

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, OCTOBER 15TH, 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 September 17th, 2024
3. Bills and Communications
4. Public Comments (3 Minutes per Individual /15 Minutes per Group)
5. President's Report

ACTION ITEMS

ANNUAL MEETING ELECTIONS:

1. **Open Annual Meeting (Rolan Joni Young)**
3. **Nomination of Vice Chair**
4. **Nomination of Assistant Treasurer**
5. **Nomination of Assistant Secretary**

FINANCE COMMITTEE:

NONE

P&D COMMITTEE:

1. **Resolution 10-65/24-R;** Resolution Authorizing Change Order #4 To The Contract With Advance Security Integration, LLC DBA Security 101 For Security Camera, Vehicle And Pedestrian Access Gate Upgrades At Essex Townhouses Increasing The Contract Amount By \$17,170.06 Bringing The Adjusted Contract Value From \$297,883.91 To \$315,053.97 And Extending Contract Time From September 30, 2024 Until November 15, 2024
2. **Resolution 10-66/24-R;** Resolution Authorizing Contract Award to Tri-Con Construction Managers, LLC for Essex Exterior Improvements & Fire-Damaged Units Renovation in an Amount Not to Exceed \$548,461.00 for Completion in 120 Calendar Days from Notice to Proceed

SERVICES COMMITTEE:

- 3. Resolution 10-67/24-R;** Resolution Authorizing The Housing Choice Voucher Payment Standard Schedule For FY25 January 1, 2025 To December 31, 2025
- 4. Resolution 10-68/24-R;** Resolution Authorizing The Utility Allowance Schedule For The Section 8 Housing Choice Voucher Program To Include Tenant Based Vouchers (TBV), Project Based Vouchers (PBV), Low Income Housing Tax Credit Properties (LIHTC) And Rental Assistance Demonstration Properties (Rad/PBV) From January 1, 2025, To December 31, 2025
- 5. Resolution 10-69/24-R;** Resolution Authorizing The Renewal Of The Housing Assistance Payment (HAP) Contract With Corporation For Urban Homeownership (CUHO) Existing For An Additional 15 Years For An Annual HAP Contract From September 30, 2024 And Ending September 29, 2039
- 6. Resolution 10-70/24-R;** Resolution To Authorize The Utility Allowance Schedule For The Low-Income Public Housing (LIPH) Program For Westville Manor, Scattered Site, Quinnipiac Terrace, Brookside Estates, William T. Rowe, And Rockview I From January 1, 2025 To December 31, 2025
- 7. Resolution 10-71/24-R;** Resolution Authorizing Change Order Number One (1) To The Contract With HD Supply For A Variety Of Commercial Supplies And Services For Additional Amount Of \$100,000.00 Bringing The Total Not To Exceed Contract Amount From \$200,000.00 To \$300,000.00
- 8. Resolution 10-72/24-R;** Resolution Authorizing Change Order Number One (1) To The Contract With Home Depot For A Variety Of Commercial Supplies And Services For Additional Amount Of \$100,000.00 Bringing The Total Not To Exceed Contract Amount From \$375,000.00 To \$475,000.00
- 9. Resolution 10-73/24-R;** Resolution Authorizing Change Order Number One (1) To The Contract With Home Services & More, LLC. For Plumbing Services At McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road, 90 Park Street, 49 Union Ave And Westville Manor For Additional Amount Of \$100,000.00 Bringing The Total Not To Exceed Contract Amount From \$344,941.50 To \$444,941.50
- 10. Resolution 10-74/24-R;** Authorization of Collective Bargaining Agreement with Local 818 (Supervisory), Council 4 AFSCME, AFL-CIO, for the period of October 1, 2024, through September 30, 2028
- 11. Resolution 10-75/24-R;** Resolution Authorizing Change Order # 1 To The Agreement With Yale University For Data Sharing Services Ending 4/17/2028

Executive Committee:

- 12. Resolution 10-76/24-R;** Resolution Authorizing The Appointment Of A Transition And Personnel Search Committee
- 13. Resolution 10-77/24-R;** Resolution Authorizing The Appointment Of Shenae Draughn As Interim Executive Director/Secretary/President Of The Housing Authority Of The City Of New Haven, And President Of The Glendower Group, Inc., 360 Management Group, Co., And Their Affiliated Entities, Effective And Commencing November 2, 2024

MINUTES
REGULAR MEETING OF THE BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
360 ORANGE STREET NEW HAVEN CT 06511
TUESDAY, SEPTEMBER 17TH, 2024 at 4:00 P.M.

Those present included:

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

The Regular Meeting of the Board of Commissioners of the Housing Authority of New Haven was called to order at 4:01 p.m.

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

Approval of the Minutes from the July 16th, August 20th, September 11th 2024 Meeting:

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

Aged Accounts Payable Report totaling \$ 72,723.98 (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 September 17, 2024, Board of Commissioners meeting.

Bank Book Check Register totaling \$ 3,813,639.78 (listed on page 14). This list consists of invoices that have been paid from August 1 – August 31, 2024. Patterson & Associate Consulting, LLC (\$ 257,678) for Software for Agency; Patriquin Architects, P.C. (\$ 189,489) for RAD renovations; TORTI GALLAS AND PARTNERS, INC (\$ 73,117) for Union Square Consulting; Fuss & O'Neill, Inc. (\$ 18,981) for IQC environmental Scattered Sites East & West; BRD Builders, LLC (\$ 229,348) for Essex dwelling improvements; Mechanical Heating and Air Conditioning, Inc (\$ 123,512) for HVAC services agency-wide; Reitman Personnel Services, Inc. (\$ 69,140) for agency-wide temporary Services; Anthem Blue Cross/Blue Shield (\$ 246,137) For Medical Benefits and one month of Dental & Vision; Home Depot (\$100,635) for agency-wide materials; United Illuminating (\$ 215,858) for various sites electrical; Regional Water Authority (\$102,118) For agency-wide services.

The total of both registers is **\$3,886,363.76**

Public Comments:

- None

September 17th, 2024 President Report Located Here:

- [President's Report.docx](#)

September 17th, 2024 Resolutions Located Here:

- [9-51 fy 25 budget.docx](#)
- [9-52 marcum resolution no dollars.docx](#)
- [9-53 General Liability Auto Public Officials Insurance Revised.docx](#)
- [9-54 Comprehensive Commercial Property Insurance.docx](#)
- [9-55 APPOINT ARTHUR THOMAS TO GLENDOWER BOARD.docx](#)
- [9-56 APPOINT JOHN RAFFERTY TO GLENDOWER BOARD.docx](#)
- [9-57 APPOINT SHENAE DRAUGHN TO GLENDOWER BOARD.docx](#)
- [9-58 Admin Plan Revisions - September 2024.docx](#)
- [9-59 LCI Board Resolution 2024-2028.docx](#)
- [9-60 Kelly Group PM Change Order.docx](#)
- [9-61 LEGAL SERVICES CONTRACT AWARD NONPAY NUISANCE RESOLUTION SEPTEMBER 2024LVP.docx](#)
- [9-62 Resolution Vehicles repair service090324LVP.doc](#)
- [9-63 YALE PEST CONTROL CHANGE ORDER RESOLUTION SEPTEMBER 2024Rolan LP.docx](#)

ADJOURNMENT

Motion to adjourn made by Keene seconded by Witherspoon at 4:43pm

President's Report

To: ECC/HANH Board of Commissioners

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

Date: October 15, 2024

RE: President's October 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

It is bittersweet to be writing what will be my last report to the Elm City Communities Board of Commissioners as I transition from this role. It goes without saying that this has been the most meaningful work that I could have ever sought to devote the last 17 years of my professional life. I am incredibly thankful for the support of this Board, of all the Commissioners under whose leadership I have been privileged to lead, the team of current and former team members and the many partners across this city, state and federal landscape. And at the top of my gratitude list are the thousands of families who we serve who have consistently inspired me, pushed me, held me accountable, offered ideas and input and worked with us to create the most inspirational communities that reflect our belief that every family should have a quality place that they can afford to call home, in communities of their choice and opportunity to fulfill their goals.

I am pleased to share this presentation that offers highlights of what we, together have achieved.

INSERT LINK.

Additionally, I share this transition plan to guide the transition and provide updates and relevant information on the status of the many initiatives underway. I stand ready to support this transition in all ways possible. **INSERT LINK.**

And while I will no longer be on the payroll, I will always be a part of the extended family and an ardent supporter of this work. Never forget that with every challenge, we take many more steps forward; with every critic, there are many more supporters; for every frustrated caller, we have improved the lives of countless others; and that while there is so much more to do, the work that we have done has forever improved this community and the lives of our families. For that, I am immensely proud and incredibly humbled to have been granted this opportunity.

Thank you for your trust in me and my leadership, for the many opportunities provided and for the friendship offered and relationships built. I am forever grateful!

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

- No Cost Time Extension to the contract with Nobe Construction Company for snow removal services which expires on March 16, 2025. Extension effective March 17, 2025, thru June 1, 2025
- No Cost Time Extension to the contract with Nobe Construction Company for snow removal services which expires on February 11, 2025. Extension effective February 12, 2025, thru June 1, 2025.
- No Cost Time Extension to the contract with Ace Van & Storage for moving services which expires on October 31, 2024. Extension effective November 1, 2024 thru January 1, 2025.

II. Finance

AUGUST 2024 YTD Financials

The financial report covers eleven months (October 1 through August 31) of data. Total Revenues are \$175,661,661. Total Expenses are \$103,971,489 (including depreciation expense of \$1,675,963). The excess of revenue over expenses is reduced by \$(65,915,729) capitalized expenditures. Depreciation expense add-back is \$1,675,963. The HANH Net Surplus of \$7,450,405 was as follows:

MTW Programs

- Low Income Public Housing

Net surplus is \$857,559 versus a budget net surplus of \$797,455 for an overall favorable variance of \$60,104.

- Section 8 Housing Choice Voucher

Net deficit \$(1,862,799) versus a budget surplus of \$1,211,996. The unfavorable variance is \$(3,074,796).

Non-MTW Programs

- Business Activities showed deficit of \$(98,942) compared with a budgeted deficit of \$(770,204), resulting in a favorable variance of \$671,263.
- Central Office Cost Center shows a net surplus of \$8,554,588 compared to a budgeted surplus of \$2, 221,714 resulting in a favorable variance of \$6,332,873.

Aug-24													
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	1,636,378	1,796,236	159,858	94,417	195,650	101,233	-	-	-	1,730,795	1,991,886	261,091	
70600 HUD REVENUE	113,018,514	129,618,954	16,600,440	194,611	259,668	65,057	-	-	-	113,213,125	129,878,622	16,665,497	
70000 OTHER REVENUE	11,000	772,111	761,111	21,295,130	26,298,525	5,003,395	(10,503,709)	(12,857,316)	(2,353,607)	10,802,421	14,213,320	3,410,899	
71600 GAIN/LOSS ON SALE OF CAPITAL ASSETS	-	29,577,833	29,577,833	-	-	-	-	-	-	-	29,577,833	29,577,833	
70000 TOTAL REVENUE	114,665,892	161,765,135	47,099,242	21,584,157	26,753,842	5,169,685	(10,503,709)	(12,857,316)	(2,353,607)	125,746,341	175,661,661	49,915,320	
91000 OPERATING ADMINISTRATIVE	14,924,819	16,753,533	1,828,714	9,505,866	8,120,693	(1,385,173)	(10,503,709)	(12,857,316)	(2,353,607)	13,926,976	12,016,910	(1,910,066)	
92500 TENANTS SERVICES	193,147	179,409	(13,737)	2,223,227	1,972,953	(250,274)	-	-	-	2,416,373	2,152,362	(264,011)	
93000 UTILITIES	1,303,916	1,319,309	15,393	386,442	282,882	(103,560)	-	-	-	1,690,358	1,602,191	(88,166)	
94000 MAINTENANCE	3,818,483	3,925,075	106,591	739,220	635,670	(103,550)	-	-	-	4,557,704	4,560,745	3,041	
95000 PROTECTIVE SERVICES	226,274	108,811	(117,464)	27,720	16,979	(10,741)	-	-	-	253,994	125,790	(128,204)	
96100 INSURANCE PREMIUMS	746,373	667,537	(78,836)	341,357	312,772	(28,585)	-	-	-	1,087,730	980,309	(107,421)	
96000 GENERAL EXPENSE	338,216	-	(338,216)	366,667	-	(366,667)	-	-	-	704,883	-	(704,883)	
96200 OTHER	1,670,045	1,771,840	101,794	-	-	-	-	-	-	1,670,045	1,771,840	101,794	
96400 BAD DEBT - TENANTS RENT	-	-	-	-	-	-	-	-	-	-	-	-	
96800 SEVERANCE EXPENSE	-	-	-	8,610,881	8,762,808	151,926	-	-	-	8,610,881	8,762,808	151,926	
96900 TOTAL OPERATING EXPENSES	23,221,274	24,725,513	1,504,239	22,201,379	20,104,757	(2,096,622)	(10,503,709)	(12,857,316)	(2,353,607)	34,918,944	31,972,954	(2,945,990)	
97100 EXTRAORDINARY MAINTENANCE	1,160,042	94,413	(1,065,628)	22,917	-	(22,917)	-	-	-	1,182,958	94,413	(1,088,545)	
97200 CASUALTY LOSSES - NON CAPITALIZED	-	-	-	-	-	-	-	-	-	-	-	-	
97300 HAP EXPENSE	68,173,479	70,228,159	2,054,680	-	-	-	-	-	-	68,173,479	70,228,159	2,054,680	
97400 DEPRECIATION EXPENSE	1,005,612	980,930	(24,682)	687,542	695,033	7,491	-	-	-	1,693,154	1,675,963	(17,191)	
90000 OTHER EXPENSES	70,339,133	71,303,502	964,370	710,459	695,033	(15,426)	-	-	-	71,049,592	71,998,535	948,944	
TOTAL EXPENSES	93,560,406	96,029,015	2,468,609	22,911,838	20,799,790	(2,112,047)	(10,503,709)	(12,857,316)	(2,353,607)	105,968,536	103,971,489	(1,997,046)	
10010 Operating Transfer In	895,937	1,389,853	493,915	13,327,480	64,336,694	51,009,214	-	-	-	14,223,417	65,726,547	51,503,129	
10020 Operating Transfer Out	(14,223,417)	(65,726,547)	(51,503,129)	-	-	-	-	-	-	(14,223,417)	(65,726,547)	(51,503,129)	
TOTAL TRANSFER IN/OUT	(13,327,480)	(64,336,694)	(51,009,214)	13,327,480	64,336,694	51,009,214	-	-	-	0	-	(0)	
10000 EXCESS OF REVENUE OVER (UNDER) EXPENSES	7,778,006	1,399,426	(6,378,580)	11,999,799	70,290,746	58,290,946	-	-	-	19,777,805	71,690,172	51,912,366	
RAD/DEV - MTW Fund Expenditures	(6,774,167)	(3,385,596)	3,388,571	(11,235,832)	(62,530,133)	(51,294,301)	-	-	-	(18,009,998)	(65,915,729)	(47,905,730)	
Investment in the financing of affordable housing Dev	-	-	-	-	-	-	-	-	-	-	-	-	
Reserve for interest on N/R	-	-	-	-	-	-	-	-	-	-	-	-	
ADJ FOR DEPRECIATION EXPENSE	1,005,612	980,930	(24,682)	687,542	695,033	7,491	-	-	-	1,693,154	1,675,963	(17,191)	
350 SURPLUS / (DEFICIT)	2,009,451	(1,005,240)	(3,014,691)	1,451,510	8,455,646	7,004,136	-	-	-	3,460,961	7,450,405	3,989,444	

III. Operations

A. Vacancy Rate

HANH's current occupancy rate for the month for September is 96.32%. 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 September 2024 is -64%. 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

Participant Spotlight –

S.W. has been an active participant in the CARES program since 2018. Although she has faced multiple setbacks, including periods of unemployment and temporary jobs, Shatara remained determined to achieve her goals. Her primary objectives included securing full-time employment as a Personal Care Assistant (PCA) and obtaining her security guard certification. S.W. was able to save to cover the cost of the training & test. She passed and is now employed as a security guard for Arrow Security Aron INC and working part time as a PCA. Although she faced the challenges she encountered, her persistence reflects her commitment to bettering her future and reaching her personal and professional milestones. Her next goal is to budget plan and to increase savings.

Participant Highlights –

- **D.J.** joined the FSS program in November of 2023. During his first year in the program, DJ has made some remarkable changes with his credit score with it increasing from 697 to 758 as of this month. With the help of his FEC counselor and 1:1 with his FSS Coordinator he has gain insightful information on restoring and maintaining his credit, including having lowered his credit utilization rates below 10%.
- **V.K.**, a CARES participant, reported she was hired by a temp agency for part time work. She continues to work full time and now has decided to hold two jobs. She will begin working with the FEC next month. Her goals consist of paying down debt and increasing savings.
- **A.B.** joined CARES in 2023. He is a single father with one child in high school. A.B. has faced numerous challenges throughout his early adulthood, including a period of incarceration and an accident that has made finding employment difficult. Despite being eligible for CARES exemption, he is determined to better himself, provide more for his son, and become self-sufficient by actively participating in the CARES program. He has several goals he wants to achieve and most recently has applied to the BA program.

ECC Believes/Youth Highlights:

Youth Programs (224) participants

- Bridges of Hope: 58
- SY Green Jobs: 13
- SY Youth Educator Internship: 8
- STEP Students: 9

- Youth Without Limits: 21
- Diaper Bank: 49
- Youth Leadership Council: 6
- Parks and Recreation: 14
- Youth @ Work: 24
- Youth Entrepreneur Program: 11
- Resident Service Youth Volunteer Program: 11

Highlights

- Youth End of Work Celebration- 17 youth participated in an Youth Employment Celebration. This summer, ECC/HANH were employed with Solar Youth, RSYVP, Youth @ Work and STEP. Youth shared things they've learned from their work experience and earning money. CAHS joined us and lead a discussion on financial wellness.
- Bridges of Hope Registration and Back to School Fair with backpacks and school supplies were distributed to youth.
- Solar Youth Summer Camp hosted a Family Fun Day for all ECC/HANH youth camp participants at Barnard Magnet School with games and activities for youth, a talent show and food. Additionally, they hosted a Teach-Back event where youth shared what they've learned and experienced throughout summer camp to their peers and families and also included performances, a clothing drive, a lemonade stand, and snacks.
- Over 572 residents attended the CED Family Fun Day events at Eastview Terrace and 295 Wilmot Road.

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 November 15, 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). Smoke and carbon monoxide detector installation tasks began in August 2024. Current obligation of funds is at 98% and expenditure of funds at 54%.

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 units. Obligated 100% of the \$3,700,000 and have expended 60% of the 2020 lead grant funding.

P&M Projects

- **Essex Fire Units and Miscellaneous Development-wide upgrades:** 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. Three bids received on September 13, 2024. Contract award pending October Board approval.

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 completed on June 6, 2024.

▪ Westville Manor

- The Authority submitted a 9% LIHTC application in November 2016 to complete the offsite component on the Rockview Phase II site and was awarded. - Contract closing for Rockview Phase 2 occurred on June 20, 2019.
- The Authority issued an RFQ for a Master Planner for Westville Manor and selected a team composed of Ken Boroson Architects and Torti Gallas Planners.
- The planning team has begun scheduling the necessary steps to prepare for the first application for on-site redevelopment with a target of January 2022. This application will address the first phase of Westville Manor consisting of 50 total units and will include the 21 unit 3-story main building.
- It is anticipated that funding for the final Westville Manor on-site phase consisting of 59 units will be submitted under the 9% LIHTC CHFA round in 2022 or 2023.

- The master Planning Team held a series of meetings and charrettes in September 2018 and will completed a final recommendation to stakeholders in January 2019. The Authority submitted a RAD application for Westville Manor and was awarded.
- It was determined that a Planned Development District (PDD) was the best approach to the redevelopment of the site. A PDD application was submitted to the City of New Haven in January 2019 that will include the redevelopment of 109 units on site of which 80% will be RAD replacement units and 20% unrestricted. The Board of Alders approved the PDD in April 2019.
- Submitted a 9% LIHTC application for on-site Phase 1 on January 12, 2022. This application was not awarded. The 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 January 2025.

▪ **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 is scheduled to be completed by April 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 is scheduled to be completed by August 2025.
- Construction is ongoing.

▪ **Scattered Sites**

- Scattered site is multifamily redevelopment which includes 88 units located in various part of the city. The developments are: 23 Chamberlain Street, 54 Kingswood Drive, 63 Fulton Street, 425 Eastern Street, 437 Easter Street, 1361 Quinnipiac Ave, 1368 Quinnipiac Ave, 1370 Quinnipiac Ave, 1376 Quinnipiac Ave, 1378 Quinnipiac Ave, 1381 Quinnipiac Ave, and 1435 Quinnipiac Ave.
- Submitted a 9% LIHTC application on January 12, 2022. Project was not awarded.
- Application will be resubmitted under 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.
- HUD awarded the 202 grant and associated rental subsidy in October 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 in 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 \$7MM in CIF funds that consists of \$6MM for new construction and \$1MM for the City of New Haven infrastructure.
- State DOH engagement pre-application submitted May 2024.
- 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 1st quarter of 2025.

▪ **Newhallville Development, 201 Hazel Street**

- Partnering to redevelop a currently vacant site managed by Newhallville Development Corp.
- The development includes up to 60 affordable units.
- It is anticipated that funding for the final Newhallville on-site phase consisting of approximately 60 units will be submitted under the 9% LIHTC CHFA round in 2025.

▪ **Union Square/Robert T. Wolfe & Former Church Street South**

- The Authority submitted a Choice Neighborhood Planning Grant application in April 2023 to complete the redevelopment of Robert T. Wolfe site and was awarded. – Notice of Award occurred on September 15, 2023.
- The Authority issued an RFQ for a Master Planner for Union Square and selected a team composed of Torti Gallas Planners and Ken Boroson Architects.
- The planning team has begun scheduling the necessary steps to prepare for the first application for on-site redevelopment.

▪ **Eastview Terrace Conversion**

- The Project's 15-year initial Low-Income Tax Credit ("LIHTC") Compliance Period ("Compliance Period") ended in December 2023.
- When an owner of a LIHTC property finishes the 15-year compliance period, during the extended use they have the option of rehabbing the property and getting new credits based on how much they spend on acquisition/rehabilitation
- Glendower is exploring its exit options, including the resyndication of the property using 4% LIHTC.
- Investor buyout completed on September 4, 2024.
- Anticipated closing in 1st quarter of 2025.

MEMORANDUM

TO: All Board of Commissioners

FROM: John Rafferty, CFO

RE: Bills and Communications

DATE: Oct 15, 2024

Attached please find the following Two (2) lists:

Aged Accounts Payable Report totaling **\$ 66,327.99** (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 September 17, 2024, Board of Commissioners meeting.

Bank Book Check Register totaling **\$ 3,978,648.38** (listed on page 10). This list consists of invoices that have been paid from September 1 – September 30, 2024. Paul B. Bailey Architect (\$ 279,900) for St. Lukes, zoning & design; ITSAVVY LLC (\$ 104,033) for Computer equipment; Solar Youth (\$ 16,128) for Youth Services agencywide; Can I Live (\$ 9,375) for Resident Owned Business; Christopher Williams Architects, LLC (\$ 95,500) for Level Street fees; The Computer Company Inc (\$ 137,440) for IT services; Housing Insurance Services, Inc. (\$ 330,249) for multiple Insurance coverage; Fuss & O'Neill, Inc. (\$ 47,239) for IQC environmental Scattered Sites West; Reitman Personnel Services, Inc. (\$ 60,734) for agency-wide temporary Services; United Illuminating (\$ 196,652) for various sites electrical; Regional Water Authority (\$87,493) For agency-wide services.

