communication and collaboration tools, including chat and surveys

ScreeningWorks Pro

ScreeningWorks Pro software is a proven online screening tool that helps property managers make smart rental decisions using comprehensive reports. Selecting the best residents for each property reduces risk from collections, evictions, and legal action. Using the most reliable data available, ScreeningWorks Pro eliminates guesswork and provides automated recommendations that minimize risk. The system is customizable for all multifamily property types, including market-rate, subsidized, and student housing. Our service organization is a wholly owned Yardi subsidiary with three decades of screening experience.

The end-to-end ScreeningWorks Pro process offers rental staff clear, consistent direction that supports your business rules. Automating screening workflows increases control and cost savings and enables staff to work more efficiently. Decision criteria are tailored for each property in your portfolio, so applicants are always screened uniformly and per your objectives.



Strategic Benefits

- Minimize risk
- Maintain compliant and safe communities
- Create transparency into applicant traffic and property performance via built-in analytics
- Enhance staff efficiency and record keeping by launching screenings from Yardi Voyager or RentCafe

Key Features

- Highly customizable rules allow you to automate consistent decisions (accept, conditionally accept, reject) and improve compliance
- Tiered screening option enables cost and time savings (e.g., criminal screening only takes place after applicants pass the credit screening)
- Experienced consultants help you fine-tune decision criteria to meet your goals
- Comprehensive data sources include credit reports from the major bureaus as well as terrorist, drug trafficker, sex offender, and Social Security fraud screening
- International credit reports improve risk management for immigrant prospects
- Advanced criminal screening uses the most accurate national, state, and county databases and frees site staff from deciphering and interpreting complex lists of criminal records
- Landlord and tenant civil court records provide additional protection
- Rental payment history records powered by RentBureau show month-by-month payment history and timely collections activity
- Applicants can automatically screen themselves during the online leasing workflow, eliminating work for leasing staff
- Strategic analytics create executive insight into portfolio-wide traffic and screening activity to support smart business decisions

The Work Number Social Service Verification

Social Service Verification (SSV) mitigates the risks of relying on stated income and prevents the costs of disqualifying applicants and evicting unqualified residents. It gives you secure, convenient access to the financial data you need for compliant income certifications.

Powered by The Work Number, the nation's largest central source of real-time employment and income information, SSV is ideal for affordable housing providers and PHAs of all sizes. Its dataset includes 100+ million active payroll records from 600 million employers of all sizes. All payroll records come directly from employers each pay period. This breadth of payroll data helps you verify applicants' current income and employment instantly, document that residents meet program standards, and uncover rent miscalculations. Authorized users run SSV directly from their dashboard and receive screening results, including detailed income data, in minutes. Integration with Yardi Voyager eliminates the need to access a separate system to screen applicants for certification and residents for annual recertification.

ScreeningWorks PRO

Accurately enrolling applicants in the right program is critical to administering public assistance today. The Work Number® offers current employment and income verifications with real-time delivery and can also help you find unreported income.

Test X Employee XXXX-XX-5091
Information Current As Of 10-20-2021

Social Services Verification

Order Information
Verification Type: Social Services Verification
Reference Number: 55850205
Tracking Number: 100371107747

Employee
Address 1: 126 MAIN ST.
Address 2: APARTMENT 3A
City: ST. LOUIS
State: MO
Zip: 63101-1020
Date of Birth: 1971-06-03

Employment
Employer: Enterprise USA(90001)
Headquarters Address:
Address 1: 316 11th Street
City: De Witt
State: IA
Zip: 52742
Work Location(Job Site): 847 1st Street Suite 500
St. Louis, MO 63146
Employment Status: Active
Most Recent Start Date: 2017-01-04
Original Hire Date: 2017-01-04
Reason for Termination:
Total Time With Employer: 57 months
Job Title: DEMO EMPLOYEE

