

Karen DuBois-Walton, Ph.D.
President

AGENDA

REGULAR MEETING OF THE BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
360 ORANGE STREET NEW HAVEN CT 06511
TUESDAY, JULY 16TH, 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 June 18th, 2024
3. Bills and Communications
4. Public Comments (3 Minutes per Individual /15 Minutes per Group)
5. President's Report

ACTION ITEMS

FINANCE COMMITTEE:

NONE

P&D COMMITTEE:

1. **Resolution 07-36/24-R;** Resolution ratifying the Expanded Scope of Services of the Memorandum of Understanding with Yale School of Management for Resident and Neighborhood Needs Assessment under Choice Neighborhood Planning Grant in an amount not to exceed of \$37,000 bringing the contract value from \$128,427.00 to \$165,427.00
2. **Resolution 07-37/24-R;** Resolution Authorizing the Issuance of Not Exceeding \$25,000,000 Multifamily Housing Revenue Bonds and the Making of a Loan to Finance the Costs of a Portion of the Brewery Square Project

SERVICES COMMITTEE:

3. **Resolution 07-38/24-R;** Resolution Authorizing the Approval of MTW Annual Plan for FY 2025
4. **Resolution 07-39/24-R;** Resolution Authorizing Change Order # 3 to the Contract with McCarter & English, LLP and its joint venture (Berchem Moses PC, Reno & Cavanaugh, PLLC, and Pullman & Comley, LLC) for Outside General Counsel Legal Services exercising the final one year option to renew and adding an additional \$1,100,000 to the contract resulting in an amount Not to Exceed of \$5,547,322

5. **Resolution 07-40/24-R;** Resolution Authorizing Change Order Number Six (6) to the contract with F.W. Webb Company (Contract # 15PSX0193) through the State of Connecticut Department of Administrative Services for plumbing & heating parts and equipment set to expire on December 31, 2024, for an additional amount of \$70,000.00 bringing the total not to exceed contract amount from \$355,711.00 to \$425,711.00
6. **Resolution 07-41/24-R;** Authorization To Enter Into An Memorandum Of Understanding With Connecticut Integrated Care For Kids ("CT InCK"), With No Fiscal Impact With Elm City Communities, For A Period Of One (1) Year Beginning July 16, 2024, And Ending July 15, 2025, With Four (4) One (1) Year Options To Renew, To Provide Services In Connection With A Program Funded By Husky Health CT Aimed At Improving The Access To Care And Services For Youth And Their Families Living In New Haven, By Providing A Single Point Of Contact

MINUTES
REGULAR MEETING OF THE BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
360 ORANGE STREET NEW HAVEN CT 06511
TUESDAY, JULY 16TH 2024 at 4:00 P.M.

Those present included:

William Kilpatrick, Chairman
Danya Keene, Vice Chairman
Kevin Alvarez
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 4:06 p.m.

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

Approval of the Minutes from the Tuesday, June 18th 2024 Meeting:

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

Aged Accounts Payable Report totaling \$ 74,507.59 (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 July 16, 2024, Board of Commissioners meeting.

Bank Book Check Register totaling \$ 3,275,276.95 (listed on page 12). This list consists of invoices that have been paid from June 1 – June 30, 2024. Payne Environmental (\$ 65,640) for Clock Tower, McConaughy and Church St Environmental; Patriquin Architects, P.C. (\$ 42,400) for EVT renovations; A. Prete Construction Company, Inc (\$ 219,450) for Crawford Health & Safety #18; Marcum LLP (\$ 10,925) for audit services agency-wide; Can I Live, Inc (\$10,125) resident owned meeting; Mechanical Heating and Air Conditioning, Inc (\$ 109,775) for HVAC services agency-wide; Reitman Personnel Services, Inc. (\$ 79,170) for agencywide temporary Services; Anthem Blue Cross/Blue Shield (\$ 252,292) For Medical Benefits and one month of Dental & Vision; City of New Haven (\$ 31,697) for LCI, one month of Bulk trash and Fuel; Columbus House, Inc (\$ 5,000) for tenant service contract; IMMIX TECHNOLOGY INC (\$ 18,950) for HCV contract; Home Depot (\$62,283) for agency-wide materials; United Illuminating (\$ 242,540) for various sites electrical; Regional Water Authority (\$123,101) For agency-wide services

The total of both registers is **\$ 3,349,784.54**

Public Comments:

- *Anais Gibson – Resident Owned Business Loan Inquiries*
- *Aiyad King – Small Business Presentation*

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:

MTW Programs

☐ 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.

Non-MTW Programs

☐ 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.

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 savings 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 \$40,000. 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

- o 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.
- o 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
 - o For the purpose of Financing Glendower bifurcated the redevelopment of Phase II into two phases – 4% and 9%.
 - o 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.
 - o 100% drawing completed on January 24, 2020.
 - o Haynes Construction has been selected to be the General Contractor for Phase II.
 - o Development completed and leased.
 - o
 - Farnam Courts Phase II 4%
 - o Successfully closed on July 7, 2020.
 - o Notice to proceed issued to begin work on July 13, 2020.
 - o Construction completed and keys turned over on 10/13/21.
 - o Closeout process ongoing. Waiting on Environmental closeout reports and updated O&M Manuals with survey.
 - o Development completed and leased.

- o Conversion to permanent completed on February 28, 2023.
- Farnam Courts Phase II 9%
 - o Successfully closed on December 17, 2020
 - o Notice to proceed issued to begin vertical and demolition work on December 18, 2020.
 - o Demolition of former Farnam buildings completed.
 - o Phase 2b building construction was completed in May 2022. Fencing and the playground installation began 9-12-22.
 - o 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.
 - o Development completed and leased. Conversion to permanent financing completed on June 6, 2024.
- Westville Manor
 - o 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.
 - o 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.
 - o 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.
 - o 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.
 - o 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.
 - o 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.
 - o 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).
 - o Anticipated closing in 3rd quarter of 2025.
- RAD Portfolio Award
 - o 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
 - o Submitted financing template to the Resource desk on November 2, 2021
 - o HUD concept call completed on October 7, 2021.
 - o Closing anticipated to be the December 2022. Targeting October 2022 CHFA board approval.
 - o Closing completed on December 23, 2022.
 - o Demolition of existing buildings began on January 6, 2023.

- o Demolition of all buildings was completed in March 2023
- o Construction of the new buildings began in May 2023. Construction to be completed by April 2024.
- o To date 16 units has been completed and leased.
- o Final construction completion is expected in June 2024.
- o Conversion to permanent financing targeted for 4th quarter 2024.

□ McConaughy Terrace

- o For the purpose of Financing Glendower bifurcated the redevelopment into two phases – 4% and 9% Low Income Housing Tax Credit applications.

- o 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.

- o 90% drawing completed on October 31, 2021 for the 9% phase.

- o LaRosa Building Group, LLC has been selected to be the General Contractor for the Development.

□ McConaughy Terrace 4%

- o Submitted a LIHTC application to CHFA on November 12, 2021. Application awarded in conjunction with the 9% award identified below.

- o Closing anticipated to be in 1st quarter of 2022.

- o 92 total units, 66 rehab 26 new construction.

- o Closing completed on November 28, 2023.

- o Construction began on December 8, 2023.

- o Construction to be completed by March 2025.

- o Construction is ongoing,

□ McConaughy Terrace 9%

- o Submitted a LIHTC application to CHFA on November 12, 2021.

- o Application was awarded under the 2021 competitive LIHTC round. The 9% LIHTC award also included approval of the 4% award.

- o Closing anticipated to be on the 1st quarter of 2023.

- o Phase includes the rehab of 130 units, 104 RAD units, and 26 to be market rate.

- o Closing completed on November 20, 2023.

- o Construction began on December 8, 2023.

- o Construction to be completed by March 2025.

- o Construction is ongoing.

□ Scattered Sites

- o 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.

- o Submitted a 9% LIHTC application on January 12, 2022. Project was not awarded.

- o Application will be resubmitted under the DOH DEP round.

- o Anticipated closing in 4th quarter of 2025.

□ 34 Level Street/The Heights at Westrock

- o Submitted a HUD Section 202 Supportive Housing for the Elderly application to HUD in January 2023.

- o The development includes 50 supportive housing units.

- o DECD Brownfields award of \$999,000 received in June 2023 to assist in clean up and removal of former nursing home.

- o Closing anticipated to be on the 2nd quarter of 2025.
- St Luke's Apartments, Whalley Ave.
 - o Submitted a CIF application on June 30, 2023.
 - o State DOH engagement pre-application submitted May 2023.
 - o The development includes up to 54 housing units, including 8 market units
 - o Architectural Plans being reviewed to identify cost-saving methods.
 - o Closing anticipated to be on the 4th quarter of 2024.

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

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

Motion made by Witherspoon seconded by Alvarez

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

Motion made my Commissioner Witherspoon and seconded by Commissioner Alvarez

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

Motion made by Commissioner Witherspoon and seconded by Commissioner Alvarez

MEMORANDUM

TO: Board of Commissioners

DATE: June 18, 2024

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

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

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

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

WHEREAS, 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

WHEREAS, 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, 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

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

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 June 1, 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

Motion to adjourn made by Chairman Kilpatrick and seconded by Commissioner Witherspoon

ADJOURNMENT at 4:56pm

MEMORANDUM

TO: All Board of Commissioners

FROM: John Rafferty, CFO

RE: Bills and Communications

DATE: July 16, 2024

Attached please find the following Two (2) lists:

Aged Accounts Payable Report totaling **\$ 74,507.59** (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 July 16, 2024, Board of Commissioners meeting.

Bank Book Check Register totaling **\$ 3,275,276.95** (listed on page 12). This list consists of invoices that have been paid from June 1 – June 30, 2024. Payne Environmental (\$ 65,640) for Clock Tower, McConaughy and Church St Environmental; Patriquin Architects, P.C. (\$ 42,400) for EVT renovations; A. Prete Construction Company, Inc (\$ 219,450) for Crawford Health & Safety #18; Marcum LLP (\$ 10,925) for audit services agency-wide; Can I Live, Inc (\$10,125) resident owned meeting; Mechanical Heating and Air Conditioning, Inc (\$ 109,775) for HVAC services agency-wide; Reitman Personnel Services, Inc. (\$ 79,170) for agency-wide temporary Services; Anthem Blue Cross/Blue Shield (\$ 252,292) For Medical Benefits and one month of Dental & Vision; City of New Haven (\$ 31,697) for LCI, one month of Bulk trash and Fuel; Columbus House, Inc (\$ 5,000) for tenant service contract; IMMIX TECHNOLOGY INC (\$ 18,950) for HCV contract; Home Depot (\$62,283) for agency-wide materials; United Illuminating (\$ 242,540) for various sites electrical; Regional Water Authority (\$123,101) For agency-wide services.

The total of both registers is **\$ 3,349,784.54**
Attachments

Accounts Payable Report

Vendor	Description	Due Date	Invoice #	Amount
Online Information Services, Inc	HCV background reports June 2024	7/30/2024	1267546	\$590.00
Ringcentral, Inc	475-355-7201 Contact center July 2024	8/1/2024	CD_000858354	\$9,628.88
City of New Haven	June 2024 Fuel	7/30/2024	June 2024 Fuel	\$7,964.02
City of New Haven	June 2024 Bulk Trash	7/30/2024	June 2024 Bulk Trash	\$2,732.31
Comcast Cable	61 Level St	7/28/2024	8773 40 413 2547201	\$314.31
HD Supply Facilities Maintenance, Ltd	211-037	4/24/2024	9224421062	\$3,036.20
Hearst Media Services Connecticut, LLC	IQC Architectural & Engineering Services	7/30/2024	2850132-06022024	\$135.16
Home Services & More, LLC	211-037	7/22/2024	262375	\$590.13
Home Services & More, LLC	211-037	7/20/2024	261819	\$4,550.00
Home Services & More, LLC	211-037	7/25/2024	262387	\$197.00
Verizon Wireless	485789873-00002 May 19-June 18 2024	7/18/2024	9966916035	\$2,164.54
Verizon Wireless	285788674-00001 May 19- Jun 18 2024	7/18/2024	9966893904	\$5,059.33
Eagle Elevator Company, Inc.	220-012	7/12/2024	289460	\$500.00
Eagle Elevator Company, Inc.	220-012	7/17/2024	289469	\$750.00
Eagle Elevator Company, Inc.	220-012	7/14/2024	289467	\$375.00
Home Services & More, LLC	220-012	7/24/2024	262382	\$190.00
Johnson Controls US Holdings LLC	90 PARK STREET	7/24/2024	24187143	\$2,640.00
Supreme Corporation	90 PARK STREET	6/24/2024	432584	\$85.00
Supreme Corporation	49 UNION AVE	6/28/2024	431451	\$125.00
Supreme Corporation	1134 Quinpiac Avenue	6/28/2024	432279	\$65.00
Supreme Corporation	1134 Quinpiac Avenue	6/28/2024	432536	\$85.00
Home Services & More, LLC	231-000	7/22/2024	262373	\$785.64
Home Services & More, LLC	233-000	7/25/2024	262420	\$197.00
Anthem Blue Cross/Blue Shield	ANTHEM B/C B/S-DENTAL VISION AUGUST 2024	8/31/2024	001219783	\$13,988.66
Clifford W. Beers Clinic	BUILDER'S OF HOPE-COMMUNITY CHANGE AGENTS	8/1/2024	BUILDER OF HOPE JULY	\$2,000.00
Federal Express Corp.	1151-7186-20	7/17/2024	8-531-56396	\$104.41
Federal Express Corp.	1151-7186-0	7/24/2024	8-538-953078	\$85.05
Hearst Media Services Connecticut, LLC	Audit services	7/30/2024	2850433-06092024	\$405.48
LaToya Mills	TRANSPORTATION FOR UNION TAXI	7/31/2024	TRANSPORTATION TAXI	\$60.00
Maria Carmona	PAPER SUPPLIES FSS FILE	7/12/2024	PAPER SUPPLIES FFS	\$73.35
Melody Ramos	PETTY CASH FOR YOUNG LIFE GOLF PROGRAM-SUMMER	7/28/2024	PETTY CASH FOR YOUNG	\$200.00
Melody Ramos	REIMBURSEMENT FOR PURCHASE OF GRADUATION EVENT CUP	8/1/2024	REIMBURSEMENT GRADUA	\$43.96
Ringcentral, Inc	475-355-7201 6/30-7/30/24	7/31/2024	CD_000857370	\$7,069.66
Tarin Evans	GRADUATION REIMBURSEMENT- STAPLES SUPPLIES	7/28/2024	REIMBURSEMENT STAPLE	\$87.15
Verizon Wireless	485789873-00001 May 19- Jun 18 2024	7/18/2024	9966916034	\$6,302.47
Verizon Wireless	960-90 487366720-00001 May 24- June 23	7/23/2024	9967365695	\$1,327.88

Total Payments Due

\$74,507.59



Type	Check No.	DD No.	Date	Amount	Status	Void Date	Recorded Payee
Check	190441	0	06/01/2024	\$ (16.00)	Posted		Evelyn Santiago
Check	190465	0	06/01/2024	\$ (16.00)	Posted		Mayra Quiles
Check	190472	0	06/01/2024	\$ (16.00)	Posted		Paula A Barnes
Check	190429	0	06/01/2024	\$ (17.00)	Posted		Beatriz Toro
Check	190477	0	06/01/2024	\$ (18.00)	Posted		Robyn Louise Green
Check	190484	0	06/01/2024	\$ (19.00)	Posted		Sor Perez
Check	190487	0	06/01/2024	\$ (19.00)	Posted		Tania Montanez
Check	190446	0	06/01/2024	\$ (20.00)	Posted		Hytean Iona Nolan Sterling
DD	190478	31845	06/01/2024	\$ (22.00)	Posted		Rosaura Luciano
Check	190489	0	06/01/2024	\$ (25.00)	Posted		Tanya A. Solomon
Check	190436	0	06/01/2024	\$ (26.00)	Posted		Connie J Tyson
Check	190460	0	06/01/2024	\$ (43.00)	Posted		Lindsay Derubis
Check	190456	0	06/01/2024	\$ (47.00)	Posted		Kiara Carmichael
Check	190471	0	06/01/2024	\$ (48.00)	Posted		Patty Burruss
DD	190480	31846	06/01/2024	\$ (52.00)	Posted		Sean Michael Flowers
DD	190426	31840	06/01/2024	\$ (52.00)	Posted		Afrika Lynette Canady
Check	190482	0	06/01/2024	\$ (52.00)	Posted		Shaquonda Rashaya Hunte
Check	190453	0	06/01/2024	\$ (52.00)	Posted		Jhamal Gallimore
Check	190428	0	06/01/2024	\$ (52.00)	Posted		Ayshnee Butler
Check	190493	0	06/01/2024	\$ (55.00)	Posted		Tiffaine Brodie
Check	190459	0	06/01/2024	\$ (59.00)	Posted		Leslie Mckiver
Check	190496	0	06/01/2024	\$ (59.00)	Posted		Tyquanna Whitaker
Check	190498	0	06/01/2024	\$ (59.00)	Posted		Tyshonna Hobby
Check	190467	0	06/01/2024	\$ (59.00)	Posted		Mi-kerria Shaw
Check	190491	0	06/01/2024	\$ (67.00)	Posted		Terese Edwina Stevenson
Check	190497	0	06/01/2024	\$ (74.00)	Posted		Tyrell J Pearson
DD	190492	31848	06/01/2024	\$ (76.00)	Posted		Thelma Goodwin
Check	190425	0	06/01/2024	\$ (78.00)	Posted		Adrienne Simpson
Check	190462	0	06/01/2024	\$ (78.00)	Posted		Maria Rodriguez Quiles
Check	190433	0	06/01/2024	\$ (80.00)	Posted		Catalina Soto
Check	190474	0	06/01/2024	\$ (87.00)	Posted		Preziosa Flores
Check	190501	0	06/01/2024	\$ (98.00)	Posted		Yvonne A Barros
Check	190447	0	06/01/2024	\$ (99.00)	Posted		Iniara Allen
Check	190470	0	06/01/2024	\$ (99.00)	Posted		Natasha Laureano
Check	190469	0	06/01/2024	\$ (102.00)	Posted		Natalie Rodriguez
Check	190435	0	06/01/2024	\$ (106.00)	Posted		Ciera S Lewis
Check	190430	0	06/01/2024	\$ (107.00)	Posted		Brandi R Burgess
Check	190500	0	06/01/2024	\$ (109.00)	Posted		Victoria C Allen
Check	190499	0	06/01/2024	\$ (112.00)	Posted		Vanessa Myers
Check	190450	0	06/01/2024	\$ (120.00)	Posted		Jacqueline Banks
DD	190427	31841	06/01/2024	\$ (123.00)	Posted		Ana Falero
Check	190438	0	06/01/2024	\$ (126.00)	Posted		Djiba Kane
Check	190476	0	06/01/2024	\$ (126.00)	Posted		Rehossem Djiirangaye
Check	190494	0	06/01/2024	\$ (128.00)	Posted		Trenna Soares
Check	190495	0	06/01/2024	\$ (128.00)	Posted		Trevon Highsmith
Check	190452	0	06/01/2024	\$ (128.00)	Posted		Jannie Ellison
Check	190444	0	06/01/2024	\$ (129.00)	Posted		Helen Suggs
Check	190455	0	06/01/2024	\$ (132.00)	Posted		Joslyn Lockwood
Check	190431	0	06/01/2024	\$ (137.00)	Posted		Brenda Sparks
Check	190437	0	06/01/2024	\$ (137.00)	Posted		Corelle Wallace
Check	190434	0	06/01/2024	\$ (137.00)	Posted		Chevonne Boone
DD	190463	31844	06/01/2024	\$ (138.00)	Posted		Mary A Lopez
Check	190479	0	06/01/2024	\$ (146.00)	Posted		Sarah M Kendrick
Check	190485	0	06/01/2024	\$ (154.00)	Posted		Stephanie Sumler
Check	190481	0	06/01/2024	\$ (156.00)	Posted		Shalanda Rena Wiggins
Check	190468	0	06/01/2024	\$ (156.00)	Posted		Nancy Marilyn Estrada
Check	190445	0	06/01/2024	\$ (156.00)	Posted		Hope Brodie
Check	190466	0	06/01/2024	\$ (156.00)	Posted		Mecca Malia Anderson
Check	190473	0	06/01/2024	\$ (159.00)	Posted		Perry Flowers
DD	190448	31842	06/01/2024	\$ (162.00)	Posted		Iris Nereida Santana
DD	190490	31847	06/01/2024	\$ (162.00)	Posted		Teneshia Monique Harrington
Check	190483	0	06/01/2024	\$ (163.00)	Posted		Shirley A Massey
Check	190461	0	06/01/2024	\$ (165.00)	Posted		Maria R Langston
Check	190457	0	06/01/2024	\$ (171.00)	Posted		Lakeisha Massey
Check	190451	0	06/01/2024	\$ (176.00)	Posted		Jada Nyla Burnett