The total of both registers is **\$ 4,044,976.37**
Attachments

Accounts Payable Report

Vendor	Invoice #	Due Date	Amount
ARAMARK Uniform & Career Apparel	26679239	10/22/2024	\$ 607.16
ARAMARK Uniform & Career Apparel	26688917	10/26/2024	\$ 630.15
Can I Live, Inc	955-135	10/23/2024	\$ 750.00
City of New Haven	LCI 9302024	10/30/2024	\$ 27,238.91
Cohen Key Shop	128418	10/12/2024	\$ 8.00
Columbus House, Inc	W.C.A-9.2024	11/9/2024	\$ 2,500.00
HD Supply Facilities Maintenance, Ltd	9229164954	9/25/2024	\$ 99.73
HD Supply Facilities Maintenance, Ltd	9230064763	10/24/2024	\$ 2,826.80
Home Depot	826444226	10/19/2024	\$ 275.00
Home Services & More, LLC	264579	10/21/2024	\$ 912.96
Jana Douglas	NAHRO HOTEL REIMBURS	10/26/2024	\$ 210.00
Kronos Incorporated	12308349	10/1/2024	\$ 14.25
Kronos Incorporated	12307923	10/1/2024	\$ 2,831.05
New Haven Village Suites	1010	9/12/2024	\$ 2,363.00
New Haven Village Suites	1051	10/11/2024 1:44:13 PM	\$ 3,553.00
New Haven Village Suites	1058	10/4/2024	\$ 3,971.00
New Haven Village Suites	1057	10/4/2024	\$ 2,641.00
New Haven Village Suites	1045	10/4/2024	\$ 2,641.00
New Haven Village Suites	1046	10/11/2024 12:51:01 PM	\$ 3,971.00
New Reach, Inc.	FY25-September 2024	9/30/2024	\$ 6,576.16
Northeast Electrical Distributors & Eagle Electric	S002174227.002	9/27/2024	\$ (833.68)
Northeast Electrical Distributors & Eagle Electric	S002174227.003	10/3/2024	\$ 783.90
Supreme Corporation	439191	10/26/2024	\$ 130.00
Supreme Corporation	439167	10/26/2024	\$ 65.00
Supreme Corporation	437968	10/26/2024	\$ 125.00
Supreme Corporation	437960	10/26/2024	\$ 85.00
Supreme Corporation	437951	10/26/2024	\$ 65.00
Supreme Corporation	437948	10/26/2024	\$ 95.00
Supreme Corporation	437943	10/26/2024	\$ 85.00
Torello Tire Inc.	131674	9/26/2024	\$ 158.10
Torello Tire Inc.	131745	10/10/2024	\$ 22.00
Torello Tire Inc.	131750	10/10/2024	\$ 79.49
Torello Tire Inc.	131893	10/19/2024	\$ 22.00
Torello Tire Inc.	131773	10/11/2024	\$ 84.23
United Illuminating	479 kWh	10/24/2024	\$ 741.78

Total Amount Due

\$ 66,327.99



Type	Check No.	DD No.	Date	Amount	Status	Void Date	Recorded Payee	Current Name
Check	192608		09/01/2024	\$ (78.00)	Posted		Adrienne Simpson	Adrienne Simpson
DD	192609	32404	09/01/2024	\$ (52.00)	Posted		Afrika Lynette Canady	Afrika Lynette Canady
DD	192610	32405	09/01/2024	\$ (123.00)	Posted		Ana Falero	Ana Falero
Check	192611		09/01/2024	\$ (131.00)	Posted		Beatriz Toro	Beatriz Toro
Check	192612		09/01/2024	\$ (137.00)	Posted		Brenda Sparks	Brenda Sparks
Check	192613		09/01/2024	\$ (195.00)	Posted		Carle Washington	Carle Washington
Check	192614		09/01/2024	\$ (195.00)	Posted		Cassandra Moore	Cassandra Moore
Check	192615		09/01/2024	\$ (80.00)	Posted		Catalina Soto	Catalina Soto
Check	192616		09/01/2024	\$ (137.00)	Posted		Chevonne Boone	Chevonne Boone
Check	192617		09/01/2024	\$ (26.00)	Posted		Connie J Tyson	Connie J Tyson
Check	192618		09/01/2024	\$ (137.00)	Posted		Corelle Wallace	Corelle Wallace
Check	192619		09/01/2024	\$ (126.00)	Posted		Djiba Kane	Djiba Kane
Check	192620		09/01/2024	\$ (241.00)	Posted		Dozier Dickey	Dozier Dickey
Check	192621		09/01/2024	\$ (137.00)	Posted		Duniya B Smith	Duniya B Smith
Check	192622		09/01/2024	\$ (47.00)	Posted		Evelyn Santiago	Evelyn Santiago
Check	192623		09/01/2024	\$ (195.00)	Posted		Faith H Thompson	Faith H Thompson
Check	192624		09/01/2024	\$ (137.00)	Posted		Francoise M Rodriguez-Hernandez	Francoise M Rodriguez-Hernandez
Check	192625		09/01/2024	\$ (195.00)	Posted		Gianakos Jenkins	Gianakos Jenkins
Check	192626		09/01/2024	\$ (43.00)	Posted		Gwendolyn Tyson	Gwendolyn Tyson
Check	192627		09/01/2024	\$ (129.00)	Posted		Helen Suggs	Helen Suggs
Check	192628		09/01/2024	\$ (20.00)	Posted		Hytean Iona Nolan Sterling	Hytean Iona Nolan Sterling
Check	192629		09/01/2024	\$ (138.00)	Posted		Iniara Allen	Iniara Allen
DD	192630	32406	09/01/2024	\$ (162.00)	Posted		Iris Nereida Santana	Iris Nereida Santana
DD	192631	32407	09/01/2024	\$ (195.00)	Posted		Isabel Fuentes	Isabel Fuentes
Check	192632		09/01/2024	\$ (120.00)	Posted		Jacqueline Banks	Jacqueline Banks
Check	192633		09/01/2024	\$ (176.00)	Posted		Jada Nyla Burnett	Jada Nyla Burnett
Check	192634		09/01/2024	\$ (128.00)	Posted		Jannie Ellison	Jannie Ellison
Check	192635		09/01/2024	\$ (110.00)	Posted		Jhamal Gallimore	Jhamal Gallimore
Check	192636		09/01/2024	\$ (269.00)	Posted		Joshua C Martinez	Joshua C Martinez
Check	192637		09/01/2024	\$ (132.00)	Posted		Joslyn Lockwood	Joslyn Lockwood
Check	192638		09/01/2024	\$ (20.00)	Posted		Keldra C Harrison	Keldra C Harrison
Check	192639		09/01/2024	\$ (47.00)	Posted		Kiara Carmichael	Kiara Carmichael
Check	192640		09/01/2024	\$ (171.00)	Posted		Lakeisha Massey	Lakeisha Massey
Check	192641		09/01/2024	\$ (195.00)	Posted		Latoya D Garrett	Latoya D Garrett
Check	192642		09/01/2024	\$ (232.00)	Posted		Lillie Louise Cunningham	Lillie Louise Cunningham
Check	192643		09/01/2024	\$ (43.00)	Posted		Lindsay Derubis	Lindsay Derubis
Check	192644		09/01/2024	\$ (165.00)	Posted		Maria R Langston	Maria R Langston
Check	192645		09/01/2024	\$ (78.00)	Posted		Maria Rodriguez Quiles	Maria Rodriguez Quiles
Check	192646		09/01/2024	\$ (20.00)	Posted		Marsha A Thomas	Marsha A Thomas
Check	192647		09/01/2024	\$ (137.00)	Posted		Martha Moore	Martha Moore
DD	192648	32408	09/01/2024	\$ (138.00)	Posted		Mary A Lopez	Mary A Lopez
Check	192649		09/01/2024	\$ (219.00)	Posted		Maryann Jones	Maryann Jones
Check	192650		09/01/2024	\$ (16.00)	Posted		Mayra Quiles	Mayra Quiles
Check	192651		09/01/2024	\$ (41.00)	Posted		Modi Saher	Modi Saher
Check	192652		09/01/2024	\$ (156.00)	Posted		Nancy Marilyn Estrada	Nancy Marilyn Estrada
Check	192653		09/01/2024	\$ (102.00)	Posted		Natalie Rodriguez	Natalie Rodriguez
Check	192654		09/01/2024	\$ (162.00)	Posted		Natasha Laureano	Natasha Laureano
Check	192655		09/01/2024	\$ (43.00)	Posted		Nicole D Suggs	Nicole D Suggs
Check	192656		09/01/2024	\$ (48.00)	Posted		Patty Burruss	Patty Burruss
Check	192657		09/01/2024	\$ (16.00)	Posted		Paula A Barnes	Paula A Barnes
Check	192658		09/01/2024	\$ (159.00)	Posted		Perry Flowers	Perry Flowers
Check	192659		09/01/2024	\$ (87.00)	Posted		Preziosa Flores	Preziosa Flores
Check	192660		09/01/2024	\$ (193.00)	Posted		Rayquan T Durham	Rayquan T Durham
Check	192661		09/01/2024	\$ (126.00)	Posted		Rehossem Djirangaye	Rehossem Djirangaye
Check	192662		09/01/2024	\$ (18.00)	Posted		Robyn Louise Green	Robyn Louise Green
DD	192663	32409	09/01/2024	\$ (22.00)	Posted		Rosaura Luciano	Rosaura Luciano
Check	192664		09/01/2024	\$ (146.00)	Posted		Sarah M Kendrick	Sarah M Kendrick
Check	192665		09/01/2024	\$ (115.00)	Posted		Shalandra Rena Wiggins	Shalandra Rena Wiggins
Check	192666		09/01/2024	\$ (52.00)	Posted		Shaquonda Rashaya Hunte	Shaquonda Rashaya Hunte
Check	192667		09/01/2024	\$ (129.00)	Posted		Sharlene Bishop	Sharlene Bishop
Check	192668		09/01/2024	\$ (163.00)	Posted		Shirley A Massey	Shirley A Massey
Check	192669		09/01/2024	\$ (19.00)	Posted		Sor Perez	Sor Perez
Check	192670		09/01/2024	\$ (126.00)	Posted		Talisha Inell Young	Talisha Inell Young
Check	192671		09/01/2024	\$ (245.00)	Posted		Tamika Bratton	Tamika Bratton
Check	192672		09/01/2024	\$ (70.00)	Posted		Tanya Franklin	Tanya Franklin
Check	192673		09/01/2024	\$ (25.00)	Posted		Tanya A. Solomon	Tanya A. Solomon
DD	192674	32410	09/01/2024	\$ (162.00)	Posted		Teneshia Monique Harrington	Teneshia Monique Harrington
Check	192675		09/01/2024	\$ (67.00)	Posted		Terese Edwina Stevenson	Terese Edwina Stevenson
DD	192676	32411	09/01/2024	\$ (76.00)	Posted		Thelma Goodwin	Thelma Goodwin
Check	192677		09/01/2024	\$ (231.00)	Posted		Tiffaine Brodie	Tiffaine Brodie
Check	192678		09/01/2024	\$ (128.00)	Posted		Trenna Soares	Trenna Soares
Check	192679		09/01/2024	\$ (128.00)	Posted		Trevon Highsmith	Trevon Highsmith
Check	192680		09/01/2024	\$ (109.00)	Posted		Tyjon Watley	Tyjon Watley
Check	192681		09/01/2024	\$ (74.00)	Posted		Tyrell J Pearson	Tyrell J Pearson
Check	192682		09/01/2024	\$ (59.00)	Posted		Tyshonna Hobby	Tyshonna Hobby
Check	192683		09/01/2024	\$ (112.00)	Posted		Vanessa Myers	Vanessa Myers
Check	192684		09/01/2024	\$ (109.00)	Posted		Victoria C Allen	Victoria C Allen
Check	192685		09/01/2024	\$ (98.00)	Posted		Yvonne A Barros	Yvonne A Barros
DD	0	32458	09/03/2024	\$ (5,946.17)	Posted		360 Management Group. Co.	360 Management Group. Co.
Check	192829		09/03/2024	\$ (9,437.40)	Posted		Advance Security Integration LLC dba Security 101	Advance Security Integration LLC dba Security 101
Check	192821		09/03/2024	\$ (42.41)	Posted		Aramark Refreshment Services	Aramark Refreshment Services
Check	192823		09/03/2024	\$ (24.89)	Posted		Brian Lavigne	Brian Lavigne
Check	192822		09/03/2024	\$ (22.07)	Posted		Brian Lavigne	Brian Lavigne
DD	0	32463	09/03/2024	\$ (9,375.00)	Posted		Can I Live, Inc	Can I Live, Inc
DD	0	32459	09/03/2024	\$ (2,524.05)	Posted		Cohen Key Shop	Cohen Key Shop
Check	192847		09/03/2024	\$ (314.31)	Posted		Comcast Cable	Comcast Cable
Check	192848		09/03/2024	\$ (314.31)	Posted		Comcast Cable	Comcast Cable
Check	192849		09/03/2024	\$ (52.38)	Posted		Comcast Cable	Comcast Cable
DD	0	32447	09/03/2024	\$ (47.04)	Posted		Corporate Mailing Services LLC	Corporate Mailing Services LLC
Check	192830		09/03/2024	\$ -	Posted	09/06/2024	Crosskey Architects, LLC	Crosskey Architects, LLC
DD	0	32460	09/03/2024	\$ (10,838.29)	Posted		Crumbie Law Group, LLC	Crumbie Law Group, LLC

Check	192850	0	09/03/2024	\$	(732.00)	Posted		CT's Delicious Dishes LLC	CT's Delicious Dishes LLC
Check	192851	0	09/03/2024	\$	(1,164.00)	Posted		CT's Delicious Dishes LLC	CT's Delicious Dishes LLC
Check	192852	0	09/03/2024	\$	(1,200.00)	Posted		CT's Delicious Dishes LLC	CT's Delicious Dishes LLC
Check	192853	0	09/03/2024	\$	(960.00)	Posted		CT's Delicious Dishes LLC	CT's Delicious Dishes LLC
Check	192854	0	09/03/2024	\$	(840.00)	Posted		CT's Delicious Dishes LLC	CT's Delicious Dishes LLC
Check	192845	0	09/03/2024	\$	(50.00)	Posted		Cynthia N Rogers	Cynthia N Rogers
DD	0	32451	09/03/2024	\$	(3,820.00)	Posted		Enviromed Services, Inc.	Enviromed Services, Inc.
Check	192855	0	09/03/2024	\$	(41.83)	Posted		Frontier Communications of Company	Frontier Communications of Company
Check	192856	0	09/03/2024	\$	(77.73)	Posted		Frontier Communications of Company	Frontier Communications of Company
Check	192857	0	09/03/2024	\$	(159.47)	Posted		Frontier Communications of Company	Frontier Communications of Company
Check	192831	0	09/03/2024	\$	(4,053.49)	Posted		Fuss & O'Neill, Inc.	Fuss & O'Neill, Inc.
Check	192858	0	09/03/2024	\$	(2,606.47)	Posted		HD Supply Facilities Maintenance, Ltd	HD Supply Facilities Maintenance, Ltd
DD	0	32454	09/03/2024	\$	(1,062.67)	Posted		Holly A Bryk	Holly A Bryk
Check	192833	0	09/03/2024	\$	(1,600.47)	Posted		Home Depot	Home Depot
DD	0	32455	09/03/2024	\$	(3,150.00)	Posted		Home Services & More, LLC	Home Services & More, LLC
DD	0	32452	09/03/2024	\$	(2,634.92)	Posted		Housing Authority of the City of New Haven	Housing Authority of the City of New Haven
DD	0	32464	09/03/2024	\$	(4,569.20)	Posted		Housing Authority of the City of New Haven	Housing Authority of the City of New Haven
DD	0	32465	09/03/2024	\$	(42,808.90)	Posted		Housing Authority of the City of New Haven	Housing Authority of the City of New Haven
Check	192841	0	09/03/2024	\$	(240.00)	Posted		Johnson Controls US Holdings LLC	Johnson Controls US Holdings LLC
DD	0	32461	09/03/2024	\$	(8,333.33)	Posted		Kelly Group Consultants LLC	Kelly Group Consultants LLC
Check	192824	0	09/03/2024	\$	(8,134.30)	Posted		Laz Parking	Laz Parking
DD	0	32462	09/03/2024	\$	(4,537.50)	Posted		M.A.C Computer Consulting, Inc	M.A.C Computer Consulting, Inc
Check	192826	0	09/03/2024	\$	(137.00)	Posted		New Haven Parking Authority	New Haven Parking Authority
Check	192825	0	09/03/2024	\$	(90.00)	Posted		New Haven Parking Authority	New Haven Parking Authority
DD	0	32448	09/03/2024	\$	(486.30)	Posted		New Horizon Communications Corp	New Horizon Communications Corp
Check	192827	0	09/03/2024	\$	(643.96)	Posted		Nica's Market LLC	Nica's Market LLC
Check	192834	0	09/03/2024	\$	(1,073.70)	Posted		Northeast Electrical Distributors & Eagle Electric	Northeast Electrical Distributors & Eagle Electric
Check	192846	0	09/03/2024	\$	-	Posted	09/12/2024	Opervs TOP BBQ, LLC	Opervs TOP BBQ, LLC
DD	0	32453	09/03/2024	\$	(1,190.00)	Posted		Reitman Personnel Services, Inc.	Reitman Personnel Services, Inc.
DD	0	32449	09/03/2024	\$	(135.33)	Posted		Ringcentral, Inc	Ringcentral, Inc
DD	0	32456	09/03/2024	\$	(10,069.60)	Posted		Ringcentral, Inc	Ringcentral, Inc
DD	0	32457	09/03/2024	\$	(7,141.57)	Posted		Ringcentral, Inc	Ringcentral, Inc
Check	192842	0	09/03/2024	\$	(658.54)	Posted		Southern Connecticut Gas	Southern Connecticut Gas
Check	192843	0	09/03/2024	\$	(664.69)	Posted		Southern Connecticut Gas	Southern Connecticut Gas
Check	192844	0	09/03/2024	\$	(47.63)	Posted		Southern Connecticut Gas	Southern Connecticut Gas
Check	192828	0	09/03/2024	\$	(10,116.89)	Posted		Standard Insurance Company.	Standard Insurance Company.
DD	0	32450	09/03/2024	\$	(11,117.25)	Posted		The Computer Company Inc	The Computer Company Inc
Check	192838	0	09/03/2024	\$	(192.78)	Posted		United Illuminating	United Illuminating
Check	192837	0	09/03/2024	\$	(248.14)	Posted		United Illuminating	United Illuminating
Check	192836	0	09/03/2024	\$	(13.14)	Posted		United Illuminating	United Illuminating
Check	192835	0	09/03/2024	\$	(13,935.62)	Posted		United Illuminating	United Illuminating
Check	192859	0	09/03/2024	\$	(16.59)	Posted		United Illuminating	United Illuminating
Check	192860	0	09/03/2024	\$	(41.71)	Posted		United Illuminating	United Illuminating
Check	192832	0	09/03/2024	\$	(61,225.03)	Posted		VASE Management LLC	VASE Management LLC
Check	192839	0	09/03/2024	\$	(4,120.88)	Posted		W.B. Mason Company Inc	W.B. Mason Company Inc
Check	192840	0	09/03/2024	\$	(1,989.51)	Posted		Yale Termite & Pest Elimination Corp.	Yale Termite & Pest Elimination Corp.
Check	192861	0	09/05/2024	\$	(175.00)	Posted		Johnson Controls US Holdings LLC	Johnson Controls US Holdings LLC
Check	192862	0	09/05/2024	\$	-	Posted	09/09/2024	Stanley Convergent Security Solutions, Inc.	Stanley Convergent Security Solutions, Inc.
Check	192863	0	09/06/2024	\$	(233.40)	Posted		Aflac	Aflac
DD	0	32466	09/06/2024	\$	(200.00)	Posted		Airess Johnson	Airess Johnson
DD	0	32487	09/06/2024	\$	(200.00)	Posted		Al McCoy Langston	Al McCoy Langston
DD	0	32467	09/06/2024	\$	(200.00)	Posted		Alberta W Golden	Alberta W Golden
DD	0	32468	09/06/2024	\$	(200.00)	Posted		Alberta Witherspoon	Alberta Witherspoon
DD	0	32469	09/06/2024	\$	(200.00)	Posted		Alicia M Spencer	Alicia M Spencer
Check	192864	0	09/06/2024	\$	(1,000.00)	Posted		American Foundation for Suicide Prevention	American Foundation for Suicide Prevention
Check	192865	0	09/06/2024	\$	(200.00)	Posted		Annette Yancey	Annette Yancey
Check	192890	0	09/06/2024	\$	(993.82)	Posted		Aramark Refreshment Services	Aramark Refreshment Services
DD	0	32470	09/06/2024	\$	(730.44)	Posted		Ashley Shemone Keen	Ashley Shemone Keen
Check	192886	0	09/06/2024	\$	(200.00)	Posted		Billy Ray Mathews	Billy Ray Mathews
Check	192866	0	09/06/2024	\$	(25.00)	Posted		Brenda J Harris	Brenda J Harris
Check	192867	0	09/06/2024	\$	(25.00)	Posted		Brenda J Harris	Brenda J Harris
Check	192868	0	09/06/2024	\$	(200.00)	Posted		Bruce Gatling	Bruce Gatling
Check	192869	0	09/06/2024	\$	(200.00)	Posted		Christy A Pedini	Christy A Pedini
Check	192870	0	09/06/2024	\$	(200.00)	Posted		Clenison Dickey	Clenison Dickey
DD	0	32488	09/06/2024	\$	(200.00)	Posted		Donna Santiago	Donna Santiago
DD	0	32471	09/06/2024	\$	(200.00)	Posted		Doris J Doward	Doris J Doward
DD	0	32472	09/06/2024	\$	(21,000.00)	Posted		Ed The Treeman	Ed The Treeman
Check	192871	0	09/06/2024	\$	(200.00)	Posted		Gail Pressley	Gail Pressley
Check	192872	0	09/06/2024	\$	(200.00)	Posted		George G Robinson	George G Robinson
Check	192887	0	09/06/2024	\$	(200.00)	Posted		Glenda Streater	Glenda Streater
DD	0	32473	09/06/2024	\$	(180.00)	Posted		Housing Authority of the City of New Haven	Housing Authority of the City of New Haven
Check	192873	0	09/06/2024	\$	(200.00)	Posted		James Jenkins	James Jenkins
DD	0	32474	09/06/2024	\$	(730.44)	Posted		Jasmine Yvonne Johnson	Jasmine Yvonne Johnson
Check	192874	0	09/06/2024	\$	(200.00)	Posted		Jennifer Malone	Jennifer Malone
DD	0	32475	09/06/2024	\$	(730.44)	Posted		Jerry L. Blue	Jerry L. Blue
DD	0	32489	09/06/2024	\$	(200.00)	Posted		Jonathan Stewart	Jonathan Stewart
Check	192888	0	09/06/2024	\$	(200.00)	Posted		Judy Cosby	Judy Cosby
DD	0	32476	09/06/2024	\$	(200.00)	Posted		Keith Davis	Keith Davis
Check	192875	0	09/06/2024	\$	(200.00)	Posted		Kelly Nichols	Kelly Nichols
DD	0	32493	09/06/2024	\$	(20,056.65)	Posted		Knight's Inc	Knight's Inc
DD	0	32490	09/06/2024	\$	(200.00)	Posted		Lagreta Riles	Lagreta Riles
Check	192889	0	09/06/2024	\$	(200.00)	Posted		Lee C Moore	Lee C Moore
DD	0	32477	09/06/2024	\$	(200.00)	Posted		Linda Cross	Linda Cross
DD	0	32478	09/06/2024	\$	(200.00)	Posted		Luz E Torres	Luz E Torres
Check	192876	0	09/06/2024	\$	(25.00)	Posted		Mabel L Carroll	Mabel L Carroll
Check	192877	0	09/06/2024	\$	(33.16)	Posted		Madeline Mendez	Madeline Mendez
Check	192878	0	09/06/2024	\$	(200.00)	Posted		Major Banks	Major Banks
Check	192879	0	09/06/2024	\$	(25.00)	Posted		Marie Antoinette Turner	Marie Antoinette Turner
Check	192880	0	09/06/2024	\$	(200.00)	Posted		Marta Laboy	Marta Laboy
Check	192881	0	09/06/2024	\$	(200.00)	Posted		Miguel Avila	Miguel Avila
Check	192882	0	09/06/2024	\$	(200.00)	Posted		Noraima Avila	Noraima Avila
DD	0	32479	09/06/2024	\$	(200.00)	Posted		Patricia Mabry	Patricia Mabry
DD	0	32480	09/06/2024	\$	(25.00)	Posted		Patricia Mabry	Patricia Mabry
DD	0	32481	09/06/2024	\$	(200.00)	Posted		Paul A Kates	Paul A Kates
DD	0	32491	09/06/2024	\$	(200.00)	Posted		Perry Lamar Gary	Perry Lamar Gary
DD	0	32482	09/06/2024	\$	(200.00)	Posted		Ralph Berryman	Ralph Berryman
DD	0	32483	09/06/2024	\$	(730.44)	Posted		Schataria McKiver	Schataria McKiver
Check	192883	0	09/06/2024	\$	(200.00)	Posted		Sean Holland	Sean Holland
Check	192884	0	09/06/2024	\$	(200.00)	Posted		Stevie Jackson	Stevie Jackson
DD	0	32484	09/06/2024	\$	(200.00)	Posted		Teresa Nela Caporale	Teresa Nela Caporale
DD	0	32485	09/06/2024	\$	(10,099.25)	Posted		The Computer Company Inc	The Computer Company Inc