Benefits
Medical Insurance Available: Y
Employee Eligible: Y
Employee Enrolled: Y
Next Open Enrollment Date: 2022-03-30
Coverage Start Date: 2008-01-01

Dependents:
JOHN W SMITH XXXX-XX-6789 2005-07-15
Participation in COBRA: N

Dental Insurance
Dental Insurance Available: Y
Employee Eligible: Y
Employee Enrolled: Y
Carrier Name: DENTAL INSURANCE
Carrier Phone Number: 3148887000
Policy Number: 987654321

Employee Eligible: Y
Employee Enrolled: Y
Carrier Name: VISION INSURANCE
Carrier Phone Number: 3149991234
Policy Number: 999123456

Income and Deductions
Rate of Pay: 26.6
Employee Pay Frequency: Biweekly
Avg. Hrs. Worked/Pay Period: 80
Pay Cycle: Biweekly

Income Summary

	Base	Overtime	Commission	Bonus	Other	Total
2021	$41,496.00	$200.00	$.00	$400.00	$50.00	$42,146.00
2020	$51,072.00	$200.00	$.00	$400.00	$50.00	$51,722.00
2019	$54,264.00	$200.00	$.00	$400.00	$50.00	$54,914.00

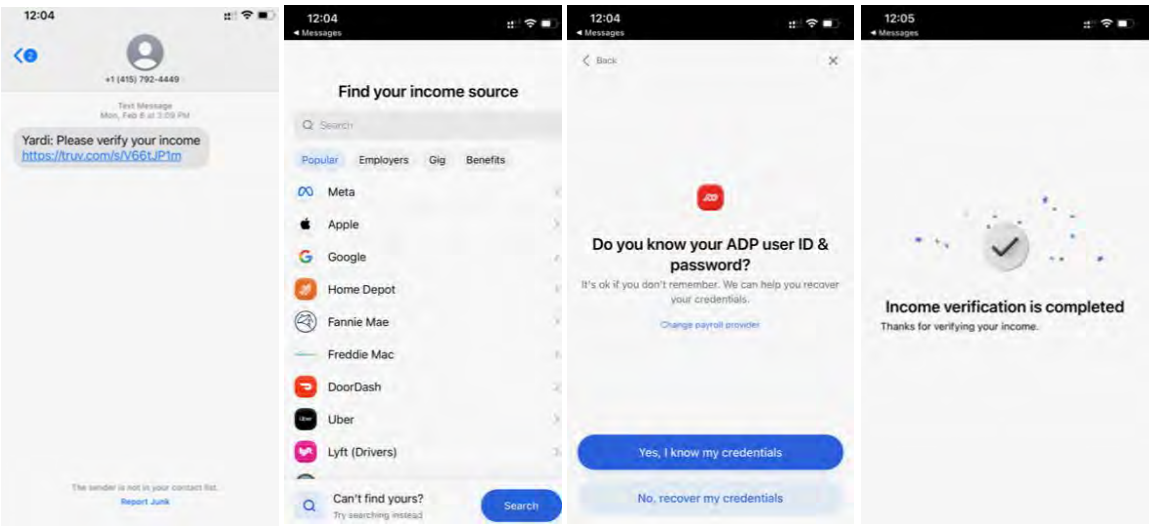
Pay Period Detail
Income:

HUD recognizes The Work Number's database as a Level 5 Up-Front Income Verification (UIV) source, which is the highest level of verification for wage and salary information. Comparing paycheck information with actual income received throughout the year helps you identify unreported or misstated income. Identifying income trends and anomalies helps ensure income certifications accurately portray a household's financial situation.

Yardi Verification Services

Yardi Verification Services can save your staff hundreds of hours and enable you to complete certifications faster. We leverage partnerships with payroll and financial service providers to deliver easy-to-read verifications that help streamline compliance. Same-day online income and asset verifications are accessed through RentCafe PHA, so you can qualify applicants faster and move households in sooner.