Check	190475	0	06/01/2024	\$	(193.00)	Posted		Rayquan T Durham
DD	190449	31843	06/01/2024	\$	(195.00)	Posted		Isabel Fuentes
Check	190458	0	06/01/2024	\$	(195.00)	Posted		Latoya D Garrett
Check	190432	0	06/01/2024	\$	(195.00)	Posted		Cassandra Moore
Check	190442	0	06/01/2024	\$	(195.00)	Posted		Faith H Thompson
Check	190443	0	06/01/2024	\$	(195.00)	Posted		Gianakos Jenkins
Check	190464	0	06/01/2024	\$	(219.00)	Posted		Maryann Jones
Check	190488	0	06/01/2024	\$	(234.00)	Posted		Tanya Franklin
Check	190439	0	06/01/2024	\$	(241.00)	Posted		Dozier Dickey
Check	190486	0	06/01/2024	\$	(245.00)	Posted		Tamika Bratton
Check	190454	0	06/01/2024	\$	(269.00)	Posted		Joshua C Martinez
Check	190440	0	06/01/2024	\$	(274.00)	Posted		Duniya B Smith
Check	190605	0	06/03/2024	\$	-	Posted	06/04/2024	Special Testing Laboratories, Inc
Check	190570	0	06/03/2024	\$	(33.01)	Posted		Jose Correa
Check	190587	0	06/03/2024	\$	(52.14)	Posted		Southern Connecticut Gas
Check	190588	0	06/03/2024	\$	(53.26)	Posted		United Illuminating
Check	190571	0	06/03/2024	\$	(104.16)	Posted		Southern Connecticut Gas
Check	190585	0	06/03/2024	\$	(118.82)	Posted		Southern Connecticut Gas
DD	0	31880	06/03/2024	\$	(126.58)	Posted		Northwest Interpreters, Inc.
Check	190606	0	06/03/2024	\$	(131.28)	Posted		Aramark Refreshment Services
Check	190576	0	06/03/2024	\$	(309.50)	Posted		Southern Connecticut Gas
Check	190594	0	06/03/2024	\$	(370.08)	Posted		Johnson Controls US Holdings LLC
Check	190582	0	06/03/2024	\$	(371.99)	Posted		United Illuminating
Check	190581	0	06/03/2024	\$	(456.19)	Posted		Southern Connecticut Gas
DD	0	31886	06/03/2024	\$	(551.13)	Posted		Sarah Esther Garcia
Check	190578	0	06/03/2024	\$	(728.14)	Posted		Southern Connecticut Gas
DD	0	31887	06/03/2024	\$	(730.44)	Posted		Schatara McKiver
DD	0	31884	06/03/2024	\$	(730.44)	Posted		Jasmine Yvonne Johnson
DD	0	31882	06/03/2024	\$	(730.44)	Posted		Ashley Shemone Keen
DD	0	31885	06/03/2024	\$	(730.44)	Posted		Jerry L. Blue
Check	190589	0	06/03/2024	\$	(737.05)	Posted		Aflac
Check	190602	0	06/03/2024	\$	(759.05)	Posted		Southern Connecticut Gas
Check	190609	0	06/03/2024	\$	(770.74)	Posted		Touch Them All Inc
Check	190580	0	06/03/2024	\$	(842.14)	Posted		Southern Connecticut Gas
Check	190603	0	06/03/2024	\$	(878.25)	Posted		Southern Connecticut Gas
Check	190599	0	06/03/2024	\$	(954.94)	Posted		Southern Connecticut Gas
Check	190604	0	06/03/2024	\$	(977.82)	Posted		Southern Connecticut Gas
Check	190600	0	06/03/2024	\$	(993.83)	Posted		Southern Connecticut Gas
Check	190597	0	06/03/2024	\$	(1,002.18)	Posted		Southern Connecticut Gas
Check	190579	0	06/03/2024	\$	(1,026.26)	Posted		Southern Connecticut Gas
Check	190590	0	06/03/2024	\$	(1,037.23)	Posted		Eagle Elevator Company, Inc.
Check	190596	0	06/03/2024	\$	(1,058.39)	Posted		Southern Connecticut Gas
Check	190610	0	06/03/2024	\$	(1,089.21)	Posted		Torello Tire Inc.
Check	190595	0	06/03/2024	\$	(1,093.02)	Posted		Southern Connecticut Gas
Check	190598	0	06/03/2024	\$	(1,124.78)	Posted		Southern Connecticut Gas
Check	190601	0	06/03/2024	\$	(1,125.23)	Posted		Southern Connecticut Gas
Check	190586	0	06/03/2024	\$	(1,173.20)	Posted		Southern Connecticut Gas
Check	190577	0	06/03/2024	\$	(1,303.79)	Posted		Southern Connecticut Gas
Check	190593	0	06/03/2024	\$	(1,478.50)	Posted		Johnson Controls US Holdings LLC
Check	190584	0	06/03/2024	\$	(1,481.84)	Posted		Regional Water Authority
Check	190583	0	06/03/2024	\$	(1,850.40)	Posted		Johnson Controls US Holdings LLC
Check	190592	0	06/03/2024	\$	(2,415.00)	Posted		Tarin Evans
DD	0	31888	06/03/2024	\$	(2,886.00)	Posted		Mechanical Heating and Air Conditioning, Inc
DD	0	31879	06/03/2024	\$	(3,190.00)	Posted		M.A.C Computer Consulting, Inc
Check	190572	0	06/03/2024	\$	(3,592.68)	Posted		Southern Connecticut Gas
DD	0	31881	06/03/2024	\$	(5,250.00)	Posted		The Narrative Project, LLC
DD	0	31877	06/03/2024	\$	(5,536.53)	Posted		Housing Development Fund, Inc.
Check	190574	0	06/03/2024	\$	(5,885.74)	Posted		United Illuminating
DD	0	31875	06/03/2024	\$	(6,304.34)	Posted		360 Management Group. Co.
DD	0	31878	06/03/2024	\$	(8,333.33)	Posted		Kelly Group Consultants LLC
Check	190573	0	06/03/2024	\$	(10,631.77)	Posted		United Illuminating
Check	190607	0	06/03/2024	\$	(12,316.61)	Posted		Boston Financial Investment Management, LP
DD	0	31883	06/03/2024	\$	(13,410.00)	Posted		Ed The Treeman
Check	190575	0	06/03/2024	\$	(20,832.50)	Posted		Johnson Controls US Holdings LLC
Check	190608	0	06/03/2024	\$	(22,816.00)	Posted		Johnson Controls US Holdings LLC
Check	190569	0	06/03/2024	\$	(25,956.00)	Posted		Johnson Controls US Holdings LLC
Check	190591	0	06/03/2024	\$	(26,365.00)	Posted		Johnson Controls US Holdings LLC
DD	0	31876	06/03/2024	\$	(42,808.90)	Posted		Housing Authority of the City of New Haven
Check	190617	0	06/04/2024	\$	(128.09)	Posted		Southern Connecticut Gas
Check	190615	0	06/04/2024	\$	(200.00)	Posted		Lisa Hopkins
Check	190619	0	06/04/2024	\$	(203.70)	Posted		VERIZON CONNECT FLEET USA LLC
DD	0	31889	06/04/2024	\$	(418.75)	Posted		New Horizon Communications Corp
Check	190614	0	06/04/2024	\$	(725.85)	Posted		Home Depot
Check	190612	0	06/04/2024	\$	(1,042.46)	Posted		Verizon Wireless

Check	190618	0	06/04/2024	\$ (1,425.30)	Posted		Southern Connecticut Gas
Check	190611	0	06/04/2024	\$ (3,869.28)	Posted		Verizon Wireless
Check	190613	0	06/04/2024	\$ (4,178.61)	Posted		Verizon Wireless
Check	190616	0	06/04/2024	\$ (7,536.06)	Posted		Home Depot
DD	0	31890	06/04/2024	\$ (7,559.51)	Posted		Tri-Con Construction Manager, LLC
Check	190620	0	06/04/2024	\$ (10,806.62)	Posted		W.B. Mason Company Inc
Check	190656	0	06/05/2024	\$ -	Posted	06/12/2024	Iris M. Collazo
Check	190657	0	06/05/2024	\$ -	Posted	06/12/2024	Iris M. Collazo
DD	0	31895	06/05/2024	\$ (14.00)	Posted		Ringcentral, Inc
DD	0	31912	06/05/2024	\$ (15.00)	Posted		Cohen Key Shop
DD	0	31894	06/05/2024	\$ (22.80)	Posted		Ringcentral, Inc
Check	190655	0	06/05/2024	\$ (28.13)	Posted		Domenia Dickey
Check	190630	0	06/05/2024	\$ (30.35)	Posted		Engie North America Inc
DD	0	31906	06/05/2024	\$ (52.30)	Posted		Corporate Mailing Services LLC
Check	190647	0	06/05/2024	\$ (77.27)	Posted		Frontier Communications of Company
Check	190648	0	06/05/2024	\$ (77.27)	Posted		Frontier Communications of Company
Check	190651	0	06/05/2024	\$ (77.27)	Posted		Frontier Communications of Company
Check	190652	0	06/05/2024	\$ (77.27)	Posted		Frontier Communications of Company
Check	190658	0	06/05/2024	\$ (110.75)	Posted		Yvonne D Temple
Check	190631	0	06/05/2024	\$ (117.92)	Posted		Frontier Communications of Company
Check	190646	0	06/05/2024	\$ (117.92)	Posted		Frontier Communications of Company
Check	190650	0	06/05/2024	\$ (117.92)	Posted		Frontier Communications of Company
Check	190644	0	06/05/2024	\$ (162.85)	Posted		Comcast Cable
Check	190627	0	06/05/2024	\$ (164.85)	Posted		Comcast Cable
Check	190638	0	06/05/2024	\$ (164.85)	Posted		Comcast Cable
Check	190629	0	06/05/2024	\$ (198.35)	Posted		Comcast Cable
Check	190637	0	06/05/2024	\$ (198.35)	Posted		Comcast Cable
Check	190640	0	06/05/2024	\$ (198.35)	Posted		Comcast Cable
Check	190641	0	06/05/2024	\$ (198.35)	Posted		Comcast Cable
Check	190643	0	06/05/2024	\$ (198.35)	Posted		Comcast Cable
Check	190633	0	06/05/2024	\$ (199.16)	Posted		Frontier Communications of Company
Check	190632	0	06/05/2024	\$ (200.70)	Posted		Frontier Communications of Company
Check	190626	0	06/05/2024	\$ (202.85)	Posted		Comcast Cable
Check	190625	0	06/05/2024	\$ (210.85)	Posted		Comcast Cable
Check	190645	0	06/05/2024	\$ (261.97)	Posted		Comcast Cable
Check	190639	0	06/05/2024	\$ (298.35)	Posted		Comcast Cable
Check	190628	0	06/05/2024	\$ (302.85)	Posted		Comcast Cable
Check	190636	0	06/05/2024	\$ (302.85)	Posted		Comcast Cable
Check	190642	0	06/05/2024	\$ (314.31)	Posted		Comcast Cable
Check	190649	0	06/05/2024	\$ (330.14)	Posted		Frontier Communications of Company
Check	190659	0	06/05/2024	\$ (333.00)	Posted		Yvonne D Temple
Check	190634	0	06/05/2024	\$ (389.93)	Posted		Sunwealth Project Pool 14 LLC
DD	0	31905	06/05/2024	\$ (593.04)	Posted		Corporate Mailing Services LLC
Check	190624	0	06/05/2024	\$ (977.03)	Posted		Aramark Refreshment Services
Check	190654	0	06/05/2024	\$ (1,050.00)	Posted		Quincy Sears
DD	0	31904	06/05/2024	\$ (2,519.71)	Posted		Tri-Con Construction Manager, LLC
DD	0	31891	06/05/2024	\$ (3,042.18)	Posted		Home Services & More, LLC
Check	190622	0	06/05/2024	\$ (3,091.08)	Posted		Johnson Controls US Holdings LLC
DD	0	31911	06/05/2024	\$ (3,959.20)	Posted		Cohen Key Shop
Check	190623	0	06/05/2024	\$ (4,143.00)	Posted		Johnson Controls US Holdings LLC
Check	190621	0	06/05/2024	\$ (4,249.88)	Posted		Johnson Controls US Holdings LLC
Check	190635	0	06/05/2024	\$ (4,805.24)	Posted		Yale Termite & Pest Elimination Corp.
Check	190653	0	06/05/2024	\$ (5,343.00)	Posted		Came Inn Group, LLC dba Residence Inn by Marriott Milford
DD	0	31907	06/05/2024	\$ (5,758.76)	Posted		KJR Consulting
DD	0	31908	06/05/2024	\$ (6,835.85)	Posted		New Haven Village Suites
DD	0	31893	06/05/2024	\$ (6,961.70)	Posted		Ringcentral, Inc
DD	0	31892	06/05/2024	\$ (9,277.08)	Posted		Ringcentral, Inc
DD	0	31900	06/05/2024	\$ (10,142.26)	Posted		Trinity New Haven Housing Three LP
DD	0	31910	06/05/2024	\$ (13,500.00)	Posted		Payne Environmental
DD	0	31898	06/05/2024	\$ (16,180.90)	Posted		Rockview 1 Associates LLC
DD	0	31902	06/05/2024	\$ (17,340.64)	Posted		Trinity Rowe, LP
DD	0	31903	06/05/2024	\$ (18,000.00)	Posted		McCarter & English, LLP
DD	0	31899	06/05/2024	\$ (21,287.91)	Posted		Trinity New Haven Housing LP
DD	0	31896	06/05/2024	\$ (24,205.98)	Posted		Brookside 2 Associates LLC
DD	0	31909	06/05/2024	\$ (25,740.00)	Posted		The Glendower Group, Inc
DD	0	31897	06/05/2024	\$ (28,144.41)	Posted		Brookside I Associates LLC
DD	0	31901	06/05/2024	\$ (31,582.19)	Posted		Trinity New Haven Housing Two Limited Partnership
Check	190660	0	06/06/2024	\$ -	Posted	07/02/2024	Caroline Contreras
Check	190661	0	06/06/2024	\$ -	Posted	07/02/2024	Caroline Contreras
DD	0	31914	06/06/2024	\$ -	Posted	06/11/2024	Katilia T Trujillo
Check	190667	0	06/06/2024	\$ (91.01)	Posted		Shenae Draughn
Check	190664	0	06/06/2024	\$ (100.00)	Posted		Keionna Murphy
Check	190666	0	06/06/2024	\$ (136.89)	Posted		Shanay Nicole Bartlett
Check	190663	0	06/06/2024	\$ (151.00)	Posted		Keionna Murphy

Check	190662	0	06/06/2024	\$	(452.00)	Posted	Keionna Murphy
Check	190669	0	06/06/2024	\$	(2,500.00)	Posted	Connecticut State Conference of NAACP Branches
DD	0	31913	06/06/2024	\$	(3,800.00)	Posted	Ed The Treeman
Check	190665	0	06/06/2024	\$	(51,780.00)	Posted	Payne Environmental
Check	190668	0	06/06/2024	\$	(124,837.59)	Posted	VASE Management LLC
Check	190682	0	06/07/2024	\$	(10.96)	Posted	Engie North America Inc
Check	190680	0	06/07/2024	\$	(19.61)	Posted	Engie North America Inc
Check	190695	0	06/07/2024	\$	(37.15)	Posted	United Illuminating
Check	190693	0	06/07/2024	\$	(43.77)	Posted	United Illuminating
Check	190688	0	06/07/2024	\$	(44.40)	Posted	Southern Connecticut Gas
Check	190684	0	06/07/2024	\$	(49.23)	Posted	Northeast Electrical Distributors & Eagle Electric
Check	190687	0	06/07/2024	\$	(59.30)	Posted	Southern Connecticut Gas
Check	190673	0	06/07/2024	\$	(77.27)	Posted	Frontier Communications of Company
Check	190674	0	06/07/2024	\$	(77.27)	Posted	Frontier Communications of Company
Check	190675	0	06/07/2024	\$	(77.27)	Posted	Frontier Communications of Company
Check	190677	0	06/07/2024	\$	(77.27)	Posted	Frontier Communications of Company
Check	190702	0	06/07/2024	\$	(100.00)	Posted	Katilia T Trujillo
Check	190672	0	06/07/2024	\$	(117.92)	Posted	Frontier Communications of Company
Check	190676	0	06/07/2024	\$	(158.59)	Posted	Frontier Communications of Company
Check	190701	0	06/07/2024	\$	(224.31)	Posted	VERIZON CONNECT FLEET USA LLC
Check	190686	0	06/07/2024	\$	(229.60)	Posted	Southern Connecticut Gas
Check	190670	0	06/07/2024	\$	(258.31)	Posted	Comcast Cable
Check	190694	0	06/07/2024	\$	(282.88)	Posted	United Illuminating
Check	190696	0	06/07/2024	\$	(310.06)	Posted	W.B. Mason Company Inc
Check	190689	0	06/07/2024	\$	(354.51)	Posted	Southern Connecticut Gas
DD	0	31917	06/07/2024	\$	(380.00)	Posted	Home Services & More, LLC
Check	190681	0	06/07/2024	\$	(678.90)	Posted	Engie North America Inc
Check	190690	0	06/07/2024	\$	(719.99)	Posted	Southern Connecticut Gas
Check	190703	0	06/07/2024	\$	(745.18)	Posted	The James on Grand Ave.
Check	190683	0	06/07/2024	\$	(842.10)	Posted	Engie North America Inc
Check	190697	0	06/07/2024	\$	(867.30)	Posted	Water Pollution Control
Check	190685	0	06/07/2024	\$	(909.78)	Posted	Regional Water Authority
Check	190671	0	06/07/2024	\$	(1,919.58)	Posted	F.W. Webb Company
DD	0	31915	06/07/2024	\$	(2,119.00)	Posted	Cohen Key Shop
Check	190699	0	06/07/2024	\$	(2,165.10)	Posted	Water Pollution Control
Check	190691	0	06/07/2024	\$	(2,747.59)	Posted	Southern Connecticut Gas
DD	0	31916	06/07/2024	\$	(2,796.59)	Posted	Holly A Bryk
Check	190679	0	06/07/2024	\$	(3,111.15)	Posted	Home Depot
Check	190698	0	06/07/2024	\$	(3,157.20)	Posted	Water Pollution Control
Check	190678	0	06/07/2024	\$	(4,542.81)	Posted	HD Supply Facilities Maintenance, Ltd
Check	190692	0	06/07/2024	\$	(6,217.87)	Posted	Southern Connecticut Gas
Check	190700	0	06/07/2024	\$	(6,592.20)	Posted	Water Pollution Control
DD	0	31918	06/07/2024	\$	(22,032.38)	Posted	Reitman Personnel Services, Inc.
DD	0	31919	06/10/2024	\$	(25.00)	Posted	Alberta Witherspoon
Check	190712	0	06/10/2024	\$	(25.00)	Posted	Cynthia N Rogers
Check	190708	0	06/10/2024	\$	(25.00)	Posted	Brenda J Harris
Check	190719	0	06/10/2024	\$	(25.00)	Posted	Sarmarian Tremble
Check	190715	0	06/10/2024	\$	(25.00)	Posted	Mabel L Carroll
Check	190707	0	06/10/2024	\$	(25.00)	Posted	Alma Keys
Check	190716	0	06/10/2024	\$	(25.00)	Posted	Michael Sydney Perkins
DD	0	31925	06/10/2024	\$	(57.42)	Posted	LaToya Mills
Check	190727	0	06/10/2024	\$	(67.60)	Posted	Kimberly Johansen
DD	0	31926	06/10/2024	\$	(100.00)	Posted	LaToya Mills
Check	190718	0	06/10/2024	\$	(116.55)	Posted	Robin Miller-Godwin
Check	190704	0	06/10/2024	\$	(150.00)	Posted	Pedro Diaz
Check	190705	0	06/10/2024	\$	(150.00)	Posted	Pedro Diaz
Check	190723	0	06/10/2024	\$	(250.00)	Posted	Ace Van & Storage, Inc.
Check	190733	0	06/10/2024	\$	(260.00)	Posted	Gayatri Rana
Check	190710	0	06/10/2024	\$	(284.36)	Posted	Comcast Cable
DD	0	31927	06/10/2024	\$	(300.00)	Posted	LaToya Mills
Check	190706	0	06/10/2024	\$	(311.62)	Posted	Alberta Witherspoon
Check	190722	0	06/10/2024	\$	(311.62)	Posted	William Kilpatrick
Check	190726	0	06/10/2024	\$	(361.25)	Posted	Jerris Luncheonette Inc
Check	190714	0	06/10/2024	\$	(429.92)	Posted	Legal Shield
Check	190730	0	06/10/2024	\$	(450.49)	Posted	Online Information Services, Inc
Check	190711	0	06/10/2024	\$	(500.00)	Posted	Council Of Large Public Housing Authorities
Check	190738	0	06/10/2024	\$	(605.31)	Posted	United Illuminating
Check	190739	0	06/10/2024	\$	(616.64)	Posted	United Illuminating
Check	190737	0	06/10/2024	\$	(682.01)	Posted	United Illuminating
Check	190734	0	06/10/2024	\$	(729.69)	Posted	Online Information Services, Inc
Check	190740	0	06/10/2024	\$	(730.36)	Posted	United Illuminating
Check	190741	0	06/10/2024	\$	(985.63)	Posted	United Illuminating
Check	190736	0	06/10/2024	\$	(1,984.95)	Posted	United Illuminating
Check	190735	0	06/10/2024	\$	(2,195.20)	Posted	United Illuminating

Check	190720	0	06/10/2024	\$ (2,428.70)	Posted		United Illuminating
Check	190721	0	06/10/2024	\$ (2,565.38)	Posted		W.B. Mason Company Inc
Check	190731	0	06/10/2024	\$ (4,058.35)	Posted		City of New Haven
Check	190713	0	06/10/2024	\$ (4,276.01)	Posted		F.W. Webb Company
Check	190717	0	06/10/2024	\$ (4,360.24)	Posted		Quadient Finance USA, INC
Check	190728	0	06/10/2024	\$ (4,917.31)	Posted		New Reach, Inc.
Check	190732	0	06/10/2024	\$ (5,000.00)	Posted		Columbus House, Inc
Check	190729	0	06/10/2024	\$ (5,393.12)	Posted		New Reach, Inc.
Check	190725	0	06/10/2024	\$ (6,011.98)	Posted		HD Supply Facilities Maintenance, Ltd
DD	0	31924	06/10/2024	\$ (6,720.00)	Posted		Solar Youth Inc.
DD	0	31922	06/10/2024	\$ (8,666.67)	Posted		NuErgen, LLC
DD	0	31921	06/10/2024	\$ (10,125.00)	Posted		Can I Live, Inc
DD	0	31920	06/10/2024	\$ (11,016.93)	Posted		KJR Consulting
Check	190709	0	06/10/2024	\$ (16,199.76)	Posted		Colonial Life & Accident Insurance
DD	0	31923	06/10/2024	\$ (17,375.00)	Posted		Rubino Enterprises LLC
Check	190724	0	06/10/2024	\$ (17,491.93)	Posted		ARAMARK Uniform & Career Apparel
DD	0	31929	06/11/2024	\$ (110.00)	Posted		Cohen Key Shop
DD	0	31928	06/11/2024	\$ (1,561.50)	Posted		Autoscribe Corporation
DD	0	31930	06/11/2024	\$ (1,710.00)	Posted		212 Exchange Street LLC
Check	190742	0	06/11/2024	\$ (3,089.28)	Posted		Hearst Media Services Connecticut, LLC
DD	0	31935	06/12/2024	\$ -	Posted	06/12/2024	AFSCME PEOPLE Committee
Check	190749	0	06/12/2024	\$ -	Posted	06/12/2024	AFSCME PEOPLE Committee
DD	0	31940	06/12/2024	\$ (10.00)	Posted		AFSCME PEOPLE Committee
DD	0	31939	06/12/2024	\$ (17.01)	Posted		LaToya Mills
Check	190757	0	06/12/2024	\$ (20.00)	Posted		Wendy Wade
DD	0	31934	06/12/2024	\$ (28.00)	Posted		AFSCME PEOPLE Committee
DD	0	31937	06/12/2024	\$ (71.50)	Posted		Kronos Incorporated
Check	190755	0	06/12/2024	\$ (85.00)	Posted		Supreme Corporation
DD	0	31931	06/12/2024	\$ (160.00)	Posted		Housing Authority of the City of New Haven
Check	190744	0	06/12/2024	\$ (190.52)	Posted		Federal Express Corp.
Check	190748	0	06/12/2024	\$ (200.00)	Posted		Tanaya Davene Clark
Check	190758	0	06/12/2024	\$ (304.20)	Posted		Afscme Local 818
DD	0	31936	06/12/2024	\$ (370.68)	Posted		Kone Inc.
DD	0	31941	06/12/2024	\$ (575.00)	Posted		Cohen Key Shop
Check	190750	0	06/12/2024	\$ (711.20)	Posted		Aramark Refreshment Services
Check	190759	0	06/12/2024	\$ (910.86)	Posted		HD Supply Facilities Maintenance, Ltd
Check	190754	0	06/12/2024	\$ (1,071.39)	Posted		Skyview Ridgefield LLC
Check	190753	0	06/12/2024	\$ (1,122.30)	Posted		Nydia E Jimenez
Check	190751	0	06/12/2024	\$ (2,045.67)	Posted		F.W. Webb Company
DD	0	31933	06/12/2024	\$ (2,535.01)	Posted		Afscme Local 713/afscme Council 4
DD	0	31938	06/12/2024	\$ (2,831.05)	Posted		Kronos Incorporated
Check	190760	0	06/12/2024	\$ (3,374.57)	Posted		Home Depot
Check	190756	0	06/12/2024	\$ (3,796.43)	Posted		Verizon Wireless
Check	190745	0	06/12/2024	\$ (5,375.00)	Posted		New Reach, Inc.
DD	0	31944	06/12/2024	\$ (6,022.02)	Posted		Otis Elevator Company
Check	190746	0	06/12/2024	\$ (6,576.17)	Posted		New Reach, Inc.
Check	190747	0	06/12/2024	\$ (6,576.17)	Posted		New Reach, Inc.
Check	190743	0	06/12/2024	\$ (6,733.03)	Posted		Aramark Refreshment Services
Check	190752	0	06/12/2024	\$ (10,925.00)	Posted		Marcum LLP
DD	0	31942	06/12/2024	\$ (21,696.32)	Posted		Crumbie Law Group, LLC
DD	0	31943	06/12/2024	\$ (23,221.86)	Posted		Mechanical Heating and Air Conditioning, Inc
DD	0	31932	06/12/2024	\$ (24,987.86)	Posted		Housing Authority of the City of New Haven
DD	0	31945	06/13/2024	\$ (190,813.87)	Posted		360 Management Group. Co.
Check	190762	0	06/14/2024	\$ (200.00)	Posted		Marta Laboy
Check	190761	0	06/14/2024	\$ (19,438.09)	Posted		United Illuminating
Check	190806	0	06/17/2024	\$ (25.06)	Posted		Aramark Refreshment Services
Check	190788	0	06/17/2024	\$ (39.93)	Posted		John F Murray
Check	190764	0	06/17/2024	\$ (42.30)	Posted		Aramark Refreshment Services
Check	190808	0	06/17/2024	\$ (66.43)	Posted		Comcast Cable
Check	190815	0	06/17/2024	\$ (77.27)	Posted		Frontier Communications of Company
Check	190816	0	06/17/2024	\$ (77.27)	Posted		Frontier Communications of Company
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Check	190821	0	06/17/2024	\$ (77.67)	Posted		Frontier Communications of Company
Check	190822	0	06/17/2024	\$ (82.92)	Posted		Frontier Communications of Company
DD	0	31975	06/17/2024	\$ (85.71)	Posted		Corporate Mailing Services LLC
Check	190819	0	06/17/2024	\$ (117.65)	Posted		Frontier Communications of Company
Check	190812	0	06/17/2024	\$ (117.92)	Posted		Frontier Communications of Company
Check	190818	0	06/17/2024	\$ (117.92)	Posted		Frontier Communications of Company
Check	190774	0	06/17/2024	\$ (129.95)	Posted		Anthem Blue Cross/Blue Shield
Check	190813	0	06/17/2024	\$ (154.57)	Posted		Frontier Communications of Company
DD	0	31951	06/17/2024	\$ (166.45)	Posted		Corporate Mailing Services LLC
Check	190814	0	06/17/2024	\$ (190.25)	Posted		Frontier Communications of Company
Check	190769	0	06/17/2024	\$ (200.00)	Posted		Stevie Jackson