DD	0	32492	09/06/2024	\$	(200.00)	Posted	Todd Collins	Todd Collins
Check	192885	0	09/06/2024	\$	(146.20)	Posted	Torello Tire Inc.	Torello Tire Inc.
DD	0	32486	09/06/2024	\$	(200.00)	Posted	Willard E. Ford	Willard E. Ford
Check	192914	0	09/09/2024	\$	(11,056.02)	Posted	Advance Security Integration LLC dba Security 101	Advance Security Integration LLC dba Security 101
Check	192942	0	09/09/2024	\$	(5,901.16)	Posted	AM/PM Glass & Metal Fab., LLC	AM/PM Glass & Metal Fab., LLC
Check	192893	0	09/09/2024	\$	(200.00)	Posted	Angela Dixon	Angela Dixon
Check	192894	0	09/09/2024	\$	(256.00)	Posted	Charles Silva	Charles Silva
Check	192925	0	09/09/2024	\$	(2,500.00)	Posted	Columbus House, Inc	Columbus House, Inc
Check	192926	0	09/09/2024	\$	(2,500.00)	Posted	Columbus House, Inc	Columbus House, Inc
Check	192927	0	09/09/2024	\$	(2,500.00)	Posted	Columbus House, Inc	Columbus House, Inc
Check	192915	0	09/09/2024	\$	(258.31)	Posted	Comcast Cable	Comcast Cable
DD	0	32497	09/09/2024	\$	(680.00)	Posted	Crumbie Law Group, LLC	Crumbie Law Group, LLC
DD	0	32498	09/09/2024	\$	(6,173.34)	Posted	Crumbie Law Group, LLC	Crumbie Law Group, LLC
Check	192908	0	09/09/2024	\$	(455.00)	Posted	CT's Delicious Dishes LLC	CT's Delicious Dishes LLC
Check	192909	0	09/09/2024	\$	(300.00)	Posted	CT's Delicious Dishes LLC	CT's Delicious Dishes LLC
Check	192895	0	09/09/2024	\$	(256.00)	Posted	David Coardes	David Coardes
Check	192896	0	09/09/2024	\$	(256.00)	Posted	Donala Rice	Donala Rice
DD	0	32504	09/09/2024	\$	(12,013.20)	Posted	EccoVia, Inc	EccoVia, Inc
Check	192920	0	09/09/2024	\$	(77.77)	Posted	HD Supply Facilities Maintenance, Ltd	HD Supply Facilities Maintenance, Ltd
DD	0	32500	09/09/2024	\$	(693.49)	Posted	Holly A Bryk	Holly A Bryk
DD	0	32501	09/09/2024	\$	(175.20)	Posted	Infoshred, LLC	Infoshred, LLC
Check	192897	0	09/09/2024	\$	(256.00)	Posted	Jaylin Martinez	Jaylin Martinez
Check	192910	0	09/09/2024	\$	(927.38)	Posted	Johnson Controls US Holdings LLC	Johnson Controls US Holdings LLC
Check	192898	0	09/09/2024	\$	(256.00)	Posted	Jose Solivan	Jose Solivan
Check	192899	0	09/09/2024	\$	(256.00)	Posted	Julian Solivan	Julian Solivan
Check	192911	0	09/09/2024	\$	(96.00)	Posted	Kyla Glover	Kyla Glover
DD	0	32499	09/09/2024	\$	(625.00)	Posted	La Voz Hispana Newsprint	La Voz Hispana Newsprint
DD	0	32505	09/09/2024	\$	(875.00)	Posted	La Voz Hispana Newsprint	La Voz Hispana Newsprint
DD	0	32494	09/09/2024	\$	(17.16)	Posted	LaToya Mills	LaToya Mills
Check	192912	0	09/09/2024	\$	(96.00)	Posted	Leisiani Nai Nunez Valentin	Leisiani Nai Nunez Valentin
Check	192900	0	09/09/2024	\$	(256.00)	Posted	Leyah Tiyanna Morrison	Leyah Tiyanna Morrison
DD	0	32495	09/09/2024	\$	(18,000.00)	Posted	McCarter & English, LLP	McCarter & English, LLP
Check	192901	0	09/09/2024	\$	(256.00)	Posted	Mi'Love Salmond	Mi'Love Salmond
Check	192902	0	09/09/2024	\$	(256.00)	Posted	Nevaeh James	Nevaeh James
DD	0	32502	09/09/2024	\$	(18,180.60)	Posted	Nonprofit HR Solutions LLC	Nonprofit HR Solutions LLC
DD	0	32496	09/09/2024	\$	(135.76)	Posted	Northwest Interpreters, Inc.	Northwest Interpreters, Inc.
Check	192903	0	09/09/2024	\$	(256.00)	Posted	Raniya Hafford	Raniya Hafford
Check	192904	0	09/09/2024	\$	(256.00)	Posted	Ricky Dawson III	Ricky Dawson III
Check	192921	0	09/09/2024	\$	(784.65)	Posted	Southern Connecticut Gas	Southern Connecticut Gas
Check	192928	0	09/09/2024	\$	(213.00)	Posted	Southern Connecticut Gas	Southern Connecticut Gas
Check	192929	0	09/09/2024	\$	(321.49)	Posted	Southern Connecticut Gas	Southern Connecticut Gas
Check	192930	0	09/09/2024	\$	(451.03)	Posted	Southern Connecticut Gas	Southern Connecticut Gas
Check	192931	0	09/09/2024	\$	(141.37)	Posted	Southern Connecticut Gas	Southern Connecticut Gas
Check	192932	0	09/09/2024	\$	(440.94)	Posted	Southern Connecticut Gas	Southern Connecticut Gas
Check	192933	0	09/09/2024	\$	(1,089.27)	Posted	Southern Connecticut Gas	Southern Connecticut Gas
Check	192934	0	09/09/2024	\$	(1,442.59)	Posted	Southern Connecticut Gas	Southern Connecticut Gas
Check	192935	0	09/09/2024	\$	(1,184.76)	Posted	Southern Connecticut Gas	Southern Connecticut Gas
Check	192936	0	09/09/2024	\$	(994.58)	Posted	Southern Connecticut Gas	Southern Connecticut Gas
Check	192937	0	09/09/2024	\$	(414.74)	Posted	Southern Connecticut Gas	Southern Connecticut Gas
Check	192938	0	09/09/2024	\$	(421.19)	Posted	Southern Connecticut Gas	Southern Connecticut Gas
Check	192939	0	09/09/2024	\$	(448.48)	Posted	Southern Connecticut Gas	Southern Connecticut Gas
Check	192940	0	09/09/2024	\$	(87.88)	Posted	Southern Connecticut Gas	Southern Connecticut Gas
Check	192941	0	09/09/2024	\$	(80.30)	Posted	Southern Connecticut Gas	Southern Connecticut Gas
Check	192891	0	09/09/2024	\$	(3,636.39)	Posted	Stanley Convergent Security Solutions, Inc.	Stanley Convergent Security Solutions, Inc.
Check	192892	0	09/09/2024	\$	(485.68)	Posted	Stanley Convergent Security Solutions, Inc.	Stanley Convergent Security Solutions, Inc.
Check	192922	0	09/09/2024	\$	(358.09)	Posted	Sunwealth Project Pool 14 LLC	Sunwealth Project Pool 14 LLC
Check	192905	0	09/09/2024	\$	(508.80)	Posted	Tarin Evans	Tarin Evans
DD	0	32503	09/09/2024	\$	(21,216.50)	Posted	The Computer Company Inc	The Computer Company Inc
Check	192913	0	09/09/2024	\$	(479.00)	Posted	The Next Street LLC	The Next Street LLC
Check	192916	0	09/09/2024	\$	(2,467.84)	Posted	Torello Tire Inc.	Torello Tire Inc.
Check	192923	0	09/09/2024	\$	(192.69)	Posted	Touch Them All Inc	Touch Them All Inc
Check	192917	0	09/09/2024	\$	(481.50)	Posted	United Illuminating	United Illuminating
Check	192918	0	09/09/2024	\$	(97.68)	Posted	United Illuminating	United Illuminating
Check	192919	0	09/09/2024	\$	(126.23)	Posted	United Illuminating	United Illuminating
Check	192943	0	09/09/2024	\$	(35.70)	Posted	United Illuminating	United Illuminating
Check	192944	0	09/09/2024	\$	(219.47)	Posted	United Illuminating	United Illuminating
Check	192924	0	09/09/2024	\$	(647.99)	Posted	W.B. Mason Company Inc	W.B. Mason Company Inc
Check	192906	0	09/09/2024	\$	(100.00)	Posted	Yoviel Manuel Morales	Yoviel Manuel Morales
Check	192907	0	09/09/2024	\$	(100.00)	Posted	Zion Anthony Morales	Zion Anthony Morales
DD	0	32506	09/10/2024	\$	(18,000.00)	Posted	360 Management Group. Co.	360 Management Group. Co.
Check	192945	0	09/10/2024	\$	(994.03)	Posted	Aramark Refreshment Services	Aramark Refreshment Services
DD	0	32507	09/10/2024	\$	(10,491.86)	Posted	Black Rock Truck Group, Inc	Black Rock Truck Group, Inc
Check	192946	0	09/10/2024	\$	(10,000.00)	Posted	Claribel Shavers	Claribel Shavers
Check	192947	0	09/10/2024	\$	(15,088.40)	Posted	Consolidated Electric INC	Consolidated Electric INC
DD	0	32508	09/10/2024	\$	(131.57)	Posted	Corporate Mailing Services LLC	Corporate Mailing Services LLC
DD	0	32509	09/10/2024	\$	(24,582.56)	Posted	Crumbie Law Group, LLC	Crumbie Law Group, LLC
Check	192948	0	09/10/2024	\$	(1,561.23)	Posted	Hearst Media Services Connecticut, LLC	Hearst Media Services Connecticut, LLC
DD	0	32510	09/10/2024	\$	(2,831.05)	Posted	Kronos Incorporated	Kronos Incorporated
DD	0	32511	09/10/2024	\$	(431.25)	Posted	Kronos Incorporated	Kronos Incorporated
Check	192949	0	09/10/2024	\$	(1,965.10)	Posted	Laz Parking	Laz Parking
Check	192950	0	09/10/2024	\$	-	Posted	Laz Parking	Laz Parking
Check	192951	0	09/10/2024	\$	(416.97)	Posted	Nica's Market LLC	Nica's Market LLC
Check	192952	0	09/10/2024	\$	(825.47)	Posted	Online Information Services, Inc	Online Information Services, Inc
Check	192953	0	09/10/2024	\$	(677.89)	Posted	Online Information Services, Inc	Online Information Services, Inc
Check	192954	0	09/10/2024	\$	(466.61)	Posted	Stanley Access Technologies LLC	Stanley Access Technologies LLC
Check	192955	0	09/10/2024	\$	(2,500.00)	Posted	The Arts Council of Greater New Haven	The Arts Council of Greater New Haven
Check	192956	0	09/10/2024	\$	(48.53)	Posted	United Illuminating	United Illuminating
Check	192957	0	09/10/2024	\$	(722.83)	Posted	United Illuminating	United Illuminating
DD	0	32539	09/11/2024	\$	(206,349.45)	Posted	360 Management Group. Co.	360 Management Group. Co.
Check	192958	0	09/11/2024	\$	(500.00)	Posted	Ace Van & Storage, Inc.	Ace Van & Storage, Inc.
Check	192984	0	09/11/2024	\$	(21,859.99)	Posted	Advance Security Integration LLC dba Security 101	Advance Security Integration LLC dba Security 101
Check	192985	0	09/11/2024	\$	(420.19)	Posted	Aramark Refreshment Services	Aramark Refreshment Services
DD	0	32514	09/11/2024	\$	(24,205.98)	Posted	Brookside 2 Associates LLC	Brookside 2 Associates LLC
DD	0	32515	09/11/2024	\$	(28,144.41)	Posted	Brookside 1 Associates LLC	Brookside 1 Associates LLC
Check	193004	0	09/11/2024	\$	(4,228.26)	Posted	City of New Haven	City of New Haven
DD	0	32512	09/11/2024	\$	(2,299.05)	Posted	Cohen Key Shop	Cohen Key Shop
DD	0	32516	09/11/2024	\$	(654.55)	Posted	Cohen Key Shop	Cohen Key Shop
Check	193003	0	09/11/2024	\$	(15,874.28)	Posted	Colonial Life & Accident Insurance	Colonial Life & Accident Insurance
DD	0	32526	09/11/2024	\$	(4,460.43)	Posted	Crumbie Law Group, LLC	Crumbie Law Group, LLC
DD	0	32527	09/11/2024	\$	(85.00)	Posted	Crumbie Law Group, LLC	Crumbie Law Group, LLC
DD	0	32528	09/11/2024	\$	(6,088.59)	Posted	Crumbie Law Group, LLC	Crumbie Law Group, LLC

DD		0	32529	09/11/2024	\$	(544.00)	Posted	Crumbie Law Group, LLC	Crumbie Law Group, LLC
DD		0	32530	09/11/2024	\$	(119.00)	Posted	Crumbie Law Group, LLC	Crumbie Law Group, LLC
DD		0	32517	09/11/2024	\$	(1,410.00)	Posted	CWPM, LLC	CWPM, LLC
DD		0	32535	09/11/2024	\$	(9,669.65)	Posted	CWPM, LLC	CWPM, LLC
Check	192986		0	09/11/2024	\$	(5,000.00)	Posted	DePino, Nunez & Biggs, LLC	DePino, Nunez & Biggs, LLC
Check	192987		0	09/11/2024	\$	(1,605.02)	Posted	Engie North America Inc	Engie North America Inc
Check	192988		0	09/11/2024	\$	(28.60)	Posted	Engie North America Inc	Engie North America Inc
Check	192989		0	09/11/2024	\$	(2.00)	Posted	Engie North America Inc	Engie North America Inc
Check	192990		0	09/11/2024	\$	(11.10)	Posted	Engie North America Inc	Engie North America Inc
Check	192991		0	09/11/2024	\$	(656.14)	Posted	Engie North America Inc	Engie North America Inc
Check	192992		0	09/11/2024	\$	(83.05)	Posted	Engie North America Inc	Engie North America Inc
Check	192993		0	09/11/2024	\$	(253.07)	Posted	Engie North America Inc	Engie North America Inc
Check	192994		0	09/11/2024	\$	(1.79)	Posted	Engie North America Inc	Engie North America Inc
Check	192972		0	09/11/2024	\$	(148.66)	Posted	F.W. Webb Company	F.W. Webb Company
Check	192973		0	09/11/2024	\$	(77.73)	Posted	Frontier Communications of Company	Frontier Communications of Company
Check	192974		0	09/11/2024	\$	(77.73)	Posted	Frontier Communications of Company	Frontier Communications of Company
Check	192975		0	09/11/2024	\$	(77.73)	Posted	Frontier Communications of Company	Frontier Communications of Company
Check	192976		0	09/11/2024	\$	(118.14)	Posted	Frontier Communications of Company	Frontier Communications of Company
Check	192977		0	09/11/2024	\$	(293.84)	Posted	Frontier Communications of Company	Frontier Communications of Company
Check	192978		0	09/11/2024	\$	(1,575.48)	Posted	Frontier Communications of Company	Frontier Communications of Company
Check	192959		0	09/11/2024	\$	(201.44)	Posted	HD Supply Facilities Maintenance, Ltd	HD Supply Facilities Maintenance, Ltd
DD		0	32513	09/11/2024	\$	(922.31)	Posted	Holly A Bryk	Holly A Bryk
Check	192995		0	09/11/2024	\$	(2,766.56)	Posted	Home Depot	Home Depot
DD		0	32518	09/11/2024	\$	(840.00)	Posted	Home Services & More, LLC	Home Services & More, LLC
Check	192960		0	09/11/2024	\$	(500.00)	Posted	Johnson Controls US Holdings LLC	Johnson Controls US Holdings LLC
DD		0	32531	09/11/2024	\$	(29,538.20)	Posted	Mechanical Heating and Air Conditioning, Inc	Mechanical Heating and Air Conditioning, Inc
DD		0	32537	09/11/2024	\$	(17,056.19)	Posted	Mechanical Heating and Air Conditioning, Inc	Mechanical Heating and Air Conditioning, Inc
DD		0	32536	09/11/2024	\$	(11,141.00)	Posted	New Haven Village Suites	New Haven Village Suites
Check	192979		0	09/11/2024	\$	(799.07)	Posted	Regional Water Authority	Regional Water Authority
Check	192980		0	09/11/2024	\$	(3,113.08)	Posted	Regional Water Authority	Regional Water Authority
Check	192981		0	09/11/2024	\$	(57.22)	Posted	Regional Water Authority	Regional Water Authority
Check	192982		0	09/11/2024	\$	(135.52)	Posted	Regional Water Authority	Regional Water Authority
Check	192983		0	09/11/2024	\$	(67.76)	Posted	Regional Water Authority	Regional Water Authority
DD		0	32519	09/11/2024	\$	(1,190.00)	Posted	Reitman Personnel Services, Inc.	Reitman Personnel Services, Inc.
DD		0	32520	09/11/2024	\$	(1,190.00)	Posted	Reitman Personnel Services, Inc.	Reitman Personnel Services, Inc.
DD		0	32532	09/11/2024	\$	(13,822.91)	Posted	Reitman Personnel Services, Inc.	Reitman Personnel Services, Inc.
DD		0	32533	09/11/2024	\$	(14,094.69)	Posted	Reitman Personnel Services, Inc.	Reitman Personnel Services, Inc.
DD		0	32521	09/11/2024	\$	(16,180.90)	Posted	Rockview 1 Associates LLC	Rockview 1 Associates LLC
Check	192996		0	09/11/2024	\$	(888.48)	Posted	Skyview Ridgefield LLC	Skyview Ridgefield LLC
Check	192997		0	09/11/2024	\$	(186.59)	Posted	Southern Connecticut Gas	Southern Connecticut Gas
Check	192998		0	09/11/2024	\$	(475.86)	Posted	Southern Connecticut Gas	Southern Connecticut Gas
Check	192999		0	09/11/2024	\$	(1,558.06)	Posted	Southern Connecticut Gas	Southern Connecticut Gas
Check	193000		0	09/11/2024	\$	(631.09)	Posted	Southern Connecticut Gas	Southern Connecticut Gas
Check	193001		0	09/11/2024	\$	(340.82)	Posted	Southern Connecticut Gas	Southern Connecticut Gas
Check	193002		0	09/11/2024	\$	(182.86)	Posted	Southern Connecticut Gas	Southern Connecticut Gas
DD		0	32538	09/11/2024	\$	(8,317.20)	Posted	Sparks Security LLC	Sparks Security LLC
DD		0	32534	09/11/2024	\$	(10,099.25)	Posted	The Computer Company Inc	The Computer Company Inc
Check	192961		0	09/11/2024	\$	(796.50)	Posted	Torello Tire Inc.	Torello Tire Inc.
DD		0	32522	09/11/2024	\$	(21,287.91)	Posted	Trinity New Haven Housing LP	Trinity New Haven Housing LP
DD		0	32523	09/11/2024	\$	(10,142.26)	Posted	Trinity New Haven Housing Three LP	Trinity New Haven Housing Three LP
DD		0	32524	09/11/2024	\$	(31,582.19)	Posted	Trinity New Haven Housing Two Limited Partnership	Trinity New Haven Housing Two Limited Partnership
DD		0	32525	09/11/2024	\$	(17,340.64)	Posted	Trinity Rowe, LP	Trinity Rowe, LP
Check	192962		0	09/11/2024	\$	(868.94)	Posted	United Illuminating	United Illuminating
Check	192963		0	09/11/2024	\$	(1,379.41)	Posted	United Illuminating	United Illuminating
Check	192964		0	09/11/2024	\$	(1,575.34)	Posted	United Illuminating	United Illuminating
Check	192965		0	09/11/2024	\$	(2,062.87)	Posted	United Illuminating	United Illuminating
Check	192966		0	09/11/2024	\$	(1,690.52)	Posted	United Illuminating	United Illuminating
Check	192967		0	09/11/2024	\$	(452.99)	Posted	United Illuminating	United Illuminating
Check	192968		0	09/11/2024	\$	(600.27)	Posted	United Illuminating	United Illuminating
Check	192969		0	09/11/2024	\$	(574.13)	Posted	United Illuminating	United Illuminating
Check	192970		0	09/11/2024	\$	(176.94)	Posted	United Illuminating	United Illuminating
Check	192971		0	09/11/2024	\$	(8,959.30)	Posted	United Illuminating	United Illuminating
Check	193006		0	09/11/2024	\$	(26,325.87)	Posted	United Illuminating	United Illuminating
Check	193005		0	09/11/2024	\$	(6,993.31)	Posted	Yale Termite & Pest Elimination Corp.	Yale Termite & Pest Elimination Corp.
Check	193007		0	09/12/2024	\$	(256.00)	Posted	Charles Silva	Charles Silva
DD		0	32544	09/12/2024	\$	(95,500.00)	Posted	Christopher Williams Architects, LLC	Christopher Williams Architects, LLC
Check	193008		0	09/12/2024	\$	(45,565.91)	Posted	City of New Haven	City of New Haven
Check	193009		0	09/12/2024	\$	(31.36)	Posted	Daniel Ramos	Daniel Ramos
Check	193010		0	09/12/2024	\$	(256.00)	Posted	David Coardes	David Coardes
Check	193011		0	09/12/2024	\$	(256.00)	Posted	Donala Rice	Donala Rice
DD		0	32542	09/12/2024	\$	(50.00)	Posted	Holly A Bryk	Holly A Bryk
Check	193012		0	09/12/2024	\$	(400.00)	Posted	Insbeth Rivera	Insbeth Rivera
Check	193013		0	09/12/2024	\$	(256.00)	Posted	Jaylin Martinez	Jaylin Martinez
Check	193014		0	09/12/2024	\$	(11,275.00)	Posted	Johnson Controls US Holdings LLC	Johnson Controls US Holdings LLC
Check	193025		0	09/12/2024	\$	(6,120.00)	Posted	Johnson Controls US Holdings LLC	Johnson Controls US Holdings LLC
Check	193041		0	09/12/2024	\$	(5,000.00)	Posted	Johnson Controls US Holdings LLC	Johnson Controls US Holdings LLC
Check	193042		0	09/12/2024	\$	(4,500.00)	Posted	Johnson Controls US Holdings LLC	Johnson Controls US Holdings LLC
Check	193015		0	09/12/2024	\$	(256.00)	Posted	Jose Solivan	Jose Solivan
Check	193016		0	09/12/2024	\$	(256.00)	Posted	Julian Solivan	Julian Solivan
DD		0	32540	09/12/2024	\$	(625.00)	Posted	La Voz Hispana Newsprint	La Voz Hispana Newsprint
Check	193017		0	09/12/2024	\$	(256.00)	Posted	Leyah Tiyanna Morrison	Leyah Tiyanna Morrison
Check	193018		0	09/12/2024	\$	(232.00)	Posted	MiLove Salmont	MiLove Salmont
Check	193019		0	09/12/2024	\$	(100.00)	Posted	Monique Antonette Patterson	Monique Antonette Patterson
Check	193026		0	09/12/2024	\$	(125.00)	Posted	National Center For Housing Mgmt.	National Center For Housing Mgmt.
Check	193020		0	09/12/2024	\$	(256.00)	Posted	Nevaeh James	Nevaeh James
DD		0	32545	09/12/2024	\$	(1,080.00)	Posted	Nobe Construction Company	Nobe Construction Company
Check	193043		0	09/12/2024	\$	(1,300.00)	Posted	Opervs TOP BBQ, LLC	Opervs TOP BBQ, LLC
DD		0	32543	09/12/2024	\$	(7,784.70)	Posted	Otis Elevator Company	Otis Elevator Company
Check	193024		0	09/12/2024	\$	(50.00)	Posted	Precious Wilson	Precious Wilson
Check	193021		0	09/12/2024	\$	(256.00)	Posted	Raniya Hafford	Raniya Hafford
DD		0	32541	09/12/2024	\$	(14,732.14)	Posted	Reitman Personnel Services, Inc.	Reitman Personnel Services, Inc.
Check	193022		0	09/12/2024	\$	(256.00)	Posted	Ricky Dawson III	Ricky Dawson III
Check	193027		0	09/12/2024	\$	(2,086.21)	Posted	United Illuminating	United Illuminating
Check	193028		0	09/12/2024	\$	(1,300.68)	Posted	United Illuminating	United Illuminating
Check	193029		0	09/12/2024	\$	(62.42)	Posted	United Illuminating	United Illuminating
Check	193030		0	09/12/2024	\$	(460.66)	Posted	United Illuminating	United Illuminating
Check	193031		0	09/12/2024	\$	(109.20)	Posted	United Illuminating	United Illuminating
Check	193032		0	09/12/2024	\$	(1,389.55)	Posted	United Illuminating	United Illuminating
Check	193033		0	09/12/2024	\$	(329.61)	Posted	United Illuminating	United Illuminating
Check	193034		0	09/12/2024	\$	(7,330.05)	Posted	United Illuminating	United Illuminating
Check	193035		0	09/12/2024	\$	(1,328.75)	Posted	United Illuminating	United Illuminating

Check	193036	0	09/12/2024	\$	(2,017.43)	Posted	United Illuminating	United Illuminating
Check	193037	0	09/12/2024	\$	(15,692.91)	Posted	United Illuminating	United Illuminating
Check	193038	0	09/12/2024	\$	(22.39)	Posted	United Illuminating	United Illuminating
Check	193039	0	09/12/2024	\$	(61.01)	Posted	United Illuminating	United Illuminating
Check	193040	0	09/12/2024	\$	(2,506.70)	Posted	United Illuminating	United Illuminating
Check	193023	0	09/12/2024	\$	(256.00)	Posted	Za'Shaun Burrus	Za'Shaun Burrus
Check	193044	0	09/13/2024	\$	(180.00)	Posted	Brandon Mack	Brandon Mack
Check	193045	0	09/13/2024	\$	(360.00)	Posted	Catalina Soto	Catalina Soto
Check	193046	0	09/13/2024	\$	(73,346.00)	Posted	Cirma	Cirma
DD	0	32546	09/13/2024	\$	(176.83)	Posted	Corporate Mailing Services LLC	Corporate Mailing Services LLC
Check	193047	0	09/13/2024	\$	(180.00)	Posted	Davina Anderson	Davina Anderson
Check	193048	0	09/13/2024	\$	(240.00)	Posted	Djiba Kane	Djiba Kane
Check	193049	0	09/13/2024	\$	(215.00)	Posted	Dorys Jara	Dorys Jara
Check	193050	0	09/13/2024	\$	(7,289.49)	Posted	F.W. Webb Company	F.W. Webb Company
Check	193051	0	09/13/2024	\$	(33.05)	Posted	Gayatri Rana	Gayatri Rana
Check	193052	0	09/13/2024	\$	(180.00)	Posted	Giraldy E Almanzar	Giraldy E Almanzar
Check	193053	0	09/13/2024	\$	(51.72)	Posted	Kimberly Johansen	Kimberly Johansen
DD	0	32547	09/13/2024	\$	(2,831.05)	Posted	Kronos Incorporated	Kronos Incorporated
DD	0	32548	09/13/2024	\$	(12.75)	Posted	Kronos Incorporated	Kronos Incorporated
Check	193054	0	09/13/2024	\$	(480.00)	Posted	Linda Wright	Linda Wright
Check	193055	0	09/13/2024	\$	(42.88)	Posted	Melody Ramos	Melody Ramos
Check	193060	0	09/13/2024	\$	(653.30)	Posted	Metropolitan Life Insurance Company USA	Metropolitan Life Insurance Company USA
Check	193056	0	09/13/2024	\$	(1,500.00)	Posted	Partnership For Strong Communities, Inc.	Partnership For Strong Communities, Inc.
Check	193057	0	09/13/2024	\$	(300.00)	Posted	Rehossem Djirangaye	Rehossem Djirangaye
Check	193058	0	09/13/2024	\$	(300.00)	Posted	Shanita Bookert	Shanita Bookert
Check	193059	0	09/13/2024	\$	(365.00)	Posted	Tenequa Dailey	Tenequa Dailey
DD	0	32549	09/13/2024	\$	(17,400.00)	Posted	The Computer Company Inc	The Computer Company Inc
Check	193061	0	09/13/2024	\$	(454.80)	Posted	VERIZON CONNECT FLEET USA LLC	VERIZON CONNECT FLEET USA LLC
Check	193062	0	09/13/2024	\$	(235.54)	Posted	VERIZON CONNECT FLEET USA LLC	VERIZON CONNECT FLEET USA LLC
Check	193063	0	09/13/2024	\$	(217.81)	Posted	VERIZON CONNECT FLEET USA LLC	VERIZON CONNECT FLEET USA LLC
Check	193078	0	09/16/2024	\$	(200.00)	Posted	Adalberto Rivera	Adalberto Rivera
Check	193064	0	09/16/2024	\$	(13,659.81)	Posted	Anthem Blue Cross/Blue Shield	Anthem Blue Cross/Blue Shield
Check	193065	0	09/16/2024	\$	(200.00)	Posted	Avis Grant	Avis Grant
Check	193066	0	09/16/2024	\$	(200.00)	Posted	Brenda J Harris	Brenda J Harris
Check	193077	0	09/16/2024	\$	-	Posted	City of New Haven	City of New Haven
Check	193076	0	09/16/2024	\$	(7,575.42)	Posted	City of New Haven	City of New Haven
DD	0	32550	09/16/2024	\$	(290.00)	Posted	Cohen Key Shop	Cohen Key Shop
Check	193079	0	09/16/2024	\$	(2,500.00)	Posted	Columbus House, Inc	Columbus House, Inc
Check	193091	0	09/16/2024	\$	(66.44)	Posted	Comcast Cable	Comcast Cable
Check	193096	0	09/16/2024	\$	(22.36)	Posted	Comcast Cable	Comcast Cable
Check	193067	0	09/16/2024	\$	(882.00)	Posted	ConnCorp LLC	ConnCorp LLC
DD	0	32557	09/16/2024	\$	(18,854.16)	Posted	CWPM, LLC	CWPM, LLC
Check	193080	0	09/16/2024	\$	(200.00)	Posted	Darius K Reid	Darius K Reid
DD	0	32552	09/16/2024	\$	(200.00)	Posted	Deborah Hudson	Deborah Hudson
DD	0	32553	09/16/2024	\$	(200.00)	Posted	Dennis Nathaniel Jenkins	Dennis Nathaniel Jenkins
Check	193097	0	09/16/2024	\$	(482.00)	Posted	Dozier Dickey	Dozier Dickey
Check	193068	0	09/16/2024	\$	(1,500.00)	Posted	Eagle Elevator Company, Inc.	Eagle Elevator Company, Inc.
Check	193081	0	09/16/2024	\$	(200.00)	Posted	Edward Beverley	Edward Beverley
Check	193090	0	09/16/2024	\$	(116.96)	Posted	Eric Sanchez	Eric Sanchez
Check	193092	0	09/16/2024	\$	(1,013.51)	Posted	Frontier Communications of Company	Frontier Communications of Company
Check	193069	0	09/16/2024	\$	(20.53)	Posted	Gayatri Rana	Gayatri Rana
Check	193070	0	09/16/2024	\$	(275.00)	Posted	HD Supply Facilities Maintenance, Ltd	HD Supply Facilities Maintenance, Ltd
Check	193082	0	09/16/2024	\$	(200.00)	Posted	Hector A Lozada-Osorio	Hector A Lozada-Osorio
DD	0	32558	09/16/2024	\$	(661.26)	Posted	Holly A Bryk	Holly A Bryk
Check	193083	0	09/16/2024	\$	(2,353.32)	Posted	Home Depot	Home Depot
DD	0	32561	09/16/2024	\$	(6,713.00)	Posted	Housing Insurance Services, Inc.	Housing Insurance Services, Inc.
DD	0	32559	09/16/2024	\$	(76.65)	Posted	Infoshred, LLC	Infoshred, LLC
Check	193071	0	09/16/2024	\$	(200.00)	Posted	Janet Poole	Janet Poole
Check	193093	0	09/16/2024	\$	(752.58)	Posted	Johnson Controls US Holdings LLC	Johnson Controls US Holdings LLC
DD	0	32560	09/16/2024	\$	(397.54)	Posted	Kone Inc.	Kone Inc.
DD	0	32551	09/16/2024	\$	(38.21)	Posted	LaToya Mills	LaToya Mills
DD	0	32554	09/16/2024	\$	(200.00)	Posted	Lavern Davis	Lavern Davis
Check	193094	0	09/16/2024	\$	(20.00)	Posted	Malcom Nieves	Malcom Nieves
Check	193072	0	09/16/2024	\$	(200.00)	Posted	Maritza Baez	Maritza Baez
Check	193084	0	09/16/2024	\$	(6,825.00)	Posted	MTW Collaborative	MTW Collaborative
Check	193085	0	09/16/2024	\$	(6,576.16)	Posted	New Reach, Inc.	New Reach, Inc.
DD	0	32555	09/16/2024	\$	(200.00)	Posted	Patricia Thorpe	Patricia Thorpe
DD	0	32556	09/16/2024	\$	(200.00)	Posted	Pedro Octavio Jimenez	Pedro Octavio Jimenez
Check	193086	0	09/16/2024	\$	(200.00)	Posted	Roberto Roman-Negron	Roberto Roman-Negron
Check	193087	0	09/16/2024	\$	(200.00)	Posted	Russell Roberson	Russell Roberson
Check	193098	0	09/16/2024	\$	(146.00)	Posted	Sarah M Kendrick	Sarah M Kendrick
Check	193095	0	09/16/2024	\$	(197.90)	Posted	Stanley Convergent Security Solutions, Inc.	Stanley Convergent Security Solutions, Inc.
Check	193088	0	09/16/2024	\$	(200.00)	Posted	Teethenia Stroud	Teethenia Stroud
Check	193073	0	09/16/2024	\$	(57.80)	Posted	Torello Tire Inc.	Torello Tire Inc.
Check	193074	0	09/16/2024	\$	(250.00)	Posted	Up for Growth National Coalition	Up for Growth National Coalition
Check	193075	0	09/16/2024	\$	(370.00)	Posted	Vios Sports Plus, LLC	Vios Sports Plus, LLC
Check	193089	0	09/16/2024	\$	(787.44)	Posted	W.B. Mason Company Inc	W.B. Mason Company Inc
Check	193100	0	09/17/2024	\$	(1,478.19)	Posted	Answer Plus Communications	Answer Plus Communications
Check	193120	0	09/17/2024	\$	(225.91)	Posted	Answer Plus Communications	Answer Plus Communications
Check	193101	0	09/17/2024	\$	(1,223.50)	Posted	ARAMARK Uniform & Career Apparel	ARAMARK Uniform & Career Apparel
DD	0	32562	09/17/2024	\$	(1,549.80)	Posted	Autoscribe Corporation	Autoscribe Corporation
Check	193102	0	09/17/2024	\$	(14,241.05)	Posted	Comcast Cable	Comcast Cable
DD	0	32563	09/17/2024	\$	(6,900.95)	Posted	CWPM, LLC	CWPM, LLC
DD	0	32566	09/17/2024	\$	(248.00)	Posted	Eagle Leasing Company	Eagle Leasing Company
Check	193121	0	09/17/2024	\$	(39.30)	Posted	Engie North America Inc	Engie North America Inc
Check	193122	0	09/17/2024	\$	(35.60)	Posted	Engie North America Inc	Engie North America Inc
Check	193123	0	09/17/2024	\$	(21.70)	Posted	Engie North America Inc	Engie North America Inc
Check	193124	0	09/17/2024	\$	(91.45)	Posted	Engie North America Inc	Engie North America Inc
Check	193125	0	09/17/2024	\$	(213.43)	Posted	Engie North America Inc	Engie North America Inc
Check	193126	0	09/17/2024	\$	(281.04)	Posted	Engie North America Inc	Engie North America Inc
Check	193127	0	09/17/2024	\$	(13,443.88)	Posted	Engie North America Inc	Engie North America Inc
Check	193128	0	09/17/2024	\$	(7,526.59)	Posted	Engie North America Inc	Engie North America Inc
Check	193099	0	09/17/2024	\$	(6,707.24)	Posted	Hearst Media Services Connecticut, LLC	Hearst Media Services Connecticut, LLC
Check	193129	0	09/17/2024	\$	(151.76)	Posted	Home Depot	Home Depot
Check	193130	0	09/17/2024	\$	(29,346.17)	Posted	Home Depot	Home Depot
Check	193131	0	09/17/2024	\$	(430.00)	Posted	IREM-Institute of Real Estate Management	IREM-Institute of Real Estate Management
Check	193103	0	09/17/2024	\$	(1,219.00)	Posted	Johnson Controls US Holdings LLC	Johnson Controls US Holdings LLC
Check	193132	0	09/17/2024	\$	(199.68)	Posted	Johnson Controls US Holdings LLC	Johnson Controls US Holdings LLC
Check	193133	0	09/17/2024	\$	(125.00)	Posted	National Center For Housing Mgmt.	National Center For Housing Mgmt.
Check	193104	0	09/17/2024	\$	(1,994.76)	Posted	Regional Water Authority	Regional Water Authority
Check	193105	0	09/17/2024	\$	(2,050.89)	Posted	Regional Water Authority	Regional Water Authority