This service ensures that files are complete, accurate, and ready for audit. Verifications can be tailored to meet program requirements as part of a complete digital certification file. By optimizing the certification process, site staff spend less time creating, submitting, and following up on verifications and more time on asset management, resident relations, and rent collection.



Strategic Benefits

- Save site staff up to five hours per certification and hundreds of hours per year.
- Centralize or outsource certification activities, so site staff can focus on customer service.
- Optimize program compliance by preventing fraudulent documents from being used to qualify households.
- Reduce vacant days and late recertifications, so households can move in faster.

Key Features

- View critical income and asset verifications for all adults of the household in one simple interface.
- Customize verification sources and look-back periods to meet the unique needs of each property.
- Free up hours of staff and resident time for each certification by verifying information in minutes.
- Bring all verifications instantly into RentCafe PHA to eliminate compliance errors and store digital files securely.

Price Proposal

The following pricing is valid for 90 days from the date of this proposal. Annual fees include software license fees, databases, administrator tools, software updates, application support, and hosting support. Totals do not include transaction fees. One-time service fees include installation, implementation, project management, and training.

For non-GSA products, subsequent years' annual fees are subject to increase on the anniversary date of the software license agreement, based on the nationally published Consumer Price Index (CPI). We are pleased to offer a cap of 3% p.a. on CPI increases for your initial five-year term.

3. Price Proposal

Our pricing is based on the following portfolio information provided by the Elm City Communities team:

- 6,583 HCV vouchers
- 821 LIPH units
- 1,673 LIHTC units: Because we understand that all of these units are layered with the 50058 program, we deducted 1,673 HCV units from the total to avoid duplicate charges for the layered subsidy units. We also added 1,673 buffer units at no cost to account for the layered subsidies. If the listed unit counts change, we are happy to discuss and can make the necessary updates.

Pricing Proposal	Qty.	Price	Concession	Net	Total
Annual Fees					
Yardi Voyager PHA: GSA Pricing Includes property and resident management; 50058; accounting; reporting; and Yardi Fixed Assets, Inventory Control, and Job Cost.	7,404 units	$16.72		$16.72	$123,794.88
Buffer Units	1,673 units				Included
Yardi Voyager Affordable Housing: GSA Pricing	1,673 units	$3.67		$3.67	$6,139.91
RentCafe PHA • Online applications, certifications, and portals for applicants, residents, and landlords for 50058 programs • Online applications, certifications, and resident portals for affordable housing programs and market-rate properties	7,404 units	$24	($8)	$16	$118,464.00
Yardi Maintenance IQ	2,494 units	$9	($3.50)	$5.50	$13,717.00
Yardi Inspection IQ	4,910 units	$6	($2.50)	$3.50	$17,185.00
Yardi Budgeting & Forecasting: GSA Pricing	2,494 units	$3.67		$3.67	$9,152.98
Yardi Voyager Legal	7,404 units	$5	($5)	$0	$0.00
Yardi Procure to Pay	2,494 units	$9	($2)	$7	$17,458.00
Yardi Private Cloud	Flat fee	$75,000	($35,000)	$40,000	$40,000.00
Additional Year 1 Concession					($172,955.88)
Total Annual Fees for Year 1					**$172,955.89**
Please see **Five-Year Fee Summary** for concessions and totals for subsequent years.					

Pricing Proposal	Qty.	Price	Concession	Net	Total
One-Time Service Fees					
Implementation & Training Estimate We can present a firm quote after in-depth discovery. Services will be conducted remotely or on site, as appropriate. Travel expenses are not included and are billed in monthly arrears based on actuals.					$287,500.00
RentCafe PHA Implementation: GSA Pricing	150 hours	$113.64		$113.64	$17,046.00
Yardi Procure to Pay Implementation	Flat fee				$3,200.00
Data Conversion	Flat fee				$20,000.00
Total One-Time Fees					**$327,746.00**
Total Year 1					**$500,701.89**

Transaction Fees

Transaction-based fees are not included above and are billed monthly in arrears based on actuals.