Check	190765	0	06/17/2024	\$	(200.00)	Posted	Christy A Pedini
Check	190767	0	06/17/2024	\$	(200.00)	Posted	Miguel Avila
Check	190768	0	06/17/2024	\$	(200.00)	Posted	Noraima Avila
Check	190766	0	06/17/2024	\$	(200.00)	Posted	Jennifer Malone
DD	0	31949	06/17/2024	\$	(200.00)	Posted	Alberta Witherspoon
Check	190780	0	06/17/2024	\$	(200.00)	Posted	Darius K Reid
DD	0	31955	06/17/2024	\$	(200.00)	Posted	Doris J Doward
DD	0	31948	06/17/2024	\$	(200.00)	Posted	Alberta W Golden
Check	190777	0	06/17/2024	\$	(200.00)	Posted	Brenda J Harris
DD	0	31962	06/17/2024	\$	(200.00)	Posted	Linda Cross
Check	190789	0	06/17/2024	\$	(200.00)	Posted	Judy Cosby
DD	0	31946	06/17/2024	\$	(200.00)	Posted	Airess Johnson
Check	190798	0	06/17/2024	\$	(200.00)	Posted	Shantour Jackson
Check	190795	0	06/17/2024	\$	(200.00)	Posted	Roberto Roman-Negron
DD	0	31966	06/17/2024	\$	(200.00)	Posted	Patricia Mabry
Check	190791	0	06/17/2024	\$	(200.00)	Posted	Major Banks
DD	0	31968	06/17/2024	\$	(200.00)	Posted	Paul A Kates
DD	0	31967	06/17/2024	\$	(200.00)	Posted	Patricia Thorpe
Check	190792	0	06/17/2024	\$	(200.00)	Posted	Maritza Baez
DD	0	31952	06/17/2024	\$	(200.00)	Posted	Deborah Hudson
Check	190778	0	06/17/2024	\$	(200.00)	Posted	Bruce Gatling
DD	0	31959	06/17/2024	\$	(200.00)	Posted	Lagreta Riles
DD	0	31953	06/17/2024	\$	(200.00)	Posted	Dennis Nathaniel Jenkins
DD	0	31950	06/17/2024	\$	(200.00)	Posted	Alicia M Spencer
DD	0	31956	06/17/2024	\$	(200.00)	Posted	Dorothy M Smith
DD	0	31954	06/17/2024	\$	(200.00)	Posted	Donna Santiago
DD	0	31972	06/17/2024	\$	(200.00)	Posted	Teresa Nela Caporale
DD	0	31957	06/17/2024	\$	(200.00)	Posted	Jonathan Stewart
DD	0	31970	06/17/2024	\$	(200.00)	Posted	Perry Lamar Gary
Check	190781	0	06/17/2024	\$	(200.00)	Posted	Edward Beverley
DD	0	31974	06/17/2024	\$	(200.00)	Posted	Willard E. Ford
Check	190796	0	06/17/2024	\$	(200.00)	Posted	Russell Roberson
Check	190776	0	06/17/2024	\$	(200.00)	Posted	Billy Ray Mathews
DD	0	31947	06/17/2024	\$	(200.00)	Posted	Al Mccoy Langston
DD	0	31969	06/17/2024	\$	(200.00)	Posted	Pedro Octavio Jimenez
Check	190785	0	06/17/2024	\$	(200.00)	Posted	Hector A Lozada-Osorio
Check	190771	0	06/17/2024	\$	(200.00)	Posted	Angela Dixon
DD	0	31960	06/17/2024	\$	(200.00)	Posted	Lavern Davis
DD	0	31963	06/17/2024	\$	(200.00)	Posted	Luz E Torres
Check	190772	0	06/17/2024	\$	(200.00)	Posted	Annette Yancey
DD	0	31958	06/17/2024	\$	(200.00)	Posted	Keith Davis
DD	0	31971	06/17/2024	\$	(200.00)	Posted	Ralph Berryman
Check	190775	0	06/17/2024	\$	(200.00)	Posted	Avis Grant
Check	190787	0	06/17/2024	\$	(200.00)	Posted	Janet Poole
Check	190779	0	06/17/2024	\$	(200.00)	Posted	Clenison Dickey
Check	190786	0	06/17/2024	\$	(200.00)	Posted	James Jenkins
Check	190782	0	06/17/2024	\$	(200.00)	Posted	Gail Pressley
Check	190797	0	06/17/2024	\$	(200.00)	Posted	Sean Holland
Check	190799	0	06/17/2024	\$	(200.00)	Posted	Teethenia Stroud
Check	190790	0	06/17/2024	\$	(200.00)	Posted	Lee C Moore
Check	190784	0	06/17/2024	\$	(200.00)	Posted	Glenda Streater
DD	0	31973	06/17/2024	\$	(200.00)	Posted	Todd Collins
Check	190770	0	06/17/2024	\$	(200.00)	Posted	Adalberto Rivera
DD	0	31961	06/17/2024	\$	(200.00)	Posted	Lenard Greene
Check	190783	0	06/17/2024	\$	(200.00)	Posted	George G Robinson
Check	190805	0	06/17/2024	\$	(233.40)	Posted	Aflac
Check	190801	0	06/17/2024	\$	(240.00)	Posted	Johnson Controls US Holdings LLC
Check	190811	0	06/17/2024	\$	(292.17)	Posted	Frontier Communications of Company
Check	190809	0	06/17/2024	\$	(314.31)	Posted	Comcast Cable
Check	190793	0	06/17/2024	\$	(500.00)	Posted	Melody Ramos
Check	190803	0	06/17/2024	\$	(518.92)	Posted	Standard Insurance Company.
Check	190794	0	06/17/2024	\$	(679.05)	Posted	Metropolitan Life Insurance Company USA
Check	190823	0	06/17/2024	\$	(815.64)	Posted	Oxford Health Plans, LLC
DD	0	31980	06/17/2024	\$	(840.64)	Posted	Housing Authority of the City of New Haven
Check	190825	0	06/17/2024	\$	(890.68)	Posted	W.B. Mason Company Inc
DD	0	31977	06/17/2024	\$	(962.00)	Posted	360 Management Group. Co.
DD	0	31965	06/17/2024	\$	(1,000.00)	Posted	Nan Mckay & Associates
Check	190824	0	06/17/2024	\$	(1,271.80)	Posted	Southern Connecticut Gas
Check	190810	0	06/17/2024	\$	(1,567.44)	Posted	Frontier Communications of Company
DD	0	31978	06/17/2024	\$	(1,594.27)	Posted	Holly A Bryk
DD	0	31964	06/17/2024	\$	(1,615.00)	Posted	McCarter & English, LLP
Check	190800	0	06/17/2024	\$	(1,787.23)	Posted	Eagle Elevator Company, Inc.
DD	0	31979	06/17/2024	\$	(2,057.50)	Posted	Home Services & More, LLC
Check	190804	0	06/17/2024	\$	(2,104.98)	Posted	Standard Insurance Company.

Check	190763	0	06/17/2024	\$ (6,196.50)	Posted	AM/PM Glass & Metal Fab., LLC
Check	190773	0	06/17/2024	\$ (13,515.75)	Posted	Anthem Blue Cross/Blue Shield
Check	190807	0	06/17/2024	\$ (13,825.35)	Posted	Comcast Cable
DD	0	31981	06/17/2024	\$ (37,070.00)	Posted	The Glendower Group, Inc
Check	190802	0	06/17/2024	\$ (37,946.18)	Posted	Oxford Health Plans, LLC
DD	0	31976	06/17/2024	\$ (54,165.68)	Posted	Mechanical Heating and Air Conditioning, Inc
Check	190826	0	06/18/2024	\$ (2,372.46)	Posted	Special Testing Laboratories, Inc
DD	0	31982	06/18/2024	\$ (66,325.21)	Posted	McCarter & English, LLP
Check	190844	0	06/19/2024	\$ (12.69)	Posted	Aramark Refreshment Services
Check	190869	0	06/19/2024	\$ (17.65)	Posted	United Illuminating
DD	0	31989	06/19/2024	\$ (19.00)	Posted	Housing Insurance Services, Inc.
Check	190881	0	06/19/2024	\$ (31.15)	Posted	Southern Connecticut Gas
Check	190853	0	06/19/2024	\$ (32.84)	Posted	United Illuminating
Check	190852	0	06/19/2024	\$ (35.46)	Posted	United Illuminating
Check	190851	0	06/19/2024	\$ (38.79)	Posted	United Illuminating
Check	190850	0	06/19/2024	\$ (47.04)	Posted	United Illuminating
Check	190828	0	06/19/2024	\$ (57.49)	Posted	Cincinnati Copiers, Inc
Check	190872	0	06/19/2024	\$ (70.30)	Posted	United Illuminating
Check	190878	0	06/19/2024	\$ (77.27)	Posted	Frontier Communications of Company
Check	190855	0	06/19/2024	\$ (104.90)	Posted	United Illuminating
Check	190846	0	06/19/2024	\$ (107.54)	Posted	Frontier Communications of Company
Check	190848	0	06/19/2024	\$ (108.52)	Posted	United Illuminating
Check	190842	0	06/19/2024	\$ (123.69)	Posted	Regional Water Authority
Check	190888	0	06/19/2024	\$ (185.65)	Posted	United Illuminating
Check	190880	0	06/19/2024	\$ (239.57)	Posted	Southern Connecticut Gas
Check	190887	0	06/19/2024	\$ (266.84)	Posted	United Illuminating
Check	190873	0	06/19/2024	\$ (290.75)	Posted	United Illuminating
DD	0	31988	06/19/2024	\$ (292.00)	Posted	Berchem Moses PC
Check	190871	0	06/19/2024	\$ (328.21)	Posted	United Illuminating
Check	190875	0	06/19/2024	\$ (368.00)	Posted	Yale New Haven Hospital
Check	190840	0	06/19/2024	\$ (381.72)	Posted	Regional Water Authority
Check	190849	0	06/19/2024	\$ (393.05)	Posted	United Illuminating
Check	190830	0	06/19/2024	\$ (399.97)	Posted	Nica's Market LLC
Check	190882	0	06/19/2024	\$ (418.88)	Posted	Southern Connecticut Gas
Check	190868	0	06/19/2024	\$ (427.01)	Posted	United Illuminating
Check	190865	0	06/19/2024	\$ (545.27)	Posted	United Illuminating
Check	190829	0	06/19/2024	\$ (616.30)	Posted	Comcast Cable
Check	190861	0	06/19/2024	\$ (701.66)	Posted	United Illuminating
Check	190886	0	06/19/2024	\$ (717.96)	Posted	United Illuminating
Check	190834	0	06/19/2024	\$ (747.57)	Posted	Regional Water Authority
Check	190832	0	06/19/2024	\$ (771.17)	Posted	Regional Water Authority
Check	190838	0	06/19/2024	\$ (789.79)	Posted	Regional Water Authority
Check	190854	0	06/19/2024	\$ (850.96)	Posted	United Illuminating
Check	190847	0	06/19/2024	\$ (947.50)	Posted	Johnson Controls Inc
Check	190845	0	06/19/2024	\$ (1,133.33)	Posted	Comcast Cable
Check	190870	0	06/19/2024	\$ (1,148.45)	Posted	United Illuminating
Check	190883	0	06/19/2024	\$ (1,159.64)	Posted	Southern Connecticut Gas
Check	190843	0	06/19/2024	\$ (1,326.52)	Posted	Regional Water Authority
Check	190863	0	06/19/2024	\$ (1,338.96)	Posted	United Illuminating
Check	190876	0	06/19/2024	\$ (1,450.00)	Posted	Ace Van & Storage, Inc.
DD	0	31984	06/19/2024	\$ (1,866.38)	Posted	Holly A Bryk
Check	190885	0	06/19/2024	\$ (1,934.85)	Posted	Southern Connecticut Gas
Check	190874	0	06/19/2024	\$ (1,966.50)	Posted	United Illuminating
Check	190839	0	06/19/2024	\$ (1,985.57)	Posted	Regional Water Authority
Check	190831	0	06/19/2024	\$ (2,328.52)	Posted	Regional Water Authority
Check	190856	0	06/19/2024	\$ (2,391.20)	Posted	United Illuminating
Check	190884	0	06/19/2024	\$ (2,398.24)	Posted	Southern Connecticut Gas
Check	190857	0	06/19/2024	\$ (2,417.22)	Posted	United Illuminating
Check	190836	0	06/19/2024	\$ (2,437.35)	Posted	Regional Water Authority
Check	190835	0	06/19/2024	\$ (2,494.07)	Posted	Regional Water Authority
Check	190867	0	06/19/2024	\$ (2,519.02)	Posted	United Illuminating
Check	190877	0	06/19/2024	\$ (2,629.24)	Posted	Frontier Communications of Company
Check	190858	0	06/19/2024	\$ (2,667.41)	Posted	United Illuminating
Check	190879	0	06/19/2024	\$ (2,685.73)	Posted	Regional Water Authority
Check	190862	0	06/19/2024	\$ (3,208.36)	Posted	United Illuminating
DD	0	31985	06/19/2024	\$ (3,410.44)	Posted	Housing Authority of the City of New Haven
Check	190864	0	06/19/2024	\$ (3,442.10)	Posted	United Illuminating
Check	190866	0	06/19/2024	\$ (3,510.72)	Posted	United Illuminating
Check	190841	0	06/19/2024	\$ (3,758.70)	Posted	Regional Water Authority
Check	190859	0	06/19/2024	\$ (3,776.50)	Posted	United Illuminating
DD	0	31983	06/19/2024	\$ (3,975.50)	Posted	Crumbie Law Group, LLC
Check	190833	0	06/19/2024	\$ (4,032.59)	Posted	Regional Water Authority
Check	190860	0	06/19/2024	\$ (4,197.11)	Posted	United Illuminating
Check	190827	0	06/19/2024	\$ (5,000.00)	Posted	Christian Community Commission Inc

Check	190837	0	06/19/2024	\$ (6,902.27)	Posted	Regional Water Authority
DD	0	31991	06/19/2024	\$ (14,203.88)	Posted	Reitman Personnel Services, Inc.
DD	0	31992	06/19/2024	\$ (17,184.18)	Posted	Reitman Personnel Services, Inc.
DD	0	31990	06/19/2024	\$ (18,000.00)	Posted	McCarter & English, LLP
DD	0	31987	06/19/2024	\$ (18,409.11)	Posted	360 Management Group. Co.
Check	190889	0	06/19/2024	\$ (19,100.76)	Posted	United Illuminating
DD	0	31986	06/19/2024	\$ (99,728.34)	Posted	360 Management Group. Co.
Check	190897	0	06/20/2024	\$ (4.43)	Posted	Engie North America Inc
Check	190892	0	06/20/2024	\$ (8.02)	Posted	Engie North America Inc
Check	190921	0	06/20/2024	\$ (12.60)	Posted	United Illuminating
Check	190900	0	06/20/2024	\$ (14.66)	Posted	Engie North America Inc
Check	190937	0	06/20/2024	\$ (19.68)	Posted	United Illuminating
Check	190901	0	06/20/2024	\$ (23.97)	Posted	Engie North America Inc
Check	190955	0	06/20/2024	\$ (87.45)	Posted	Regional Water Authority
Check	190958	0	06/20/2024	\$ (91.73)	Posted	Regional Water Authority
Check	190942	0	06/20/2024	\$ (106.85)	Posted	Frontier Communications of Company
Check	190891	0	06/20/2024	\$ (113.00)	Posted	Aramark Refreshment Services
Check	190936	0	06/20/2024	\$ (114.01)	Posted	United Illuminating
Check	190940	0	06/20/2024	\$ (120.00)	Posted	Water Pollution Control
Check	190951	0	06/20/2024	\$ (135.52)	Posted	Regional Water Authority
Check	190899	0	06/20/2024	\$ (151.29)	Posted	Engie North America Inc
Check	190898	0	06/20/2024	\$ (161.74)	Posted	Engie North America Inc
Check	190924	0	06/20/2024	\$ (163.03)	Posted	United Illuminating
Check	190895	0	06/20/2024	\$ (164.37)	Posted	Engie North America Inc
Check	190945	0	06/20/2024	\$ (206.02)	Posted	Frontier Communications of Company
Check	190949	0	06/20/2024	\$ (214.73)	Posted	Regional Water Authority
Check	190935	0	06/20/2024	\$ (217.98)	Posted	United Illuminating
Check	190944	0	06/20/2024	\$ (239.88)	Posted	Frontier Communications of Company
Check	190916	0	06/20/2024	\$ (240.25)	Posted	Southern Connecticut Gas
Check	190903	0	06/20/2024	\$ (254.24)	Posted	United Illuminating
Check	190922	0	06/20/2024	\$ (278.10)	Posted	United Illuminating
Check	190907	0	06/20/2024	\$ (298.35)	Posted	Comcast Cable
Check	190908	0	06/20/2024	\$ (298.35)	Posted	Comcast Cable
Check	190909	0	06/20/2024	\$ (298.35)	Posted	Comcast Cable
Check	190910	0	06/20/2024	\$ (298.35)	Posted	Comcast Cable
Check	190934	0	06/20/2024	\$ (320.76)	Posted	United Illuminating
Check	190943	0	06/20/2024	\$ (327.70)	Posted	Frontier Communications of Company
Check	190906	0	06/20/2024	\$ (354.50)	Posted	Comcast Cable
Check	190920	0	06/20/2024	\$ (400.00)	Posted	United Illuminating
Check	190939	0	06/20/2024	\$ (441.30)	Posted	Water Pollution Control
Check	190915	0	06/20/2024	\$ (444.52)	Posted	Southern Connecticut Gas
Check	190930	0	06/20/2024	\$ (463.17)	Posted	United Illuminating
Check	190952	0	06/20/2024	\$ (508.00)	Posted	Regional Water Authority
Check	190968	0	06/20/2024	\$ (513.31)	Posted	Regional Water Authority
Check	190925	0	06/20/2024	\$ (577.00)	Posted	United Illuminating
Check	190953	0	06/20/2024	\$ (593.24)	Posted	Regional Water Authority
Check	190959	0	06/20/2024	\$ (620.08)	Posted	Regional Water Authority
Check	190902	0	06/20/2024	\$ (675.37)	Posted	United Illuminating
Check	190967	0	06/20/2024	\$ (693.20)	Posted	Regional Water Authority
Check	190946	0	06/20/2024	\$ (733.75)	Posted	Housing Authority Risk Retention Group, Inc
Check	190970	0	06/20/2024	\$ (831.21)	Posted	Regional Water Authority
DD	0	31993	06/20/2024	\$ (834.15)	Posted	New Haven Village Suites
Check	190917	0	06/20/2024	\$ (871.15)	Posted	Southern Connecticut Gas
Check	190966	0	06/20/2024	\$ (898.88)	Posted	Regional Water Authority
Check	190904	0	06/20/2024	\$ (1,116.26)	Posted	United Illuminating
Check	190914	0	06/20/2024	\$ (1,125.99)	Posted	Southern Connecticut Gas
Check	190912	0	06/20/2024	\$ (1,223.47)	Posted	Southern Connecticut Gas
Check	190947	0	06/20/2024	\$ (1,378.56)	Posted	Regional Water Authority
Check	190969	0	06/20/2024	\$ (1,477.70)	Posted	Regional Water Authority
Check	190911	0	06/20/2024	\$ (1,494.70)	Posted	Southern Connecticut Gas
Check	190971	0	06/20/2024	\$ (1,571.91)	Posted	Regional Water Authority
Check	190964	0	06/20/2024	\$ (1,598.58)	Posted	Regional Water Authority
Check	190941	0	06/20/2024	\$ (1,868.42)	Posted	Water Pollution Control
Check	190926	0	06/20/2024	\$ (1,875.88)	Posted	United Illuminating
Check	190918	0	06/20/2024	\$ (2,000.08)	Posted	Southern Connecticut Gas
Check	190963	0	06/20/2024	\$ (2,065.07)	Posted	Regional Water Authority
Check	190923	0	06/20/2024	\$ (2,078.29)	Posted	United Illuminating
Check	190972	0	06/20/2024	\$ (2,246.70)	Posted	Water Pollution Control
Check	190929	0	06/20/2024	\$ (2,649.05)	Posted	United Illuminating
Check	190965	0	06/20/2024	\$ (2,674.43)	Posted	Regional Water Authority
Check	190893	0	06/20/2024	\$ (2,762.10)	Posted	Engie North America Inc
Check	190896	0	06/20/2024	\$ (2,837.78)	Posted	Engie North America Inc
Check	190961	0	06/20/2024	\$ (3,186.91)	Posted	Regional Water Authority
DD	0	31994	06/20/2024	\$ (3,411.00)	Posted	Reitman Personnel Services, Inc.