DD	0	32564	09/17/2024	\$	(1,190.00)	Posted	Reitman Personnel Services, Inc.	Reitman Personnel Services, Inc.
DD	0	32565	09/17/2024	\$	(13,324.21)	Posted	Reitman Personnel Services, Inc.	Reitman Personnel Services, Inc.
Check	193106	0	09/17/2024	\$	(200.45)	Posted	United Illuminating	United Illuminating
Check	193107	0	09/17/2024	\$	(3,023.96)	Posted	United Illuminating	United Illuminating
Check	193108	0	09/17/2024	\$	(2,875.96)	Posted	United Illuminating	United Illuminating
Check	193109	0	09/17/2024	\$	(3,006.78)	Posted	United Illuminating	United Illuminating
Check	193110	0	09/17/2024	\$	(2,352.83)	Posted	United Illuminating	United Illuminating
Check	193111	0	09/17/2024	\$	(56.41)	Posted	United Illuminating	United Illuminating
Check	193112	0	09/17/2024	\$	(19.11)	Posted	United Illuminating	United Illuminating
Check	193113	0	09/17/2024	\$	(153.34)	Posted	United Illuminating	United Illuminating
Check	193114	0	09/17/2024	\$	(9,970.36)	Posted	United Illuminating	United Illuminating
Check	193115	0	09/17/2024	\$	(9,193.96)	Posted	United Illuminating	United Illuminating
Check	193116	0	09/17/2024	\$	(939.98)	Posted	United Illuminating	United Illuminating
Check	193117	0	09/17/2024	\$	(1,310.48)	Posted	United Illuminating	United Illuminating
Check	193118	0	09/17/2024	\$	(247.36)	Posted	United Illuminating	United Illuminating
Check	193119	0	09/17/2024	\$	(1,957.54)	Posted	United Illuminating	United Illuminating
DD	0	32567	09/18/2024	\$	(113,959.51)	Posted	360 Management Group. Co.	360 Management Group. Co.
DD	0	32569	09/18/2024	\$	(89,418.13)	Posted	360 Management Group. Co.	360 Management Group. Co.
Check	193143	0	09/18/2024	\$	(200.00)	Posted	Ace Van & Storage, Inc.	Ace Van & Storage, Inc.
Check	193170	0	09/18/2024	\$	(63.33)	Posted	Aramark Refreshment Services	Aramark Refreshment Services
Check	193171	0	09/18/2024	\$	(94.36)	Posted	Aramark Refreshment Services	Aramark Refreshment Services
Check	193134	0	09/18/2024	\$	(254.35)	Posted	Comcast Cable	Comcast Cable
Check	193135	0	09/18/2024	\$	(230.15)	Posted	Comcast Cable	Comcast Cable
Check	193136	0	09/18/2024	\$	(237.85)	Posted	Comcast Cable	Comcast Cable
DD	0	32570	09/18/2024	\$	(3,707.98)	Posted	CWPM, LLC	CWPM, LLC
Check	193172	0	09/18/2024	\$	(3,318.46)	Posted	Engie North America Inc	Engie North America Inc
Check	193173	0	09/18/2024	\$	(1,969.37)	Posted	Engie North America Inc	Engie North America Inc
Check	193144	0	09/18/2024	\$	(77.81)	Posted	Frontier Communications of Company	Frontier Communications of Company
Check	193145	0	09/18/2024	\$	(83.05)	Posted	Frontier Communications of Company	Frontier Communications of Company
Check	193174	0	09/18/2024	\$	(118.60)	Posted	Frontier Communications of Company	Frontier Communications of Company
Check	193146	0	09/18/2024	\$	(6,849.61)	Posted	HD Supply Facilities Maintenance, Ltd	HD Supply Facilities Maintenance, Ltd
Check	193147	0	09/18/2024	\$	(600.00)	Posted	Johnson Controls US Holdings LLC	Johnson Controls US Holdings LLC
Check	193175	0	09/18/2024	\$	(1,780.85)	Posted	Johnson Controls US Holdings LLC	Johnson Controls US Holdings LLC
DD	0	32568	09/18/2024	\$	(4,875.00)	Posted	Motivation Compliance and Training Inc	Motivation Compliance and Training Inc
Check	193148	0	09/18/2024	\$	(5,097.56)	Posted	Regional Water Authority	Regional Water Authority
Check	193149	0	09/18/2024	\$	(2,990.01)	Posted	Regional Water Authority	Regional Water Authority
Check	193150	0	09/18/2024	\$	(123.69)	Posted	Regional Water Authority	Regional Water Authority
Check	193151	0	09/18/2024	\$	(547.17)	Posted	Regional Water Authority	Regional Water Authority
Check	193152	0	09/18/2024	\$	(92.33)	Posted	Regional Water Authority	Regional Water Authority
Check	193153	0	09/18/2024	\$	(506.00)	Posted	Regional Water Authority	Regional Water Authority
Check	193154	0	09/18/2024	\$	(1,682.38)	Posted	Regional Water Authority	Regional Water Authority
Check	193155	0	09/18/2024	\$	(1,291.07)	Posted	Regional Water Authority	Regional Water Authority
Check	193156	0	09/18/2024	\$	(223.93)	Posted	Regional Water Authority	Regional Water Authority
Check	193157	0	09/18/2024	\$	(6,144.26)	Posted	Regional Water Authority	Regional Water Authority
Check	193137	0	09/18/2024	\$	(2,103.81)	Posted	Southern Connecticut Gas	Southern Connecticut Gas
Check	193138	0	09/18/2024	\$	(638.48)	Posted	Southern Connecticut Gas	Southern Connecticut Gas
Check	193139	0	09/18/2024	\$	(1,006.75)	Posted	Southern Connecticut Gas	Southern Connecticut Gas
Check	193140	0	09/18/2024	\$	(2,169.74)	Posted	Southern Connecticut Gas	Southern Connecticut Gas
Check	193141	0	09/18/2024	\$	(905.28)	Posted	Southern Connecticut Gas	Southern Connecticut Gas
Check	193176	0	09/18/2024	\$	(553.96)	Posted	Southern Connecticut Gas	Southern Connecticut Gas
Check	193177	0	09/18/2024	\$	(31.69)	Posted	Southern Connecticut Gas	Southern Connecticut Gas
Check	193178	0	09/18/2024	\$	(32.59)	Posted	Southern Connecticut Gas	Southern Connecticut Gas
Check	193160	0	09/18/2024	\$	(568.16)	Posted	Standard Insurance Company.	Standard Insurance Company.
Check	193158	0	09/18/2024	\$	(3,190.00)	Posted	State Of Connecticut	State Of Connecticut
Check	193159	0	09/18/2024	\$	(193.08)	Posted	Torello Tire Inc.	Torello Tire Inc.
Check	193161	0	09/18/2024	\$	(472.13)	Posted	United Illuminating	United Illuminating
Check	193162	0	09/18/2024	\$	(1,007.93)	Posted	United Illuminating	United Illuminating
Check	193163	0	09/18/2024	\$	(2,794.79)	Posted	United Illuminating	United Illuminating
Check	193164	0	09/18/2024	\$	(3,255.95)	Posted	United Illuminating	United Illuminating
Check	193165	0	09/18/2024	\$	(3,690.06)	Posted	United Illuminating	United Illuminating
Check	193166	0	09/18/2024	\$	(2,446.71)	Posted	United Illuminating	United Illuminating
Check	193167	0	09/18/2024	\$	(2,182.50)	Posted	United Illuminating	United Illuminating
Check	193168	0	09/18/2024	\$	(314.86)	Posted	United Illuminating	United Illuminating
Check	193169	0	09/18/2024	\$	(17.94)	Posted	United Illuminating	United Illuminating
Check	193179	0	09/18/2024	\$	(16.98)	Posted	United Illuminating	United Illuminating
Check	193180	0	09/18/2024	\$	(352.76)	Posted	United Illuminating	United Illuminating
Check	193181	0	09/18/2024	\$	(207.54)	Posted	United Illuminating	United Illuminating
Check	193182	0	09/18/2024	\$	(209.81)	Posted	United Illuminating	United Illuminating
Check	193183	0	09/18/2024	\$	(20.99)	Posted	United Illuminating	United Illuminating
Check	193142	0	09/18/2024	\$	(3,013.84)	Posted	Verizon Wireless	Verizon Wireless
DD	0	32571	09/19/2024	\$	(30.00)	Posted	Cohen Key Shop	Cohen Key Shop
Check	193233	0	09/19/2024	\$	(1,628.50)	Posted	Connecticut Ice Cream Trucks LLC	Connecticut Ice Cream Trucks LLC
DD	0	32573	09/19/2024	\$	(42.49)	Posted	Corporate Mailing Services LLC	Corporate Mailing Services LLC
Check	193184	0	09/19/2024	\$	(4,311.18)	Posted	Engie North America Inc	Engie North America Inc
Check	193185	0	09/19/2024	\$	(975.60)	Posted	Engie North America Inc	Engie North America Inc
Check	193186	0	09/19/2024	\$	(3,058.38)	Posted	Engie North America Inc	Engie North America Inc
Check	193187	0	09/19/2024	\$	(3,411.00)	Posted	Engie North America Inc	Engie North America Inc
Check	193188	0	09/19/2024	\$	(816.66)	Posted	Engie North America Inc	Engie North America Inc
Check	193189	0	09/19/2024	\$	(9.61)	Posted	Engie North America Inc	Engie North America Inc
Check	193190	0	09/19/2024	\$	(1,183.35)	Posted	Engie North America Inc	Engie North America Inc
Check	193191	0	09/19/2024	\$	(0.11)	Posted	Engie North America Inc	Engie North America Inc
Check	193192	0	09/19/2024	\$	(0.86)	Posted	Engie North America Inc	Engie North America Inc
Check	193226	0	09/19/2024	\$	(5,000.00)	Posted	Fred V Leone	Fred V Leone
Check	193231	0	09/19/2024	\$	(2,500.00)	Posted	Fred V Leone	Fred V Leone
DD	0	32574	09/19/2024	\$	(17,235.20)	Posted	Housing Insurance Services, Inc.	Housing Insurance Services, Inc.
Check	193234	0	09/19/2024	\$	(546.97)	Posted	Jerris Luncheonette Inc	Jerris Luncheonette Inc
Check	193193	0	09/19/2024	\$	(1,428.82)	Posted	Johnson Controls US Holdings LLC	Johnson Controls US Holdings LLC
DD	0	32575	09/19/2024	\$	(36.18)	Posted	LaToya Mills	LaToya Mills
Check	193232	0	09/19/2024	\$	(7,833.40)	Posted	Laz Parking	Laz Parking
Check	193227	0	09/19/2024	\$	(4,180.00)	Posted	Marcum LLP	Marcum LLP
Check	193228	0	09/19/2024	\$	(5,000.00)	Posted	Marcum LLP	Marcum LLP
Check	193229	0	09/19/2024	\$	(3,700.00)	Posted	Marcum LLP	Marcum LLP
Check	193230	0	09/19/2024	\$	(4,850.00)	Posted	Marcum LLP	Marcum LLP
Check	193194	0	09/19/2024	\$	(2,835.02)	Posted	Regional Water Authority	Regional Water Authority
Check	193195	0	09/19/2024	\$	(6,032.20)	Posted	Regional Water Authority	Regional Water Authority
Check	193196	0	09/19/2024	\$	(2,456.35)	Posted	Regional Water Authority	Regional Water Authority
Check	193197	0	09/19/2024	\$	(1,855.97)	Posted	Regional Water Authority	Regional Water Authority
Check	193198	0	09/19/2024	\$	(20.44)	Posted	Regional Water Authority	Regional Water Authority
Check	193199	0	09/19/2024	\$	(276.99)	Posted	Regional Water Authority	Regional Water Authority
Check	193200	0	09/19/2024	\$	(475.05)	Posted	Regional Water Authority	Regional Water Authority
Check	193201	0	09/19/2024	\$	(1,409.03)	Posted	Regional Water Authority	Regional Water Authority

Check	193202	0	09/19/2024	\$	(1,255.63)	Posted	Regional Water Authority	Regional Water Authority
Check	193203	0	09/19/2024	\$	(246.44)	Posted	Regional Water Authority	Regional Water Authority
Check	193204	0	09/19/2024	\$	(378.02)	Posted	Regional Water Authority	Regional Water Authority
Check	193205	0	09/19/2024	\$	(437.01)	Posted	Regional Water Authority	Regional Water Authority
Check	193206	0	09/19/2024	\$	(478.01)	Posted	Regional Water Authority	Regional Water Authority
Check	193207	0	09/19/2024	\$	(486.55)	Posted	Regional Water Authority	Regional Water Authority
Check	193208	0	09/19/2024	\$	(656.36)	Posted	Regional Water Authority	Regional Water Authority
Check	193209	0	09/19/2024	\$	(837.31)	Posted	Regional Water Authority	Regional Water Authority
Check	193210	0	09/19/2024	\$	(123.69)	Posted	Regional Water Authority	Regional Water Authority
Check	193211	0	09/19/2024	\$	(91.73)	Posted	Regional Water Authority	Regional Water Authority
Check	193212	0	09/19/2024	\$	(1,441.47)	Posted	Regional Water Authority	Regional Water Authority
Check	193213	0	09/19/2024	\$	(992.47)	Posted	Regional Water Authority	Regional Water Authority
Check	193214	0	09/19/2024	\$	(11,153.31)	Posted	Regional Water Authority	Regional Water Authority
Check	193215	0	09/19/2024	\$	(3,129.29)	Posted	Regional Water Authority	Regional Water Authority
Check	193216	0	09/19/2024	\$	(3,240.09)	Posted	Regional Water Authority	Regional Water Authority
Check	193217	0	09/19/2024	\$	(3,992.60)	Posted	Regional Water Authority	Regional Water Authority
DD	0	32572	09/19/2024	\$	(21,700.00)	Posted	Rubino Enterprises LLC	Rubino Enterprises LLC
Check	193218	0	09/19/2024	\$	(188.32)	Posted	Southern Connecticut Gas	Southern Connecticut Gas
Check	193219	0	09/19/2024	\$	(1,231.11)	Posted	United Illuminating	United Illuminating
Check	193220	0	09/19/2024	\$	(1,745.70)	Posted	United Illuminating	United Illuminating
Check	193221	0	09/19/2024	\$	(1,148.24)	Posted	United Illuminating	United Illuminating
Check	193222	0	09/19/2024	\$	(1,865.54)	Posted	United Illuminating	United Illuminating
Check	193223	0	09/19/2024	\$	(511.45)	Posted	United Illuminating	United Illuminating
Check	193224	0	09/19/2024	\$	(759.83)	Posted	United Illuminating	United Illuminating
Check	193225	0	09/19/2024	\$	(2,638.54)	Posted	Willco Sales & Service Inc.	Willco Sales & Service Inc.
Check	193235	0	09/20/2024	\$	(128.00)	Posted	Charles Silva	Charles Silva
Check	193236	0	09/20/2024	\$	(2,500.00)	Posted	Columbus House, Inc	Columbus House, Inc
Check	193237	0	09/20/2024	\$	(2,500.00)	Posted	Columbus House, Inc	Columbus House, Inc
Check	193238	0	09/20/2024	\$	(1,235.12)	Posted	Comcast Cable	Comcast Cable
DD	0	32576	09/20/2024	\$	(2,000.00)	Posted	Concepts for Adaptive Learning	Concepts for Adaptive Learning
Check	193239	0	09/20/2024	\$	(256.00)	Posted	David Coardes	David Coardes
Check	193240	0	09/20/2024	\$	(256.00)	Posted	Donala Rice	Donala Rice
DD	0	32577	09/20/2024	\$	(2,002.08)	Posted	Gilson Software Solutions - PHA, LLC.	Gilson Software Solutions - PHA, LLC.
Check	193241	0	09/20/2024	\$	(256.00)	Posted	Jose Solivan	Jose Solivan
Check	193242	0	09/20/2024	\$	(64.00)	Posted	Kamahria Troutman	Kamahria Troutman
Check	193243	0	09/20/2024	\$	(256.00)	Posted	Leyah Tiyanna Morrison	Leyah Tiyanna Morrison
Check	193244	0	09/20/2024	\$	(256.00)	Posted	Mi'Love Salmond	Mi'Love Salmond
Check	193245	0	09/20/2024	\$	(256.00)	Posted	Nevaeh James	Nevaeh James
Check	193246	0	09/20/2024	\$	(6,576.16)	Posted	New Reach, Inc.	New Reach, Inc.
Check	193247	0	09/20/2024	\$	(6,576.16)	Posted	New Reach, Inc.	New Reach, Inc.
Check	193248	0	09/20/2024	\$	(256.00)	Posted	Raniya Hafford	Raniya Hafford
Check	193249	0	09/20/2024	\$	(64.00)	Posted	Ricky Dawson III	Ricky Dawson III
Check	193250	0	09/20/2024	\$	(225.00)	Posted	Sasha Tecpa	Sasha Tecpa
Check	193268	0	09/23/2024	\$	(1,428.93)	Posted	Advance Security Integration LLC dba Security 101	Advance Security Integration LLC dba Security 101
Check	193269	0	09/23/2024	\$	(27,238.91)	Posted	City of New Haven	City of New Haven
Check	193253	0	09/23/2024	\$	(16.08)	Posted	Engie North America Inc	Engie North America Inc
Check	193254	0	09/23/2024	\$	(330.44)	Posted	ITSADVY LLC	ITSADVY LLC
Check	193255	0	09/23/2024	\$	(60.08)	Posted	ITSADVY LLC	ITSADVY LLC
DD	0	32578	09/23/2024	\$	(840.00)	Posted	KJR Consulting	KJR Consulting
Check	193251	0	09/23/2024	\$	(542.27)	Posted	Lavonta Bryant	Lavonta Bryant
DD	0	32579	09/23/2024	\$	(135.60)	Posted	Palace Garage dba York Service Center	Palace Garage dba York Service Center
DD	0	32580	09/23/2024	\$	(275.00)	Posted	Sonia Johnson	Sonia Johnson
Check	193256	0	09/23/2024	\$	(15.18)	Posted	Southern Connecticut Gas	Southern Connecticut Gas
Check	193257	0	09/23/2024	\$	(54.56)	Posted	Southern Connecticut Gas	Southern Connecticut Gas
Check	193258	0	09/23/2024	\$	(155.68)	Posted	Southern Connecticut Gas	Southern Connecticut Gas
Check	193259	0	09/23/2024	\$	(146.39)	Posted	Southern Connecticut Gas	Southern Connecticut Gas
Check	193260	0	09/23/2024	\$	(317.47)	Posted	Southern Connecticut Gas	Southern Connecticut Gas
Check	193270	0	09/23/2024	\$	(310.00)	Posted	State Of Connecticut	State Of Connecticut
DD	0	32581	09/23/2024	\$	(3,875.30)	Posted	U.S. Inspection Group, INC	U.S. Inspection Group, INC
DD	0	32582	09/23/2024	\$	(4,332.90)	Posted	U.S. Inspection Group, INC	U.S. Inspection Group, INC
Check	193271	0	09/23/2024	\$	(366.24)	Posted	United Illuminating	United Illuminating
Check	193272	0	09/23/2024	\$	(995.48)	Posted	United Illuminating	United Illuminating
Check	193273	0	09/23/2024	\$	(1,440.57)	Posted	United Illuminating	United Illuminating
Check	193274	0	09/23/2024	\$	(963.63)	Posted	United Illuminating	United Illuminating
Check	193275	0	09/23/2024	\$	(1,642.00)	Posted	United Illuminating	United Illuminating
Check	193276	0	09/23/2024	\$	(107.57)	Posted	United Illuminating	United Illuminating
Check	193277	0	09/23/2024	\$	(134.01)	Posted	United Illuminating	United Illuminating
Check	193278	0	09/23/2024	\$	(188.66)	Posted	United Illuminating	United Illuminating
Check	193279	0	09/23/2024	\$	(669.84)	Posted	United Illuminating	United Illuminating
Check	193280	0	09/23/2024	\$	(883.17)	Posted	United Illuminating	United Illuminating
Check	193281	0	09/23/2024	\$	(522.23)	Posted	United Illuminating	United Illuminating
Check	193282	0	09/23/2024	\$	(519.75)	Posted	United Illuminating	United Illuminating
Check	193283	0	09/23/2024	\$	(430.38)	Posted	United Illuminating	United Illuminating
Check	193284	0	09/23/2024	\$	(3.98)	Posted	United Illuminating	United Illuminating
Check	193285	0	09/23/2024	\$	(9,441.29)	Posted	United Illuminating	United Illuminating
Check	193286	0	09/23/2024	\$	(182.94)	Posted	United Illuminating	United Illuminating
Check	193261	0	09/23/2024	\$	(451.26)	Posted	Water Pollution Control	Water Pollution Control
Check	193262	0	09/23/2024	\$	(9,768.96)	Posted	Water Pollution Control	Water Pollution Control
Check	193263	0	09/23/2024	\$	(1,161.48)	Posted	Water Pollution Control	Water Pollution Control
Check	193264	0	09/23/2024	\$	(3,880.80)	Posted	Water Pollution Control	Water Pollution Control
Check	193265	0	09/23/2024	\$	(2,126.88)	Posted	Water Pollution Control	Water Pollution Control
Check	193266	0	09/23/2024	\$	(12,791.34)	Posted	Water Pollution Control	Water Pollution Control
Check	193252	0	09/23/2024	\$	(128.00)	Posted	Za'Shaun Burrus	Za'Shaun Burrus
Check	193267	0	09/23/2024	\$	(128.00)	Posted	Za'Shaun Burrus	Za'Shaun Burrus
Check	193295	0	09/24/2024	\$	(1,010.65)	Posted	Aramark Refreshment Services	Aramark Refreshment Services
Check	193296	0	09/24/2024	\$	(2,251.01)	Posted	KGA Inc	KGA Inc
DD	0	32583	09/24/2024	\$	(3,150.00)	Posted	Kronos Incorporated	Kronos Incorporated
DD	0	32584	09/24/2024	\$	(292.24)	Posted	LaToya Mills	LaToya Mills
DD	0	32585	09/24/2024	\$	(380.18)	Posted	LaToya Mills	LaToya Mills
Check	193299	0	09/24/2024	\$	(189.00)	Posted	Margarita Pagan	Margarita Pagan
Check	193287	0	09/24/2024	\$	(636.03)	Posted	Regional Water Authority	Regional Water Authority
Check	193288	0	09/24/2024	\$	(1,033.83)	Posted	Regional Water Authority	Regional Water Authority
Check	193289	0	09/24/2024	\$	(6,819.73)	Posted	Regional Water Authority	Regional Water Authority
Check	193290	0	09/24/2024	\$	(1,746.00)	Posted	Regional Water Authority	Regional Water Authority
Check	193291	0	09/24/2024	\$	(2,239.07)	Posted	Regional Water Authority	Regional Water Authority
Check	193292	0	09/24/2024	\$	(2,831.20)	Posted	Regional Water Authority	Regional Water Authority
Check	193293	0	09/24/2024	\$	(826.25)	Posted	Stanley Convergent Security Solutions, INC.	Stanley Convergent Security Solutions, INC.
Check	193297	0	09/24/2024	\$	(700.00)	Posted	Tarin Evans	Tarin Evans
Check	193298	0	09/24/2024	\$	(730.00)	Posted	Tarin Evans	Tarin Evans
Check	193294	0	09/24/2024	\$	(1,119.49)	Posted	W.B. Mason Company Inc	W.B. Mason Company Inc
Check	193300	0	09/24/2024	\$	(1,619.12)	Posted	W.B. Mason Company Inc	W.B. Mason Company Inc