Transaction Fees
Yardi Payment Processing • Yardi CHECKscan: $0.50 per scanned check; billed to the agency • ACH payments (accounts receivable): $0 • Debit and credit card payments as well as walk-in payment services are available upon request

Five-Year Fee Summary

For non-GSA products, we are pleased to offer a cap of 3% p.a. on CPI increases for your initial five-year term. The table below reflects this 3% p.a. increase on non-GSA products. Totals do not include transaction fees.

Year	License Fees	One-Time Fees	Additional Concession	Total
Year 1	$345,911.77	$327,746.00	($172,955.89)	**$500,701.88**
Year 2	$352,116.49		($86,477.94)	**$265,638.55**
Year 3	$358,507.35			**$358,507.35**
Year 4	$365,089.94			**$365,089.94**
Year 5	$371,870.00			**$371,870.00**

Optional Add-On Products

Annual Fees for Optional Add-On Products	Price	Concession	Your Price
Yardi Forecast IQ Includes Yardi Budgeting & Forecasting.	$12	($5.50)	$6.50 per unit
Yardi Construction Manager	$12	($4)	$8 per unit
Yardi Document Management for SharePoint	$6	($3)	$3 per unit
Yardi Aspire Premium	$6	($2)	$4 per unit
One-Time Service Fees			
Yardi Construction Manager Implementation Includes 26 hours of remote implementation and training at $200 per hour.			$5,200
Yardi Document Management for SharePoint Implementation Includes up to 1 TB of migrated data. Additional data migration is $10,000 per TB.			$13,000

Transaction Fees for Optional Add-On Products

Transaction Fees	Cost	Concession	Your Price
Credit Reports			
Credit Screening • Includes full national credit bureau report • Expert scoring model designed for the multifamily industry • Option to include non-credit criteria such as rent/income ratio, residence history, and employment history in your customized scoring model • Clearly states reasons for applicant decision and flags items for review • Includes Social Security fraud screening	$7	($2)	$5 per screening
RentBureau Rent Payment Data Includes month-by-month payment history and any collections activity.			$1 per screening
Civil Court Record Reports			
Premium National Civil Court Record Screening • Identifies individuals with prior landlord–tenant disputes • Searches civil court databases for civil judgments, landlord–tenant dispute filings, and non-monetary judgments (forcible detainers) • Reports contain all involved defendants and plaintiff(s); comments on the case, suits, or petitions filed; and judgment information • Supported by Yardi's team of public records analysts and experts	$4	($1)	$3 per screening

Transaction Fees	Cost	Concession	Your Price
Criminal Reports			
Premium National Criminal Search Includes national criminal database search, national sex offender search, and OFAC/SDN terrorist search. Records are filtered and serviced by our expert public records analysts.	$12	($3)	$9 per screening
Supplemental County/State Criminal Search This even more thorough criminal records check is a best practice for applicants from the following states, which deliver limited information to national criminal data repositories: AL, CA, CO, DC, DE, ID, LA, MA, NV, PR, SD, VA, and WY.	$9	($2)	$7 per screening
Optional Add-On Services			
The Work Number: Social Service Verification The Work Number verifies applicants' current income and employment in a HUD-compliant format. A charge only applies when a record is found.	$35	($5)	$30 per screening
The Work Number Social Service Verification: Lookup Fee			$3.50 per screening
Yardi Verification Services: Income Verification via Truv			$30 per returned record
Yardi Verification Services: Asset Verification via Finicity			$30 per returned record

Next Steps

Our end-to-end housing platform delivers mobility, transparency, and business intelligence across your agency. Yardi products can simplify your business processes, enhance your intake and resident services, and help you maintain HUD compliance. Please contact me:

Stevan Henning
Senior Account Executive, PHA
Stevan.Henning@yardi.com
(919) 969-3574 | mobile
(800) 866-1144 ext. 4170 | office

MEMORANDUM

TO: **Board of Commissioners**

DATE: **June 18, 2024**

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

RE: **Resolution Authorizing the Workers' Compensation Policy with Connecticut Interlocal Risk Management Agency (CIRMA) commencing on July 1, 2024 and ending on June 30, 2025 in the amount of $293,541.00.**

ACTION: Recommend that the Board of Commissioners adopt Resolution #06-35/24-R

TIMING: Immediately

DISCUSSION: HANH's Broker / Agent of Record / Consultant, Gallagher Consulting, conducted a competitive procurement to identify a contractor to provide comprehensive insurance for the protection of employees in case of an injury incurred while working. They received Four (4) responses. Two (2) responses were quotes and two (2) responses were declines. Upon completion of the review and evaluations of proposals, it was deemed by Gallagher, Consulting, that Connecticut Interlocal Risk Management Agency (CIRMA) had submitted the most responsive proposal for HANH's Workman's Compensation Insurance. Memic Insurance Company although provided a lesser quote has a history of aggressively providing lower quotes for the first year.

Connecticut Interlocal Risk Management Agency (CIRMA) quoted HANH's Workman's Compensation Insurance premium for a one-year period at an amount not to exceed $293,541.00 commencing on July 1, 2024 and ending on June 30, 2025.
A savings of $95,761.00 from last year.

This resolution is asking for board authorization of the contract with Connecticut Interlocal Risk Management Agency (CIRMA) for a period of one-year commencing on July 1, 2024 and ending on June 30, 2025 at an amount not to exceed $293,541.00.

In accordance with resolution 07-54/01-R, adopted by the Board of commissioners on July 24, 2001, all contracts greater than $150,000.00 and all change orders in excess of 10% of the contract value must be approved by the Board of Commissioners prior to execution, HANH staff is recommending that the Board of Commissioners approve a contract with Connecticut Interlocal Risk Management Agency (CIRMA) for a total contract amount not to exceed $293,541.00 for a one year period commencing on July 1, 2024 and ending on June 30, 2025.

FISCAL IMPACT: $293,541.00 in Operating Funds available

STAFF: Iris M. Collazo, VP of Talent & Administration

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION #06-35/24-R

RESOLUTION AUTHORIZING A CONTRACT WITH CONNECTICUT INTERLOCAL RISK MANAGEMENT AGENCY (CIRMA) FOR WORKERS COMPENSATION INSURANCE AGENCY WIDE FOR A ONE YEAR PERIOD COMMENCING ON JULY 1, 2024 AND ENDING ON JUNE 30, 2025 FOR A TOTAL NOT TO EXCEED CONTRACT AMOUNT OF $293,541.00.

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

WHEREAS, HANH's Broker / Agent of Record / Consultant, Gallagher Consulting, received four (4) responses. Two responses were quotes and two responses were declines: and

WHEREAS, upon completion of the review and evaluations of proposals, it was deemed by Gallagher Consulting., that Connecticut Interlocal Risk Management Agency (CIRMA) had submitted the most responsive proposal for HANH's Workman's Compensation Insurance. Memic Insurance Company although provided a lesser quote has a history of aggressively providing lower quotes for the first year; and

WHEREAS, Connecticut Interlocal Risk Management Agency (CIRMA) quoted HANH's Workman's Compensation Insurance premium at an amount not to exceed $293,541.00 for a one-year period commencing on July 1, 2024 and ending on June 30, 2025, a savings of $95,761.00 from last year; and

WHEREAS, in accordance with resolution 07-54/01-R adopted by the Board of Commissioners on July 24, 2001, all contracts greater than $150, 000, 00 must be authorized by the Board of Commissioners; and