Check	190950	0	06/20/2024	\$	(3,558.05)	Posted	Regional Water Authority
Check	190919	0	06/20/2024	\$	(3,836.35)	Posted	Southern Connecticut Gas
DD	0	31995	06/20/2024	\$	(3,838.41)	Posted	Home Services & More, LLC
Check	190948	0	06/20/2024	\$	(4,324.01)	Posted	Regional Water Authority
Check	190962	0	06/20/2024	\$	(4,327.64)	Posted	Regional Water Authority
Check	190956	0	06/20/2024	\$	(5,034.34)	Posted	Regional Water Authority
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Check	190913	0	06/20/2024	\$	(5,475.22)	Posted	Southern Connecticut Gas
Check	190931	0	06/20/2024	\$	(7,177.45)	Posted	United Illuminating
Check	190928	0	06/20/2024	\$	(9,178.66)	Posted	United Illuminating
Check	190933	0	06/20/2024	\$	(10,164.96)	Posted	United Illuminating
Check	190894	0	06/20/2024	\$	(10,265.82)	Posted	Engie North America Inc
Check	190905	0	06/20/2024	\$	(11,768.21)	Posted	Yale Termite & Pest Elimination Corp.
Check	190960	0	06/20/2024	\$	(11,940.00)	Posted	Regional Water Authority
Check	190932	0	06/20/2024	\$	(13,473.67)	Posted	United Illuminating
Check	190938	0	06/20/2024	\$	(14,224.20)	Posted	Water Pollution Control
DD	0	31996	06/20/2024	\$	(24,747.19)	Posted	Housing Authority of the City of New Haven
Check	190927	0	06/20/2024	\$	(32,693.72)	Posted	United Illuminating
Check	190954	0	06/20/2024	\$	(33,762.71)	Posted	Regional Water Authority
Check	190890	0	06/20/2024	\$	(70,000.00)	Posted	Housing Authority of the City of New Haven
DD	0	31997	06/21/2024	\$	(21.20)	Posted	Cohen Key Shop
Check	190994	0	06/21/2024	\$	(178.01)	Posted	United Illuminating
Check	190975	0	06/21/2024	\$	(187.59)	Posted	United Illuminating
Check	190988	0	06/21/2024	\$	(291.89)	Posted	United Illuminating
DD	0	31999	06/21/2024	\$	(399.53)	Posted	Holly A Bryk
Check	190992	0	06/21/2024	\$	(489.32)	Posted	United Illuminating
Check	190979	0	06/21/2024	\$	(542.10)	Posted	United Illuminating
Check	190976	0	06/21/2024	\$	(635.51)	Posted	United Illuminating
Check	190986	0	06/21/2024	\$	(650.40)	Posted	United Illuminating
Check	190977	0	06/21/2024	\$	(762.82)	Posted	United Illuminating
Check	190978	0	06/21/2024	\$	(965.74)	Posted	United Illuminating
Check	190987	0	06/21/2024	\$	(1,000.86)	Posted	United Illuminating
Check	190973	0	06/21/2024	\$	(1,037.23)	Posted	Eagle Elevator Company, Inc.
Check	190991	0	06/21/2024	\$	(1,146.73)	Posted	United Illuminating
Check	190983	0	06/21/2024	\$	(1,180.32)	Posted	United Illuminating
Check	190980	0	06/21/2024	\$	(1,233.80)	Posted	United Illuminating
Check	190984	0	06/21/2024	\$	(1,247.53)	Posted	United Illuminating
Check	190990	0	06/21/2024	\$	(1,275.51)	Posted	United Illuminating
Check	190982	0	06/21/2024	\$	(1,302.12)	Posted	United Illuminating
Check	190981	0	06/21/2024	\$	(1,362.14)	Posted	United Illuminating
Check	190985	0	06/21/2024	\$	(1,381.92)	Posted	United Illuminating
DD	0	31998	06/21/2024	\$	(1,871.10)	Posted	Gilson Software Solutions - PHA, LLC.
Check	190989	0	06/21/2024	\$	(2,034.74)	Posted	United Illuminating
Check	190993	0	06/21/2024	\$	(2,622.28)	Posted	United Illuminating
Check	190974	0	06/21/2024	\$	(2,741.23)	Posted	HD Supply Facilities Maintenance, Ltd
DD	0	32000	06/21/2024	\$	(5,866.95)	Posted	McCarter & English, LLP
DD	0	32001	06/21/2024	\$	(29,502.31)	Posted	Mechanical Heating and Air Conditioning, Inc
Check	191001	0	06/24/2024	\$	(21.02)	Posted	United Illuminating
Check	190999	0	06/24/2024	\$	(42.33)	Posted	United Illuminating
DD	0	32004	06/24/2024	\$	(67.03)	Posted	Corporate Mailing Services LLC
Check	191013	0	06/24/2024	\$	(77.27)	Posted	Frontier Communications of Company
Check	191014	0	06/24/2024	\$	(77.27)	Posted	Frontier Communications of Company
Check	191017	0	06/24/2024	\$	(77.27)	Posted	Frontier Communications of Company
Check	191015	0	06/24/2024	\$	(117.92)	Posted	Frontier Communications of Company
Check	191018	0	06/24/2024	\$	(117.92)	Posted	Frontier Communications of Company
Check	191019	0	06/24/2024	\$	(117.92)	Posted	Frontier Communications of Company
Check	191010	0	06/24/2024	\$	(132.42)	Posted	Comcast Cable
Check	191011	0	06/24/2024	\$	(132.42)	Posted	Comcast Cable
Check	191002	0	06/24/2024	\$	(134.40)	Posted	United Illuminating
Check	191020	0	06/24/2024	\$	(137.84)	Posted	Frontier Communications of Company
Check	191016	0	06/24/2024	\$	(165.45)	Posted	Frontier Communications of Company
Check	191000	0	06/24/2024	\$	(183.57)	Posted	United Illuminating
Check	191009	0	06/24/2024	\$	(198.35)	Posted	Comcast Cable
Check	191008	0	06/24/2024	\$	(230.41)	Posted	United Illuminating
Check	191004	0	06/24/2024	\$	(230.64)	Posted	United Illuminating
DD	0	32005	06/24/2024	\$	(275.99)	Posted	Holly A Bryk
Check	191022	0	06/24/2024	\$	(319.72)	Posted	Online Information Services, Inc
Check	190997	0	06/24/2024	\$	(376.51)	Posted	Regional Water Authority
DD	0	32002	06/24/2024	\$	(492.50)	Posted	Home Services & More, LLC
Check	191006	0	06/24/2024	\$	(572.03)	Posted	United Illuminating
Check	191023	0	06/24/2024	\$	(611.15)	Posted	Quadient Finance USA, INC
Check	191024	0	06/24/2024	\$	(626.27)	Posted	W.B. Mason Company Inc
Check	191007	0	06/24/2024	\$	(907.52)	Posted	United Illuminating
Check	191012	0	06/24/2024	\$	(1,010.05)	Posted	F.W. Webb Company

Check	191003	0	06/24/2024	\$ (1,158.84)	Posted		United Illuminating
DD	0	32003	06/24/2024	\$ (1,190.00)	Posted		Reitman Personnel Services, Inc.
Check	190998	0	06/24/2024	\$ (2,984.80)	Posted		Southern Connecticut Gas
Check	190996	0	06/24/2024	\$ (3,080.58)	Posted		HD Supply Facilities Maintenance, Ltd
Check	191021	0	06/24/2024	\$ (5,006.34)	Posted		Johnson Controls US Holdings LLC
Check	190995	0	06/24/2024	\$ (6,563.18)	Posted		F.W. Webb Company
Check	191005	0	06/24/2024	\$ (9,400.15)	Posted		United Illuminating
Check	191025	0	06/24/2024	\$ (37,986.12)	Posted		Home Depot
Check	191112	0	06/25/2024	\$ -	Posted		City of New Haven
Check	191109	0	06/25/2024	\$ (320.00)	Posted		Hands On Moving, LLC
DD	0	32017	06/25/2024	\$ (1,001.00)	Posted		Pullman & Comley, LLC
Check	191110	0	06/25/2024	\$ (3,372.50)	Posted		Sylva Developers, LLC
DD	0	32016	06/25/2024	\$ (7,100.00)	Posted		Christopher Williams Architects, LLC
DD	0	32018	06/25/2024	\$ (8,023.68)	Posted		Tri-Con Construction Manager, Llc
Check	191111	0	06/25/2024	\$ (27,238.91)	Posted		City of New Haven
DD	0	32015	06/25/2024	\$ (219,459.85)	Posted		A. Prete Construction Company, Inc
Check	191117	0	06/26/2024	\$ -	Posted	06/26/2024	Deloris A Watson
Check	191118	0	06/26/2024	\$ -	Posted	06/26/2024	Ernestine Barnes
Check	191115	0	06/26/2024	\$ -	Posted	06/26/2024	Caroline Contreras
Check	191125	0	06/26/2024	\$ -	Posted	06/26/2024	Natalya Troutman
Check	191113	0	06/26/2024	\$ -	Posted	06/26/2024	Ana Bertha Paredes Obregon
Check	191121	0	06/26/2024	\$ -	Posted	06/26/2024	Glendower Ribicoff, LLC
Check	191120	0	06/26/2024	\$ -	Posted	06/26/2024	Glendower Ribicoff Four, LLC
Check	191130	0	06/26/2024	\$ -	Posted	06/26/2024	Tashima Snell
Check	191126	0	06/26/2024	\$ -	Posted	06/26/2024	Raven Taylor
Check	191129	0	06/26/2024	\$ -	Posted	06/26/2024	Stephanie Marie Cox
Check	191124	0	06/26/2024	\$ -	Posted	06/26/2024	MZNH Holdings LLC
Check	191114	0	06/26/2024	\$ -	Posted	06/26/2024	Angel McPhaul
Check	191127	0	06/26/2024	\$ -	Posted	06/26/2024	Rhodella Woods
Check	191131	0	06/26/2024	\$ -	Posted	06/26/2024	Traci Frasier
Check	191122	0	06/26/2024	\$ -	Posted	06/26/2024	Janida Hernandez
Check	191128	0	06/26/2024	\$ -	Posted	06/26/2024	Rosayda D Sanchez
Check	191119	0	06/26/2024	\$ -	Posted	06/26/2024	Ferdinand Escoffery
Check	191116	0	06/26/2024	\$ -	Posted	06/26/2024	Davendra Ramdat
Check	191123	0	06/26/2024	\$ -	Posted	06/26/2024	Keionna Murphy
Check	191134	0	06/26/2024	\$ -	Posted	07/02/2024	Caroline Contreras
DD	0	32034	06/26/2024	\$ -	Posted	06/26/2024	Reitman Personnel Services, Inc.
DD	0	32033	06/26/2024	\$ -	Posted	06/26/2024	Home Services & More, LLC
DD	0	32035	06/26/2024	\$ -	Posted	06/26/2024	Ringcentral, Inc
Check	191246	0	06/26/2024	\$ -	Posted		W.B. Mason Company Inc
Check	191225	0	06/26/2024	\$ -	Posted		Frontier Communications of Company
Check	191226	0	06/26/2024	\$ -	Posted		Frontier Communications of Company
Check	191227	0	06/26/2024	\$ -	Posted		Frontier Communications of Company
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Check	191230	0	06/26/2024	\$ -	Posted		Frontier Communications of Company
Check	191247	0	06/26/2024	\$ -	Posted		Yale New Haven Hospital
Check	191224	0	06/26/2024	\$ -	Posted		Frankson Fence Company
Check	191233	0	06/26/2024	\$ -	Posted		Southern Connecticut Gas
Check	191234	0	06/26/2024	\$ -	Posted		Southern Connecticut Gas
Check	191235	0	06/26/2024	\$ -	Posted		Southern Connecticut Gas
Check	191236	0	06/26/2024	\$ -	Posted		Southern Connecticut Gas
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Check	191245	0	06/26/2024	\$ -	Posted		Southern Connecticut Gas
DD	0	32037	06/26/2024	\$ -	Posted		Reitman Personnel Services, Inc.
Check	191215	0	06/26/2024	\$ -	Posted		Comcast Cable
Check	191216	0	06/26/2024	\$ -	Posted		Comcast Cable
Check	191217	0	06/26/2024	\$ -	Posted		Comcast Cable
Check	191218	0	06/26/2024	\$ -	Posted		Comcast Cable
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Check	191220	0	06/26/2024	\$ -	Posted		Comcast Cable
Check	191221	0	06/26/2024	\$ -	Posted		Comcast Cable
Check	191222	0	06/26/2024	\$ -	Posted		Comcast Cable
Check	191231	0	06/26/2024	\$ -	Posted		Home Depot
DD	0	32036	06/26/2024	\$ -	Posted		Home Services & More, LLC
DD	0	32038	06/26/2024	\$ -	Posted		Ringcentral, Inc
Check	191214	0	06/26/2024	\$ -	Posted		Area Cooperative Educational Services

Check	191223	0	06/26/2024	\$	-	Posted	Coreen Toussaint
Check	191232	0	06/26/2024	\$	-	Posted	IMMIX TECHNOLOGY INC
Check	191167	0	06/26/2024	\$	(0.11)	Posted	Engie North America Inc
Check	191177	0	06/26/2024	\$	(17.34)	Posted	Southern Connecticut Gas
Check	191159	0	06/26/2024	\$	(17.46)	Posted	Southern Connecticut Gas
Check	191154	0	06/26/2024	\$	(22.36)	Posted	Comcast Cable
Check	191178	0	06/26/2024	\$	(32.32)	Posted	Sunwealth Project Pool 14 LLC
Check	191163	0	06/26/2024	\$	(47.09)	Posted	Regional Water Authority
Check	191144	0	06/26/2024	\$	(67.00)	Posted	Natalya Troutman
Check	191193	0	06/26/2024	\$	(77.27)	Posted	Frontier Communications of Company
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DD	0	32032	06/26/2024	\$	(89.59)	Posted	Ringcentral, Inc
Check	191164	0	06/26/2024	\$	(93.06)	Posted	Regional Water Authority
DD	0	32041	06/26/2024	\$	(112.39)	Posted	Ringcentral, Inc
Check	191145	0	06/26/2024	\$	(113.00)	Posted	Raven Taylor
Check	191191	0	06/26/2024	\$	(117.92)	Posted	Frontier Communications of Company
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Check	191189	0	06/26/2024	\$	(137.33)	Posted	Coreen Toussaint
Check	191249	0	06/26/2024	\$	(145.60)	Posted	Home Depot
Check	191160	0	06/26/2024	\$	(146.40)	Posted	United Illuminating
Check	191137	0	06/26/2024	\$	(150.00)	Posted	Ernestine Barnes
Check	191192	0	06/26/2024	\$	(154.55)	Posted	Frontier Communications of Company
Check	191147	0	06/26/2024	\$	(157.00)	Posted	Rosayda D Sanchez
Check	191184	0	06/26/2024	\$	(162.85)	Posted	Comcast Cable
Check	191188	0	06/26/2024	\$	(164.85)	Posted	Comcast Cable
Check	191155	0	06/26/2024	\$	(166.18)	Posted	De Lage Landen Financial Services, Inc
Check	191185	0	06/26/2024	\$	(198.35)	Posted	Comcast Cable
Check	191132	0	06/26/2024	\$	(201.00)	Posted	Ana Bertha Paredes Obregon
Check	191186	0	06/26/2024	\$	(202.85)	Posted	Comcast Cable
Check	191150	0	06/26/2024	\$	(209.00)	Posted	Traci Frasier
Check	191187	0	06/26/2024	\$	(210.85)	Posted	Comcast Cable
Check	191140	0	06/26/2024	\$	(214.00)	Posted	Glendower Ribicoff, LLC
Check	191161	0	06/26/2024	\$	(228.52)	Posted	United Illuminating
Check	191168	0	06/26/2024	\$	(230.66)	Posted	Frontier Communications of Company
Check	191156	0	06/26/2024	\$	(231.11)	Posted	F.W. Webb Company
Check	191158	0	06/26/2024	\$	(240.97)	Posted	Southern Connecticut Gas
Check	191148	0	06/26/2024	\$	(251.00)	Posted	Stephanie Marie Cox
Check	191183	0	06/26/2024	\$	(261.97)	Posted	Comcast Cable
Check	191172	0	06/26/2024	\$	(272.08)	Posted	Southern Connecticut Gas
Check	191181	0	06/26/2024	\$	(302.85)	Posted	Comcast Cable
Check	191182	0	06/26/2024	\$	(302.85)	Posted	Comcast Cable
Check	191149	0	06/26/2024	\$	(370.00)	Posted	Tashima Snell
Check	191213	0	06/26/2024	\$	(412.00)	Posted	Yale New Haven Hospital
Check	191133	0	06/26/2024	\$	(422.00)	Posted	Angel McPhaul
Check	191173	0	06/26/2024	\$	(437.08)	Posted	Southern Connecticut Gas
Check	191146	0	06/26/2024	\$	(440.00)	Posted	Rhodella Woods
Check	191141	0	06/26/2024	\$	(470.00)	Posted	Janida Hernandez
Check	191157	0	06/26/2024	\$	(500.05)	Posted	Johnson Controls US Holdings LLC
Check	191153	0	06/26/2024	\$	(518.78)	Posted	Canon Solutions America Inc.
Check	191152	0	06/26/2024	\$	(533.44)	Posted	ARAMARK Uniform & Career Apparel
Check	191139	0	06/26/2024	\$	(598.00)	Posted	Glendower Ribicoff Four, LLC
Check	191142	0	06/26/2024	\$	(603.00)	Posted	Keionna Murphy
Check	191210	0	06/26/2024	\$	(610.54)	Posted	Southern Connecticut Gas
Check	191202	0	06/26/2024	\$	(624.01)	Posted	Southern Connecticut Gas
Check	191203	0	06/26/2024	\$	(691.24)	Posted	Southern Connecticut Gas
Check	191209	0	06/26/2024	\$	(695.07)	Posted	Southern Connecticut Gas
Check	191211	0	06/26/2024	\$	(695.71)	Posted	Southern Connecticut Gas
Check	191201	0	06/26/2024	\$	(738.95)	Posted	Southern Connecticut Gas
Check	191207	0	06/26/2024	\$	(740.82)	Posted	Southern Connecticut Gas
DD	0	32030	06/26/2024	\$	(744.33)	Posted	A&A Office System, Inc
Check	191200	0	06/26/2024	\$	(849.80)	Posted	Southern Connecticut Gas
Check	191175	0	06/26/2024	\$	(871.94)	Posted	Southern Connecticut Gas
Check	191199	0	06/26/2024	\$	(892.47)	Posted	Southern Connecticut Gas
Check	191208	0	06/26/2024	\$	(1,012.52)	Posted	Southern Connecticut Gas
Check	191170	0	06/26/2024	\$	(1,014.25)	Posted	Southern Connecticut Gas
Check	191206	0	06/26/2024	\$	(1,129.76)	Posted	Southern Connecticut Gas
Check	191204	0	06/26/2024	\$	(1,143.06)	Posted	Southern Connecticut Gas
Check	191151	0	06/26/2024	\$	(1,200.00)	Posted	Ace Van & Storage, Inc.
DD	0	32026	06/26/2024	\$	(1,220.00)	Posted	Kone Inc.
Check	191136	0	06/26/2024	\$	(1,243.00)	Posted	Deloris A Watson
Check	191135	0	06/26/2024	\$	(1,270.00)	Posted	Davendra Ramdat
DD	0	32027	06/26/2024	\$	(1,334.78)	Posted	Northwest Interpreters, Inc.
Check	191143	0	06/26/2024	\$	(1,453.00)	Posted	MZNH Holdings LLC

Check	191171	0	06/26/2024	\$	(1,480.38)	Posted		Southern Connecticut Gas
Check	191205	0	06/26/2024	\$	(1,507.33)	Posted		Southern Connecticut Gas
DD	0	32029	06/26/2024	\$	(1,532.53)	Posted		Holly A Bryk
DD	0	32023	06/26/2024	\$	(1,590.00)	Posted		Enviromed Services, Inc.
DD	0	32020	06/26/2024	\$	(1,691.85)	Posted		Autoscribe Corporation
DD	0	32039	06/26/2024	\$	(1,729.17)	Posted		Home Services & More, LLC
Check	191138	0	06/26/2024	\$	(1,750.00)	Posted		Ferdinand Escoffery
Check	191174	0	06/26/2024	\$	(1,872.20)	Posted		Southern Connecticut Gas
DD	0	32025	06/26/2024	\$	(1,897.37)	Posted		Infoshred, LLC
Check	191179	0	06/26/2024	\$	(2,075.46)	Posted		United Illuminating
Check	191169	0	06/26/2024	\$	(2,079.60)	Posted		Regional Water Authority
Check	191197	0	06/26/2024	\$	(2,267.99)	Posted		Home Depot
Check	191212	0	06/26/2024	\$	(2,609.07)	Posted		W.B. Mason Company Inc
Check	191176	0	06/26/2024	\$	(2,633.81)	Posted		Southern Connecticut Gas
Check	191162	0	06/26/2024	\$	(3,027.95)	Posted		W.B. Mason Company Inc
Check	191180	0	06/26/2024	\$	(4,000.00)	Posted		Area Cooperative Educational Services
Check	191248	0	06/26/2024	\$	(5,137.40)	Posted		Home Depot
Check	191190	0	06/26/2024	\$	(6,250.00)	Posted		Frankson Fence Company
DD	0	32021	06/26/2024	\$	(6,615.00)	Posted		Berchem Moses PC
Check	191165	0	06/26/2024	\$	(7,522.24)	Posted		United Illuminating
DD	0	32028	06/26/2024	\$	(8,000.00)	Posted		The Narrative Project, LLC
Check	191166	0	06/26/2024	\$	(11,470.07)	Posted		United Illuminating
Check	191198	0	06/26/2024	\$	(18,950.13)	Posted		IMMIX TECHNOLOGY INC
DD	0	32040	06/26/2024	\$	(21,148.40)	Posted		Reitman Personnel Services, Inc.
DD	0	32031	06/26/2024	\$	(21,603.95)	Posted		CWPM, LLC
DD	0	32022	06/26/2024	\$	(25,458.40)	Posted		CWPM, LLC
DD	0	32019	06/26/2024	\$	(40,994.00)	Posted		McCarter & English, LLP
DD	0	32024	06/26/2024	\$	(54,377.00)	Posted		Housing Insurance Services, Inc.
DD	0	32045	06/27/2024	\$	-	Posted	06/27/2024	Afscme Local 713/afscme Council 4
DD	0	32046	06/27/2024	\$	-	Posted	06/27/2024	AFSCME PEOPLE Committee
Check	191264	0	06/27/2024	\$	-	Posted	06/28/2024	AFSCME PEOPLE Committee
DD	0	32048	06/27/2024	\$	(24.00)	Posted		AFSCME PEOPLE Committee
Check	191270	0	06/27/2024	\$	(50.00)	Posted		Leisiani Nai Nunez Valentin
Check	191267	0	06/27/2024	\$	(50.00)	Posted		Breeon Nazir McNeil
Check	191266	0	06/27/2024	\$	(50.00)	Posted		Ayden Juan Negron-Montezuma
Check	191271	0	06/27/2024	\$	(50.00)	Posted		Matteo Alejandro Mercado
Check	191268	0	06/27/2024	\$	(50.00)	Posted		Jayonna Welch
Check	191273	0	06/27/2024	\$	(50.00)	Posted		Zyonna Welch
Check	191265	0	06/27/2024	\$	(50.00)	Posted		Angelo Nunez
Check	191272	0	06/27/2024	\$	(50.00)	Posted		Na'Siyah Armi Brook
Check	191269	0	06/27/2024	\$	(50.00)	Posted		Kyla Glover
Check	191255	0	06/27/2024	\$	(150.00)	Posted		City of New Haven
Check	191251	0	06/27/2024	\$	(210.00)	Posted		Ace Van & Storage, Inc.
Check	191261	0	06/27/2024	\$	(250.00)	Posted		National Center For Housing Mgmt.
Check	191256	0	06/27/2024	\$	(250.00)	Posted		City of New Haven
Check	191263	0	06/27/2024	\$	(304.20)	Posted		Afscme Local 818
Check	191250	0	06/27/2024	\$	(584.65)	Posted		Teena Bordeaux
Check	191257	0	06/27/2024	\$	(1,612.88)	Posted		F.W. Webb Company
Check	191258	0	06/27/2024	\$	(1,828.90)	Posted		HD Supply Facilities Maintenance, Ltd
Check	191259	0	06/27/2024	\$	(1,997.94)	Posted		Home Depot
Check	191254	0	06/27/2024	\$	(2,556.00)	Posted		BENEFIT INTELLIGENCE INC
DD	0	32047	06/27/2024	\$	(2,687.13)	Posted		Afscme Local 713/afscme Council 4
DD	0	32042	06/27/2024	\$	(5,946.17)	Posted		360 Management Group. Co.
Check	191260	0	06/27/2024	\$	(7,799.43)	Posted		Laz Parking
DD	0	32043	06/27/2024	\$	(20,000.00)	Posted		Arthur J Gallagher Risk Management Services inc
DD	0	32044	06/27/2024	\$	(21,708.17)	Posted		Housing Authority of the City of New Haven
Check	191252	0	06/27/2024	\$	(33,239.03)	Posted		Advance Security Integration LLC dba Security 101
Check	191262	0	06/27/2024	\$	(42,400.00)	Posted		Patriquin Architects, P.C.
Check	191253	0	06/27/2024	\$	(238,646.60)	Posted		Anthem Blue Cross/Blue Shield
Check	191275	0	06/28/2024	\$	(360.97)	Posted		Nica's Market LLC
Check	191274	0	06/28/2024	\$	(1,000.00)	Posted		Tarin Evans

Total Payments Issued \$ (3,275,276.95)

President's Report

To: ECC/HANH Board of Commissioners

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

Date: July 16, 2024

RE: President's July 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 Summer! We are well underway as school is out with summer programming across our sites and summer youth employment. Thank you to all our partners and to our CED team for working to ensure that our youth have a safe and fun summer. Stay tuned for announcements about summer events that we hope you will join.