Check	193360	0	09/25/2024	\$	(74.00)	Posted	Angela Ferreira	Angela Ferreira
Check	193301	0	09/25/2024	\$	(823.57)	Posted	Aramark Refreshment Services	Aramark Refreshment Services
Check	193338	0	09/25/2024	\$	(86.80)	Posted	Aramark Refreshment Services	Aramark Refreshment Services
Check	193355	0	09/25/2024	\$	(344.40)	Posted	Aramark Refreshment Services	Aramark Refreshment Services
Check	193339	0	09/25/2024	\$	(1,092.05)	Posted	ARAMARK Uniform & Career Apparel	ARAMARK Uniform & Career Apparel
DD	0	32588	09/25/2024	\$	(1,527.57)	Posted	Black Rock Truck Group, Inc	Black Rock Truck Group, Inc
Check	193361	0	09/25/2024	\$	(265.95)	Posted	Canon Solutions America Inc.	Canon Solutions America Inc.
Check	193362	0	09/25/2024	\$	(570.82)	Posted	Canon Solutions America Inc.	Canon Solutions America Inc.
Check	193302	0	09/25/2024	\$	(132.43)	Posted	Comcast Cable	Comcast Cable
Check	193303	0	09/25/2024	\$	(132.43)	Posted	Comcast Cable	Comcast Cable
Check	193304	0	09/25/2024	\$	(198.35)	Posted	Comcast Cable	Comcast Cable
Check	193305	0	09/25/2024	\$	(298.35)	Posted	Comcast Cable	Comcast Cable
Check	193306	0	09/25/2024	\$	(298.35)	Posted	Comcast Cable	Comcast Cable
Check	193307	0	09/25/2024	\$	(202.85)	Posted	Comcast Cable	Comcast Cable
Check	193308	0	09/25/2024	\$	(210.85)	Posted	Comcast Cable	Comcast Cable
Check	193309	0	09/25/2024	\$	(164.85)	Posted	Comcast Cable	Comcast Cable
Check	193310	0	09/25/2024	\$	(262.37)	Posted	Comcast Cable	Comcast Cable
Check	193311	0	09/25/2024	\$	(162.85)	Posted	Comcast Cable	Comcast Cable
Check	193312	0	09/25/2024	\$	(198.35)	Posted	Comcast Cable	Comcast Cable
Check	193363	0	09/25/2024	\$	(442.80)	Posted	Comcast Cable	Comcast Cable
Check	193364	0	09/25/2024	\$	(354.51)	Posted	Comcast Cable	Comcast Cable
Check	193365	0	09/25/2024	\$	(298.35)	Posted	Comcast Cable	Comcast Cable
Check	193366	0	09/25/2024	\$	(298.35)	Posted	Comcast Cable	Comcast Cable
Check	193367	0	09/25/2024	\$	(198.35)	Posted	Comcast Cable	Comcast Cable
Check	193368	0	09/25/2024	\$	(284.36)	Posted	Comcast Cable	Comcast Cable
Check	193381	0	09/25/2024	\$	(36,240.00)	Posted	Crosskey Architects, LLC	Crosskey Architects, LLC
DD	0	32593	09/25/2024	\$	(3,931.96)	Posted	CWPM, LLC	CWPM, LLC
Check	193313	0	09/25/2024	\$	(166.18)	Posted	De Lage Landen Financial Services, Inc	De Lage Landen Financial Services, Inc
DD	0	32589	09/25/2024	\$	(3,300.00)	Posted	Ed The Treeman	Ed The Treeman
Check	193314	0	09/25/2024	\$	(241.20)	Posted	Frontier Communications of Company	Frontier Communications of Company
Check	193315	0	09/25/2024	\$	(329.46)	Posted	Frontier Communications of Company	Frontier Communications of Company
Check	193316	0	09/25/2024	\$	(77.73)	Posted	Frontier Communications of Company	Frontier Communications of Company
Check	193317	0	09/25/2024	\$	(77.73)	Posted	Frontier Communications of Company	Frontier Communications of Company
Check	193318	0	09/25/2024	\$	(159.47)	Posted	Frontier Communications of Company	Frontier Communications of Company
Check	193319	0	09/25/2024	\$	(256.98)	Posted	Frontier Communications of Company	Frontier Communications of Company
Check	193320	0	09/25/2024	\$	(77.73)	Posted	Frontier Communications of Company	Frontier Communications of Company
Check	193321	0	09/25/2024	\$	(187.87)	Posted	Frontier Communications of Company	Frontier Communications of Company
Check	193322	0	09/25/2024	\$	(118.60)	Posted	Frontier Communications of Company	Frontier Communications of Company
Check	193323	0	09/25/2024	\$	(207.12)	Posted	Frontier Communications of Company	Frontier Communications of Company
Check	193324	0	09/25/2024	\$	(200.26)	Posted	Frontier Communications of Company	Frontier Communications of Company
Check	193325	0	09/25/2024	\$	(86.55)	Posted	Frontier Communications of Company	Frontier Communications of Company
Check	193326	0	09/25/2024	\$	(225.02)	Posted	Frontier Communications of Company	Frontier Communications of Company
Check	193327	0	09/25/2024	\$	(190.98)	Posted	Frontier Communications of Company	Frontier Communications of Company
Check	193328	0	09/25/2024	\$	(77.73)	Posted	Frontier Communications of Company	Frontier Communications of Company
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Check	193332	0	09/25/2024	\$	(107.43)	Posted	Frontier Communications of Company	Frontier Communications of Company
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Check	193341	0	09/25/2024	\$	(118.60)	Posted	Frontier Communications of Company	Frontier Communications of Company
Check	193342	0	09/25/2024	\$	(118.60)	Posted	Frontier Communications of Company	Frontier Communications of Company
Check	193343	0	09/25/2024	\$	(77.73)	Posted	Frontier Communications of Company	Frontier Communications of Company
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Check	193345	0	09/25/2024	\$	(118.60)	Posted	Frontier Communications of Company	Frontier Communications of Company
Check	193346	0	09/25/2024	\$	(77.73)	Posted	Frontier Communications of Company	Frontier Communications of Company
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Check	193348	0	09/25/2024	\$	(77.73)	Posted	Frontier Communications of Company	Frontier Communications of Company
Check	193349	0	09/25/2024	\$	(279.98)	Posted	Frontier Communications of Company	Frontier Communications of Company
Check	193369	0	09/25/2024	\$	(265.94)	Posted	Frontier Communications of Company	Frontier Communications of Company
Check	193370	0	09/25/2024	\$	(91.76)	Posted	Frontier Communications of Company	Frontier Communications of Company
Check	193382	0	09/25/2024	\$	(43,185.65)	Posted	Fuss & O'Neill, Inc.	Fuss & O'Neill, Inc.
Check	193333	0	09/25/2024	\$	(954.26)	Posted	HD Supply Facilities Maintenance, Ltd	HD Supply Facilities Maintenance, Ltd
Check	193356	0	09/25/2024	\$	(677.67)	Posted	HD Supply Facilities Maintenance, Ltd	HD Supply Facilities Maintenance, Ltd
DD	0	32590	09/25/2024	\$	(1,062.50)	Posted	Home Services & More, LLC	Home Services & More, LLC
DD	0	32594	09/25/2024	\$	(990.26)	Posted	Home Services & More, LLC	Home Services & More, LLC
DD	0	32596	09/25/2024	\$	(10,402.42)	Posted	Home Services & More, LLC	Home Services & More, LLC
DD	0	32586	09/25/2024	\$	(165,620.00)	Posted	Housing Insurance Services, Inc.	Housing Insurance Services, Inc.
DD	0	32587	09/25/2024	\$	(140,681.00)	Posted	Housing Insurance Services, Inc.	Housing Insurance Services, Inc.
Check	193357	0	09/25/2024	\$	(8,070.88)	Posted	Johnson Controls US Holdings LLC	Johnson Controls US Holdings LLC
Check	193334	0	09/25/2024	\$	(79.81)	Posted	Kimberly Johansen	Kimberly Johansen
DD	0	32595	09/25/2024	\$	(1,192.62)	Posted	Kone Inc.	Kone Inc.
DD	0	32597	09/25/2024	\$	(5,438.01)	Posted	Lothrop Associates, LLP	Lothrop Associates, LLP
DD	0	32581	09/25/2024	\$	(21,842.50)	Posted	McCarter & English, LLP	McCarter & English, LLP
DD	0	32598	09/25/2024	\$	(27,693.50)	Posted	McCarter & English, LLP	McCarter & English, LLP
DD	0	32592	09/25/2024	\$	(1,350.00)	Posted	Nan McKay & Associates	Nan McKay & Associates
Check	193371	0	09/25/2024	\$	(125.00)	Posted	National Center For Housing Mgmt.	National Center For Housing Mgmt.
DD	0	32599	09/25/2024	\$	(9,912.00)	Posted	New Haven Village Suites	New Haven Village Suites
DD	0	32600	09/25/2024	\$	(2,020.00)	Posted	Nobe Construction Company	Nobe Construction Company
DD	0	32601	09/25/2024	\$	(279,900.00)	Posted	Paul B. Bailey Architect	Paul B. Bailey Architect
DD	0	32602	09/25/2024	\$	(3,960.00)	Posted	Penfield Communications	Penfield Communications
Check	193350	0	09/25/2024	\$	(133.27)	Posted	Regional Water Authority	Regional Water Authority
Check	193351	0	09/25/2024	\$	(218.73)	Posted	Regional Water Authority	Regional Water Authority
Check	193335	0	09/25/2024	\$	(1,213.20)	Posted	Ricoh USA Inc	Ricoh USA Inc
Check	193352	0	09/25/2024	\$	(0.54)	Posted	Ricoh USA Inc	Ricoh USA Inc
Check	193372	0	09/25/2024	\$	(391.35)	Posted	Southern Connecticut Gas	Southern Connecticut Gas
Check	193373	0	09/25/2024	\$	(35.73)	Posted	Southern Connecticut Gas	Southern Connecticut Gas
Check	193374	0	09/25/2024	\$	(344.00)	Posted	Southern Connecticut Gas	Southern Connecticut Gas
Check	193375	0	09/25/2024	\$	(418.50)	Posted	Southern Connecticut Gas	Southern Connecticut Gas
Check	193376	0	09/25/2024	\$	(31.55)	Posted	Southern Connecticut Gas	Southern Connecticut Gas
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Check	193378	0	09/25/2024	\$	(766.04)	Posted	Southern Connecticut Gas	Southern Connecticut Gas
Check	193379	0	09/25/2024	\$	(69.38)	Posted	Southern Connecticut Gas	Southern Connecticut Gas
Check	193383	0	09/25/2024	\$	(5,415.00)	Posted	Sylva Developers, LLC	Sylva Developers, LLC
DD	0	32603	09/25/2024	\$	(66,725.80)	Posted	TORTI GALLAS AND PARTNERS, INC	TORTI GALLAS AND PARTNERS, INC
Check	193353	0	09/25/2024	\$	(114.03)	Posted	United Illuminating	United Illuminating
Check	193354	0	09/25/2024	\$	(433.21)	Posted	United Illuminating	United Illuminating
Check	193358	0	09/25/2024	\$	(2,575.01)	Posted	W.B. Mason Company Inc	W.B. Mason Company Inc
Check	193380	0	09/25/2024	\$	(186.52)	Posted	W.B. Mason Company Inc	W.B. Mason Company Inc
Check	193336	0	09/25/2024	\$	(379.80)	Posted	Water Pollution Control	Water Pollution Control
Check	193337	0	09/25/2024	\$	(3,804.12)	Posted	Water Pollution Control	Water Pollution Control
Check	193359	0	09/25/2024	\$	(6,355.22)	Posted	Yale Termite & Pest Elimination Corp.	Yale Termite & Pest Elimination Corp.

DD	0	32604	09/26/2024	\$ (962.00)	Posted		360 Management Group. Co.	360 Management Group. Co.
Check	193389	0	09/26/2024	\$ (540.00)	Posted		Ace Van & Storage, Inc.	Ace Van & Storage, Inc.
Check	193391	0	09/26/2024	\$ (1,994.10)	Posted		Best Western Executive Hotel	Best Western Executive Hotel
DD	0	32605	09/26/2024	\$ (24,158.26)	Posted		Housing Authority of the City of New Haven	Housing Authority of the City of New Haven
Check	193390	0	09/26/2024	\$ (133.80)	Posted		John P Rafferty	John P Rafferty
DD	0	32606	09/26/2024	\$ (142.50)	Posted		McCarter & English, LLP	McCarter & English, LLP
Check	193384	0	09/26/2024	\$ (1,754.59)	Posted		Standard Insurance Company.	Standard Insurance Company.
Check	193392	0	09/26/2024	\$ (250.00)	Posted		Tenequa Dailey	Tenequa Dailey
Check	193385	0	09/26/2024	\$ (413.10)	Posted		Touch Them All Inc	Touch Them All Inc
Check	193386	0	09/26/2024	\$ (28.38)	Posted		United Illuminating	United Illuminating
Check	193388	0	09/26/2024	\$ (243,480.04)	Posted		VASE Management LLC	VASE Management LLC
Check	193387	0	09/26/2024	\$ (24,680.00)	Posted		Yardi Systems Inc	Yardi Systems Inc
DD	0	32607	09/27/2024	\$ (2,129.75)	Posted		Cohen Key Shop	Cohen Key Shop
Check	193393	0	09/27/2024	\$ (923.22)	Posted		Comcast Cable	Comcast Cable
Check	193397	0	09/27/2024	\$ (2,247.69)	Posted		Delta Dental of New Jersey, Inc	Delta Dental of New Jersey, Inc
Check	193394	0	09/27/2024	\$ (2,074.46)	Posted		Eagle Elevator Company, Inc.	Eagle Elevator Company, Inc.
DD	0	32608	09/27/2024	\$ (1,900.00)	Posted		Ed The Treeman	Ed The Treeman
Check	193395	0	09/27/2024	\$ (6,924.41)	Posted		F.W. Webb Company	F.W. Webb Company
Check	193398	0	09/27/2024	\$ (5,127.32)	Posted		HD Supply Facilities Maintenance, Ltd	HD Supply Facilities Maintenance, Ltd
DD	0	32612	09/27/2024	\$ (5,664.66)	Posted		Home Services & More, LLC	Home Services & More, LLC
Check	193399	0	09/27/2024	\$ (150.00)	Posted		Karissa Demoura	Karissa Demoura
DD	0	32609	09/27/2024	\$ (4,056.29)	Posted		Mechanical Heating and Air Conditioning, Inc	Mechanical Heating and Air Conditioning, Inc
Check	193396	0	09/27/2024	\$ (31,962.43)	Posted		Oxford Health Plans, LLC	Oxford Health Plans, LLC
DD	0	32610	09/27/2024	\$ (90.22)	Posted		Ringcentral, Inc	Ringcentral, Inc
DD	0	32613	09/27/2024	\$ (9,141.75)	Posted		Sparks Security LLC	Sparks Security LLC
DD	0	32611	09/27/2024	\$ (44,237.50)	Posted		The Computer Company Inc	The Computer Company Inc
Check	193479	0	09/30/2024	\$ (5,000.00)	Posted		333 Valley Street AN Intergenerational Organization Inc	333 Valley Street AN Intergenerational Organization Inc
DD	0	32641	09/30/2024	\$ (3,325.67)	Posted		360 Management Group. Co.	360 Management Group. Co.
DD	0	32620	09/30/2024	\$ (628.70)	Posted		4lmpriint, Inc.	4lmpriint, Inc.
Check	193480	0	09/30/2024	\$ (1,091.84)	Posted		Aflac	Aflac
DD	0	32625	09/30/2024	\$ (2,788.50)	Posted		Afscme Local 713/afscme Council 4	Afscme Local 713/afscme Council 4
Check	193494	0	09/30/2024	\$ (253.50)	Posted		Afscme Local 818	Afscme Local 818
DD	0	32626	09/30/2024	\$ (24.00)	Posted		AFSCME PEOPLE Committee	AFSCME PEOPLE Committee
DD	0	32627	09/30/2024	\$ (8.00)	Posted		AFSCME PEOPLE Committee	AFSCME PEOPLE Committee
Check	193589	0	09/30/2024	\$ (201.00)	Posted		Ana Bertha Paredes Obregon	Ana Bertha Paredes Obregon
Check	193590	0	09/30/2024	\$ (422.00)	Posted		Angel McPhaul	Angel McPhaul
DD	0	32621	09/30/2024	\$ (180.00)	Posted		Berchem Moses PC	Berchem Moses PC
DD	0	32638	09/30/2024	\$ (2,781.92)	Posted		Black Rock Truck Group, Inc	Black Rock Truck Group, Inc
DD	0	32646	09/30/2024	\$ -	Posted		Black Rock Truck Group, Inc	Black Rock Truck Group, Inc
Check	193591	0	09/30/2024	\$ (461.00)	Posted		Caroline Contreras	Caroline Contreras
Check	193585	0	09/30/2024	\$ (57.49)	Posted		Cincinnati Copiers, Inc	Cincinnati Copiers, Inc
Check	193495	0	09/30/2024	\$ (27,238.91)	Posted		City of New Haven	City of New Haven
Check	193481	0	09/30/2024	\$ (302.85)	Posted		Comcast Cable	Comcast Cable
Check	193482	0	09/30/2024	\$ (302.85)	Posted		Comcast Cable	Comcast Cable
Check	193515	0	09/30/2024	\$ -	Posted	09/30/2024	Consolidated Electric INC	Consolidated Electric INC
Check	193586	0	09/30/2024	\$ (2,842.33)	Posted		Consolidated Electric INC	Consolidated Electric INC
DD	0	32622	09/30/2024	\$ (66.24)	Posted		Corporate Mailing Services LLC	Corporate Mailing Services LLC
DD	0	32628	09/30/2024	\$ (5,085.00)	Posted		Crown Castle Fiber LLC	Crown Castle Fiber LLC
Check	193592	0	09/30/2024	\$ (1,270.00)	Posted		Davendra Ramdat	Davendra Ramdat
Check	193593	0	09/30/2024	\$ (1,243.00)	Posted		Deloris A Watson	Deloris A Watson
Check	193594	0	09/30/2024	\$ (150.00)	Posted		Ernestine Barnes	Ernestine Barnes
Check	193496	0	09/30/2024	\$ (124.65)	Posted		F.W. Webb Company	F.W. Webb Company
Check	193587	0	09/30/2024	\$ (55.41)	Posted		Federal Express Corp.	Federal Express Corp.
Check	193595	0	09/30/2024	\$ (1,750.00)	Posted		Ferdinand Escoffery	Ferdinand Escoffery
Check	193483	0	09/30/2024	\$ (118.60)	Posted		Frontier Communications of Company	Frontier Communications of Company
Check	193484	0	09/30/2024	\$ (77.73)	Posted		Frontier Communications of Company	Frontier Communications of Company
Check	193485	0	09/30/2024	\$ (77.73)	Posted		Frontier Communications of Company	Frontier Communications of Company
Check	193486	0	09/30/2024	\$ (118.60)	Posted		Frontier Communications of Company	Frontier Communications of Company
Check	193487	0	09/30/2024	\$ (77.73)	Posted		Frontier Communications of Company	Frontier Communications of Company
Check	193488	0	09/30/2024	\$ (77.73)	Posted		Frontier Communications of Company	Frontier Communications of Company
Check	193606	0	09/30/2024	\$ -	Posted	09/30/2024	Glendower Farnam Courts II 4%, LLC	Glendower Farnam Courts II 4%, LLC
DD	0	32649	09/30/2024	\$ (27,694.84)	Posted		Glendower McConaughy Terrace 4% LLC	Glendower McConaughy Terrace 4% LLC
DD	0	32648	09/30/2024	\$ (48,860.00)	Posted		Glendower McConaughy Terrace 9% LLC	Glendower McConaughy Terrace 9% LLC
DD	0	32647	09/30/2024	\$ (214.00)	Posted		Glendower Ribicoff, LLC	Glendower Ribicoff, LLC
DD	0	32631	09/30/2024	\$ (1,196.72)	Posted		Holly A Bryk	Holly A Bryk
Check	193476	0	09/30/2024	\$ (469.10)	Posted		Home Depot	Home Depot
Check	193497	0	09/30/2024	\$ (1,072.06)	Posted		Home Depot	Home Depot
Check	193507	0	09/30/2024	\$ (305.53)	Posted		Home Depot	Home Depot
Check	193588	0	09/30/2024	\$ (2,112.16)	Posted		Home Depot	Home Depot
DD	0	32632	09/30/2024	\$ (5,536.53)	Posted		Housing Development Fund, Inc.	Housing Development Fund, Inc.
DD	0	32633	09/30/2024	\$ (5,536.53)	Posted		Housing Development Fund, Inc.	Housing Development Fund, Inc.
Check	193508	0	09/30/2024	\$ (103,642.25)	Posted		ITSVVY LLC	ITSVVY LLC
Check	193596	0	09/30/2024	\$ (470.00)	Posted		Janida Hernandez	Janida Hernandez
Check	193498	0	09/30/2024	\$ (487.70)	Posted		Jerris Luncheonette Inc	Jerris Luncheonette Inc
Check	193499	0	09/30/2024	\$ (466.97)	Posted		Jerris Luncheonette Inc	Jerris Luncheonette Inc
Check	193500	0	09/30/2024	\$ (288.77)	Posted		Jerris Luncheonette Inc	Jerris Luncheonette Inc
Check	193597	0	09/30/2024	\$ (603.00)	Posted		Keionna Murphy	Keionna Murphy
Check	193501	0	09/30/2024	\$ (600.00)	Posted		Kramden Enterprises, Inc/dba Eli's on Whitney	Kramden Enterprises, Inc/dba Eli's on Whitney
DD	0	32642	09/30/2024	\$ (1,995.00)	Posted		La Voz Hispana Newsprint	La Voz Hispana Newsprint
Check	193489	0	09/30/2024	\$ (299.96)	Posted		Legal Shield	Legal Shield
Check	193509	0	09/30/2024	\$ (4,152.17)	Posted		Marcum LLP	Marcum LLP
Check	193510	0	09/30/2024	\$ (2,475.00)	Posted		Marcum LLP	Marcum LLP
DD	0	32634	09/30/2024	\$ (4,725.32)	Posted		Mechanical Heating and Air Conditioning, Inc	Mechanical Heating and Air Conditioning, Inc
Check	193598	0	09/30/2024	\$ (1,453.00)	Posted		MZNH Holdings LLC	MZNH Holdings LLC
Check	193599	0	09/30/2024	\$ (67.00)	Posted		Natalya Troutman	Natalya Troutman
Check	193511	0	09/30/2024	\$ (485.94)	Posted		Nica's Market LLC	Nica's Market LLC
Check	193516	0	09/30/2024	\$ -	Posted	09/30/2024	Northeast Electrical Distributors & Eagle Electric	Northeast Electrical Distributors & Eagle Electric
DD	0	32623	09/30/2024	\$ (8,666.67)	Posted		NuEnergen, LLC	NuEnergen, LLC
Check	193477	0	09/30/2024	\$ (61.32)	Posted		Online Information Services, Inc	Online Information Services, Inc
DD	0	32639	09/30/2024	\$ -	Posted	10/01/2024	Palace Garage dba York Service Center	Palace Garage dba York Service Center
DD	0	32640	09/30/2024	\$ -	Posted		Palace Garage dba York Service Center	Palace Garage dba York Service Center
Check	193502	0	09/30/2024	\$ (2,557.87)	Posted		QUADIENT, INC.	QUADIENT, INC.
Check	193600	0	09/30/2024	\$ (113.00)	Posted		Raven Taylor	Raven Taylor
Check	193512	0	09/30/2024	\$ (617.47)	Posted		Regional Water Authority	Regional Water Authority
Check	193601	0	09/30/2024	\$ (440.00)	Posted		Rhodella Woods	Rhodella Woods
DD	0	32635	09/30/2024	\$ (90.22)	Posted		Ringcentral, Inc	Ringcentral, Inc
DD	0	32643	09/30/2024	\$ (135.33)	Posted		Ringcentral, Inc	Ringcentral, Inc
Check	193602	0	09/30/2024	\$ (157.00)	Posted		Rosayda D Sanchez	Rosayda D Sanchez
DD	0	32636	09/30/2024	\$ (2,704.25)	Posted		Sanitary Equipment Co.	Sanitary Equipment Co.
DD	0	32637	09/30/2024	\$ (16,128.00)	Posted		Solar Youth Inc.	Solar Youth Inc.
Check	193517	0	09/30/2024	\$ -	Posted	09/30/2024	Southern Connecticut Gas	Southern Connecticut Gas