WHEREAS, HANH seeks authorization of the contract with Connecticut Interlocal Risk Management Agency (CIRMA) in the amount of $293,541.00 for a one-year period commencing on July 1, 2024 and ending on June 30, 2025; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN that the contract with Connecticut Interlocal Risk Management Agency (CIRMA) for Workers Compensation Insurance Agency wide for a one year period commencing July 1, 2024 and ending on June 30, 2025 for a total not to exceed contract amount of $293,541.00 is authorized and the President be and hereby is authorized, empowered and directed to act on behalf of HANH to take all such actions as are necessary or appropriate to cause to be prepared, execute and finalize, upon such terms as the President deems necessary and appropriate and in the best interest of HANH, the agreement contemplated hereby, and FURTHER RESOLVED THAT the President is hereby authorized, empowered and directed to take such action and execute and deliver such documents as necessary to implement the provisions of this Resolution, and FURTHER RESOLVED that this Resolution shall take effective immediately.

[CERTIFICATION PAGE FOLLOWS]

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on June 18, 2024.

_____
Karen DuBois-Walton,
Secretary/President

_____
Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

Elm City Communties Workers Compensation Renewal Comparison

Coverages Effective 7/1/24- 7/1/25

	CIRMA - Expiring 7/1/23-7/1/24		CIRMA - Option 1 7/1/24- 7/1/25		MEMIC -Option 2 7/1/24- 7/1/25	
WC Code	**Payroll**		**Payroll**		**Payroll**	
8810 (Clerical)	$6,545,689 (.25)		$7,106,004 (.23)		$6,545,689 (.14)	
9033 (Housing Authority)	$3,922,170 (4.89)		$3,270,982 (4.31)		$3,922,170 (4.89)	
Total Payroll	**$10,467,859**		**$10,367,986**		**$10,467,859**	
Emp Liab Limits	$2,000,000		$2,000,000		$1,000,000	
Mod	1.24		1.05		1.00	
Dividend	$0		TBD		N/A	
Premium	**$390,455**		**$293,541**	**-25%**	**$246,004**	**-37%**

Marketing Summary

Workers Compensation Trust- Indicated they will not be competitve with pricing

United Heartland- Housing Authorities outside of risk appetite

Subjectivities

MEMIC- **MANDATORY** Risk Control within 30 days of renewal (7/1). Need to schedule prior to binding

ELM CITY communities
Housing Authority of New Haven

MEMORANDUM

TO: **Board of Commissioners**

DATE: **June 18, 2024**

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

RE: **Resolution Ratifying, Authorizing And To The Extent Necessary Reauthorizing The Contract With The Standard Insurance Company To Provide Comprehensive Life Insurance, Long Term Disability And Accidental Death, Dismemberment Insurance (AD&D) And Short-Term Disability Insurance Plan Services For A One Year Period Commencing On June 1, 2024 And Ending On May 31, 2025 For A Total Not To Exceed Contract Amount Of $169,489.20.**

ACTION: Recommend that the Board of Commissioners adopt Resolution #06-36/24-R

TIMING: Immediately

DISCUSSION: HANH's Broker / Agent of Record / Consultant CBC Kane conducted a competitive procurement to identify a contractor to provide comprehensive Life Insurance, Long Term Disability and Accidental Death, Dismemberment Insurance (AD&D) and Short-Term Disability insurance plan services. They received four (4) responses. Upon completion of the review and evaluations of proposals, it was deemed by CBC Kane and confirmed by HANH that the Standard Insurance Company had submitted the most responsive proposal for HANH's Life Insurance, Long Term Disability and Accidental Death and Dismemberment Insurance (AD&D), and STD insurance plan services.

The Standard Insurance Company quoted HANH's Life, Accidental Death, Dismemberment Insurance (AD&D), Short Term Disability and Long-Term Disability Benefits premium for a one-year rate at an amount not to exceed $169,489.20.