On Saturday July 22, Executive VP Draughn, Jim Turcio and I attended the auction of units at University Row in an attempt to secure the ongoing affordability of these units. While unsuccessful at the public auction, this has offered an opportunity to be in conversation with many who now realize that we are in the market for units that can be secured as quality affordable units. For more on the University Row Home auction, see here: [Investors Win Row Home Auctions | New Haven Independent](#)

This is consistent with an initiative in our MTW 2025 Annual Plan which is being brought to you today for authorization and submission to HUD. In addition to the approval to continue acquiring properties in this community, our Plan outlines ongoing efforts to ensure increased access to quality housing that is affordable, opportunities for families to increase their self sufficiency and initiatives that improve our cost effectiveness/cost efficiency. We continue to root our efforts to creating communities of choice where everyone has opportunities in innovative strategies to develop, acquire and manage affordable housing resources in the city, region, state and beyond.

A special thank you to Chair Kilpatrick and Commissioner Witherspoon who joined us for the Ribbon Cutting at Valley Townhouses on June 28th. It was a beautiful afternoon to showcase this amazing new community. Commendations to the Glendower Team and all who support the execution of our vision. Coverage of the event can be found here: [New Haven welcomes new environmentally friendly, affordable townhomes | Connecticut Public \(ctpublic.org\)](#) and [Townhomes open in New Haven's West Rock neighborhood \(wtmh.com\)](#)

And finally, our planning is continuing with great energy for the Union Square redevelopment. Through our partnership with the Inclusive Economics Lab at the Yale School of Management, we are having great success reaching current RT Wolfe and former Church St South families to get their input. Today, we seek ratification of a contract change order to our agreement with Yale SOM to enable this work. Read here for coverage of our recent meeting: [Hill Plans For Future "Union Square" | New Haven Independent](#)

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

- No Cost Time Extension to the contract with Crumbie Law Group, LLC nonpayment legal services which expires on August 28, 2024. Extension effective August 29, 2024, thru September 30, 2024.
- No Cost Time Extension to the contract with Crumbie Law Group, LLC nuisance legal services which expires on July 27, 2024. Extension effective July 28, 2024, thru September 30, 2024.
- No Cost Time Extension to the contract with Holly A. Bryk for Marshall Services which expires on September 30, 2024. July 27, 2024. Extension effective July 28, 2024, thru September 30, 2024.

II. Finance

MAY 2024 YTD Financials

The financial report covers eight months (October 1 through May 31) of data. Total Revenues are \$117,758,324. Total Expenses are \$74,647,757 (including depreciation expense of \$1,261,123). The excess of revenue over expenses is reduced by \$(43,094,123) capitalized expenditures. Depreciation expense add-back is \$1,261,123. The HANH Net Surplus of \$1,277,567 was as follows:

MTW Programs

- Low Income Public Housing

Net deficit is \$(648,530) versus a budget net surplus of \$579,967 for an overall unfavorable variance of \$1,228,497.

- Section 8 Housing Choice Voucher

Net deficit \$(4,739,638) versus a budget surplus of \$881,452. The unfavorable variance is \$5,621,090.

Non-MTW Programs

- Business Activities showed deficit of \$(71,838) compared with a budgeted deficit of \$(560,149), resulting in a favorable variance of \$488,310.
- Central Office Cost Center shows a net surplus of \$6,737,573 compared to a budgeted surplus of \$1,615,792 resulting in a favorable variance of \$5,121,781.

May 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	1,190,093	1,339,461	149,368	68,667	101,680	33,014	-	-	-	1,258,760	1,441,142	182,382	
70600 HUD REVENUE	82,195,283	98,548,085	16,352,802	141,535	121,141	(20,394)	-	-	-	82,336,818	98,669,227	16,332,408	
70000 OTHER REVENUE	8,000	603,430	595,430	15,487,367	19,637,933	4,150,566	(7,639,061)	(9,771,240)	(2,132,180)	7,856,306	10,470,122	2,613,816	
71600 GAIN/LOSS ON SALE OF CAPITAL ASSETS	-	7,177,833	7,177,833	-	-	-	-	-	-	-	7,177,833	7,177,833	
70000 TOTAL REVENUE	83,393,376	107,668,810	24,275,433	15,697,569	19,860,754	4,163,185	(7,639,061)	(9,771,240)	(2,132,180)	91,451,884	117,758,324	26,306,439	
91000 OPERATING ADMINISTRATIVE	10,854,414	12,621,299	1,766,885	6,913,357	5,725,827	(1,187,530)	(7,639,061)	(9,771,240)	(2,132,180)	10,128,710	8,575,885	(1,552,825)	
92500 TENANTS SERVICES	140,470	154,549	14,079	1,616,892	1,340,649	(276,243)	-	-	-	1,757,362	1,495,198	(262,164)	
93000 UTILITIES	948,303	985,723	37,421	281,048	239,226	(41,823)	-	-	-	1,229,351	1,224,949	(4,402)	
94000 MAINTENANCE	2,777,079	2,910,670	133,591	537,615	514,050	(23,565)	-	-	-	3,314,694	3,424,720	110,026	
95000 PROTECTIVE SERVICES	164,563	81,862	(82,701)	20,160	10,866	(9,294)	-	-	-	184,723	92,728	(91,996)	
96100 INSURANCE PREMIUMS	542,817	491,039	(51,778)	248,260	237,233	(11,027)	-	-	-	791,076	728,272	(62,805)	
96000 GENERAL EXPENSE	245,975	-	(245,975)	266,667	-	(266,667)	-	-	-	512,642	-	(512,642)	
96200 OTHER	1,214,578	1,266,966	52,388	-	-	-	-	-	-	1,214,578	1,266,966	52,388	
96800 SEVERANCE EXPENSE	-	-	-	6,262,459	6,283,036	20,577	-	-	-	6,262,459	6,283,036	20,577	
96900 TOTAL OPERATING EXPENSES	16,888,199	18,512,108	1,623,909	16,146,457	14,350,886	(1,795,572)	(7,639,061)	(9,771,240)	(2,132,180)	25,395,596	23,091,753	(2,303,843)	
97100 EXTRAORDINARY MAINTENANCE	843,667	64,875	(778,792)	16,667	-	(16,667)	-	-	-	860,333	64,875	(795,458)	
97200 CASUALTY LOSSES - NON CAPITALIZED	-	-	-	-	-	-	-	-	-	-	-	-	
97300 HAP EXPENSE	49,580,712	50,230,006	649,294	-	-	-	-	-	-	49,580,712	50,230,006	649,294	
97400 DEPRECIATION EXPENSE	731,354	753,864	22,510	500,031	507,259	7,228	-	-	-	1,231,385	1,261,123	29,738	
90000 OTHER EXPENSES	51,155,733	51,048,745	(106,988)	516,697	507,259	(9,438)	-	-	-	51,672,430	51,556,004	(116,426)	
TOTAL EXPENSES	68,043,932	69,560,853	1,516,921	16,663,155	14,858,145	(1,805,010)	(7,639,061)	(9,771,240)	(2,132,180)	77,068,026	74,647,757	(2,420,269)	
RAD/DEV - MTW Fund Expenditures	(4,926,667)	(2,974,511)	1,952,155	(8,171,514)	(40,119,611)	(31,948,097)	-	-	-	(13,098,181)	(43,094,123)	(29,995,942)	
Investment in the financing of affordable housing Dev	-	-	-	-	-	-	-	-	-	-	-	-	
Reserve for interest on N/R	-	-	-	-	-	-	-	-	-	-	-	-	
10010 Operating Transfer In	651,591	1,346,070	694,479	9,692,713	41,275,477	31,582,764	-	-	-	10,344,304	42,621,547	32,277,243	
10020 Operating Transfer Out	(10,344,304)	(42,621,547)	(32,277,243)	-	-	-	-	-	-	(10,344,304)	(42,621,547)	(32,277,243)	
10000 EXCESS OF REVENUE OVER (UNDER) EXPENSES	730,065	(6,142,032)	6,872,097	555,613	6,158,476	5,602,863	-	-	-	1,285,678	16,444	1,269,234	
ADJ FOR DEPRECIATION EXPENSE	731,354	753,864	22,510	500,031	507,259	7,228	-	-	-	1,231,385	1,261,123	29,738	
350 SURPLUS / (DEFICIT)	1,461,419	(5,388,168)	(6,849,587)	1,055,644	6,665,735	5,610,091	-	-	-	2,517,063	1,277,567	(1,239,496)	

III. Operations

A. Vacancy Rate

HANH's current occupancy rate for the month for June 96.57%. 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 \$329,869. Six participants have over \$15k in escrow
- **\$(0)** FSS escrow funds distributed
- Staff conducted: **4** FSS webinars (English & Spanish)
- **(3)** FSS Contracts signed
- **(2)** FSS Briefings
- **(3)** New program participants
- Completed: **(6)** Assessments, **(3)** FSS briefings **(25)** Goal Updates **(0)** Recertification appts **(0)** Annual Recertifications **(1)** Interims **(25)** FSS Addendums **(0)** Void
- **(25)** FSS Waitlist
- 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
- **(0)** Self-sufficient families (# of families moved to zero subsidy or EOP'd)

CARES Program:

- **\$(0)** in REEF funds disbursed to **(1)** graduate
- **(8)** CARES Briefings
- Completed: **(1)** Assessments, **(5)** Goal Updates and Contract Signings
- Completed: **(10)** Annual Recertifications processed/**(0)**interims
- **(0)** Self-sufficient families(s) (# of families moved to zero subsidy or EOP'ed to market rate rent or HO)

Program Highlights -

- **D.J.** joined FSS in November 2023. Within just 7 months, he has exemplified determination and able to accomplish goals, with and has a current balance escrow \$879. He started with a credit score of 619, as of June'24 it has increased to 697 with his participation of FEC. Additionally, this month, he has successfully completed and graduated from the National

External Diploma Program (NEDP) at the New Haven Adult Education with his high school diploma. He currently works on a part-time basis and is looking to grow within the company.

- **D.W.** began FSS on June 2023, with a salary of \$18,642 a year as a Clinical Tech working part-time (F/T) for Yale. She got a raise by the end of 2023, and she is currently making \$57,742 annually.
- **L.M.** enrolled in FSS Program on May 2022 with a credit score of 690. Her credit score rose to 750 in 2023 while working with the FEC. Her credit score is currently 800.
- **T.W.** enrolled in the FSS program in 2023 with a credit score of 630. Her credit score as of right now is 734. She has been managing her debt by making on-time monthly payments for her bills and avoiding unnecessary purchases.
- **J.C.** enrolled in the program in 2023 and had two accounts in collections and a credit score of 588. She has been working with FEC and also been working with the Credit Professionals agency. Her credit score has risen to 669.
- **A.H.** joined the FSS program in 2019. She reported in 2021 that she had three delinquent accounts on her credit report, a \$300 monthly auto loan, and her credit score was in the 600s. After paying off her auto loan in 2023, her credit score increased to 671. Today she doesn't have any debts shown on her credit report, except for a \$10,000 school loan, which she pays off each month on time and her current credit score is 732.

CARES Program Highlights:

- This month there was an increase in participants leveling up from Transition CARES to Full CARES. Four participants advanced from transition to full CARES due to increased incomes, with two receiving promotions or additional part-time jobs. All four are working full-time and saving towards homeownership by graduation.
- Participant completed phlebotomy training, passed the state exam, and is now applying for jobs in the field. This participant participated in the SHAK on valley street training school.
- Facilitated CARES orientation for **(8)** new participants entering the program.

ECC Believes/Youth Highlights:

Out of School Youth Programs and Services: (344) participants

Birdies to Bogeys (EVT Golf Program) – 12 participants

Bridges of Hope - 58 participants

Common Ground Academic Tutoring – 36 participants

Diaper Bank - 47 participants

Live Girl - 6 participants

Parks and Recreation Camp – 14 participants

Solar Youth - 29 participants

Solar Youth Educator Internship-8

Solar Youth Green Jobs – 32

STEP Students - 10 participants

Wintergreen Tutoring - 4 participants

Youth at Work – 24 participants

Youth Entrepreneur Program – 11 participants

Youth Leadership Council - 6 participants

Youth Money School - 26 participants

Youth Without Limits - 21 participants

Highlights:

- CED has partnered with Youth Entrepreneurs for a Summer Business Program for youth at University of New Haven. There are 11 ECC/HANH youth registered to attend next month.
- Bogies to Birdies Golf Program launched at EVT with a total of 12 youth registered.
- High School Graduation event took place on June 18, 2024. There were a total of 21 graduates who attended. Youth will plan to attend University of Connecticut, University of New Haven, Virginia State University, Gateway community College, Southern Connecticut State University, Kenyon College and Albertus Magnus College.
- CED celebrated Juneteenth by attending the Premiere of the Black Barbie at the Westport Library on June 17th. Following the premiere, Shonda Rhimes followed up with a Q& A Session.
- Twenty-two, grandparents, children, and community members gathered at 295 Wilmot Road to celebrate the first graduates of the Parents, Partners, and Peers (PPP) program presented by Comer School Development Program (SDP) at the Yale Child Study Center. Over six months, Camille Cooper trained Parent Leaders to facilitate the 10-session Parents, Partners, and Peers Program.
- Solar Youth Green Jobs Program kicks off its spring season with team-building activities for teens and staff; creating a sense of community with this spring 24' cohort of new and returning youth. Harry Jones, long-standing Director of GJYD begins the season with reintroductions, and implementation of our core program elements, mission, and values.

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 near completion and the anticipated closeout is September 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 completed in 9 houses. Obligated 100% of the \$3,700,000 and have expended 51% 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:** Construction documents 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 to be completed on July 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 current plan is to resubmit an application under the CHFA 2024 9% LIHTC round (due January, 2025).
- Anticipated closing in 1st quarter of 2026.

▪ **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 other than minor site work and finishing items was completed in June 2024.
 - Ribbon-cutting held on June 28 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.

- 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.
- 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 May 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 Quinnpillac Ave, 1368 Quinnpillac Ave, 1370 Quinnpillac Ave, 1376 Quinnpillac Ave, 1378 Quinnpillac Ave, 1381 Quinnpillac Ave, and 1435 Quinnpillac Ave.
- Submitted a 9% LIHTC application on January 12, 2022. Project was not awarded.
- Application will be resubmitted under a future DOH DEP round.
- RAD project will be expanded to 128 units pending completion of P and M special lead paint and radon grants (such grants cannot be used on properties with CHAPs).
- 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.**

- Partnering to take over a struggling pre-development project being managed by St. Lukes Development Corp.
- Submitted a CIF application on June 30, 2023 and awarded \$^MM in CIF funds..
- 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 in the 4th quarter of 2024.

MEMORANDUM

TO: Board of Commissioners

DATE: July 16, 2024

FROM: Karen Dubois-Walton, President

RE: Resolution ratifying the Expanded Scope of Services of the Memorandum of Understanding with Yale School of Management for Resident and Neighborhood Needs Assessment under Choice Neighborhood Planning Grant in an amount not to exceed of \$37,000 bringing the contract value from \$128,427.00 to \$165,427.00

ACTION: Recommend that the Board of Commissioners adopt Resolution **#07-36/24-R**

TIMING: Immediate

DISCUSSION: On October 10, 2023, the Board of Commissioners adopted Resolution Number 10-83/23-R authorizing the Housing Authority of New Haven (HANH) to enter into an Memorandum of Understanding with Yale School of Management from October 2, 2023 through December 31, 2024 to conduct resident and neighborhood assessments for the Robert T. Wolfe residents and Union Square area as part of the Choice Neighborhood Planning Grant.

HANH identified the Yale School of Management as the community partner organization to develop and administer both a household-level questionnaire and a neighborhood assessment as part of the Robert T. Wolfe Choice Neighborhood Planning Grant application beginning October 2, 2023. Yale School of Management was selected and a not to exceed Memorandum of Understanding was executed for \$128,427.00.

Since then, HANH staff were required to expand the scope of services to include assessments of the former Church Street South Residents. The attached resolution requests the Board's authorization to amend the MOU to include the assessment of former Church Street South residents to the survey scope and to compensate Yale School of Management an additional \$37,000.00, which will cover the period of April 22, 2024 through December 31, 2024 bringing the contract value from \$128,427.00 to \$165,427.00

FISCAL IMPACT: \$37,000 CNI Planning Grant

Staff: Edward LaChance, Vice President of Development

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION #07-36/24-R

RESOLUTION RATIFYING THE EXPANDED SCOPE OF SERVICES OF THE MEMORANDUM OF UNDERSTANDING WITH YALE SCHOOL OF MANAGEMENT FOR RESIDENT AND NEIGHBORHOOD NEEDS ASSESSMENT UNDER CHOICE NEIGHBORHOOD PLANNING GRANT IN AN AMOUNT NOT TO EXCEED OF \$37,000 BRINGING THE CONTRACT VALUE FROM \$128,427.00 to \$165,427.00

WHEREAS, on October 10, 2023, the Board of Commissioners adopted Resolution Number 10-83/23-R authorizing the Housing Authority of New Haven (HANH) to enter into a Memorandum of Understanding (MOU) with the Yale School of Management from October 2, 2023, through December 31, 2024, to conduct resident and neighborhood assessments for the Robert T. Wolfe residents and Union Square area as part of the Choice Neighborhood Planning Grant; and

WHEREAS, HANH identified the Yale School of Management as the community partner organization to develop and administer both a household-level questionnaire and a neighborhood assessment as part of the Robert T. Wolfe Choice Neighborhood Planning Grant application beginning October 2, 2023, and executed a not-to-exceed Memorandum of Understanding for \$128,427.00; and

WHEREAS, HANH staff were required to expand the scope of services to include assessments of the former Church Street South Residents; and

WHEREAS, the attached resolution requests the Board's authorization to amend the MOU and compensate the Yale School of Management for an additional \$37,000.00, which will cover the period from April 22, 2024, through December 31, 2024, bringing the contract value from \$128,427.00 to \$165,427.00.

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

1. The amendment of the Memorandum of Understanding with the Yale School of Management to expand the scope of services as set forth in the recitals of this resolutions and to increase the compensation paid thereunder by the amount of \$37,000.00, bringing the contract value from \$128,427.00 to \$165,427.00 be and hereby is ratified, directed, authorized and to the extent necessary, reauthorized; and
2. The President of the Housing Authority of the City of New Haven, 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 and conditions as the President deems necessary and appropriate and in the best interests of the Authority, the subgrant agreement contemplated hereby, and to effectuate HUD approval of same and to make corrections, general refinements and HUD-requested revisions to said documents; and
3. The President be and hereby is authorized, empowered and directed to take any and all such related or ancillary actions necessary and appropriate to achieve the foregoing purposes; 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 July 16, 2024.

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

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By:_____
Rolan Joni Young, Esq.
A Partner

ADDENDUM TO MOU between ECC and Yale School of Management | Inclusive Economic Development Lab

Principal Investigator: Kate Cooney

Proposal 4.22.24

Yale School of Management agrees to expand the scope of work of the MOU with Elm City Communities to include the following additional activities:

Surveying of the residents of the former Church Street South location, defined as those residents who were renting units in Church Street South when the relocation process occurred who are currently living within 100 miles of the Church Street South location.

The following steps will be taken to secure a minimum of 40 resident survey assessments:

- 1) A random sample of 40 residents from the most recent list of locally residing resident information will be selected (n=117).
- 2) The team will make intensive efforts to reach each of the 40 residents on this list, including:
 - a. Sending a mailer to 40 addresses (T shirt and letter with unique CODE assigned by research team, QR code linking to scheduler app to make an appointment for phone survey call back)
 - b. Follow up letter mailed to residence with address on record by ECC
 - c. Facebook | Voting Record | Match with other ECC records to get PHONE number and updated address for outreach
 - d. Call 3 times (in evening 4-6pm or weekend (Sunday 4-6 or anytime if bad weather)
 - e. Third direct mail follow up postcard
- 3) If all of the efforts under #2 have been taken and respondent has not replied, team will move on and add the next randomly selected name to the list for outreach. We will continue until we have gotten to the end of the 117 names on the current list of former Church Street South residents provided by ECC OR until we complete 40 surveys.
- 4) Each former resident who takes the survey will receive \$50 gift card.
- 5) Additionally, using a respondent incentive approach, a \$20 gift card incentive will be provided to any eligible respondent who can provide a phone number to another eligible former Church Street resident, on the condition that the referred resident is eligible and completes the survey.
- 6) In addition to the above steps, the team will accompany ECC to community events with flyers, to take phone numbers of any resident who is eligible for a follow up phone call to check eligibility and take the survey by phone. Where feasible, the option to conduct the survey onsite will be offered.

- 7) A QR code to find out more about the survey will be embedded in the CNI ECC website and go out on the ECC socials.
- 8) Other outreach will include: presentations with flyers at CMT meetings in neighborhoods where residents are concentrated, flyers at library and on lamp posts, Radio and Newsprint outreach will be utilized as is feasible.
- 9) Data will be analyzed using descriptive statistics and cross tabs. Where possible and where useful, the data survey items collected will be benchmarked to data collected from same neighborhoods from DataHaven's community well-being survey, currently in progress.

Milestones for budget payments:

50% IRB approved.

30% 40 surveys completed or 5 hours of outreach for every person on N=117 complete, plus additional outreach to CMT and Festivals.

20% Data analysis completed and submitted.

Total additional cost for Church Street South survey: \$60,000

Less additional cost share from Yale SOM: \$23,000

TOTAL additional cost to ECC: \$37,000

MEMORANDUM

TO: Board of Commissioners

DATE: July 16, 2024

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

RE: Resolution Authorizing the Issuance of Not Exceeding \$25,000,000 Multifamily Housing Revenue Bonds and the Making of a Loan to Finance the Costs of a Portion of the Brewery Square Project

ACTION: Recommend that the Board of Commissioners adopt Resolution **#07-37/24 R**

TIMING: Immediately

DISCUSSION: The Housing Authority of the City of New Haven (the "HANH") was created pursuant to Section 8-40 of the Connecticut General Statutes. Section 8-44 of the Connecticut General Statutes provides that a housing authority shall have all the powers necessary or convenient to carry out its purposes including the powers to provide for the construction of any housing project either directly or in the form of loans to borrowers, and to promote the creation and preservation of housing for low and moderate income persons and families by lending or otherwise making available to borrowers the proceeds from the sale of obligations which are tax-exempt pursuant to the provisions of the Internal Revenue Code of 1986. Section 8-52 of the Connecticut General Statutes provides that a housing authority may issue bonds, notes or other obligations (hereinafter referred to as "bonds") from time to time in its discretion for any of its corporate purposes.

The HANH has been requested to provide financing by issuing bonds in one or more series, and by using the bond proceeds to fund a loan or loans (the "Loan") to Brewery Square Community Partners, LP or one or more entities to be formed by it, or any of its subsidiaries, affiliates or parent (the "Borrower") for the acquisition, construction, reconstruction and equipping of a two (2) building multifamily property which will be comprised of approximately one hundred four (104) affordable rental units, of which 80% or more will be restricted to tenants whose incomes average below 60% of AMI (the "Brewery Square Project"). The Brewery Square Project is located in the Fair Haven neighborhood of New Haven, Connecticut., and the Borrower has agreed to secure the Loan with a mortgage, assignment of leases and rents and other security, as may be required by the purchaser of the bonds. The principal of and interest on the bonds may be additionally secured by an irrevocable direct-pay letter of credit, guaranty, insurance, surety agreement, standby bond purchase agreement or other credit enhancement or liquidity facility ("Credit Facility") issued by a credit facility provider.

For the purpose of providing the funds needed to (i) make the Loan to the Borrower for the financing and refinancing of the costs of the Brewery Square Project (ii) fund one or more reserve funds established under the Loan Agreement, if necessary (as hereinafter defined) (iii) pay capitalized interest on the bonds, if

needed and (iv) to pay certain costs of issuance and credit enhancement fees, if any, with respect to the bonds issued hereunder (collectively, the "Project"), We request that the Board of Commissioners authorize the issuance of its multifamily housing revenue bonds or notes in one or more series (collectively the "Bonds") to lend the Bond proceeds to the Borrower.