Check	193518	0	09/30/2024	\$ -	Posted	09/30/2024	Southern Connecticut Gas	Southern Connecticut Gas
Check	193519	0	09/30/2024	\$ -	Posted	09/30/2024	Southern Connecticut Gas	Southern Connecticut Gas
Check	193520	0	09/30/2024	\$ -	Posted	09/30/2024	Southern Connecticut Gas	Southern Connecticut Gas
Check	193521	0	09/30/2024	\$ -	Posted	09/30/2024	Southern Connecticut Gas	Southern Connecticut Gas
Check	193522	0	09/30/2024	\$ -	Posted	09/30/2024	Southern Connecticut Gas	Southern Connecticut Gas
Check	193523	0	09/30/2024	\$ -	Posted	09/30/2024	Southern Connecticut Gas	Southern Connecticut Gas
Check	193524	0	09/30/2024	\$ -	Posted	09/30/2024	Southern Connecticut Gas	Southern Connecticut Gas
Check	193525	0	09/30/2024	\$ -	Posted	09/30/2024	Southern Connecticut Gas	Southern Connecticut Gas
Check	193526	0	09/30/2024	\$ -	Posted	09/30/2024	Southern Connecticut Gas	Southern Connecticut Gas
Check	193527	0	09/30/2024	\$ -	Posted	09/30/2024	Southern Connecticut Gas	Southern Connecticut Gas
Check	193528	0	09/30/2024	\$ -	Posted	09/30/2024	Southern Connecticut Gas	Southern Connecticut Gas
Check	193529	0	09/30/2024	\$ -	Posted	09/30/2024	Southern Connecticut Gas	Southern Connecticut Gas
Check	193530	0	09/30/2024	\$ -	Posted	09/30/2024	Southern Connecticut Gas	Southern Connecticut Gas
Check	193531	0	09/30/2024	\$ -	Posted	09/30/2024	Southern Connecticut Gas	Southern Connecticut Gas
Check	193532	0	09/30/2024	\$ -	Posted	09/30/2024	Southern Connecticut Gas	Southern Connecticut Gas
Check	193533	0	09/30/2024	\$ -	Posted	09/30/2024	Southern Connecticut Gas	Southern Connecticut Gas
Check	193534	0	09/30/2024	\$ -	Posted	09/30/2024	Southern Connecticut Gas	Southern Connecticut Gas
Check	193535	0	09/30/2024	\$ -	Posted	09/30/2024	Southern Connecticut Gas	Southern Connecticut Gas
Check	193536	0	09/30/2024	\$ -	Posted	09/30/2024	Southern Connecticut Gas	Southern Connecticut Gas
Check	193537	0	09/30/2024	\$ -	Posted		Southern Connecticut Gas	Southern Connecticut Gas
Check	193538	0	09/30/2024	\$ -	Posted		Southern Connecticut Gas	Southern Connecticut Gas
Check	193539	0	09/30/2024	\$ -	Posted		Southern Connecticut Gas	Southern Connecticut Gas
Check	193540	0	09/30/2024	\$ -	Posted		Southern Connecticut Gas	Southern Connecticut Gas
Check	193541	0	09/30/2024	\$ -	Posted		Southern Connecticut Gas	Southern Connecticut Gas
Check	193542	0	09/30/2024	\$ -	Posted		Southern Connecticut Gas	Southern Connecticut Gas
Check	193543	0	09/30/2024	\$ -	Posted		Southern Connecticut Gas	Southern Connecticut Gas
Check	193544	0	09/30/2024	\$ -	Posted		Southern Connecticut Gas	Southern Connecticut Gas
Check	193545	0	09/30/2024	\$ -	Posted		Southern Connecticut Gas	Southern Connecticut Gas
Check	193546	0	09/30/2024	\$ -	Posted		Southern Connecticut Gas	Southern Connecticut Gas
Check	193547	0	09/30/2024	\$ -	Posted		Southern Connecticut Gas	Southern Connecticut Gas
Check	193548	0	09/30/2024	\$ -	Posted		Southern Connecticut Gas	Southern Connecticut Gas
Check	193549	0	09/30/2024	\$ -	Posted		Southern Connecticut Gas	Southern Connecticut Gas
Check	193550	0	09/30/2024	\$ -	Posted		Southern Connecticut Gas	Southern Connecticut Gas
Check	193551	0	09/30/2024	\$ -	Posted		Southern Connecticut Gas	Southern Connecticut Gas
Check	193552	0	09/30/2024	\$ -	Posted		Southern Connecticut Gas	Southern Connecticut Gas
Check	193553	0	09/30/2024	\$ -	Posted		Southern Connecticut Gas	Southern Connecticut Gas
Check	193554	0	09/30/2024	\$ -	Posted		Southern Connecticut Gas	Southern Connecticut Gas
Check	193555	0	09/30/2024	\$ -	Posted		Southern Connecticut Gas	Southern Connecticut Gas
Check	193556	0	09/30/2024	\$ (657.98)	Posted		Southern Connecticut Gas	Southern Connecticut Gas
Check	193566	0	09/30/2024	\$ (478.43)	Posted		Southern Connecticut Gas	Southern Connecticut Gas
Check	193567	0	09/30/2024	\$ (509.95)	Posted		Southern Connecticut Gas	Southern Connecticut Gas
Check	193568	0	09/30/2024	\$ (538.76)	Posted		Southern Connecticut Gas	Southern Connecticut Gas
Check	193569	0	09/30/2024	\$ (711.83)	Posted		Southern Connecticut Gas	Southern Connecticut Gas
Check	193570	0	09/30/2024	\$ (638.68)	Posted		Southern Connecticut Gas	Southern Connecticut Gas
Check	193571	0	09/30/2024	\$ (743.56)	Posted		Southern Connecticut Gas	Southern Connecticut Gas
Check	193572	0	09/30/2024	\$ (723.59)	Posted		Southern Connecticut Gas	Southern Connecticut Gas
Check	193573	0	09/30/2024	\$ (590.02)	Posted		Southern Connecticut Gas	Southern Connecticut Gas
Check	193574	0	09/30/2024	\$ (497.46)	Posted		Southern Connecticut Gas	Southern Connecticut Gas
Check	193575	0	09/30/2024	\$ (631.75)	Posted		Southern Connecticut Gas	Southern Connecticut Gas
Check	193576	0	09/30/2024	\$ (115.11)	Posted		Southern Connecticut Gas	Southern Connecticut Gas
Check	193577	0	09/30/2024	\$ (15.64)	Posted		Southern Connecticut Gas	Southern Connecticut Gas
Check	193578	0	09/30/2024	\$ (1,095.77)	Posted		Southern Connecticut Gas	Southern Connecticut Gas
Check	193579	0	09/30/2024	\$ (2,027.12)	Posted		Southern Connecticut Gas	Southern Connecticut Gas
Check	193580	0	09/30/2024	\$ (610.93)	Posted		Southern Connecticut Gas	Southern Connecticut Gas
Check	193581	0	09/30/2024	\$ (705.08)	Posted		Southern Connecticut Gas	Southern Connecticut Gas
Check	193582	0	09/30/2024	\$ (773.78)	Posted		Southern Connecticut Gas	Southern Connecticut Gas
Check	193583	0	09/30/2024	\$ (244.53)	Posted		Southern Connecticut Gas	Southern Connecticut Gas
Check	193584	0	09/30/2024	\$ (226.75)	Posted		Southern Connecticut Gas	Southern Connecticut Gas
DD	0	32624	09/30/2024	\$ (10,802.80)	Posted		Sparks Security LLC	Sparks Security LLC
Check	193603	0	09/30/2024	\$ (251.00)	Posted		Stephanie Marie Cox	Stephanie Marie Cox
Check	193613	0	09/30/2024	\$ (85.00)	Posted		Supreme Corporation	Supreme Corporation
Check	193556	0	09/30/2024	\$ (1,395.00)	Posted		Supreme Corporation	Supreme Corporation
Check	193557	0	09/30/2024	\$ (65.00)	Posted		Supreme Corporation	Supreme Corporation
Check	193558	0	09/30/2024	\$ (85.00)	Posted		Supreme Corporation	Supreme Corporation
Check	193559	0	09/30/2024	\$ (85.00)	Posted		Supreme Corporation	Supreme Corporation
Check	193560	0	09/30/2024	\$ (85.00)	Posted		Supreme Corporation	Supreme Corporation
Check	193561	0	09/30/2024	\$ (125.00)	Posted		Supreme Corporation	Supreme Corporation
Check	193562	0	09/30/2024	\$ (130.00)	Posted		Supreme Corporation	Supreme Corporation
Check	193563	0	09/30/2024	\$ (65.00)	Posted		Supreme Corporation	Supreme Corporation
Check	193564	0	09/30/2024	\$ (180.00)	Posted		Supreme Corporation	Supreme Corporation
Check	193604	0	09/30/2024	\$ (370.00)	Posted		Tashima Snell	Tashima Snell
DD	0	32629	09/30/2024	\$ (11,655.75)	Posted		The Computer Company Inc	The Computer Company Inc
DD	0	32630	09/30/2024	\$ (11,614.25)	Posted		The Computer Company Inc	The Computer Company Inc
DD	0	32644	09/30/2024	\$ (21,450.00)	Posted		The Glendower Group, Inc	The Glendower Group, Inc
DD	0	32645	09/30/2024	\$ (5,740.00)	Posted		The Glendower Group, Inc	The Glendower Group, Inc
Check	193605	0	09/30/2024	\$ (209.00)	Posted		Traci Frasier	Traci Frasier
Check	193503	0	09/30/2024	\$ (315.63)	Posted		United Illuminating	United Illuminating
Check	193504	0	09/30/2024	\$ (9,780.18)	Posted		United Illuminating	United Illuminating
Check	193505	0	09/30/2024	\$ (12,383.27)	Posted		United Illuminating	United Illuminating
Check	193506	0	09/30/2024	\$ (110.00)	Posted		United Way of Greater New Haven	United Way of Greater New Haven
Check	193514	0	09/30/2024	\$ (3,890.00)	Posted		UtilLotus LLC	UtilLotus LLC
Check	193490	0	09/30/2024	\$ (3,319.04)	Posted		Verizon Wireless	Verizon Wireless
Check	193491	0	09/30/2024	\$ (1,654.03)	Posted		Verizon Wireless	Verizon Wireless
Check	193492	0	09/30/2024	\$ (2,876.46)	Posted		Verizon Wireless	Verizon Wireless
Check	193478	0	09/30/2024	\$ (211.31)	Posted		W.B. Mason Company Inc	W.B. Mason Company Inc
Check	193493	0	09/30/2024	\$ (217.00)	Posted		Yale New Haven Hospital	Yale New Haven Hospital

Total Payments Issued \$ (3,978,648.83)

MEMORANDUM

TO: Board of Commissioners

DATE: October 15, 2024

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

RE: Resolution Authorizing Change Order #4 to the Contract with Advance Security Integration, LLC dba Security 101 for Security Camera, Vehicle and Pedestrian Access Gate Upgrades at Essex Townhouses Increasing the Contract Amount by \$17,170.06 bringing the Adjusted Contract Value from \$297,883.91 to \$315,053.97 and Extending Contract Time From September 30, 2024 Until November 15, 2024

ACTION: Recommend that the Board of Commissioners adopt Resolution **#10-65/24-R**

TIMING: Immediately

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

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

On October 17, 2023, the Board of Commissioners adopted Resolution #10-86/23-R authorizing contract award to Advance Security Integration, LLC dba Security 101 in the amount not to exceed \$209,150.29 for Comprehensive Security Camera, Vehicle and Pedestrian Access Gate Upgrades at Essex Townhouses.

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

On April 16, 2024, the Board adopted Resolution #04-15/24-R authorizing Change Order #2 in the amount not to exceed \$88,733.62 for trenching for fiber connectivity, signage, and relocation of the headend equipment from the current property management office to a common area. Following authorization of Change Order #2, the adjusted contract value increased from \$209,150.29 to \$297,883.91.

ECC/HANH also approved no cost Change Order #3 extending contract time from July 31 to September 30, 2024.

ECC/HANH recently discovered that the Essex vehicle access gates had been damaged by vehicle(s). We are now requesting Board authorization for Change

Order #4 in the amount not to exceed \$17,170.06 to repair the vehicle main entrance slide gate and the side entrance double swing gate, including associated trenching and electrical work needed for new conduit and wire where damaged. Change Order #4 also extends contract time from September 30, 2024 until November 15, 2024. Following authorization of Change Order #4, the adjusted contract value will increase from \$297,883.91 to \$315,053.97.

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.

ECC/HANH requests Board of Commissioners authorization Change Order #4 with Advance Security Integration, LLC dba Security 101 for repairs to Essex vehicle access gates and associated work in an amount not to exceed \$17,170.06 bringing the adjusted contract value from \$297,883.91 to \$315,053.97 and extending contract time from September 30, 2024 until November 15, 2024.

FISCAL IMPACT: \$17,170.06

SOURCE OF FUNDS: CFP 2023

STAFF: Suresh Chachlani, VP Asset Management

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

Resolution #10-65/24-R

RESOLUTION AUTHORIZING CHANGE ORDER #4 TO THE CONTRACT WITH ADVANCE SECURITY INTEGRATION, LLC DBA SECURITY 101 FOR SECURITY CAMERA, VEHICLE AND PEDESTRIAN ACCESS GATE UPGRADES AT ESSEX TOWNHOUSES INCREASING THE CONTRACT AMOUNT BY \$17,170.06 BRINGING THE ADJUSTED CONTRACT VALUE FROM \$297,833.91 TO \$315,053.97 AND EXTENDING CONTRACT TIME FROM SEPTEMBER 30, 2024 UNTIL NOVEMBER 15, 2024

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

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

WHEREAS, on October 17, 2023, the Board of Commissioners adopted Resolution #10-86/23-R authorizing contract award to Advance Security Integration, LLC dba Security 101 in the amount not to exceed \$209,150.29 for Comprehensive Security Camera, Vehicle and Pedestrian Access Gate Upgrades at Essex Townhouses; and

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

WHEREAS, on April 16, 2024, the Board adopted Resolution #04-15/24-R authorizing Change Order #2 in the amount not to exceed \$88,733.62 for trenching for fiber connectivity, signage, and relocation of the headend equipment from the current property management office to a common area; and

WHEREAS, following authorization of Change Order #2, the adjusted contract value increased from \$209,150.29 to \$297,883.91; and

WHEREAS, ECC/HANH also approved no cost Change Order #3 extending contract time from July 31 to September 30, 2024; and

WHEREAS, ECC/HANH recently discovered that the Essex vehicle access gates had been damaged by vehicle(s); and

WHEREAS, we are now requesting Board authorization of Change Order #4 in the amount not to exceed \$17,170.06 to repair the vehicle main entrance slide gate and the side entrance double swing gate, including associated trenching and electrical work needed for new conduit and wire where damaged; and

WHEREAS, Change Order #4 also extends contract time from September 30, 2024 until November 15, 2024; and

WHEREAS, following authorization of Change Order #4, the adjusted contract value will increase from \$297,883.91 to \$315,053.97; 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; and

WHEREAS, ECC/HANH requests Board of Commissioners authorization of Change Order #4 with Advance Security Integration, LLC dba Security 101 for repairs to Essex vehicle access gates and associated work in an amount not to exceed \$17,170.06 bringing the adjusted contract value from \$297,883.91 to \$315,053.97 and extending contract time from September 30, 2024 until November 15, 2024.

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

1. Change Order #4 with Advance Security Integration, LLC d/b/a Security 101 in the amount not to exceed \$17,170.06 to repair the vehicle main entrance slide gate and the side entrance double swing gate, including associated trenching and electrical work needed for new conduit and wire where damaged bringing the adjusted contract value from \$297,883.91 to \$315,053.97 and extending contract time from September 30, 2024 until November 15, 2024 be and hereby is authorized, including the expenditure of the amounts set forth hereinabove; and
2. The Executive Director/President be and hereby is authorized, empowered and directed to execute and deliver an such agreements, instruments and documents necessary to effectuate the foregoing, and expend the authorized funds; and
3. The Executive Director-President be and hereby is authorized, empowered and directed to take any and all such ancillary action necessary and appropriate to fulfill the intent of the foregoing; and
4. The Resolution shall take effect immediately.

[CERTIFICATION 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 October 15, 2024.

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

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

DETAILED CHANGE ORDER LOG

Project Name		Essex Security Cameras					
Contractor Name		Advance Security Integration dba Security 101					
Contract No.		DAS 17PSX0002/PO 22902					
Original Contract Value		\$209,150.29				Original start date:	
Original SOW Value		\$209,150.29				Original DAS end date:	12/31/2023
Allowances		\$0.00				Extended DAS end date:	12/31/2024
Change Order Summary	No.	Proposed Value	Final Value	Remaining Allowance	Adjusted SOW Value	Adjusted Contract Value	Contract End Time
Extend time	1	\$0.00	\$0.00	\$0.00	\$209,150.29	\$209,150.29	7/31/2024
Unable to use existing conduits. New trenching needed. Credit for gate work. Relocation of headend & Signage	2	\$92,505.10	\$88,733.62	\$0.00	\$297,883.91	\$297,883.91	7/31/2024
Extend time	3	\$0.00	\$0.00	\$0.00	\$297,883.91	\$297,883.91	9/30/2024
Repair damaged vehicle access gates with associated electrical work. Extend time	4	\$19,180.06	\$17,170.06	\$0.00	\$315,053.97	\$315,053.97	11/15/2024

MEMORANDUM

TO: Board of Commissioners

DATE: October 15, 2024

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

RE: Resolution Authorizing Contract Award to Tri-Con Construction Managers, LLC for Essex Exterior Improvements & Fire-Damaged Units Renovation in an Amount Not to Exceed \$548,461.00 for Completion in 120 Calendar Days from Notice to Proceed

ACTION: Recommend that the Board of Commissioners adopt Resolution **#10-66/24-R**

TIMING: Immediately

DISCUSSION: ECC/HANH identified a need for exterior improvements including such items as bulkhead and basement doors, carport and foundation wall repairs, as well as restoration of fire-damaged units #28 and #29 at Essex Townhouses, 1134 Quinnipiac Avenue.

On August 21, 2024, ECC/HANH issued solicitation #PM-24-IFB-944 for exterior and fire-damage repairs in two units at Essex. Bids were due September 13, 2024. ECC/HANH received and reviewed three bids.

ECC/HANH is recommending contract award to Tri-Con Construction Managers, LLC who submitted the lowest responsible and responsive bid in the amount not to exceed \$548,461.00 for exterior and fire-damage repairs in two units at Essex for completion in 120 calendar days from Notice to Proceed.

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 Tri-Con Construction Managers, LLC in an amount not to exceed \$548,461.00 for exterior and fire-damage repairs in two units at Essex for completion in 120 calendar days from Notice to Proceed.

FISCAL IMPACT: \$548,461.00

SOURCE OF FUNDS: CFP 2023 & 2024; 2020 H-RH; Fire Insurance

STAFF: Suresh Chachlani, VP Asset Management

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

Resolution #10-66/24-R

**RESOLUTION AUTHORIZING CONTRACT AWARD TO TRI-CON CONSTRUCTION MANAGERS, LLC FOR
ESSEX EXTERIOR IMPROVEMENTS & FIRE-DAMAGED UNITS RENOVATION IN AN AMOUNT NOT TO EXCEED
\$548,461.00 FOR COMPLETION IN 120 CALENDAR DAYS FROM NOTICE TO PROCEED**

WHEREAS, ECC/HANH identified a need for exterior improvements including such items as bulkhead and basement doors, carport and foundation wall repairs, as well as restoration of fire-damaged units #28 and #29 at Essex Townhouses, 1134 Quinnipiac Avenue; and

WHEREAS, on August 21, 2024, ECC/HANH issued solicitation #PM-24-IFB-944 for exterior and fire-damage repairs in two units at Essex; and

WHEREAS, bids were due September 13, 2024; and

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

WHEREAS, ECC/HANH is recommending contract award to Tri-Con Construction Managers, LLC who submitted the lowest responsible and responsive bid in the amount not to exceed \$548,461.00 for exterior and fire-damage repairs in two units at Essex for completion in 120 calendar days from Notice to Proceed; 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 Tri-Con Construction Managers, LLC in the amount not to exceed \$548,461.00 for exterior and fire-damage repairs in two units at Essex for completion in 120 calendar days from Notice to Proceed.

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

- 1) The award of a contract to Tri-Con Construction Managers, LLC in the amount not to exceed \$548,461.00 for exterior and fire-damage repairs in two units (#28 and #29) at Essex for completion in 120 calendar days from Notice to Proceed be and hereby is authorized; and
- 2) The Executive Director-President be and hereby is authorized, empowered and directed to execute and deliver an agreement and expend the authorized funds; and

- 3) The Executive Director-President be and hereby is authorized, empowered and directed to take any and all such ancillary action necessary and appropriate to fulfill the intent of the foregoing; and
- 4) 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 October 15, 2024.

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

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

		ICE	Elm City Carpentry	Vase Management	Tri-Con Construction	AVERAGE
DIV	Section	Division Total				
2	SMOKE AND MOLD REMEDIATION					
	SUBTOTAL	\$ 8,558	\$ 31,680	\$ 35,212	\$ 8,575	\$ 25,156
2	ABATEMENT OF ABESTOS					
	SUBTOTAL	\$ 59,500	\$ 56,800	\$ 88,650	\$ 57,520	\$ 67,657
2	EXISTING CONDITIONS - SELECTIVE DEMO & REMOVALS					
	SUBTOTAL	\$ 32,079	\$ 12,960	\$ 56,941	\$ 75,659	\$ 48,520
3	CONCRETE					
	SUBTOTAL	\$ 14,400	\$ 28,800	\$ 7,322	\$ 6,300	\$ 14,141
6	WOOD AND PLASTICS					
	SUBTOTAL	\$ 95,151	\$ 6,500	\$ 149,407	\$ 78,118	\$ 78,008
7	EXTERIOR FINISHES					
	SUBTOTAL	\$ 122,835	\$ 219,570	\$ 107,663	\$ 81,593	\$ 136,275
8	INTERIOR DOORS					
	SUBTOTAL	\$ 4,355	\$ 8,060	\$ 56,992	\$ 13,050	\$ 26,034
8	EXTERIOR DOORS/OPENINGS					
	SUBTOTAL	\$ 133,516	\$ 232,422	\$ 86,623	\$ 60,000	\$ 126,348
9	FINISHES					
	SUBTOTAL	\$ 51,143	\$ 69,930	\$ 95,528	\$ 49,530	\$ 71,663
11	RESIDENTIAL APPLIANCES					
	SUBTOTAL	\$ 2,200	\$ 5,900	\$ 6,550	\$ 4,610	\$ 5,687
12	RESIDENTIAL CASEWORK					
	SUBTOTAL	\$ 2,325	\$ 3,800	\$ 12,800	\$ 345	\$ 5,648
23	HVAC					
	SUBTOTAL	\$ 900	\$ 2,100	\$ 8,200	\$ 2,660	\$ 4,320
26	ELECTRICAL					
	SUBTOTAL	\$ 10,903	\$ 63,686	\$ 14,400	\$ 23,360	\$ 33,815
	SUBTOTAL ALL DIVISIONS-1 THROUGH 33	\$ 537,865	\$ 742,208	\$ 726,288	\$ 461,320	\$ 643,272
OVERHEAD AND PROFIT						
	OVERHEAD Limited to 2% OF DIV 1 THROUGH 33	\$ 10,757	\$ 14,211	\$ 14,526	\$ 9,226	\$ 730,143
	PROFIT Limited to 6% of Div. 1 through 33	\$ 32,272	\$ 42,632	\$ 43,577	\$ 27,679	
	GENERAL CONDITIONS Limited to 6% of Div. 1 through 33	\$ 32,272	\$ 42,632	\$ 43,577	\$ 22,553	
	SUBTOTAL WITH MARKUPS	\$ 613,166	\$ 841,683	\$ 827,968	\$ 520,778	
	Permit Fees-2.025%	\$ 12,417	\$ 25,929	\$ 20,000	\$ 10,381	\$ 43,627
	Payment and Performance Bonds-1.5%	\$ 9,197	\$ 32,400	\$ 24,870	\$ 17,301	
	SUBTOTAL PERMITS AND BONDS	\$ 21,614	\$ 58,329	\$ 44,870	\$ 27,682	
	GRAND TOTAL-BASE BID	\$ 634,780	\$ 900,012	\$ 872,838	\$ 548,460	\$ 773,770
	OVER/UNDER ICE		41.8%	37.5%	-13.6%	

		Elm City Carpentry	Vase Management	Tri-Con Construction	AVERAGE
UNIT PRICES					
	UNIT PRICE NO. 1: Rough framing replacement	\$ 15.00	\$ 6.20	\$ 2.50	\$ 7.90
	UNIT PRICE NO. 2 : Roof decking or exterior sheathing replacement	\$ 10.00	\$ 7.35	\$ 2.94	\$ 6.76
	UNIT PRICE NO. 3 : Gypsum board wall replacement	\$ 6.00	\$ 5.90	\$ 2.45	\$ 4.78
	UNIT PRICE NO. 4 : Gypsum board ceiling replacement	\$ 6.00	\$ 7.38	\$ 2.90	\$ 5.43
	UNIT PRICE NO. 5 : Type X Gypsum board replacement	\$ 6.00	\$ 6.75	\$ 3.34	\$ 5.36

MEMORANDUM

TO: Board of Commissioners

DATE: October 15, 2024

FROM: Karen DuBois-Walton, President/Executive Director

RE: Resolution Authorizing The Housing Choice Voucher Payment Standard Schedule For FY25 January 1, 2025 To December 31, 2025

ACTION: Recommend that the Board of Commissioners adopt Resolution #10-67/24-R

TIMING: Immediately

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

Per 24 CFR 982.503:

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

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

A PHA may set its payment standard amounts from 100 to 103 percent of the published FMRs and may set them higher or lower with HUD Approval

The proposed Voucher Payment Standard will be set at 100 percent for the following unit sizes: 0, 2 - 8 bedrooms. The payment standard will be set at 103% percent for the following 1-bedroom. With the exception of the non-impacted

areas (which are set at 120%) and hard to located units such as accessible and larger bedroom size units, which may be set up to 150% as approved in HANH's Moving to work (MTW) Plan.

The final FY2025 FMR's have increased in accordance with the chart below.

		0BR	1BR	2BR	3BR	4BR	5BR	6BR	7BR	8BR
2024 FMR		\$1,251	\$1,374	\$1,676	\$2,062	\$2,348	\$2,700	\$3,052	\$3,404	\$3,756
2025 FMR		\$1,421	\$1,529	\$1,867	\$2,319	\$2,618	\$3,010	\$3,403	\$3,796	\$4,188
Difference		13.58%	11.28%	11.39%	12.46%	11.49%	11.48%	11.50%	11.51%	11.50%

		0BR	1BR	2BR	3BR	4BR	5BR	6BR	7BR	8BR
2024VPS		\$1,251	\$1,580	\$1,843	\$2,062	\$2,348	\$2,970	\$3,052	\$3,404	\$3,756
2025 VPS		\$1,421	\$1,580	\$1,867	\$2,319	\$2,618	\$3,010	\$3,403	\$3,796	\$4,188
Difference		13.58%	0%	11.39%	12.46%	11.49%	11.48%	11.50%	11.51%	11.50%

Per 24 CFR982.505

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

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

FISCAL IMPACT: HCV Funds

STAFF: Coreen Toussaint
Vice President of HCV

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

RESOLUTION #10-67/24-R

**Resolution Authorizing The Housing Choice Voucher Payment Standard Schedule For FY25
January 1, 2025 To December 31, 2025**

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

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

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

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

WHEREAS, a PHA may set its payment standard amounts from 103 percent to 110 percent of the published FMRS, and may set them higher or lower with HUD approval; and

WHEREAS, the proposed Voucher Payment Standard will be set at 100 percent for the following unit sizes: 0, 2 - 8 bedrooms. The payment standard will be set at 103% percent for the following 1-bedroom. With the exception of the non-impacted areas (which are set at 120%) and hard to locate units such as accessible and larger bedroom size units, which may be set up to 150% as approved in HANH's Moving to work (MTW) Plan.

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

1. The following payment standards, for the period January 1, 2025 until December 31, 2025, be and hereby are authorized and directed:

		0BR	1BR	2BR	3BR	4BR	5BR	6BR	7BR	8BR
2025 VPS		\$1,421	\$1,580	\$1,867	\$2,319	\$2,618	\$3,010	\$3,403	\$3,796	\$4,188

2. The President is hereby authorized to take any and all such action and execute such documents as necessary to effectuate the terms and conditions of this Resolution.
3. This Resolution shall take effect immediately.