This resolution is asking for Board ratification, authorization and, to the extent necessary reauthorization of the contract with the Standard Insurance Company for a period commencing on June 1, 2024 and ending on May 31, 2025 for a total contract not-to-exceed $169,489.20.

In accordance with resolution 07-54/01-R, adopted by the Board of commissioners on July 24, 2001, all contracts greater than $150,000.00 and all change orders in excess of 10% of the contract value must be authorized by the Board of Commissioners prior to execution. HANH staff is recommending that the Board of Commissioners ratify, authorize and, to the extent necessary reauthorize the contract with The Standard

Insurance for a total contract amount not to exceed $169,489.20 for a one year period commencing on June 1, 2024 and ending on May 31, 2025.

FISCAL IMPACT: $169,489.20 in Operating Funds available

STAFF: Iris M. Collazo, VP of Talent & Administration

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION #06-36/24-R

RESOLUTION RATIFYING, AUTHORIZING AND TO THE EXTENT NECESSARY REAUTHORIZING THE CONTRACT WITH THE STANDARD INSURANCE COMPANY TO PROVIDE COMPREHENSIVE LIFE INSURANCE, LONG TERM DISABILITY AND ACCIDENTAL DEATH, DISMEMBERMENT INSURANCE (AD&D) AND SHORT-TERM DISABILITY INSURANCE PLAN SERVICES FOR A ONE YEAR PERIOD COMMENCING ON JUNE 1, 2024 AND ENDING ON MAY 31, 2025 FOR A TOTAL NOT TO EXCEED CONTRACT AMOUNT OF $169,489.20.

WHEREAS, HANH's Broker / Agent of Record / Consultant CBC Kane conducted a competitive procurement to identify a contractor to provide comprehensive Life Insurance, Long Term Disability and Accidental Death, Dismemberment Insurance (AD&D) and Short-Term Disability insurance plan services; and

WHEREAS, HANH's Broker / Agent of Record / Consultant, Gallagher Consulting, received four (4) responses. Two responses were quotes and two responses were declines: and

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

WHEREAS, The Standard Insurance Company quoted HANH's Life Insurance, Long Term Disability and Accidental Death, Dismemberment Insurance (AD&D) and Short-Term Disability insurance plan services premium at an amount not to exceed $169,489.20 for a one-year period commencing on June 1, 2024 and ending on May 31, 2025; and

WHEREAS, in accordance with resolution 07-54/01-R adopted by the Board of Commissioners on July 24, 2001, all contracts greater than $150, 000, 00 must be authorized by the Board of Commissioners; and

WHEREAS, HANH seeks ratification, authorization and, to the extent necessary, reauthorization of the contract with The Standard Insurance Company in the amount of $169,489.20 for a one-year period commencing on June1, 2024 and ending on May 31, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN THAT the contract with The Standard Insurance Company for a one year period commencing June 1, 2024 and ending on May 31, 2025 for a total not to exceed contract amount of $169,489.20 be and hereby is ratified, authorized and, to the extent necessary reauthorized, and BE IT FURTHER RESOLVED THAT the President be and hereby is authorized, empowered and directed to act on behalf of HANH to take all such actions as are necessary or appropriate to cause to be prepared, executed finalized and delivered, upon such terms as the President deems necessary and appropriate and in the best interest of HANH, the agreement contemplated hereby, and BE IT FURTHER RESOLVED THAT the Board authorizes the President to take such action and execute such documents as necessary to implement the provisions of this Resolution, and BE IT FURTHER RESOLVED THAT his Resolution shall take effective immediately.

[CERTIFICATION PAGE FOLLOWS]

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on June 18, 2024.