- FISCAL IMPACT:

Income of \$30,000 at application and \$2,500 annually while the bonds are outstanding.
- SOURCE:

N/A
- STAFF:

Ed LaChance, Vice President of Development

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION #07-37/24 R

Resolution Authorizing the Issuance of Not Exceeding \$25,000,000 Multifamily Housing Revenue Bonds and the Making of a Loan to Finance the Costs of a Portion of the Brewery Square Project

WHEREAS, the Housing Authority of the City of New Haven (the "HANH") was created pursuant to Section 8-40 of the Connecticut General Statutes; and

WHEREAS, Section 8-44 of the Connecticut General Statutes provides that a housing authority shall have all the powers necessary or convenient to carry out its purposes including the powers to provide for the construction of any housing project either directly or in the form of loans to borrowers, and to promote the creation and preservation of housing for low and moderate income persons and families by lending or otherwise making available to borrowers the proceeds from the sale of obligations which are tax-exempt pursuant to the provisions of the Internal Revenue Code of 1986; and

WHEREAS, Section 8-52 of the Connecticut General Statutes provides that a housing authority may issue bonds, notes or other obligations (hereinafter referred to as "bonds") from time to time in its discretion for any of its corporate purposes; and

WHEREAS, the HANH has been requested to provide financing by issuing bonds in one or more series, and by using the bond proceeds to fund a loan or loans (the "Loan") to Brewery Square Community Partners, LP or one or more entities to be formed by it, or any of its subsidiaries, affiliates or parent (the "Borrower") for the acquisition, construction, reconstruction and equipping of a two (2) building multifamily property which will be comprised of approximately one hundred four (104) affordable rental units, of which 80% or more will be restricted to tenants whose incomes average below 60% of AMI (the "Brewery Square Project"). The Brewery Square Project is located in the Fair Haven neighborhood of New Haven, Connecticut., and the Borrower has agreed to secure the Loan with a mortgage, assignment of leases and rents and other security, as may be required by the purchaser of the bonds; and

WHEREAS, the principal of and interest on the bonds may be additionally secured by an irrevocable direct-pay letter of credit, guaranty, insurance, surety agreement, standby bond purchase agreement or other credit enhancement or liquidity facility ("Credit Facility") issued by a credit facility provider; and

WHEREAS, for the purpose of providing the funds needed to (i) make the Loan to the Borrower for the financing and refinancing of the costs of the Brewery Square Project (ii) fund one or more reserve funds established under the Loan Agreement, if necessary (as hereinafter defined) (iii) pay capitalized interest on the bonds, if needed and (iv) to pay certain costs of issuance and credit enhancement fees, if any, with respect to the bonds issued hereunder (collectively, the "Project"), HANH has determined to authorize the issuance of its multifamily housing revenue bonds or notes in one or more series (collectively the "Bonds"), and to lend the Bond proceeds to the Borrower.

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

1. In order to provide for financing the cost of the Project, the issuance and sale of the Bonds in one of more series is hereby authorized in the aggregate principal amount not to exceed \$25,000,000 as hereinafter provided. The Bonds shall be payable solely from sources and secured by such security as provided for in one or more Trust Indentures (the "Trust Indenture") by and between the HANH and U.S. Bank Trust Company, National Association or such other trustee as is appointed by the HANH (the "Trustee") and the HANH hereby pledges such security for the payment of the Bonds. The Bonds (a) shall not constitute a debt or liability of the State of Connecticut (the "State"), or of any political subdivision thereof, the City of New Haven (the "City") or the United States of America (the "USA"); (b) shall not constitute a pledge of the full faith and credit of the State or of any political subdivision thereof, the City or the USA; and (c) shall not directly, indirectly or contingently obligate the State or any political subdivision thereof, the City or the USA to levy or to pledge any form of taxation whatever therefor or to make any appropriation for their payment.

2. For the purposes of making a loan or loans to the Borrower, to provide for the financing, refinancing or reimbursing of the costs of the Project, one or more Loan Agreements by and between the HANH and the Borrower (the "Loan Agreement") and one or more notes and other security instruments (collectively, the "Note"), in the form and with the terms and conditions as may be determined by the Executive Director or such other officer as may be appointed by the Executive Director (the "Executive Director" or each such other officer, an "Authorized Officer") to be necessary or desirable for the benefit of the HANH or the security or marketability of the Bonds and the execution and delivery of such document or documents shall be conclusive evidence of such determination, are hereby approved; and any Authorized Officer, in the name of the HANH, is hereby authorized to execute and deliver such documents and the approval of the Board of Commissioners shall conclusively be determined from any of their signatures thereon.

3. For the purpose of providing for the issuance of the Bonds and further setting forth the terms and provisions applicable to the Bonds, the Trust Indenture, in the form and with the terms and conditions as may be determined by any Authorized Officer to be necessary or desirable for the benefit of HANH or the security or marketability of the Bonds and the execution and delivery of such document or documents shall be conclusive evidence of such determination, is hereby approved; and any Authorized Officer, in the name of the HANH, is hereby authorized to execute and deliver the Trust Indenture and such other documents pertaining thereto, including but not limited to, any supplements thereto, in connection with the issuance of the Bonds, and the approval of the Board of Commissioners shall conclusively be determined from any of their signatures thereon.

4. For the purpose of providing for additional security for the Bonds, the Assignment of the Note (the "Assignment"), substantially in the form as may be determined by the Executive Director, is approved; and any Authorized Officer, in the name of the HANH, is hereby authorized to execute and deliver such other documents pertaining thereto, in connection with the issuance of the Bonds, and the approval of the Board of Commissioners shall conclusively be determined from any of their signatures thereon.

5. For the purpose of additionally securing the principal of and interest on the Bonds, any Authorized Officer is authorized to (a) negotiate with or cause the negotiation with Credit Facility Providers to obtain a commitment for a Credit Facility (the "Commitment") on such terms and conditions as shall be determined by such Authorized Officer to be in the best interest of HANH, (b) appoint a Credit Facility Provider to additionally secure the principal of and interest on the Bonds and (c) execute and deliver such Commitment and such other documents pertaining thereto and the

approval of the Board of Commissioners shall conclusively be determined from any Authorized Officer's signature thereon.

6. Should the Bonds be publicly offered, then for the purpose of providing for the public offering and sale of the Bonds and further setting forth information relating to the Bonds, one or more official statements or offering memoranda (the "Official Statement"), in the form as may be determined by the Authorized Officer to be necessary or desirable for the benefit of HANH or the marketability of the Bonds and the execution and delivery of the Official Statement shall be conclusive evidence of such determination, are hereby approved; and any Authorized Officer, in the name of the HANH, is hereby authorized to distribute the Official Statement and to deem the Official Statement final when appropriate and is further authorized to execute such Official Statement and any amendment or supplement thereto on and after the sale of the Bonds, and the approval of the Board of Commissioners shall conclusively be determined from any of their signatures thereon.

7. That for the purpose of providing for the sale or private placement of the Bonds, one or more Contracts of Purchase (the "Purchase Contract"), in the form and with the terms and conditions as may be determined by any Authorized Officer to be necessary or desirable for the benefit of the HANH or the marketability of the Bonds and the execution and delivery of such document shall be conclusive evidence of such determination, are hereby authorized and any Authorized Officer in the name of the HANH is hereby authorized to execute and deliver the Purchase Contract, and the approval of the Board of Commissioners shall conclusively be determined from any of their signatures thereon.

8. That any Authorized Officer is authorized, in the name of the HANH, to appoint or approve of any consultants or professionals required to issue and sell or privately place the Bonds and to make the loans to the Borrowers, including the Bond Counsel, and the Board of Commissioners hereby authorizes any Authorized Officer to execute and deliver any and all documents required thereby or in connection therewith.

9. That the power (i) to establish the final aggregate principal amount of the Bonds (at not greater than \$25,000,000) which Bonds may be sold or privately placed in one or more series, the principal amount of the Bonds maturing in each year, the final maturity date for the Bonds, the interest rates to be borne by the Bonds, the redemption provisions of the Bonds, and the date and place for the sale of the Bonds, (ii) to sell the Bonds at a negotiated sale or a direct private placement pursuant to the Purchase Contract to one or more underwriters or purchasers and (iii) to execute and deliver any and all documents required thereby or in connection therewith, is hereby delegated to any Authorized Officer of the HANH and action taken by any one of such officers shall be sufficient.

10. That any Authorized Officer (and if any such action shall heretofore have been taken by any one of such officers, such action is hereby ratified and confirmed), be and is hereby authorized and directed (i) to publish such notices, to hold such hearings, and to take such other actions as shall be necessary to enable the HANH's Bond Counsel to render its opinion as to the exclusion of the interest on the Bonds from gross income for federal income tax purposes (ii) to request and accept an allocation of private activity bond volume cap from the State and (iii) to make, execute and deliver all such additional and supplemental documents, including any tax certificates and agreements, tax forms, assignments and any investment agreements, and to do and perform such acts and to take such actions as may be necessary or required for the consummation of the transactions provided for and contemplated by the Trust Indenture, the Loan Agreement, the Purchase Contract and the financing or refinancing or reimbursing of a portion of the costs of the Project.

11. The Bonds shall state on their face that neither the full faith and credit nor the taxing power of the City, the State, or any agency, department, or political subdivision thereof, the USA or the HANH is pledged to the payment of the principal of or interest on the Bonds. The Bonds also shall state on their face that they have been issued by the HANH to aid in financing a housing project for persons of low and moderate income.

12. Any Authorized Officer is hereby authorized to execute and deliver the Bonds and such documents, agreements, certifications, contracts or instruments as may be necessary or desirable to make the Loan to the Borrower and to issue, secure, insure and deliver the Bonds, including but not limited to, bond purchase agreements, tax regulatory agreements, land use restriction agreements, supplemental indentures, continuing disclosure agreements and to make any other representations and agreements to assure that the Bonds, if issued on a tax exempt basis, are issued on a tax-exempt basis and in compliance with Rule 15(c)(2)(12) of the Securities and Exchange Commission and to perform and take such actions or to designate other officials or employees of the HANH to perform and take such actions and execute such documents, agreements, certifications, contracts or instruments in connection with the issuance, security and delivery of the Bonds or the making of the loans to the Borrower as are determined necessary or advisable and in the best interests of the HANH to carry out and comply with the intent of this Resolution, and to carry out, comply with and perform the duties of the HANH with respect to the Bonds, the documents authorized by this Resolution and that the execution by the Authorized Officer or other officials of such documents, agreements, certifications, contracts or instruments shall be conclusive evidence of such determination. Should any series of Bonds be issued on a taxable basis, it is hereby determined that it is in the public interest to do so.

13. The HANH 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 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 HANH hereby certifies that the intention to reimburse as expressed herein is based upon its reasonable expectations as of this date. The Executive Director or her designee is hereby authorized to pay Project expenses, if any, in accordance herewith pending the issuance of the Bonds. This Section 13 is included herein solely for purposes of compliance with the Regulations and may not be used or relied on for any other purpose.

14. Nothing in this resolution shall obligate the HANH to issue the Bonds if the best interests of the HANH would not be served by the issuance of such Bonds. Any capitalized terms, not defined in this Resolution, shall have the definitions assigned to such terms in the Trust Indenture or the Loan Agreement.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on July 16, 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: July 16, 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 #07-38/24-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; and
- 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.

One (1) written comment was 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 #07-38/24-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 one (1) written comment was received.

NOW, THEREFORE, BE IT RESOLVED THAT THE BOARD OF COMMISSIONERS hereby approves and 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 has 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.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present on July 16, 2024.

Karen DuBois-Walton
President/Secretary

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

LINK TO MTW REPORT:

[..\Back up\FY2025 Plan - Board Copy 0724 .pdf](#)

MTW Plan FY2025 Executive Summary

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. Established by Congress established in 1996, the MTW Demonstration Program was a pilot project that provides greater flexibility for ECC to design and test innovative local approaches for housing assistance programs that accomplish 3 primary goals:

On March 10, 2024, the MTW Agreement was extended for an additional 10 years to 2038.

SHORT AND LONG TERM GOALS

- **Deliver Cost Effective Solutions**
 - *Improve customer service*
 - *Maximize revenues*
 - *Energy efficiency and Green technology*
 - *Effective use of technology to streamline procedures and processes*
- **Expand Housing Choice**
 - *Complete the redevelopment/modernization and repositioning of LIPH and other ECC-owned portfolio*
 - *Increase housing options by acquiring and developing new properties within and outside of New Haven*
 - *Increase family options through investment in existing housing stock in New Haven*
 - *Improve family access to housing choice through enhanced mobility options, streamlined processes and effective support to decrease lease up time and increase access to housing of choice*
- **Help Families Reach Self Sufficiency**
 - *Ensure equitable service delivery and equitable outcomes for families*
 - *Impactful service delivery to prepare youth for success*
 - *Assist residents who are elderly and/or living with disabilities to sustain housing independence*
 - *Transition work-able adults to economic self-sufficiency*
 - *Robust evaluation of program outcomes*

In FY2025 ECC/HANH plans on continuing the following initiatives.

HCV Initiatives

- **1.4 and 1.10 - Defining Income Eligibility for the Project Based Voucher Programs** – This activity is designed to achieve an income mix at redeveloped properties and support the redevelopment of units and preservation of units.
- **1.6 and 1.28 – Mobility Services (New Combined)**
(Previously Deconcentration of Poverty (Promote Expanded Housing Opportunities for HCV and PBV Program) and Initiative 1.28 - Increase Lease Up Success Rate for HCV Families – Planned non-significant Change)
 - ECC/HANH combined the initiatives for Deconcentration and Increasing Lease Up Success rates. Both initiatives offer mobility counseling services and participant and landlord incentives to assist participants in leasing up a unit of choice. The incentives include security deposit, application fee and utility deposit assistance for participants and an incentive fee for the landlord based on the bedroom size.
- **1.7 – TBV for Supportive Housing** - Designated use of housing choice voucher resources for the purpose of ending homelessness. ECC/HANH works in conjunction with City and Regional entities, Continuum of Care, shelters, transitional and permanent housing providers to prioritize and identify chronically homeless, homeless families and other homeless populations.
- **1.9 - Increase the Allowed Percentage of PBV Units from 75 percent to 100 percent** - ECC/HANH will limit the amount of project based units in non-mixed finance projects to no more than 50 percent of the units in the project; provided, however, that the agency may project base up to 75 percent of the units in such project if the project will provide replacement units for public housing units lost as a result of demolition or disposition, if the project is undertaken in an area where significant investments are being made, if the project will help to reduce de-concentration of very low income families, or if the project is located in areas that provide increased access to transportation or employment opportunities.
- **Initiative 1.11 – Increase the percentage of Housing Choice Voucher (NON-RAD) budget authority for the Agency that is permitted to project-base from 20% up to 25%** - will allow for the continued redevelopment efforts of the underperforming developments as well as increase housing choices for our residents. It allows ECC/HANH to use its vouchers to pool monies together in order to leverage funds for redevelopment efforts. ECC/HANH's current percentage of non-RAD project-based vouchers is 12%.
- **1.21 – Expanded Jurisdiction** – Giving ECC/HANH the opportunity to develop housing outside of New Haven in “high opportunity” areas for better educational outcomes, employment access, etc. the first property is Parkside Village in Branford. A 40-unit development. 19 of the existing 20 units have been leased to date and construction has begun on the additional 20 units.
- **1.22 – Non-traditional Housing Time Limited Support for Families Transitioning from Homelessness** – A 10-year pilot program for non-traditional housing for families transitioning from homelessness at CCA. Housing will be provided for the 24-36 transition period. CCA is

providing supportive services. All 18 units have been leased and ECC/HANH is working closely with CAA in monitoring the program.

- **1.28 – Increase Lease Up Success for HCV Families** – Provide incentives for landlords and families engaged with mobility counseling, in finding an apartment quickly. Incentives include, payment of up to 3 application fees, Security deposit assistance and assistance with payment of past utility debts and incentive payments to landlords upon lease up.
- **3.1 - Rent Simplification** – Continuation of Bi/triennial recertifications minimum rent, hardship and flat rent requirements.

Payment Standard Significant Change MTW FY25 Amendment #2:

- ECC/HANH proposes to allow for annual rental increase by processing an interim and to apply the current payment standards when processing interims for elderly/disabled households and any household that requests and receives a rent increase.
ECC/HANH will notify families at the time of biennial or triennial recertification that the payment standard may increase or decrease at the next reexamination based on the approved FMR at that time.
ECC/HANH will use the payment standard in effect on the date of reexamination whether it is a decrease or an increase.
- **3.5 – HCV Rent Simplification** – HQS and Rent Increases on a Bi/Triennial schedule to coincide with the recertifications

Payment Standard Significant Change MTW FY25 Amendment #2: (As it relates to rent increases)

- ECC/HANH proposes to allow for annual rental increase by processing an interim and to apply the current payment standards when processing interims for elderly/disabled households and any household that requests and receives a rent increase.
ECC/HANH will notify families at the time of biennial or triennial recertification that the payment standard may increase or decrease at the next reexamination based on the approved FMR at that time.
ECC/HANH will use the payment standard in effect on the date of reexamination whether it is a decrease or an increase.

LIPH Initiatives

- **1.25F – Vacancy Reduction** -Continued funding flexibility to turn over vacant LIPH units.
- **3.1 - Rent Simplification** – Continuation of Bi/triennial recertifications minimum rent, hardship and flat rent requirements
- **2.8F Prison Community Re-Entry** - ECC/HANH serves individuals who have reentered society after completing a prison sentence. ECC/HANH offers mentoring, training, and housing for individuals that qualify for this program.

Glendower/Development Initiatives

- **1.2 Local Total Development Cost (TDC) Limits** - This activity establishes TDC and HCC limits for ECC/HANH separate from HUD's standard limits to better reflect local market conditions for development and redevelopment activities. The TDC and HCC schedule reflects

construction, and development costs in New Haven The following developments in its pipeline: Valley Townhomes; Crawford Manor, 34 Level Street, Westville Manor Phase I, McConaughy Terrace, Westville Manor Phase II, Scattered Site Multifamily, St. Luke's and Newhallville.

- **(New)** Valley Townhouses an McConaughy Terrace have converted and Crawford Manor, 34 Level Street, Westville Manor Phase I, Westville Manor Phase II, Scattered Site Multifamily, St. Luke's and Newhallville, are still in the planning stages.

➤ **1.18 – ECC/HANH Transformation/Development (New Combined Initiative)**
Planned Non-Significant Changes

ECC/HANH will combine all transformation/development initiatives into one initiative for better tracking.

ECC/HANH combined the following initiatives:

- Initiative 1.15 and 1.17 – West Rock Transformation Plan/Major Redevelopment Efforts - Included Initiative 1.13
 - Involves the redevelopment of Brookside, Rockview, Wilmot Crossing, Ribicoff Cottages (Twin Brooks), McConaughy Terrace, Valley Townhouses, and Westville Manor/34 Level St.
- Initiative 1.16 – Crawford Manor Transformation Plan
- Initiative 1.23 - St Luke's Whalley Avenue Development
- Initiative 1.29F– Robert T. Wolfe Transformation Plan
 - Renamed Union Square and added Church Street South

ECC/HANH added the following developments:

- Hazel Street
- East Grand Ave.
- State and George Street
- The Clock Factory
- Griswold

- **1.30F – Real Estate Acquisition Development** - This initiative will be expanded to include the purchase of vacant properties or non-housing structures that can be converted to affordable housing. This will complement the expansion of affordable housing and create a multi-pronged approach to expanding affordable housing opportunities.

The property acquisitions include:

- Hazel Street
- 16 East Grand Ave.
- New Haven Clock Factory
- Church Street South/Union Square
- State and George Street
- Griswold

FSS/CED

- **2.1 – Family Self-Sufficiency (FSS) Program** – Continuation of our FSS Programs to include remedial education, literacy classes, job skills and financial literacy.

- **2.3 – CARES (Caring About Resident Economic Self Sufficiency)** - A pilot program at Rockview and Brookside which established term limits (72 months) to the amount of time a family can reside on the property and receive subsidy on the road to self-sufficiency.
 - **(New) CARES Significant Change MTW FY25 Amendment #2:**

ECC/HANH proposes an update for participants who successfully graduate from the CARES program, who choose to stay on site and pay Flat Rent (LIPH) or market rate rent (PBV).

 - *Upon completion of the 72 months, the resident will be re-evaluated and recertified accordingly.*
 - *The resident will not receive the final payout escrow until the resident has moved out of the CARES unit and is receiving zero subsidy.*
 - *Residents staying over 4 years from graduation date will be terminated from the CARES program.*
 - *All Residents will abide by the CARES program obligations until fully terminated from the program.*
 - *All extensions will require a yearly update meeting with CED Supervisor or designee.*
 - *All graduation extensions must be approved by CED Director or designee.*
- **2.4 – Teacher In Residence** - ECC/HANH offers housing to teachers in exchange for the delivery of homework help and tutorial services for our youth. ECC/HANH propose an update to include recruitment for certified teacher in the State of CT currently teaching in the New Haven public schools or surrounding towns. This includes an Early Childhood Educator, Alternative Teacher, Magnet School Teacher, Retired Teacher or College Student seeking College secondary education.
 - **(New) Update**

In FY23, while working to recruit a new teacher, ECC/HANH partnered with Southern Connecticut State University to have Intern support in a temporary program to serve the families through an afterschool program. The Intern was also a former New Haven Public School teachers with a master's degree in education. The Intern is providing afterschool programming, case management to youth residents and developed program and workshop curriculum to support young children and families.
- **2.5 REACH Grant** - the REACH Grant will provide cash assistance to residents seeking to achieve defined self-sufficiency goals. Families will be able to apply for and receive up to \$500 per year for up to 5-years to support their achievement of goals that they have established for themselves as part of the Individuals Self Sufficiency Plan.
- **2.6F – Resident Owned Business** – Assist residents in starting their own business. In FY23, contracted with a consultant who specializes in motivational support for entrepreneurs. The contractor will work with residents to cultivate, support, and provide entrepreneurial education, administrative and technical assistance that will result in access to economic independence.
- **2.7F – SEHOP (Section 8 Homeownership Program) Capital Improvement** - This program supports new homeowners with necessary capital improvements costing \$500.00 or more that may arise after being in the home for a minimum of three years.

- **2.9F –Resident Services or the Elderly** - ECC/HANH serves individuals who are elderly and/or disabled with supportive services.
- **2.10F – Jumpstart** - This initiative has been created to assist higher income residents and participants exit subsidized programs in advance of required program termination due to over-income status.
- **2.12F – ECC Believes!** - a youth initiative that leverages smart housing policy and programs in order to advance academic outcomes for student residents so that we may see success among New Haven’s young people through increased high-school graduation, postsecondary completion, and employment.
- **2.13F (previously 4.11F) – Sponsored Based Housing** - This is a local non-traditional use of HCV funds. ECC/HANH will partner with a Social Service Agency that will provide supportive services to individuals. Funding only will be issued to the Social Service Agency by ECC/HANH to support the housing operating needs. ECC/HANH is currently working with Youth Continuum to provide transitional housing and support for up to 20 individuals.

360 Management

- **3.11F – Creation of New Instrumentality** – The creation of 360 Mgt that includes the management of the units converted to the RAD/PBV platform. 360 Management is providing property management services to 1386 units in 23 developments.

Planning and Development

- **Crawford Manor** - Upgrade bathrooms, perform exterior masonry, conduct a survey for additional shower pan needs, and design and implement protective pans over critical basement equipment.
- **Robert T Wolfe** - ECC/HANH was awarded a Choice Neighborhoods Planning Grant in FY23. In this planning process, Wolfe redevelopment is being incorporated into the larger Union Square comprehensive redevelopment through ECC’s Glendower Group. MTW funds are allocated for building repairs that are needs prior to a RAD conversion.
- **Essex Townhouses** - Replace damaged basement access hatches and foundations, repair carports and balcony caps at half walls. Repair 2-fire-damaged units, change site lighting pole heads to LED, replace playground surface and equipment; design replacement of electric power masts and distribution panels; investigate code upgrade for stoops and front doors; perform an engineering study/survey for site drainage; investigate feasibility of separate heating for individual units.
- **Scattered Site West/East/Multifamily** – Possible kitchen and bathroom upgrades; interior doors, walls, ceilings, floors appliances; fences, sidewalks, lighting, building envelope and exterior repairs, code upgrades, site structure repairs and replacement related to life health and safety issues. Continued Lead abatement.