[CERTIFICATION 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 October 15, 2024

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

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner



FY 2025 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2025 New Haven-Meriden, CT HUD Metro FMR Area FMRs for All Bedroom Sizes

Final FY 2025 & Final FY 2024 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2025 FMR	\$1,421	\$1,529	\$1,867	\$2,319	\$2,618
FY 2024 FMR	\$1,251	\$1,374	\$1,676	\$2,062	\$2,348

Bethany town, Connecticut is part of the New Haven-Meriden, CT HUD Metro FMR Area, which consists of the following towns: Bethany town (New Haven County), CT; Branford town (New Haven County), CT; Cheshire town (New Haven County), CT; East Haven town (New Haven County), CT; Guilford town (New Haven County), CT; Hamden town (New Haven County), CT; Madison town (New Haven County), CT; Meriden town (New Haven County), CT; New Haven town (New Haven County), CT; North Branford town (New Haven County), CT; North Haven town (New Haven County), CT; Orange town (New Haven County), CT; Wallingford town (New Haven County), CT; West Haven town (New Haven County), CT; and Woodbridge town (New Haven County), CT. All information here applies to the entirety of the New Haven-Meriden, CT HUD Metro FMR Area.

Fair Market Rent Calculation Methodology

[Show/Hide Methodology Narrative](#)

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

1. **[Calculate the Base Rent](#)**: HUD uses 2018-2022 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area as the new basis for FY2025, provided the estimate is statistically reliable. For FY2025, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

If an area does not have a reliable 2018-2022 5-year estimate, HUD checks whether the area has had at least 2 minimally reliable estimates in the past 3 years, or estimates that meet the 50% margin of error test described above. If so, the FY2025 base rent is the average of the inflated ACS estimates.

If an area has not had a minimally reliable estimate in the past 3 years, HUD uses the estimate for the area's corresponding metropolitan area (if applicable) or State non-metropolitan area as the basis for FY2025.

2. **Calculate the Basis for Recent Mover Adjustment Factor**: HUD calculates a recent mover adjustment factor by comparing an ACS 2022 1-year 40th percentile recent mover 2-bedroom rent to the ACS 2018-2022 5-year 40th percentile adjusted standard quality gross rent. If either the recent mover and non-recent mover rent estimates are not reliable, HUD uses the recent mover adjustment for a larger geography. For metropolitan areas, the order of geographies examined is: FMR Area, Entire Metropolitan Area (for Metropolitan Sub-Areas), State Metropolitan Portion, Entire State, and Entire US; for non-metropolitan areas, the order of geographies examined is: FMR Area, State Non-Metropolitan Portion, Entire State, and Entire US. The recent mover adjustment factor is floored at one.

HUD first examines recent movers who have moved within the current year of the ACS survey. If there is no reliable local area estimate, HUD then examines those who have moved into their residence within the current year or preceding year of the ACS survey. Upon determining a reliable recent mover estimate, HUD calculates the appropriate recent mover adjustment factor between the 5-year data and the 1-year data.

3. **Adjust for Inflation**: In order to calculate rents that are "as of" 2023, HUD applies a gross rent inflation adjustment factor using data from commercial rent data sources and the Consumer Price Index. HUD uses a local measure of private rent inflation for markets that are covered by at least three of the six available sources of private rent data. HUD combines this local measure of rent inflation with either the local metropolitan area CPI rent of primary residence for the 23 areas where such data exist, or the regional CPI rent in areas without a local index.

For areas without at least three of the six private rent data sources available, HUD uses a regional average of private rent inflation factors alongside the regional CPI rent of primary residence. HUD constructs the regional average by taking the rental unit weighted average of the change in rents of each area in a region that does have private rent data coverage. HUD averages the private and CPI shelter rent data with the year-to-year change in the CPI housing fuels and utilities index for the area in order to make the resulting inflation measure reflective of gross rents.

The private and CPI gross rent update factors are then combined using a weighting scheme which controls the national weighted average of the private and CPI gross rent factors to the national change in the ACS recent mover gross rent. The resulting weights assigned are as follows: $W_{2023} = 0.7499$ assigned to the private gross rent factor and $(1 - W_{2023}) = 0.2501$ assigned to the CPI gross rent factor.

4. **Calculate the Trend Factor**: To further inflate rents from CY2023 to FY2025, HUD uses a "trend factor" based on the forecast of CPI gross rent changes through FY2025.
5. **Multiply the Factors**: HUD multiplies the base rent by the recent mover factor, the gross rent inflation factor, and the trend factor to produce a rent that is "as of" the

current fiscal year.

6. **Compare to the State minimum**: FY2025 FMRs are then compared to a State minimum rent, and any area whose preliminary FMR falls below this value is raised to the level of the State minimum.
7. **Calculate Bedroom Ratios**: HUD calculates "bedroom ratios" and multiplies these by the two-bedroom rent to produce preliminary FMRs for unit sizes other than two bedrooms.
8. **Compare to Last Year's FMR**: FY2025 FMRs may not be less than 90% of FY2024 FMRs. Therefore, HUD applies "floors" based on the prior year's FMRs.

The results of the Fair Market Rent Step-by-Step Process

1. **Base Rent Calculation**

The following are the 2022 American Community Survey 5-year 2-Bedroom Adjusted Standard Quality Gross Rent estimates and margins of error for New Haven-Meriden, CT HUD Metro FMR Area.

Area	ACS ₂₀₂₂ 5-Year 2-Bedroom Adjusted Standard Quality Gross Rent	ACS ₂₀₂₂ 5-Year 2-Bedroom Adjusted Standard Quality Gross Rent Margin of Error	Ratio	Sample Size Category	Result
New Haven-Meriden, CT HUD Metro FMR Area	\$1,407	\$20	$\frac{\$20}{\$1,407} = 0.01422$	6	$0.01422 < .5$ $6 \geq 4$ Use ACS ₂₀₂₂ 5-Year New Haven-Meriden, CT HUD Metro FMR Area 2-Bedroom Adjusted Standard Quality Gross Rent

Since the ACS₂₀₂₂ Margin of Error Ratio is less than .5, HUD uses the ACS₂₀₂₂ New Haven-Meriden, CT HUD Metro FMR Area value for the estimate of 2-Bedroom Adjusted Standard Quality Gross Rent (Base Rent).

Area	FY2025 Base Rent
------	------------------

New Haven-Meriden, CT HUD Metro FMR Area

\$1,407

2. Recent Mover Adjustment Factor Calculation

A recent mover adjustment factor is applied based on the smallest area of geography containing New Haven-Meriden, CT HUD Metro FMR Area that has an ACS₂₀₂₂ 1-year Adjusted Standard Quality Recent-Mover estimate with a Margin of Error Ratio that is less than .5 and a sufficient number of sample cases.

Area	ACS ₂₀₂₂ 1-Year Adjusted Standard Quality Recent-Mover Gross Rent	ACS ₂₀₂₂ 1-Year Adjusted Standard Quality Recent-Mover Gross Rent Margin of Error	Ratio	Sample Size Category	Result
New Haven-Meriden, CT HUD Metro FMR Area – ACS 1-year recent mover 2 Bedroom	\$1,699	\$194	0.114	1	1 < 4 Do Not Use ACS ₂₀₂₂ 1-Year New Haven-Meriden, CT HUD Metro FMR Area 2-Bedroom Adjusted Standard Quality Recent-Mover Gross Rent
New Haven-Meriden, CT HUD Metro FMR Area – ACS 1-year recent mover All Bedroom	\$1,630	\$185	0.113	3	3 < 4 Do Not Use ACS ₂₀₂₂ 1-Year New Haven-Meriden, CT HUD Metro FMR Area All Bedroom Adjusted Standard Quality Recent-Mover Gross Rent
New Haven-Meriden, CT HUD Metro FMR Area – ACS 2-year recent mover 2 Bedroom	\$1,617	\$103	0.064	3	3 < 4 Do Not Use ACS ₂₀₂₂ 1-Year New Haven-Meriden, CT HUD Metro FMR Area 2 Bedroom Adjusted Standard Quality Recent-Mover Gross Rent

Area	ACS ₂₀₂₂ 1-Year Adjusted Standard Quality Recent-Mover Gross Rent	ACS ₂₀₂₂ 1-Year Adjusted Standard Quality Recent-Mover Gross Rent Margin of Error	Ratio	Sample Size Category	Result
New Haven-Meriden, CT HUD Metro FMR Area – ACS 2-year recent mover All Bedroom	\$1,541	\$90	0.058	6	$0.058 < .5$ $6 \geq 4$ Use ACS ₂₀₂₂ 1-Year New Haven-Meriden, CT HUD Metro FMR Area All Bedroom Adjusted Standard Quality Recent-Mover Gross Rent

The calculation of the relevant Recent-Mover Adjustment Factor for New Haven-Meriden, CT HUD Metro FMR Area is as follows:

ACS ₂₀₂₂ 5-Year Area	ACS ₂₀₂₂ 5-Year 40th Percentile Adjusted Standard Quality Gross Rent	ACS ₂₀₂₂ 1-Year 40th Percentile Adjusted Standard Quality Recent-Mover Gross Rent
New Haven-Meriden, CT HUD Metro FMR Area – All Bedroom	\$1,342	\$1,541

Area	Ratio	Recent-Mover Adjustment Factor
New Haven-Meriden, CT HUD Metro FMR Area	$\frac{\$1,541}{\$1,342} = 1.148$	$1.1483 \geq 1.0$ Use calculated Recent-Mover Adjustment Factor of 1.1483

3. Inflation Adjustment Factor Calculation

A gross rent inflation adjustment factor is applied based on a weighted average of a private source gross rent inflation factor and a Consumer Price Index gross rent inflation factor. Since New Haven-Meriden, CT HUD Metro FMR Area is covered by at least 3 private data sources, a local-based private rent factor is applied. Furthermore, since New Haven-Meriden, CT HUD Metro FMR Area is not covered by a local-CPI rent area, a Region-based CPI gross rent factor is applied.

Components of 2023 Inflation Adjustment Factor for New Haven-Meriden, CT HUD Metro FMR Area

	R₂₀₂₃ = Shelter Rent Change, 2022 to 2023	U₂₀₂₃ = CPI Annual Utilities Change, 2022 to 2023	C₂₀₂₃ = ACS Utility Cost as a Percent of Gross Rent	Gross Rent Inflation Factor Calculation = (R₂₀₂₃ × (1- C₂₀₂₃) + U₂₀₂₃ × C₂₀₂₃)	Inflation Factor Type
P₂₀₂₃ = Private Inflation Factor	1.05737	0.98463	0.17086	(1.05737 * 0.82914) + (0.984628 * 0.1709) = 1.04494	Local
CPI₂₀₂₃ = CPI Inflation Factor	1.07794	0.98463	0.1462	(1.07794 * 0.8538) + (0.98463 * 0.1462) = 1.0643	Region

The 2023 Gross Rent Inflation Factor for New Haven-Meriden, CT HUD Metro FMR Area is computed as follows:

$$\begin{aligned}
 &= \text{CPI}_{2023} \times (1 - \text{W}_{2023}) + \text{P}_{2023} \times \text{W}_{2023} \\
 &= (1.0643 \times 0.2501) + (1.04494 \times 0.7499) \\
 &= (0.266181) + (0.783601) \\
 &= \mathbf{1.04978}
 \end{aligned}$$

4. **Trend Factor Adjustment**

The calculation of the Trend Factor is as follows: HUD forecasts the change in gross rents from 2023 to 2025 for each CPI area and Census Region. This makes Fair Market Rents "as of" FY2025.

Trend Factor		Trend Factor Type
Trend Factor	1.10092	Region

5. **Combination of Factors**

The FY 2025 2-Bedroom Fair Market Rent for New Haven-Meriden, CT HUD Metro FMR Area is calculated as follows:

Area	<u>Base Rent</u>		<u>Recent-Mover Adjustment Factor</u>		<u>Annual 2022 to 2023 Gross Rent Inflation Adjustment</u>		<u>Trending 2023 to FY2025</u>		FY 2025 2- Bedroom FMR
New Haven- Meriden,	\$1,407	*	1.1483	*	1.04978	*	1.10092	=	\$1,867

CT HUD
Metro FMR
Area

6. State Minimum Comparison

In keeping with HUD policy, the preliminary FY 2025 FMR is checked to ensure that it does not fall below the state minimum.

Area	Preliminary FY2025 2-Bedroom FMR	FY 2025 Connecticut State Minimum	Final FY2025 2-Bedroom FMR
New Haven-Meriden, CT HUD Metro FMR Area	\$1,867	\$933	\$1,867 ≥ \$933 Use New Haven-Meriden, CT HUD Metro FMR Area FMR of \$1,867

7. Bedroom Ratios Application

Bedroom ratios are applied to calculate FMRs for unit sizes other than two bedrooms.

Click on the links in the table to see how the bedroom ratios are calculated.

FY 2025 FMRs By Unit Bedrooms					
	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2025 FMR	\$1,421	\$1,529	\$1,867	\$2,319	\$2,618

8. Comparison to Previous Year

The FY2025 FMRs for each bedroom size must not be below 90% of the FY2024 FMRs.

	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY2024 FMR	\$1,251	\$1,374	\$1,676	\$2,062	\$2,348
FY2024 floor	\$1,126	\$1,237	\$1,509	\$1,856	\$2,114
FY 2025 FMR	\$1,421	\$1,529	\$1,867	\$2,319	\$2,618
Use FY2024 floor for FY2025?	No	No	No	No	No

Final FY2025 Rents for All Bedroom Sizes for New Haven-Meriden, CT HUD Metro FMR Area

Final FY 2025 FMRs By Unit Bedrooms

	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Final FY 2025 FMR	\$1,421	\$1,529	\$1,867	\$2,319	\$2,618

The FMRs for unit sizes larger than four bedrooms are calculated by adding 15 percent to the four bedroom FMR, for each extra bedroom. For example, the FMR for a five bedroom unit is 1.15 times the four bedroom FMR, and the FMR for a six bedroom unit is 1.30 times the four bedroom FMR. FMRs for single-room occupancy units are 0.75 times the zero bedroom (efficiency) FMR.

Permanent link to this page:

http://www.huduser.gov/portal/datasets/fmr/fmrs/FY2025_code/2025summary.odn?&year=2025&fmrtype=Final&selection_type=county&fips=0900952070

Other HUD Metro FMR Areas in the Same MSA

Select another Final FY 2025 HUD Metro FMR Area that is a part of the New Haven-Milford, CT:

Milford-Ansonia-Seymour, CT HUD Metro FMR Area ▼

Select Metropolitan FMR Area

Select a different area

Press below to select a different county within the same state (same primary state for metropolitan areas):

Andover town (Tolland County), CT
 Ansonia town (New Haven County), CT
 Ashford town (Windham County), CT
 Avon town (Hartford County), CT
 Barkhamsted town (Litchfield County), CT

Select a new county

Press below to select a different state:

Select a new state

Select a Final FY 2025 Metropolitan FMR Area:

New Haven-Meriden, CT HUD Metro FMR Area ▼

Select Metropolitan FMR Area

[HUD Home Page](#) | [HUD User Home](#) | [Data Sets](#) | [Fair Market Rents](#) | [Section 8 Income Limits](#) | [FMR/IL Summary System](#) | [Multifamily Tax Subsidy Project \(MTSP\)](#) | [Income Limits](#) | [HUD LIHTC Database](#)

Prepared by the [Program Parameters and Research Division](#), HUD. Technical problems or questions? [Contact Us](#).

MEMORANDUM

TO: Board of Commissioners

DATE: October 15, 2024

FROM: Karen DuBois-Walton, President/Executive Director

RE: Resolution to Authorizing the Utility Allowance Schedule for the Section 8 Housing Choice Voucher Program to include Tenant Based Vouchers (TBV), Project Based Vouchers (PBV), Low Income Housing Tax Credit Properties (LIHTC) and Rental Assistance Demonstration Properties (RAD/PBV) from January 1, 2025, to December 31, 2025

ACTION: Recommend that the Board of Commissioners adopt Resolution #10-68/24-R

TIMING: January 1, 2025

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

The new Housing Choice Voucher Utility Allowances will be effective on January 1, 2025.

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

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

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

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

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

The study showed that there were changes from between 2023 and 2024. The following changes occurred to the utility rates:

- Electricity - The rate per kWh increased by 16.93%
- Natural Gas – Southern Connecticut Gas, the natural gas supplier for the city of New Haven, charges separate rates for customers who have natural gas heating. Customers who do not use natural gas for heating are charged according to Schedule RSG. Customers who use gas for heating are charged according to Schedule RSH. Schedule RSG saw a decrease in usage fees of -0.77%. Schedule RSH saw an decrease of -11.22% for the first usage tier and a -15.41% decrease for the second usage tier.
- Oil – The oil rate used in this year's utility allowance study decreased by -17.0% since last year. Zappling based calculations on a historical average of weekly residential heating oil prices from the energy information administration. Using an average price eliminates the peaks and troughs of constantly varying data and provides a reasonable estimate of future prices.
- Water – For 2024, the greater New Haven Water Pollution Control Authority's monthly administrative fee and usage charge remained the same
- Sewer – For 2024, the greater New Haven Water Pollution Control Authority's monthly administrative fee and usage charge remained the same.

Pursuant to HUD regulations, the foregoing changes must be authorized by the Board of Commissioners prior to execution, and HANH staff is recommending that the Board of Commissioners adopt the above resolution to provide an adjustment to the utility allowances to residents that participate in the Housing Choice Voucher Program to begin January 1, 2024 to December 31, 2024.

FISCAL IMPACT:

SOURCE OF FUNDS: Section 8/ HCV Funds

STAFF: Coreen Toussaint Vice President of HCV

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

RESOLUTION #10-68/24-R

Resolution Authorizing the Utility Allowance Schedule for the Section 8 Housing Choice Voucher Program to include Tenant Based Vouchers (TBV), Project Based Vouchers (PBV), Low Income Housing Tax Credit Properties (LIHTC) and Rental Assistance Demonstration Properties (RAD/PBV) from January 1, 2025, to December 31, 2025

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

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

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

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

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

WHEREAS, according to the Utility Allowance study conducted by Zappling utility rates, the electricity rate increased by 16.93%, natural gas usage rate decreased by -0.77% for the Schedule RSG and decrease by -11.22% for first tier and decreased -15.41% for second tier for Schedule RSH, oil rate decreased by -17.0%, water rates and sewer rates remained the same.; and

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

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

1. The proposed schedules for Utility Allowances, for the Housing Choice Voucher Program for the HANH Tenant Based (TBV) and Project Based (PBV) vouchers and the HANH owned tax credit (LIHTC) properties and the RAD/PBV properties as set forth in the recitals hereinabove, for the period January 1, 2025 to December 31, 2025, be and hereby is authorized and directed; and
2. The President be and hereby authorized, empowered and directed to take any and all such action necessary and appropriate to fulfill the intent of this Resolution; and
3. This Resolution shall take effect immediately.

[CERTIFICATION 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 October 15, 2024.

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

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

Utility Allowances for the Housing Authority of the City of New Haven

Detailed Rate Comparison –August 2023 vs. September 2024

September 25, 2024

Overview

Changes in utility rates directly affect the final results of the utility allowances calculated by UAprc™. Between 2023 and 2024, utility rates varied from 17% lower to 17% higher. Table 1 provides a summary of the utility rates used to calculate the Housing Authority of the City of New Haven’s utility allowances for Public Housing and Section 8 units.

TABLE 1. Utility Rate Comparison – New Haven, CT

Utility	2023		2024	
	Monthly Fee	Usage Fee	Monthly Fee	Usage Fee
Electricity	\$12.84	0.28613 \$/kWh	\$11.34	0.33456 \$/kWh
Natural gas (no heating)	\$17.93	2.1254 \$/CCF	\$17.93	2.1091 \$/CCF
Natural gas (heating)	\$15.64	1.9101 \$/CCF (first 30 CCF)	\$15.64	1.6958 \$/CCF (first 30 CCF)
		1.3914 \$/CCF (over 30 CCF)		1.1770 \$/CCF (over 30 CCF)
Oil (\$/gal)		4.7235 \$/Gal		3.9199 \$/Gal
Water	\$21.96	5.0300 \$/Ccf	\$21.96	5.0300 \$/Ccf
Sewer (\$/gal)	\$31.50	5.1000 \$/Ccf	\$31.50	5.1000 \$/Ccf

Electricity

Residential electric rates from the United Illuminating Company saw significant changes from August 2023 to September 2024, with the rate per kWh increasing by 16.93%. The utility allowances calculated in September 2024 reflect this rate change.

Natural Gas

Southern Connecticut Gas, the natural gas supplier for the City of New Haven, charges separate rates for customers who have natural gas heating. Customers who do not use natural gas for heating are charged according to Schedule RSG, and customers who do use natural gas for heating are charged according to Schedule RSH. Schedule RSG saw a decrease in usage fees of -0.77%. Schedule RSH saw a decrease of -11.22% for the first usage tier and -15.41% for the second usage tier.

Oil

The oil rate used in this year’s utility allowance study decreased by -17.01% since last year. Zapping based calculations on a *historical average* of weekly residential heating oil prices from the Energy Information Administration. Using an average price eliminates the peaks and troughs of constantly-varying data and provides a reasonable estimate of future oil prices.

Water

For 2024, the Greater New Haven Water Pollution Control Authority's monthly administrative fee and usage charge remained the same.

Sewer

For 2024, the Greater New Haven Water Pollution Control Authority's monthly administrative fee and usage charge remained the same.

MEMORANDUM

TO: Board of Commissioners

DATE: October 15, 2024

FROM: Karen DuBois-Walton, President/Executive Director

RE: Resolution authorizing the renewal of the Housing Assistance Payment (HAP) Contract with Corporation for Urban Homeownership (CUHO) Existing for an additional 15 years for an Annual HAP Contract from September 30, 2024 and ending September 29, 2039

ACTION: Recommend that the Board of Commissioners adopt Resolution #10-69/24-R

TIMING: Immediately

DISCUSSION: On September 30, 2009, ECC enter into a fifteen-year Housing Assistance Payment (HAP) contract with CUHO Existing to provide Project Based Housing Choice Voucher (HCV)/Section 8 rental assistance for twenty-four (24) residents for a period of (15) fifteen years commencing on September 29, 2009 and ending on September 30, 2024.

ECC/HANH now seeks to renew the existing contract, as well as amend the units from 24 residents, now for the (8) Eight units. This contract will be renewed for a period of (15) fifteen years commencing September 29, 2024, to September 30, 2039.

FISCAL IMPACT: \$ 153,552.00

SOURCE OF FUNDS: Section 8/ HCV Funds

STAFF: Coreen Toussaint VP of Housing Choice Voucher

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

RESOLUTION #10-69/24-R

**RESOLUTION AUTHORIZING RESOLUTION AUTHORIZING THE RENEWAL OF THE HOUSING ASSISTANCE
PAYMENT (HAP) CONTRACT WITH CORPORATION FOR URBAN HOMEOWNERSHIP (CUHO) EXISTING FOR
AN ADDITIONAL 15 YEARS FOR AN ANNUAL HAP CONTRACT FROM SEPTEMBER 30, 2024 AND ENDING
SEPTEMBER 29, 2039**

WHEREAS, On September 30, 2009, ECC enter into a fifteen-year Housing Assistance Payment (HAP) contract with CUHO Existing to provide Project Based Housing Choice Voucher (HCV)/Section 8 rental assistance for twenty-four (24) residents for a period of (15) fifteen years commencing on September 29, 2009 and ending on September 30, 2024.; and

WHEREAS, ECC/HANH now seeks to renew the existing contract, as well as amend the units from 24 residents, now for the (8) Eight units. This contract will be renewed for a period of (15) fifteen years commencing September 29, 2024 to February 11, 2039; and

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

WHEREAS, ECC/HANH staff is recommending that the Board of Commissioners ratify, authorize and, to the extent necessary, reauthorize the renewal of the HAP contract with Corporation for Urban Homeownership (CUHO) Existing for an additional fifteen (15) years in an amount of up to \$ 153,552.00 annually; and

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

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 in an amount not to exceed \$153,552.00 for 15 years to Corporation for Urban Homeownership (CUHO) Existing for Housing Assistance Payment be and hereby is authorized and directed, including the expenditure of such amounts as set forth in this Resolution; and
2. The Executive Director be and hereby is authorized, empowered and directed to execute and deliver such documents, instruments and agreements necessary to fulfill the foregoing purposes, and to take any and all such action ancillary, or necessary related thereto; 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 October 15th, 2024.

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

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

Exhibit C

Contract Rent	Bedroom Size	Contract Rent
111 James Street	2	\$ 1,236
391 Grand Avenue B	2	\$ 1,236
171 Clay Street	3	\$ 1,673
175 Clay Street	3	\$ 1,673
197 Gando Drive	3	\$ 1,673
255 Chapel Street, 1st Floor	3	\$ 1,673.
257 Chapel Street 2nd Floor	4	\$ 1,816
63 James Street 2	4	\$ 1,816

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

**SECTION 8 PROJECT-BASED VOUCHER PROGRAM
HOUSING ASSISTANCE PAYMENTS CONTRACT**

EXISTING HOUSING

PART 1 OF HAP CONTRACT

OMB Burden Statement. The public reporting burden for this collection of information is estimated to average 1 hour. This form is required to establish terms between a PHA and owner to provide housing assistance. This contract allows a PHA to enter into a HAP contract with the owner to provide housing assistance payments for eligible families. Assurances of confidentiality are not provided under this collection. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Office of Public and Indian Housing, US. Department of Housing and Urban Development, Washington, DC 20410. HUD may not conduct and sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid control number.

Privacy Notice. The Department of Housing and Urban Development (HUD) is authorized to collect the information on this form by 24 CFR § 983.202. This contract allows a PHA to enter into a HAP contract with the owner to provide housing assistance payments for eligible families. Assurances of confidentiality are not provided under this collection. The Personally Identifiable Information (PII) data collected on this form are not stored or retrieved within a system of record.

1. CONTRACT INFORMATION

a. Parties

This housing assistance payments (HAP) contract is entered into between:

_____ (PHA) and

_____ (owner).

b. Contents of contract

The HAP contract consists of Part 1, Part 2, and the contract exhibits listed in paragraph c.

c. Contract exhibits

The HAP contract includes the following exhibits:

- EXHIBIT A: TOTAL NUMBER OF UNITS IN PROJECT COVERED BY THIS HAP CONTRACT; INITIAL RENT TO OWNER; AND DESCRIPTION OF THE CONTRACT UNITS. (See 24 CFR 983.203 for required items.)
- EXHIBIT B: SERVICES, MAINTENANCE AND EQUIPMENT TO BE PROVIDED BY THE OWNER WITHOUT CHARGES IN ADDITION TO RENT TO OWNER
- EXHIBIT C: UTILITIES AVAILABLE IN THE CONTRACT UNITS, INCLUDING A LISTING OF UTILITY SERVICES TO BE PAID BY THE OWNER (WITHOUT CHARGES IN ADDITION TO RENT TO OWNER) AND UTILITIES TO BE PAID BY THE TENANTS
- EXHIBIT D: FEATURES PROVIDED TO COMPLY WITH PROGRAM ACCESSIBILITY FEATURES OF SECTION 504 OF THE REHABILITATION ACT OF 1973 AND IMPLEMENTING REGULATIONS AT 24 CFR PART 8

ADDITIONAL EXHIBITS

d. Effective date and term of the HAP contract

1. Effective date

- a. The PHA may not enter into a HAP contract for any contract unit until the PHA (or an independent entity, as applicable) has determined that the unit meets the PBV inspection requirements.
- b. For all contract units, the effective date of the HAP contract is:
_____.
- c. The term of the HAP contract begins on the effective date.