_____
Karen DuBois-Walton,
Secretary/President

_____
Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

Iris M Collazo

From:	Fred Leone <fredleone16@gmail.com>
Sent:	Friday, May 31, 2024 3:38 PM
To:	Iris M Collazo
Cc:	Tom Lally
Subject:	Re: 760333 The Housing Authority of the City of New Haven - 6/1/2024 Renewal and Experience
Attachments:	Re: 760333 The Housing Authority of the City of New Haven - 6/1/2024 Renewal and Experience

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Iris M Collazo

From: Fred Leone <fredleone16@gmail.com>
Sent: Friday, May 31, 2024 3:38 PM
To: Iris M Collazo
Cc: Tom Lally
Subject: Re: 760333 The Housing Authority of the City of New Haven - 6/1/2024 Renewal and Experience

Iris,

Based on current enrollments, the numbers I see are the following:

Current Life Premium - $1,803.14/monthly - $21,637.68/annual
Current AD&D Premium - $245.88/monthly -$2950.56/annual
Current STD Premium - $4,307.97/monthly - $51,695.64/annual
Current LTD Premium - $3,765.97/monthly - $45,191.64/annual

With the increase in rates, according to my calculations, the new premium would be:

Renewal Life Premium - $2,213.04/month - $26,556.48/annual
Renewal AD&D Premium - $245.88/month - $2,950.56/annual
Renewal STD Premium - $7,105.40/month - $85,264.80/annual
Renewal LTD Premium - $4,559.78//month - $54,717.36/annual

Total current premium $121,475.52

Total annual premium after rate increase $169,489.20

Increase monthly $4001.14
Increase annually $48,013.68

Please let me know if this helps, lets discuss when possible.

Thanks
Fred
914 469 9440

On May 31, 2024, at 12:39 PM, Iris M Collazo <irodriguez@elmcitycommunities.org> wrote:

Hi Fred,

Please provide me with the total annual cost.

As I do my additions I'm coming up with a total yearly cost for all 3 plans in the amount of $45,936.00. Last year it was higher.

Iris M Collazo

From: Fred Leone <fredleone16@gmail.com>
Sent: Friday, May 31, 2024 1:01 PM
To: Iris M Collazo
Cc: Tom Lally
Subject: Re: 760333 The Housing Authority of the City of New Haven - 6/1/2024 Renewal and Experience

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Iris,

With the 165% loss ratio and 61% of insured lives over age 50, I did an informal test of the market and to a carrier, there was a decline to quote. When RFPs go out the current carrier is alerted and our relationship with The Standard has in large part influenced their willingness to maintain us a client. Given the high utilization and risk, we did not want to jeopardize the maintenance of coverage or an even worse renewal.

Also, I'm pulling past invoices, to calculate total annual premium.

Will be right back to you

Thanks
Fred

On May 31, 2024, at 12:22 PM, Iris M Collazo <irodriguez@elmcitycommunities.org> wrote:

Did any other companies quoted?

From: Fred Leone <fredleone16@gmail.com>
Sent: Thursday, May 30, 2024 4:43 PM
To: Iris M Collazo <irodriguez@elmcitycommunities.org>
Cc: Tom Lally <tlally@cbckane.com>
Subject: 760333 The Housing Authority of the City of New Haven - 7/1/2024 Renewal and Experience

Iris,

Hi, attached please find the renewal and claims experience for the Standard Life, STD and LTD. All plans had rate increases, I will show and explain the each plan.

Group Life

Rate increase 18.6%
Main reason is employee age factor, 61% of members over age 50, and increase of 5%.

Monthly Premium $381

Long Term Disability

Rate Increase 17.5%
Premium to Claims ratio $118,445 premium paid $171,802 claims paid. Claims experience 145% of premium, Standard Ins **loss of $53,357.**

Monthly Premium $747

Short Term Disability

Rate increase 64%
Premium to claims ratio, $145,455 premium paid, $241,416 claims paid. Claims Experience 165% of premium, Standard Ins **loss of $95,961**

Monthly Premium $2700

We attempted to negotiate or at least get a two year rate guarantee. Standard would not move off their renewal or the one year rate guarantee

Lets set up a time to discuss, I look forward to hearing from you.

Thank you,
Fred
914 469 9440