- **Housing- related Hazard Abatement** - Grant awarded to address carbon monoxide, radon, mold and associated asbestos abatement, and pest infestation. Pest inspections and radon mitigation project completed. Carbon monoxide-smoke detectors installation, mold and associated asbestos abatement will continue in FY25.

NEW INFORMATION

- **Veterans Affairs Supportive Housing (HUD-VASH)**

In collaboration with the HUD-Veterans Affairs Supportive Housing (HUD-VASH) program, ECC/HANH provides Housing Choice Voucher (HCV) rental assistance for homeless Veterans and the Department of Veterans Affairs (VA) provides case management and clinical services.

ECC/HANH currently has a VASH allocation of 100 vouchers.

In an effort to increase the voucher utilization and assist more veterans with housing and supportive services, ECC/HANH will utilize the process for establishing a Designated Service Provider (DSP) to act in the place of the VA for Veteran selection, referral, intake, case management and supportive services.

ECC/HANH will also be able to serve in the role as DSP.

ACTIVITIES PLACED ON HOLD

- **Initiative 1.12 – Development of Replacement Public Housing Units with MTW Block Grant Funds**
 - ECC/HANH has moved towards converting and repositioning LIPH units through a RAD mixed finance model and has not used this initiative since 2013. ECC/HANH's need to implement this initiative has been limited due to the RAD portfolio award.

CLOSED OUT ACTIVITIES

- **Initiative 1.8F- Farnam Court Transformation Plan**

- The goal of this initiative was to transform an obsolete and unsustainable housing complex to a vibrant mixed-income, mixed use development that would also maintain affordable housing opportunities for our residents by creating a new neighborhood that included the creation of a central park with a community building. This initiative has been completed.

MEMORANDUM

TO: Board of Commissioners

DATE: July 16, 2024

FROM: Karen DuBois-Walton, President

RE: Resolution Authorizing Change Order # 3 to the Contract with McCarter & English, LLP and its joint venture (Berchem Moses PC, Reno & Cavanaugh, PLLC, and Pullman & Comley, LLC) for Outside General Counsel Legal Services exercising the final one year option to renew and adding an additional \$1,100,000 to the contract resulting in an amount Not to Exceed of \$5,547,322

ACTION: Recommend that the Board of Commissioners adopt Resolution #07-39/24-R

TIMING: Upon Approval of the Board of Commissioners

DISCUSSION: On October 20, 2020, the Board adopted Resolution # 10-101/20-R, awarding McCarter & English, LLP and its joint venture (Berchem Moses PC, Reno & Cavanaugh, PLLC, and Pullman & Comley, LLC) for Outside General Counsel Legal Services a three year contract with two one year options to renew beginning November 1, 2020 for a total contract amount not to exceed \$3,222,332.00.

**HISTORICAL
CHANGE
ORDERS:** Subsequently, on July 19, 2022, ECC/HANH's Board adopted Resolution # 07-36/22-R which authorized Change Order # 1 adding additional funds in the amount of \$800,000.00 to the contract. This Resolution increased the total not to exceed value from \$3,222,332.00 to \$4,022,332.00.

Subsequently, on September 19, 2023, ECC/HANH's Board adopted Resolution 09-66/23-R which ratified Change Order # 2 adding additional funds in the amount of \$425,000.00 to the contract and exercising the first one year option to renew. This Resolution increased the total not to exceed value from \$4,022,332.00 to \$4,447,332.00.

ECC/HANH now seeks to amend the existing contract as follows:

ECC/HANH seeks authorization of Change Order # 3 exercising the final one year option to renew and increasing the amount of the contract by \$1,100,000.00 bringing the total contract not to exceed value from \$4,447,332.00 to \$5,547,332.00.

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

ECC/HANH staff is recommending that the Board of Commissioners authorize Change Order # 3 to the contract with McCarter & English, LLP and its joint venture (Berchem Moses PC, Reno & Cavanaugh, PLLC, and Pullman & Comley, LLC) for Outside General Counsel Legal Services exercising the final one year option to renew and adding an additional amount of \$1,100,000.00 to the contract bringing the total contract not to exceed value from \$4,447,332.00 to \$5,547,332.

FISCAL IMPACT: Additional \$1,100,000.00 in Operating Funds

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

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

RESOLUTION #07-39/24-R

RESOLUTION AUTHORIZING CHANGE ORDER # 3 TO THE CONTRACT WITH MCCARTER & ENGLISH, LLP AND ITS JOINT VENTURE (BERCHEM MOSES PC, RENO & CAVANAUGH, PLLC, AND PULLMAN & COMLEY, LLC) FOR OUTSIDE GENERAL COUNSEL LEGAL SERVICES EXERCISING THE FINAL ONE YEAR OPTION TO RENEW AND ADDING AN ADDITIONAL \$1,100,000.00 TO THE CONTRACT BRINGING THE TOTAL NOT TO EXCEED CONTRACT AMOUNT FROM \$4,447,332.00 TO \$5,547,332.00

WHEREAS; on October 20, 2020, the Board adopted Resolution # 10-101/20-R, awarding McCarter & English, LLP and its joint venture (Berchem Moses PC, Reno & Cavanaugh, PLLC, and Pullman & Comley, LLC) for Outside Legal Services a three year contract with two one year options to renew beginning November 1, 2020, for a total contract amount not to exceed \$3,222,332.00; and

WHEREAS; on July 19, 2022, ECC/HANH's Board adopted Resolution # 07-36/22-R which authorized Change Order # 1 adding additional funds in the amount of \$800,000.00 to the contract, increasing the total not to exceed value from \$3,222,332.00 to \$4,022,332.00; and

WHEREAS, on September 19, 2023, ECC/HANH's Board adopted Resolution #09-66/23-R which ratified and authorized Change Order # 2 adding additional funds in the amount of \$425,000.00 to the contract and exercising the first one year option to renew. This Resolution increased the total not to exceed value from \$4,022,332.00 to \$4,447,332.00; and

WHEREAS, ECC/HANH seeks to further amend this contract; and

WHEREAS, HANH is requesting the Board of Commissioners to authorize Change Order #3 to the contract with McCarter & English, LLP and its joint venture (Berchem Moses PC, Reno & Cavanaugh, PLLC, and Pullman & Comley, LLC) for Outside General Counsel Legal Services to exercise the final one year option to renew and increase the amount of the contract by an additional \$1,100,000.00 bringing the total contract not to exceed value from \$4,447,332.00 to \$5,547,332.00; and

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

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

1. Change order #3 to the contract with McCarter & English, LLP and its joint venture (Berchem Moses PC, Reno & Cavanaugh, PLLC, and Pullman & Comley, LLC) for Outside General Counsel Legal Services exercising the final one year option to renew and increasing the contract value by \$1,100,000 bringing the total contract not to exceed amount from \$4,447,332.00 to \$5,547,332.00 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. This resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on July 16, 2024.

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

Date

REVIEWED:
McCarter & English, LLP
General Counsel

By: _____
Rolan Joni Young, Esq

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

Resolution Number	Original Contract Amount	Change Orders
10-101/20-R	\$ 3,222,332.00	\$ -
07-36/22-R		\$ 800,000.00
09-66/23-R		\$ 425,000.00
		\$ 1,100,000.00

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

Options Used Amount	New Contract Amount
\$ -	\$ 3,222,332.00
\$ -	\$ 4,022,332.00
	\$ 4,447,332.00
	\$ 5,547,332.00

MEMORANDUM

To: Board of Commissioners

Date: July 16, 2024

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

RE: Resolution Authorizing Change Order Number Six (6) to the contract with F.W. Webb Company (Contract # 15PSX0193) through the State of Connecticut Department of Administrative Services for plumbing & heating parts and equipment set to expire on December 31, 2024, for an additional amount of \$70,000.00 bringing the total not to exceed contract amount from \$355,711.00 to \$425,711.00

ACTION: Recommend that the Board of Commissioners adopt Resolution #07-40/24-R

TIMING: Immediately

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

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

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

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

On February 23, 2023, the Board adopted Resolution Number #02-14/23-R for Change Order Number Two (2) to the contract with F.W. Webb Wholesale Company for plumbing and heating parts and equipment for an additional

amount of \$58,000.00 bringing the total not to exceed contract amount from \$89,711.00 to \$147,711.00.

On September 19, 2023, the Board adopted Resolution Number # 09-75/23-R authorizing Change

Order Number Three (3) to the contract with F.W. Webb Company (Contract #15PSX0193) for an additional amount of \$98,000.00 bringing the total not to exceed contract amount from \$147,711.00 to \$245,711.00.

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

On February 20, 2024, the Board adopted Resolution Number # 02-06/24-R for Change Order Number Five (5) to the contract with F.W. Webb Company (Contract # 15PSX0193) for an additional amount of \$110,000.00 bringing the total not to exceed contract amount from \$245,711.00 to \$355,711.00.

HANH is now seeking authorization of Change Order Number Six (6) to the contract with F.W. Webb Company (Contract # 15PSX0193) for an additional amount of \$70,000.00 bringing the total not to exceed contract amount from \$355,711.00 to \$425,711.00.

In accordance with resolution 10-129/18-R for the Revised Procurement Policy, adopted by the Board of Commissioners on October 16, 2018, all contracts greater than \$150,000.00 inclusive of all optional years and all Change Orders and amendments in excess of 10% or \$50,000.00 (whichever is higher) and which results in a total contract greater than \$150,000.00 must be authorized by the Board of Commissioners prior to execution. HANH is now seeking authorization of Change Order Number Six (6) to the contract with F.W. Webb Company (Contract # 15PSX0193) for an additional amount of \$70,000.00 bringing the total not to exceed contract amount from \$355,711.00 to \$425,711.00.

FISCAL IMPACT: \$40,000.00 Operating funds budgeted FY 2024
 \$30,000.00 Operating funds budgeted FY 2025

STAFF: Lee Purvis, Central Operations Manager

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

Resolution #07-40/24-R

Resolution Authorizing Change Order Number Six (6) to the contract with F.W. Webb Company (Contract # 15PSX0193) through the State of Connecticut Department of Administrative Services for plumbing & heating parts and equipment set to expire on December 31, 2024, for an additional amount of \$70,000.00 bringing the total not to exceed contract amount from \$355,711.00 to \$425,711.00.

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

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

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

WHEREAS, justification for procurements with City or State agencies are noted in the A) HUD Procurement Hand Book 7460.8 Rev-1, Section 8 (Cooperative Purchasing Agreements); B) Federal Procurement Regulation SFR 85.6 (page 527); and C) HANH Procurement Policy (Page 14) Cooperative Purchasing which states "HANH may enter into State and Local Intergovernmental Agreements to purchase or use common goods and services; and

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

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

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

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

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

WHEREAS, on February 20, 2024, the Board adopted Resolution Number # 02-06/24-R for Change Order Number Five (5) to the contract with F.W. Webb Company (Contract # 15PSX0193) for an additional amount of \$110,000.00 bringing the total not to exceed contract amount from \$245,711.00 to \$355,711.00; and

WHEREAS, HANH is now seeking authorization of Change Order Number Six (6) to the contract with F.W. Webb Company (Contract # 15PSX0193) for an additional amount of \$70,000.00 bringing the total not to exceed contract amount from \$355,711.00 to \$425,711.00; and

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

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

1. Change Order Number Six (6) to the contract with F.W. Webb Company (Contract # 15PSX0193) for an additional amount of \$70,000.00 bringing the total not to exceed contract amount from \$355,711.00 to \$425,711.00 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.
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 July 16, 2024.

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

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By:_____
Rolan Joni Young, Esq.
A Partner

F. W. Webb Plumbing & Heating Wholesale and Supplier Change order Log

Date: 09/06/23

Vendor: F. W. Webb Plumbing & Heating Wholesale and Supplier

Intital Contract Term: 12/31/23 to 12/31/ 24
State Contract # 15PSX0193

Original Contract amount:		\$45,000.00
Change Order #1		\$44,711.00
Change Order #2		\$58,000.00
Change Order #3		\$98,000.00
Change Order #4	No cost extension of time	\$0.00
Change Order #5		\$110,000.00
Change Order #6		\$70,000.00
Total Contract Value:		\$425,711.00

MEMORANDUM

TO: Board of Commissioners

DATE: July 16, 2024

FROM: Karen DuBois-Walton, President

RE: Authorization to enter into an Memorandum of Understanding with Connecticut Integrated Care for Kids ("CT InCK"), with no fiscal impact with Elm City Communities, for a period of one (1) year beginning July 16, 2024, and ending July 15, 2025, with four (4) one (1) year options to renew, to provide services in connection with a program funded by Husky Health CT aimed at improving the access to care and services for youth and their families living in New Haven, by providing a single point of contact.

ACTION: Recommend that the Board of Commissioners adopt Resolution #07-41/24-R

TIMING: Immediately upon Authorization of the Board of Commissioners

DISCUSSION: ECC/HANH has determined a need to work with CT InCK, a program funded by Husky Health CT aimed at improving the access to care and services for youth and their families living in New Haven, by providing a single point of contact. ECC/HANH conducted a competitive procurement to identify a contractor to provide these needed services.

Upon completion of the review and evaluation of the proposals, it was determined by the Evaluation Committee that it would benefit ECC to partner with CT InCK, a program funded by Husky Health CT.

It is recommended that HANH contract with CT InCK for a period of one (1) year in an amount not to exceed \$0.00 annually and a total contract amount not to exceed of \$0.00 with four (4) one year options to renew.

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

FISCAL IMPACT: None

STAFF: LaToya Mills, Director of CED

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

RESOLUTION #07-41/24-R

AUTHORIZATION TO ENTER AN MEMORANDIUM OF UNDERSTANDING WITH CONNECTICUT INTEGRATED CARE FOR KIDS ("CT InCK"), WITH NO FISCAL IMPACT FOR A PERIOD OF ONE (1) YEAR BEGINNING JULY 16, 2024, AND ENDING JULY 15, 2025, WITH FOUR (4) ONE (1) YEAR OPTIONS TO RENEW, TO PROVIDE SERVICES IN CONNECTION WITH A PROGRAM FUNDED BY HUSKY HEALTH CT AIMED AT IMPROVING THE ACCESS TO CARE AND SERVICES FOR YOUTH AND THEIR FAMILIES LIVING IN NEW HAVEN, BY PROVIDING A SINGLE POINT OF CONTACT

WHEREAS, ECC/HANH has determined a need to work with Connecticut Integrated Care For Kids ("CT InCK"), a program funded by Husky Health CT aimed at improving the access to care and services for youth and their families living in New Haven, by providing a single point of contact; and

WHEREAS, ECC/HANH conducted a competitive procurement to identify a contractor to provide these needed services; and

WHEREAS, upon completion of the review and evaluation of the proposals, it was determined by the Evaluation Committee that it would benefit ECC to partner with CT InCK, a program funded by Husky Health CT to provide the above referenced services; and

WHEREAS, it is recommended that HANH contract with CT InCK for a period of one (1) year in an amount not to exceed \$0.00 annually and a total contract amount not to exceed of \$0.00 with four (4) one year options to renew; and

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

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

1. To enter an Memorandum of Understanding with Connecticut Integrated Care For Kids for a period of one (1) year with no fiscal impact for four (4) one year options to renew, to improve the access to care and services for youth and their families living in New Haven, by providing a single point of contact, 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. This resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on July 16, 2024.

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

Date

REVIEWED:
McCarter & English, LLP
General Counsel

By:_____
Rolan Joni Young, Esq
A Partner



CT InCK

Embrace New Haven

“Where healthcare meets community”



This project is supported by the Centers for Medicare and Medicaid Services (CMS) of the U.S. Department of Health and Human Services (HHS) as part of a financial assistance award totaling \$12,000,000 in 2024, with 100 percent funded by CMS/HHS. The contents are those of the author(s) and do not necessarily represent the official views of, nor an endorsement, by CMS/HHS or the U.S. Government.



CT InCK
Embrace New Haven

What is CT InCK?

Connecticut Integrated Care for Kids (CT InCK) is a program funded by HUSKY Health CT aimed at improving access to care and services for youth and their families living in New Haven. By providing a single point of contact, CT InCK strives to improve your quality of care.



CMS/CMMI



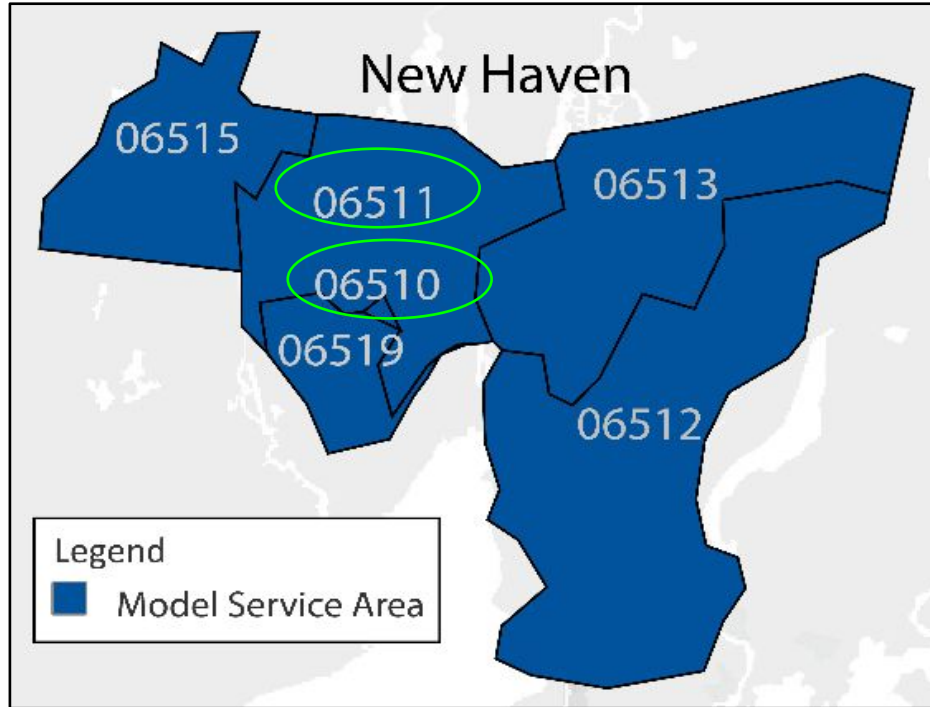
DSS HUSKY Health



CT InCK

CT InCK Overview

Target Population



CT InCK serves:



Population:

- Receiving/Eligible Medicaid/[CHIP](#)
- Birth up to age 20.99
- Pregnant and Postpartum (up to 1 year) individuals, no age restriction
- Unhoused populations

Service Area: New Haven members

- Residing in 06510 and 06511
- Approximately 13,000 members

What it Means to Be An InCK Provider



CT InCK
Embrace New Haven

Goals

Serve Families

Coordinate families receiving ICC services to help them better utilize their health care

Sustainable

Create a provider and payment model that is compatible across various types of organizations

Scaleable

Create a system that can serve a larger target population statewide



CT InCK
Embrace New Haven

Provider Qualifications

Requirements



In 2023, the state will work with an **initial cohort of qualified Medicaid-enrolled providers** for TCM for InCK Participants in New Haven. For those participating providers, the state will collect patient information about Medicaid members, including data elements necessary to establish the attribution methodology.

Location

Provider must be able to deliver services in New Haven and comply with timely service requirements

Entity Type

Must be enrolled in good standing in CMAP as a TCM InCK provider

Additional Entity Qualifications

- ✓ Experience providing community-based care coordination services
- ✓ Must designate one or more dedicated care coordinator supervisors sufficient to supervising TCM for InCK Participants for that provider and that must meet the following specified qualifications
- ✓ Regular supervision and oversight of care coordinators

Individual Staff Qualifications

Care coordinators must meet all of the following:

- ✓ Have at least a bachelor's degree in a human services or a related field
- ✓ At least one year of full-time equivalent experience providing care coordination services. Related life experience receiving or providing care coordination is also included as part of the experience.



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Services

Requirements



Comprehensive assessment and periodic reassessment of individual needs, to determine the need for any medical, educational, social or other services

- taking client history
- identifying the individual's needs and completing related documentation
- gathering information from other sources such as family members, medical providers, social workers, and educators (if necessary), to form a complete assessment of the eligible individual



Development (and periodic revision) of a specific care plan that is based on the information collected through the assessment

- specifies the goals and actions to address the medical, social, educational, and other services needed by the individual
- includes activities such as ensuring the active participation of the eligible individual, and working with the individual (or the individual's authorized health care decision maker) and others to develop those goals; and identifies a course of action to respond to the assessed needs of the eligible individual

Referral and related activities (such as scheduling appointments for the individual) to help the eligible individual obtain needed services

- activities that help link the individual with medical, social, educational providers, or other programs and services that are capable of providing needed services to address identified needs and achieve goals specified in the care plan



Monitoring and follow-up activities

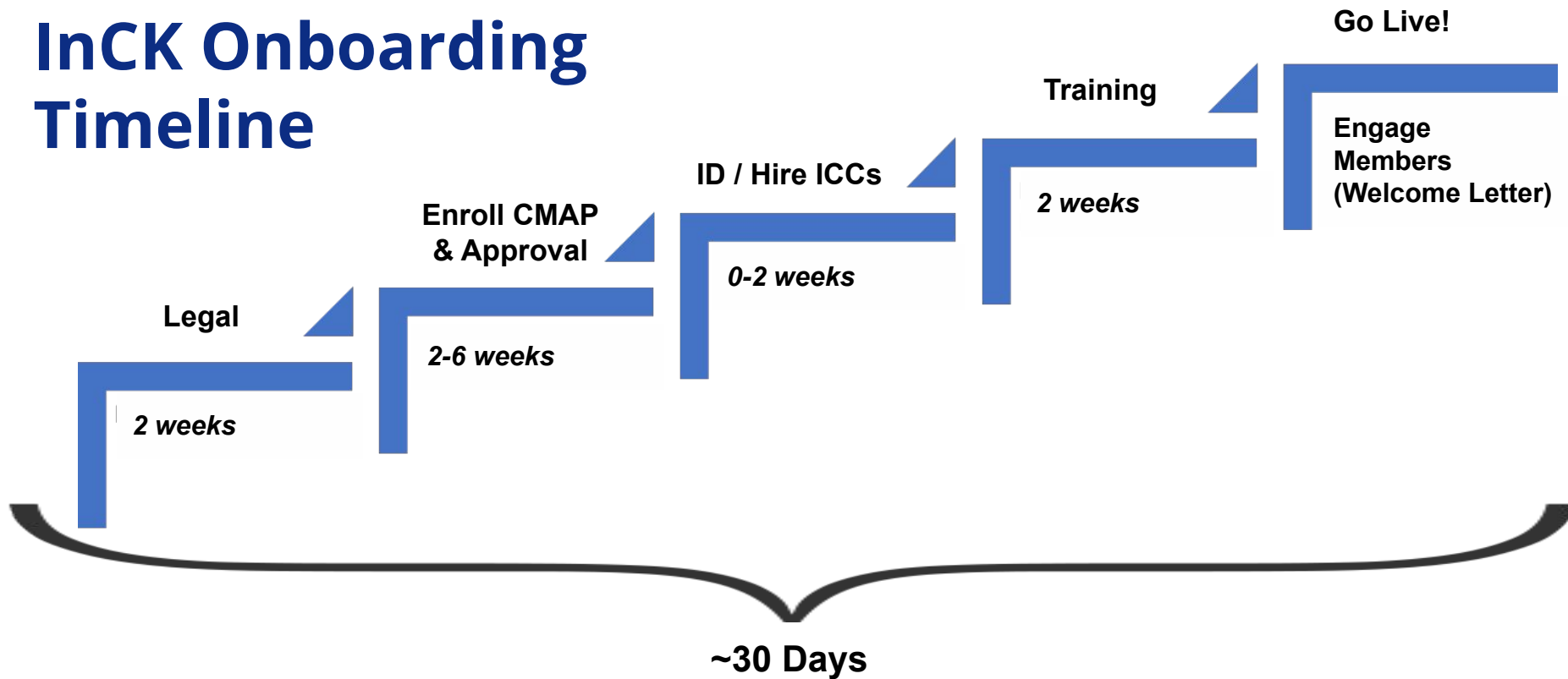
- activities and contacts that are necessary to ensure the care plan is implemented and adequately addresses the eligible individual's needs, and which may be with the individual, family members, service providers, or other entities or individuals and conducted as frequently as necessary, and including at least one annual monitoring



CT InCK
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Onboarding

InCK Onboarding Timeline



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Legal Documents

Legal

- Business Associate Agreement Executed
- Develop:
 - Notice of Privacy Practices
 - Grievance Protocol
 - Bill of Rights
- Executed Attestation for Targeted Case Management (TCM) for Integrated Care for Kids (InCK) Provider Entities

CMAP Enrollment

About CMAP

Connecticut Department of Social Services
Making a Difference

Help
Site: D
Login

Wednesday, February 14, 2024 at 10:00:10 PM

Home Information Provider Trading Partner Pharmacy Information Hospital Modernization Telehealth Information Electronic Visit Verification

home site map

Information

- Publications
- Links
- Important Info
- RA Banner A
- HIPAA
- Regional Office

Provider

- Provider Search
- Provider Ser
- Provider Ser
- Provider Enr
- OOS Instruc
- Fingerprint C
- Check Info
- Provider Tra
- Secure Site

Trading Partner

- Trading Partner Enrollment
- Trading Partner Documents
- Provider Electronic Solutions
- Billing Instructions

Provider Enrollment

Provider Re-Enrollment

Provider Enrollment Tracking

Provider Matrix

Provider Services

Provider Search

Drug Search

Provider Fee Schedule Download

OOS Instructions/Information

Fingerprint Criminal Background

Check Info

E-mail Subscription

Secure Site

WELCOME

TO THE CONNECTICUT MEDICAL ASSISTANCE PROGRAM

THE CONNECTICUT MEDICAL ASSISTANCE PROGRAM WEB SITE, PROVIDED BY GAINWELL TECHNOLOGIES ON BEHALF OF THE CONNECTICUT SOCIAL SERVICES. THIS SITE PROVIDES IMPORTANT INFORMATION TO HEALTH CARE PROVIDERS ABOUT THE CONNECTICUT MEDICAL ASSISTANCE SITE CONTAINS A WEALTH OF RESOURCES FOR PROVIDERS INCLUDING ENROLLMENT, BILLING MANUALS, BULLETINS, PROGRAM REGULATIONS, PLUS ELECTRONIC DATA INTERCHANGE AND THE AUTOMATED ELIGIBILITY VERIFICATION SYSTEM.

Information

Provider

Trading Partner

Pharmacy

Important Messages

Established Care Coordination & Personnel

Established Care Coordination & Supervisor

- Experience providing community-based care coordination services
 - Must designate one or more dedicated care coordinator supervisors sufficient to supervising TCM for InCK Participants for that provider and
- Supervisor specified qualifications:
 - A master's degree in a human service or related field with at least one year's full-time equivalent experience providing care coordination or a bachelor's degree in a human service or related field with at least three years' full-time equivalent experience providing care coordination; and
 - One year of experience providing care coordination in the New Haven, Connecticut area.
 - Regular supervision and oversight of care coordinators

Intensive Care Coordinator (ICCs)

- Individual Staff Qualifications and Requirements
 - Care coordinators must meet all of the following:
 - Have at least a bachelor's degree in a human services or a related field.
 - At least one year of full-time equivalent experience providing care coordination services.
 - Related life experience receiving or providing care coordination is also included as part of the experience.

Required Training

Training

Module Title	Training Topic	Hours	Timing
Module 1 - CT InCK	CT InCK 101, Best Practices Framework	2	Prior to Member Engagement
Module 2 - Population Health Components and Best Practices	Service Integration Components, Intensive Care Coordination Model, Wraparound Overview, Compliance (Privacy & Documentation)	21.5	Prior to Member Engagement
Module 3 - Technology	Unite Us, Zane/MayJuun Technology (Health Journey and Care Home Portal) HJ Follow Up, CMAP Application, Mandatated Reporter	15	Prior to Member Engagement
Module 4 - Measuring Effectiveness	CMAP Billing, Quality Assurance, Quality Improvement, APM Model, Provider Performance Measures, Data/Documentation and Care Plans	5	Within 60 Days of CMAP Enrollment
Additional Trainings	Trauma-Informed Care/Practices, Anti-Racism (DEI-B) , 2 Day Wraparound	22	Within 6 months of member engagement

Provider Participation

Provider Participation - What's your Organization's Business Model?

- Preferred method of existing personnel
- How many ICCS have you identified?
 - **Option 1** - Dedicated ICC providing InCK Model intervention to members
 - **Option 2** - % of ICC with specific InCK members identified and providing InCK Model intervention to members

Member Assignment

- Active Care Relationships Member Identification
 - Organization identifies a list of active care relationships
 - Data required, First & last name, DOB, Medicaid ID
- Carelon attributed members - randomization assignments to providers
- Members may choose their own provider
- Member Engagement
 - CHOs contact members - take burden off providers
 - Community outreach



FAQs

- **Are there InCK requirements on how many members can be assigned to each ICC?**
 - No - InCK has no limitations on this. ICC caseload should be determined by each provider based on their programmatic needs and business model structure.
- **Can families receive other provider services within your organization if they are receiving ICC services via CT InCK?**
 - Yes, a member can be referred to or obtain services from the same organization as long as the provider is not billing Medicaid for that other service. If the provider bills Medicaid for that other service, the ICC must also provide a list of referrals with the same provider as the last option.



CT InCK
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FAQs

- **Can families receive other care coordination services if they are receiving ICC services via CT InCK?**
 - If the member is receiving care coordination services, the ICC needs to coordinate with the care coordinator to ensure no duplication of services are provided. Document compliance of non-duplication in member's record. E.g., ICC focuses on housing and educational advocacy, other care coordinator focuses exclusively on medical complex diagnosis.



Next Steps

- Provider identifies care coordination programs that best align with CT InCK
- Mutual understanding of funding streams for care coordination
- Mutual understanding of current staff capacity / potential ICCs



Glossary

APM	Alternative Payment Model (Method) includes Monthly Service Payment + annual QA performance incentive payment
ASO	Administrative Services Organization - DSS Medicaid/HUSKY Health Admin (CHN CT, Carelon Behavioral Health, Benecare)
BAA	Business Associate Agreement
Carelon	Carelon Behavioral Services (formerly Beacon Health Options) - Behavioral Health ASO
CHN CT	Community Health Network CT - Medical Health ASO
CMAP	CT Medicaid Assistance Program - DSS Medicaid Billing system for approved providers
CMS/CMMI	Center for Medicaid & Medicare Services/Center for Medicare & Medicaid Innovation
CMS/CMMI	Center for Medicaid & Medicare Services/Center for Medicare & Medicaid Innovation
Community Health Organizer	CT InCK staff assigned to CT InCK providers for training, TA and support and single point of contact
CT InCK Provider	A provider entity enrolled in CT InCK (and CMAP) benefitting from the APM
CTDHP	CT Dental Health Partnership - Dental Health ASO
DSS	Department of Social Services (CT)
HJ - HealthJourney	CT InCK Needs Assessment Tool - self report by member/parent/legal guardian depending on age
HUSKY Health	Healthcare for Uninsured Kids and Youth; CT's Medicaid & CHIP (Children's Health Insurance Plan)

Glossary

ICC	Intensive Care Coordinator: Direct service practitioner of “intensive care coordination” enrolled in CT InCK
InCK	Integrated Care for Kids
Intensive Care Coordination	Unique service intervention (model) in CT InCK for high risk/need members
KPI	Key Performance Indicators (Measures)
PCMH	Person-Centered Medical Home - A PCMH provides person-centered, comprehensive and coordinated care
PCMH+	Person-Centered Medical Home plus - new requirements related to: Integration of primary care and behavioral health care and actively helping members access non-health services
PMPM	Per Member Per Month/Monthly Service Payment - reimbursement for SIL 2 and 3 member care coordination services
PMPM MSP	Per Member Per Month Monthly Service Payment - reimbursement for SIL 2 and 3 member care coordination services
SDOH	Social Determinants (Drivers) of Health - housing, food, child care, environment, early education
SIL	Service Integration Level - based on risk/need stratification (SIL1-3, ascending with risk/needs)
TCM	Targeted Case Management - unique Provider “type” for CT InCK services to be billed in HUSKY Health CMAP

Q&A



CT InCK

Embrace New Haven

Thank you!



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CT InCK
Embrace New Haven

BUSINESS ASSOCIATE AGREEMENT REGARDING PROTECTED HEALTH INFORMATION

THIS BUSINESS ASSOCIATE AGREEMENT is made and entered into as of [ENTER DATE] (“Effective Date”), by and between [InCK PROVIDER ORGANIZATION], with an address [ENTER ADDRESS], (the “Business Associate”), and Clifford W. Beers Guidance Clinic, Inc., with a principal place of business at 93 Edwards Street, New Haven, CT 06511 (the “Covered Entity”).

RECITALS:

WHEREAS, the Business Associate creates, receives, maintains or transmits Protected Health Information (“PHI”) on behalf of the Covered Entity, including but not limited to its billing functions;

WHEREAS, the Covered Entity and the Business Associate desire to comply with the requirements of the Health Insurance Portability and Accountability Act of 1996 (“HIPAA”) as amended by the Health Information Technology for Economic and Clinical Health Act (“HITECH”), and implementing regulations which are codified at 45 C.F.R. Parts 160 and 164, as such regulations may be amended from time to time (collectively referred to herein as the “HIPAA Standards”);

WHEREAS, the Covered Entity and the Business Associate acknowledge and agree that capitalized terms used, but not otherwise defined, herein are as defined in the HIPAA Standards; and

WHEREAS, the HIPAA Standards require that the Covered Entity obtain satisfactory assurances that the Business Associate will appropriately safeguard the PHI used or disclosed by the Business Associate in the course of performing services pursuant to the Agreement.

NOW, THEREFORE, in consideration of the foregoing and the mutual promises and covenants herein contained, the parties agree as follows:

1. Permitted Uses and Disclosures by Business Associate

- a) The Business Associate’s use and disclosure of PHI shall comply in all respects with the HIPAA Standards and State law.
- b) Except as otherwise limited in this Business Associate Agreement, Business Associate may use or disclose PHI to perform functions, activities, or services for, or on behalf of, Covered Entity as specified in the Agreement, provided that such use or disclosure would not violate the HIPAA Standards if done by Covered Entity. Business Associate shall not use or disclose PHI other than as permitted or required by this Business Associate Agreement or as Required by Law. The Business Associate shall limit, to the extent practicable, the use and disclosure of PHI to the limited data set (as defined in 45 C.F.R. § 164.514(e)(2)) or the minimum necessary to accomplish the intended purpose of the use or disclosure

of the PHI or as required pursuant to the Agreement. All such uses and disclosures by Business Associate shall be consistent with the Covered Entity's minimum necessary policies and procedures.

- c) Except as otherwise limited in this Business Associate Agreement, Business Associate may use and disclose PHI for the proper management and administration of Business Associate or to carry out the legal responsibilities of Business Associate, provided that (i) the disclosure is Required by Law, or (ii) Business Associate obtains reasonable assurances from the recipient that the PHI will remain confidential and used or further disclosed only as Required by Law or for the purposes for which it was disclosed to the recipient, and the recipient promptly notifies Business Associate of any instances of which it is aware in which the confidentiality of the PHI has been breached.

2. Obligations of Covered Entity

- a) Covered Entity shall provide Business Associate with the Notice of Privacy Practices that Covered Entity produces in accordance with 45 C.F.R. § 164.520, as well as any changes to such Notice of Privacy Practices and the Business Associate shall comply with such Notice of Privacy Practices.
- b) Covered Entity shall provide Business Associate with any changes in, or revocation of, permission by an Individual to use or disclose PHI, if such changes affect Business Associate's permitted or required uses and disclosures.
- c) Covered Entity shall notify Business Associate of any restriction to the use or disclosure of PHI that Covered Entity has agreed to in accordance with 45 C.F.R. § 164.522.
- d) Covered Entity shall not request Business Associate to use or disclose PHI in any manner that would not be permissible under the HIPAA Standards if done by Covered Entity.
- e) Covered Entity shall make all reasonable efforts to assist Business Associate with responding to an investigation or compliance audit by the Secretary, or an action by an attorney general having jurisdiction involving PHI subject to this Business Associate Agreement.

3. Obligations and Activities of Business Associate

- a) Business Associate shall ensure, through a written agreement, that any subcontractors of Business Associate that create, receive, maintain or transmit PHI on behalf of the Business Associate agree to the same restrictions, conditions, and requirements that apply to the Business Associate with respect to such PHI, including without limitation, the restrictions, conditions and requirements of this Business Associate Agreement and the HIPAA Standards.

- b) Business Associate shall report to Covered Entity any use or disclosure of PHI not provided for by this Business Associate Agreement, any Breach, any breach of security of personal information as defined by any applicable state law, or any successful Security Incident involving PHI of which the Business Associate, or a subcontractor of the Business Associate, becomes aware (each, an “Incident”). The Business Associate shall identify each individual whose PHI has been, or is reasonably believed to have been, accessed, acquired, or disclosed during an Incident. Notice shall be made to the Covered Entity no later than five (5) calendar days after discovery of the Incident by Business Associate, or a subcontractor of the Business Associate, whichever is earlier. Business Associate accepts the burden of demonstrating that such notice was timely, proper and in accordance with the HIPAA Standards. Business Associate shall, at its expense, take any action necessary or requested by the Covered Entity to mitigate, to the extent practicable, any harmful effect of an Incident. Business Associate shall, at its expense, provide all information and take all action requested by Covered Entity and consistent with the HIPAA Standards to assist Covered Entity in providing notice of an Incident.
- (1) The foregoing notwithstanding, for purposes of the Security Incident reporting obligation under this paragraph 3(b), Business Associate hereby reports and Covered Entity acknowledges that (i) Business Associate experiences inconsequential incidents from time to time such as scans or "pings" that are not permitted past Business Associate's firewall (“Inconsequential Attempted Incidents”), and (ii) this report satisfies the requirements of the HIPAA Standards with respect to Inconsequential Security Incidents until such time as further guidance from the Secretary indicates otherwise.
- (2) Notwithstanding anything herein to the contrary, in the event of an Incident caused by, or arising from, an act or omission of Business Associate or any subcontractor of Business Associate, Business Associate shall reimburse Covered Entity for: (i) its reasonable and direct costs related to such Incident, including but not limited to providing notification to affected individuals, establishing and operating a call center for affected individuals, investigating the Incident, and providing credit monitoring services to affected individuals; (ii) any fines or penalties levied on Covered Entity, resulting or arising from such Incident; and (iii) all reasonable attorneys' fees associated with such Incident. This Section shall survive termination of this Agreement. This Section does not, and shall not be interpreted to, limit or restrict any additional rights, actions or claims Covered Entity may have at law or in equity.
- c) Business Associate shall restrict disclosures or communicate confidentially with Individuals as required by the HIPAA Standards and as requested by the Covered Entity.

- d) If the Business Associate maintains PHI in a Designated Record Set, the Business Associate shall:
- (1) provide access (including inspection, obtaining a copy or both), in the time and manner designated by Covered Entity, and Business Associate shall not charge any fee greater than the lesser of the amount permitted by State law or the Business Associate's actual cost of postage, labor and supplies for complying with the request;
 - (2) make available PHI for amendment and incorporate any amendment(s) in the time and manner designated by Covered Entity; and
 - (3) provide access to PHI that is in electronic format in the form and format requested by the Individual or Covered Entity, or if not readily producible in such form and format, in a readable electronic form and format agreed to by the Covered Entity and the Individual, and transmit such copy directly to an entity or person designated by the Individual or Covered Entity. Business Associate shall not charge any fee greater than the lesser of the amount permitted by State law or the Business Associate's actual cost of postage, labor and supplies for complying with the request.

- e) Business Associate shall make internal practices, books, and records relating to the use and disclosure of PHI available to the Covered Entity or the Secretary, in a time and manner designated by the Covered Entity or the Secretary, for purposes of the Secretary investigating or determining Covered Entity's or Business Associate's compliance with the HIPAA Standards. Business Associate shall document such disclosures of PHI and information related to such disclosures as would be required for Covered Entity or Business Associate under the HIPAA Standards to respond to a request by an Individual for an accounting of disclosures of PHI. Business Associate shall provide, in the time and manner designated by Covered Entity, an accounting of disclosures required by the HIPAA Standards made by the Business Associate. Business Associate shall prevent use or disclosure of the PHI other than as provided for in this Business Associate Agreement and shall comply, where applicable, with the HIPAA Standards with respect to electronic PHI and State law. The Business Associate shall implement and maintain safeguards as necessary to ensure that all PHI is used or disclosed only as authorized under the HIPAA Standards and this Business Associate Agreement. Without limiting the Business Associate's obligations under the HIPAA Standards, the Business Associate agrees to assess potential risks and vulnerabilities to PHI in its possession and develop, implement and maintain appropriate administrative, physical and technical safeguards set forth in the HIPAA Standards to protect the confidentiality, availability and integrity of the PHI that Business Associate creates, receives, maintains or transmits on behalf of the Covered Entity. These measures must be documented and kept current, and must include, at a minimum, those measures that fulfill the requirements outlined in the HIPAA Standards and all guidance issued by the Secretary.
- f) Business Associate recognizes that violation of any HIPAA Standard by Business Associate may subject Business Associate to civil and criminal penalties, including those set forth in 42 U.S.C. § 1320d-5 and 1320d-6.
- g) Business Associate shall not, and shall ensure that its subcontractors do not, directly or indirectly receive any remuneration in exchange for any PHI unless approved in advance in writing by the Covered Entity in accordance with the HIPAA Standards.
- h) Business Associate shall not, and shall ensure that its subcontractors do not, engage in any Marketing or fundraising that uses or discloses PHI.
- i) Business Associate shall respond to and shall assist the Covered Entity with responding to an investigation or compliance audit by the Secretary, or an action by an attorney general having jurisdiction involving PHI subject to this Business Associate Agreement.

4. Term and Termination

- a) Term. The Term of this Business Associate Agreement shall be effective as of the Effective Date and shall terminate when all of the PHI maintained by Business Associate on behalf of Covered Entity is properly and completely destroyed or returned to Covered Entity, or, if it is infeasible to return or destroy the PHI, protections are extended to such PHI in accordance with the termination provisions in this section.
- b) Termination for Cause. Upon Covered Entity's knowledge of a material breach of this Business Associate Agreement by Business Associate, Covered Entity shall provide an opportunity for Business Associate to cure the breach or end the violation, and Covered Entity shall terminate the Agreement if Business Associate does not cure the breach or end the violation within the time specified by Covered Entity, or immediately terminate the Agreement if Business Associate has breached a material term of this Business Associate Agreement and cure is not possible, as determined by the Covered Entity in its reasonable discretion.
- c) Effect of Termination.
 - (1) Except as provided in subparagraph (2) of this subsection (c), upon termination of the Agreement or this Business Associate Agreement, for any reason, Business Associate shall return or, if authorized by Covered Entity, destroy all PHI maintained by Business Associate on behalf of Covered Entity. This provision shall apply to PHI that is in the possession of subcontractors of Business Associate. Business Associate shall retain no copies of the PHI.
 - (2) In the event that Business Associate determines that returning or destroying the PHI is infeasible, Business Associate shall provide to Covered Entity notification of the conditions that make return or destruction infeasible. The Business Associate shall extend the protections of this Business Associate Agreement to such PHI and limit further uses and disclosures of such PHI to those purposes that make the return or destruction infeasible. Business Associate shall not use or disclose such PHI and shall maintain its security pursuant to this Business Associate Agreement for so long as Business Associate maintains such PHI.
 - (3) The parties hereto understand and agree that the terms of this Business Associate Agreement are reasonable and necessary to protect the interests of the Covered Entity and the Business Associate. The parties further agree that the Covered Entity would suffer irreparable harm if the Business Associate breached this Business Associate Agreement. Thus, in addition to any other rights or remedies, all of which shall be deemed cumulative, the Covered Entity shall be entitled to obtain injunctive relief to enforce the terms of this Business Associate Agreement.

5. Miscellaneous

- a) Survival. The respective rights and obligations of Business Associate under Section 4(c) of this Business Associate Agreement shall survive the termination of this Business Associate Agreement.
- b) Indemnification. Business Associate agrees to indemnify, defend, and hold harmless the Covered Entity and its officers, directors, employees, agents and contractors from any and all loss, liability, damage, cost, and expense, including without limitation civil monetary penalties, monetary settlements, fines, damages as a result of attorney general enforcement, and attorneys' fees resulting or arising from an Incident, breach of this Business Associate Agreement, violation of the HIPAA Standards, or violation of an applicable state data privacy or security law by Business Associate or its subcontractors, agents or employees, provided that Business Associate shall not indemnify Covered Entity for any act or omission made on advice, request or direction of Covered Entity. This section 5(b) shall survive termination of this Business Associate Agreement.
- c) Relationship to Agreement.
 - (1) The terms and conditions of this Business Associate Agreement will override and control over any conflicting term or condition of other agreements between the parties; provided, in the event that the Agreement contains provisions relating to the use or disclosure of PHI which are more restrictive than the provisions of this Business Associate Agreement, the more restrictive provisions will control. All non-conflicting terms and conditions of such agreements shall remain in full force and effect.
 - (2) Business Associate's obligations under this Business Associate Agreement and any breach by Business Associate or a subcontractor of the obligations in this Business Associate Agreement shall not be subject to any limitations on damages that may be specified in any agreement, invoice, statement of work or similar document setting forth the services Business Associate is providing to Covered Entity including, without limitation, the Agreement.
- d) Interpretation. Any ambiguity in this Business Associate Agreement shall be resolved in favor of a meaning that permits Covered Entity to comply with the HIPAA Standards.
- e) No Private Cause of Action. This Business Associate Agreement is not intended to and does not create a private cause of action by any individual, other than the parties to this Business Associate Agreement, as a result of any claim arising out of the breach of this Business Associate Agreement, the HIPAA Standards or other state or federal law or regulation relating to privacy or security.
- f) Amendment. In the event that any law or regulation is enacted or promulgated regarding the protection of health information that is in any way inconsistent with

the terms of this Business Associate Agreement or that interferes with Covered Entity's obligations with respect to the protection of health information so as to warrant a modification to this Business Associate Agreement or in the event any HIPAA Standard is amended or modified, the Covered Entity shall have the right to amend this Business Associate Agreement to effectuate such change by providing notice thereof to Business Associate but without having to obtain Business Associate's consent thereto. Except as set forth above in this Section 5(f), this Business Associate Agreement shall only be amended or modified upon written consent of the parties.

- g) Application of State Law. Where any applicable provision of State law relates to the privacy or security of health information and is not preempted by HIPAA, as determined by application of the HIPAA Standards, the parties shall comply with the applicable provisions of State law.
- h) Severability. If any provision of this Business Associate Agreement shall be declared invalid or illegal for any reason whatsoever, then notwithstanding such invalidity or illegality, the remaining terms and provisions of this Business Associate Agreement shall remain in full force and effect.
- i) Governing Law. This Business Associate Agreement shall be interpreted, construed, and governed according to the laws of the State of Connecticut. The parties agree that venue shall lie in Federal and State courts in Connecticut, without regard to its conflicts of law principles, regarding any and all disputes arising from this Business Associate Agreement.
- j) Notices. Any notice or other communication given pursuant to this Business Associate Agreement must be in writing and (a) delivered personally, (b) delivered by overnight express, or (c) sent by registered or certified mail, postage prepaid, to the addresses set forth above and shall be considered given upon delivery.

IN WITNESS WHEREOF, the parties hereto have executed this Business Associate Agreement as of the Effective Date.

[InCK PROVIDER ORGANIZATION]

By: _____
[ENTER NAME]

Title: Executive Director

Date: _____

**CLIFFORD W. BEERS GUIDANCE CLINIC,
INC.**

By: Alice Forrester, Ph.D.
Its: Chief Executive Officer

Date: _____