2. Length of initial term

- a. Subject to paragraph 2.b, the initial term of the HAP contract for all contract units is:
_____.
- b. The initial term of the HAP contract may not be less than one year,

nor more than twenty years.

3. Extension of term

The PHA and owner may agree to enter into an extension of the HAP contract at the time of initial HAP contract execution, or any time prior to expiration of the contract. Any extension, including the term of such extension, must be in accordance with HUD requirements. A PHA must determine that any extension is appropriate to achieve long-term affordability of the housing or expand housing opportunities.

4. Requirement for sufficient appropriated funding

- a. The length of the initial term and any extension term shall be subject to availability, as determined by HUD, or by the PHA in accordance with HUD requirements, of sufficient appropriated funding (budget authority), as provided in appropriations acts and in the PHA's annual contributions contract (ACC) with HUD, to make full payment of housing assistance payments due to the owner for any contract year in accordance with the HAP contract.
- b. The availability of sufficient funding must be determined by HUD or by the PHA in accordance with HUD requirements. If it is determined that there may not be sufficient funding to continue housing assistance payments for all contract units and for the full term of the HAP contract, the PHA has the right to terminate the HAP contract by notice to the owner for all or any of the contract units. Such action by the PHA shall be implemented in accordance with HUD requirements.

e. Occupancy and payment

1. Payment for occupied unit

During the term of the HAP contract, the PHA shall make housing assistance payments to the owner for the months during which a contract unit is leased to and occupied by an eligible family. If an assisted family moves out of a contract unit, the owner may keep the housing assistance payment for the calendar month when the family moves out (“move-out month”). However, the owner may not keep the payment if the PHA determines that the vacancy is the owner’s fault.

2. Vacancy payment

THE PHA HAS DISCRETION WHETHER TO INCLUDE THE
VACANCY PAYMENT PROVISION (PARAGRAPH e.2), OR TO
STRIKE THIS PROVISION FROM THE HAP CONTRACT FORM.

- a. If an assisted family moves out of a contract unit, the PHA may provide vacancy payments to the owner for a PHA-determined vacancy period extending from the beginning of the first calendar month after the move-out month for a period not exceeding two full months following the move-out month.
- b. The vacancy payment to the owner for each month of the maximum two-month period will be determined by the PHA, and cannot exceed the monthly rent to owner under the assisted lease, minus any portion of the rental payment received by the owner (including amounts available from the tenant's security deposit). Any vacancy payment may cover only the period the unit remains vacant.
- c. The PHA may make vacancy payments to the owner only if:
 - 1. The owner gives the PHA prompt, written notice certifying that the family has vacated the unit and the date when the family moved out (to the best of the owner's knowledge and belief);
 - 2. The owner certifies that the vacancy is not the fault of the owner and that the unit was vacant during the period for which payment is claimed;
 - 3. The owner certifies that it has taken every reasonable action to minimize the likelihood and length of vacancy; and
 - 4. The owner provides any additional information required and requested by the PHA to verify that the owner is entitled to the vacancy payment.
- d. The PHA must take every reasonable action to minimize the likelihood and length of vacancy.
- e. The owner may refer families to the PHA for placement on the PBV waiting list.

- f. The owner must submit a request for vacancy payments in the form and manner required by the PHA and must provide any information or substantiation required by the PHA to determine the amount of any vacancy payments.

3. PHA is not responsible for family damage or debt to owner

Except as provided in this paragraph e (Occupancy and Payment), the PHA will not make any other payment to the owner under the HAP contract. The PHA will not make any payment to the owner for any damages to the unit, or for any other amounts owed by a family under the family's lease.

f. Income-mixing requirement

1. Except as provided in paragraphs f.2 through f.5 below, the PHA will not make housing assistance payments under the HAP contract for more than the greater of 25 units or 25 percent of the total number of dwelling units (assisted or unassisted) in any project. The term "project" means a single building, multiple contiguous buildings, or multiple buildings on contiguous parcels of land assisted under this HAP contract.
2. The limitation in paragraph f.1 does not apply to single-family buildings.
3. In referring eligible families to the owner for admission to the number of contract units in any project exceeding the 25 unit or 25 percent limitation under paragraph f.1, the PHA shall give preference to the applicable families as listed in f.8 below, for the number of contract units exclusively made available for occupancy by such families. The owner shall rent that number of contract units to such families referred by the PHA from the PHA waiting list.
4. Up to the greater of 25 units or 40 percent of units (instead of the greater of 25 units or 25 percent of units) in a project may be project-based if the project is located in a census tract with a poverty rate of 20 percent or less.
5. Units that were previously subject to certain federal rent restrictions or receiving another type of long-term housing subsidy provided by HUD do not count toward the income-mixing requirement if, in the five years prior to issuance of the Request for Proposal or notice of owner selection (for projects selected based on a prior competition or without competition), the unit received one of the forms of HUD assistance or was under a federal rent restriction as described in f.6 and f.7, below.

6. The following specifies the number of contract units (if any) that received one of the following forms of HUD assistance:

- ☐ Public Housing or Operating Funds;
- ☐ Project-Based Rental Assistance (including Mod Rehab and Mod Rehab Single-Room Occupancy);
- ☐ Housing for the Elderly (Section 202 or the Housing Act of 1959);
- ☐ Housing for Persons with Disabilities (Section 811 of the Cranston-Gonzalez Affordable Housing Act);
- ☐ Rent Supplement Program;
- ☐ Rental Assistance Program;
- ☐ Flexible Subsidy Program.

Place a check mark in front of the form of assistance received by any of the contract units. The following total number of contract units received a form of HUD assistance listed above:

_____.

If all of the units in the project received such assistance, you may skip number g.8, below.

7. The following specifies the number of contract units (if any) that were under any of the following federal rent restrictions:

- ☐ Section 236;
- ☐ Section 221(d)(3) or (d)(4) BMIR (below-market interest rate);
- ☐ Housing for the Elderly (Section 202 or the Housing Act of 1959);
- ☐ Housing for Persons with Disabilities (Section 811 of the Cranston-Gonzalez Affordable Housing Act);
- ☐ Flexible Subsidy Program.

Place a check mark in front of the type of federal rent restriction that applied to any of the contract units. The following total number of contract

units were subject to a federal rent restriction listed above:

_____.

If all of the units in the project were subject to a federal rent restriction, you may skip number g.8, below.

8. The following specifies the number of contract units (if any) exclusively made available to elderly families, families eligible for supportive services, or eligible youth receiving Family Unification Program or Foster Youth to Independence (FUP/FYI) assistance:
- a. Place a check mark here ____ if any contract units are exclusively made available for occupancy by elderly families; The following number of contract units shall be rented to elderly families:
- _____.
- b. Place a check mark here ____ if any contract units are exclusively made available for occupancy by families eligible for supportive services. The following number of contract units shall be rented to families eligible for supportive services:
- _____.
- c. Place a check mark here ____ if any contract units are exclusively made available for occupancy by eligible youth receiving FUP/FYI assistance. The following number of contract units shall be rented to eligible families receiving FUP/FYI assistance:
- _____.
9. The PHA and owner must comply with all HUD requirements regarding income mixing.

EXECUTION OF HAP CONTRACT FOR EXISTING HOUSING

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. §3729, 3802).

PUBLIC HOUSING AGENCY (PHA) Name of PHA (Print)
By:
Signature of authorized representative
Name and official title (Print)
Date
OWNER Name of Owner (Print)
By:
Signature of authorized representative
Name and official title (Print)
Date

MEMORANDUM

TO: Board of Commissioners

DATE: October 15, 2024

FROM: Karen DuBois-Walton, President/Executive Director

RE: Resolution to Authorize the Utility Allowance Schedule for the Low-Income Public Housing (LIPH) Program for Westville Manor, Scattered Site, Quinnipiac Terrace, Brookside Estates, William T. Rowe, and Rockview I from January 1, 2025 to December 31, 2025

ACTION: Recommend that the Board of Commissioners adopt Resolution #10-70/24-R

TIMING: January 1, 2025

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

In 2024, Zappling conducted a utility allowance study for electricity usage in several HANH developments. The development was Westville Manor. The utility allowance study was also conducted by housing type for and applies to Scattered Site, Quinnipiac Terrace, Brookside Estates, William T. Rowe and Rockview I.

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

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

The study showed changes from between 2023 and 2024. The following changes occurred to the utility rates:

- Electricity - The rate per kWh increased by 16.93%.
- Natural Gas – Southern Connecticut Gas, the natural gas supplier for the city of New Haven, charges separate rates for customers who have natural gas heating. Customers who do not use natural gas for heating are charged according to Schedule RSG. Customers who use gas for heating are charged according to Schedule RSH. Schedule RSG saw an

decrease in usage fees of -0.77%. Schedule RSH saw a decrease of -11.22% for the first usage tier and -15.41% for the second usage tier.

- Oil – Increased by -17.01%. Zapping based their calculations on a historical average of weekly residential heating prices from the Energy Information Administration. Using an average price eliminates the peaks and valleys of constantly varying data and provides a reasonable estimate of future prices.
- Water – For 2024, the greater New Haven Water Pollution Control Authority's monthly administrative fee and usage charge remained the same.
- Sewer – The monthly administrative fee increased by \$1.28 per month. The usage charge increased by 3.87%

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

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

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

According to 24 CFR 965.503, Elm City Communities is required to give residents notice of the proposed utility allowance, not less than 60 days before the proposed effective date of the utility allowance. Notice will be sent to residents by November 1, 2024. ECC is also required to make the allowances and back up documentation available for inspection and shall provide all residents an opportunity to submit written comments for a period expiring not less than 30 days before the proposed effective date. The effective date for the proposed allowance will be January 1, 2025.

The results indicate the following utility allowances should be adopted:

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

Resident pays electricity

Bedroom size

2	3	4	5
\$182	\$230	\$277	\$374

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

Resident pays electricity, gas and or oil

Bedroom Size

1 2 3 4 5

(See attached utility allowance schedule)

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

Resident pays gas and electricity

Bedroom Size

1 2 3 4 5

(See attached utility allowance sheet)

William T. Rowe – High Rise/Apartment

Resident pays electricity

Bedroom size

0 1 2

(See attached Utility allowance schedule)

Brookside Estates – Duplex, Rowhouse, Townhouse

Bedroom Size

1 2 3 4 5

(See attached Utility allowance schedule)

Rockview – Duplex, Rowhouse, Townhouse

Bedroom Size

1 2 3 4 5

(See attached Utility allowance schedule)

In accordance with resolution 07-54/01-R, approved by the Board of Commissioners on July 24, 2001, all contracts greater than \$50,000.00 and all change orders in excess of 10% of the contract value must be approved by the Board of Commissioners prior to execution, HANH staff is recommending that the Board of Commissioners approve the above resolution to provide an adjustment to the utility allowances to residents that participate in the Low-Income Public Housing Program to begin January 1, 2025 to December 31, 2025.

FISCAL IMPACT: LIPH Funds

STAFF: Suresh Chachlani
 VP of Asset Management

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

RESOLUTION #10-70/24-R

**Resolution to Authorize the Utility Allowance Schedule for the Low-Income Public Housing (LIPH)
Program for Westville Manor, Scattered Site, Quinnipiac Terrace, Brookside Estates, William T. Rowe,
and Rockview I from January 1, 2025 to December 31, 2025**

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

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

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

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

WHEREAS, according to the Utility Allowance study conducted by Zappling utility rates, the electricity rate increased by 16.93%, natural gas usage rate decreased by -0.77% for the Schedule RSG and decrease of -11.22% for first tier and -15.41% for second tier for Schedule RSH , oil rate decreased by -17.01%, water and sewer rates remained the same; and

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

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

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

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

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

WHEREAS, the revised schedules shall apply to Westville Manor (electricity only), Fairmont Heights (electricity only), Scattered Site, Quinnipiac Terrace, Brookside Estates, William T. Rowe, and Rockview I.

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

1. The proposed Utility Allowance schedules, for the Low-Income Public Housing at McConaughy Terrace, Westville Manor, Scattered Site, Quinnipiac Terrace, Brookside Estates, William T. Rowe, and Rockview I is approved.
2. The President be and hereby is authorized, empowered, and directed to execute and deliver an agreement and expend the authorized funds.
3. The President be and hereby authorized, empowered and directed to take any and all such ancillary action necessary and appropriate to fulfill the intent of the foregoing.
4. The resolution shall take effect January 1, 2025 to December 31, 2025

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on October 15th, 2024.

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

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

SCHEDULE A

Utility Allowance

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

Resident pays electricity

Bedroom size

2	3	4	5
\$182	\$230	\$277	\$374

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

Resident pays electricity, gas and or oil

Bedroom Size

1	2	3	4	5

(See attached utility allowance schedule)

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

Resident pays gas and electricity

Bedroom Size

1	2	3	4	5

(See attached utility allowance sheet)

William T. Rowe – High Rise/Apartment

Resident pays electricity

Bedroom size

0	1	2

(See attached Utility allowance schedule)

Brookside Estates – Duplex, Rowhouse, Townhouse

Bedroom Size

1	2	3	4	5

(See attached Utility allowance schedule)

Rockview – Duplex, Rowhouse, Townhouse

Bedroom Size

1	2	3	4	5

(See attached Utility allowance schedule)

Allowances for Tenant-Furnished Utilities and Other Services

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



Locality		Green Discount		Unit Type		Weather Code	Date
Brookside I (Brookside)		None		Single Family Attached		CT004	2024-09-25
Utility/Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Space Heating	Natural Gas						
	Bottle Gas						
	Electric Resistance						
	Electric Heat Pump						
	Fuel Oil						
Cooking	Natural Gas						
	Bottle Gas						
	Electric	\$14	\$16	\$23	\$30	\$38	\$45
	Other						
Other Electric		\$65	\$77	\$107	\$137	\$167	\$197
Air Conditioning							
Water Heating	Natural Gas						
	Bottle Gas						
	Electric						
	Fuel Oil						
Water							
Sewer							
Electric Fee		\$11	\$11	\$11	\$11	\$11	\$11
Natural Gas Fee							
Fuel Oil Fee							
Bottled Gas Fee							
Trash Collection							
Range/Microwave							
Refrigerator							
Other – specify							
Totals		\$90	\$104	\$141	\$178	\$216	\$253

Allowances for Tenant-Furnished Utilities and Other Services

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



Locality		Green Discount		Unit Type		Weather Code	Date
Eastview I (Eastview)		None		Single Family Attached		CT004	2024-09-25
Utility/Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Space Heating	Natural Gas	\$40	\$46	\$50	\$53	\$57	\$63
	Bottle Gas						
	Electric Resistance						
	Electric Heat Pump						
	Fuel Oil						
Cooking	Natural Gas						
	Bottle Gas						
	Electric	\$14	\$16	\$23	\$30	\$38	\$45
	Other						
Other Electric		\$65	\$77	\$107	\$137	\$167	\$197
Air Conditioning							
Water Heating	Natural Gas						
	Bottle Gas						
	Electric	\$44	\$51	\$66	\$80	\$94	\$108
	Fuel Oil						
Water							
Sewer							
Electric Fee		\$11	\$11	\$11	\$11	\$11	\$11
Natural Gas Fee		\$16	\$16	\$16	\$16	\$16	\$16
Fuel Oil Fee							
Bottled Gas Fee							
Trash Collection							
Range/Microwave							
Refrigerator							
Other – specify							
Totals		\$190	\$217	\$273	\$327	\$383	\$440

Allowances for Tenant-Furnished Utilities and Other Services

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



Locality		Green Discount		Unit Type		Weather Code	Date
Fairmont I (Fairmont)		None		Large Apartment (5+ units)		CT004	2024-09-25
Utility/Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Space Heating	Natural Gas	\$33	\$37	\$41	\$44	\$47	\$50
	Bottle Gas						
	Electric Resistance						
	Electric Heat Pump						
	Fuel Oil						
Cooking	Natural Gas						
	Bottle Gas						
	Electric	\$14	\$16	\$23	\$30	\$38	\$45
	Other						
Other Electric		\$52	\$61	\$84	\$108	\$132	\$156
Air Conditioning							
Water Heating	Natural Gas	\$11	\$13	\$19	\$24	\$30	\$36
	Bottle Gas						
	Electric						
	Fuel Oil						
Water							
Sewer							
Electric Fee		\$11	\$11	\$11	\$11	\$11	\$11
Natural Gas Fee		\$16	\$16	\$16	\$16	\$16	\$16
Fuel Oil Fee							
Bottled Gas Fee							
Trash Collection							
Range/Microwave							
Refrigerator							
Other – specify							
Totals		\$137	\$154	\$194	\$233	\$274	\$314

Allowances for Tenant-Furnished Utilities and Other Services

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



Locality		Green Discount	Unit Type		Weather Code	Date	
McConaughy I (McConaughy)		None	Single Family Attached		CT004	2024-09-25	
Utility/Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Space Heating	Natural Gas						
	Bottle Gas						
	Electric Resistance						
	Electric Heat Pump						
	Fuel Oil						
Cooking	Natural Gas						
	Bottle Gas						
	Electric	\$14	\$16	\$23	\$30	\$38	\$45
	Other						
Other Electric		\$65	\$77	\$107	\$137	\$167	\$197
Air Conditioning							
Water Heating	Natural Gas						
	Bottle Gas						
	Electric						
	Fuel Oil						
Water							
Sewer							
Electric Fee		\$11	\$11	\$11	\$11	\$11	\$11
Natural Gas Fee							
Fuel Oil Fee							
Bottled Gas Fee							
Trash Collection							
Range/Microwave							
Refrigerator							
Other – specify							
Totals		\$90	\$104	\$141	\$178	\$216	\$253

Allowances for Tenant-Furnished Utilities and Other Services

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



Locality		Green Discount		Unit Type		Weather Code	Date
Scattered Sites I (Scattered Sites)		None		Single Family House		CT004	2024-09-25
Utility/Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Space Heating	Natural Gas	\$44	\$50	\$55	\$60	\$65	\$72
	Bottle Gas						
	Electric Resistance						
	Electric Heat Pump						
	Fuel Oil						
Cooking	Natural Gas						
	Bottle Gas						
	Electric	\$14	\$16	\$23	\$30	\$38	\$45
	Other						
Other Electric		\$76	\$89	\$124	\$159	\$194	\$229
Air Conditioning							
Water Heating	Natural Gas	\$14	\$16	\$23	\$30	\$38	\$42
	Bottle Gas						
	Electric						
	Fuel Oil						
Water							
Sewer							
Electric Fee		\$11	\$11	\$11	\$11	\$11	\$11
Natural Gas Fee		\$16	\$16	\$16	\$16	\$16	\$16
Fuel Oil Fee							
Bottled Gas Fee							
Trash Collection							
Range/Microwave							
Refrigerator							
Other – specify							
Totals		\$175	\$198	\$252	\$306	\$362	\$415

Allowances for Tenant-Furnished Utilities and Other Services

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



Locality		Green Discount	Unit Type		Weather Code	Date	
Westville I (Westville)		None	Single Family Attached		CT004	2024-09-25	
Utility/Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Space Heating	Natural Gas	\$40	\$46	\$50	\$53	\$57	\$63
	Bottle Gas						
	Electric Resistance						
	Electric Heat Pump						
	Fuel Oil						
Cooking	Natural Gas						
	Bottle Gas						
	Electric	\$14	\$16	\$23	\$30	\$38	\$45
	Other						
Other Electric		\$65	\$77	\$107	\$137	\$167	\$197
Air Conditioning							
Water Heating	Natural Gas	\$14	\$16	\$23	\$30	\$38	\$42
	Bottle Gas						
	Electric						
	Fuel Oil						
Water							
Sewer							
Electric Fee		\$11	\$11	\$11	\$11	\$11	\$11
Natural Gas Fee		\$16	\$16	\$16	\$16	\$16	\$16
Fuel Oil Fee							
Bottled Gas Fee							
Trash Collection							
Range/Microwave							
Refrigerator							
Other – specify							
Totals		\$160	\$182	\$230	\$277	\$327	\$374

MEMORANDUM

TO: Board of Commissioners

DATE: October 15, 2024

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

RE: Resolution Authorizing Change Order Number One (1) to the contract with HD Supply for a variety of commercial supplies and services for additional amount of \$100,000.00 bringing the total not to exceed contract amount from \$200,000.00 to \$300,000.00

ACTION: Recommend that the Board of Commissioners adopt Resolution # 10-71/24-R

TIMING: Immediately

DISCUSSION: Elm City Communities (ECC)/The Housing Authority of the City of New Haven (HANH) has determined a need for a leading wholesale distribution company, providing a broad range of products and services to professional customers in the Infrastructure & Energy, Maintenance, Repair & Improvement and Specialty Construction markets that is able to drop ship in a 24-hour period from the time of order.

HD Supply currently has a US Communities contract which provides government procurement and maintenance professionals access to thousands of competitively solicited approved products. The US Communities contract Number is #16154 with the County of Maricopa, Arizona and is to expire December 31, 2026.

Federal regulations and the HANH Procurement Policy permit Cooperative Purchasing and permits HANH to enter into state and local intergovernmental agreements to purchase or use common goods and services.

On August 23, 2023, the Board adopted Resolution Number # 06-46/23-R for a Contract with HD Supply for a variety of commercial supplies and services for Two (2) years for a total not to exceed contract amount of \$200,000.00 for the period beginning October 1, 2023, and ending September 30, 2025.

ECC/HANH now seeks authorization of Change Order Number One (1) to the contract with HD Supply for a variety of commercial supplies and services for additional amount of \$100,000.00 bringing the total not to exceed contract amount from \$200,000.00 to \$300,000.00.

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 now seeks approval of Change Order Number One (1) to the contract with HD Supply for a variety of commercial supplies and services for additional amount of \$100,000.00 bringing the total not to exceed contract amount from \$200,000.00 to \$300,000.00.

FISCAL IMPACT: \$100,000.00 Operating funds Budgeted for FY 2025

STAFF: Lee Purvis, Central Operations Manager

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

Resolution # 10-71/24-R

Resolution Authorizing Change Order Number One (1) to the contract with HD Supply for a variety of commercial supplies and services for additional amount of \$100,000.00 bringing the total not to exceed contract amount from \$200,000.00 to \$300,000.00.

WHEREAS, Elm City Communities (ECC)/The Housing Authority of the City of New Haven (HANH) has recurring a need for maintenance repair and improvement materials and supplies; and

WHEREAS, HANH has discontinued its central warehouse and transferred to mini warehouses which requires the utilization of drop shipments in a 24-hour time period; and

WHEREAS, HD Supply currently has a US Communities contract which provides access to thousands of competitively solicited approved products; and

WHEREAS, the US Communities contract Number is #16154 with the County of Maricopa, Arizona; and

WHEREAS, Federal regulations and the HANH Procurement Policy permit Cooperative Purchasing and permits HANH to enter into state and local intergovernmental agreements to purchase or use common goods and services; and

WHEREAS, on August 23, 2023, the Board adopted Resolution Number # 06-46/23-R for a Contract with HD Supply for a variety of commercial supplies and services for Two (2) years for a total not to exceed contract amount of \$200,000.00 for the period beginning October 1, 2023, and ending September 30, 2025; and

WHEREAS, ECC/HANH now seeks authorization of Change Order Number One (1) to the contract with HD Supply for a variety of commercial supplies and services for additional amount of \$100,000.00 bringing the total not to exceed contract amount from \$200,000.00 to \$300,000.00; and

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

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

1. Change Order Number One (1) to the contract with HD Supply for a variety of commercial supplies and services for additional amount of \$100,000.00 bringing the total not to exceed contract amount from \$200,000.00 to \$300,000.00 be and hereby is authorized and directed, including the expenditure of the amounts set forth hereinabove; 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 October 15, 2024.

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

Date

REVIEWED:
McCarter & English, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young
A Partner

HD Supply

Date: 10-02-24

Vendor: HD Supply

Intital Contract Term: 10/1/23 to 09/30/25

Original Contract amount:		\$200,000.00
Change Order #1		\$100,000.00
Total Contract Value:		300,000.00

MEMORANDUM

TO: Board of Commissioners

DATE: October 15, 2024

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

RE: Resolution Authorizing Change Order Number One (1) to the contract with Home Depot for a variety of commercial supplies and services for additional amount of \$100,000.00 bringing the total not to exceed contract amount from \$375,000.00 to \$475,000.00

ACTION: Recommend that the Board of Commissioners adopt Resolution # 10-72/24-R

TIMING: Immediately

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

Home Depot currently has a US Communities contract that provides government procurement and maintenance professionals access to thousands of competitively solicited approved products. The contract Number is #16154 with the County of Maricopa, Arizona and is to expire December 31, 2021, with an additional five (5) years or at the County's sole discretion. In addition, Home Depot has an US Communities Contract that also provides paint and paint supplies. The contract number is #170009 with the County of Maricopa, Arizona and is to expire February 28, 2027.

Federal regulations and the HANH Procurement Policy permit Cooperative Purchasing and permits HANH to enter into state and local intergovernmental agreements to purchase or use common goods and services.

On August 23, 2023, the Board adopted Resolution Number # 08-61/23-R for a Contract with Home Depot for a variety of commercial supplies and services for two (2) years for a total not to exceed contract amount of \$375,000.00 for the period beginning October 1, 2023, and ending September 30, 2025.

ECC/HANH now seeks authorization of Change Order Number One (1) to the contract with Home Depot for a variety of commercial supplies and services for additional amount of \$100,000.00 bringing the total not to exceed contract amount from \$375,000.00 to \$475,000.00.

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 now seeks authorization of Change Order Number One (1) to the contract with Home Depot for a variety of commercial supplies and services for additional amount of \$100,000.00 bringing the total not to exceed contract amount from \$375,000.00 to \$475,000.00.

FISCAL IMPACT: \$100,000.00 Fiscal Year 2025

SOURCE OF FUNDS: Budgeted Operating Funds

STAFF: Lee Purvis, Central Operations Manager

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION # 10-72/24-R

Resolution Authorizing Change Order Number One (1) to the contract with Home Depot for a variety of commercial supplies and services for additional amount of \$100,000.00 bringing the total not to exceed contract amount from \$375,000.00 to \$475,000.00.

WHEREAS, the Housing Authority of the City of New Haven (HANH) has a recurring a need for maintenance repair and improvement materials, paint, and supplies; and

WHEREAS, Home Depot currently has a US Communities contract which provides access to thousands of competitively solicited approved products; and

WHEREAS, the US Communities contract Number is #16154 and #17009 with the County of Maricopa, Arizona; and

WHEREAS, Federal regulations and the HANH Procurement Policy permit Cooperative Purchasing and permits HANH to enter into state and local intergovernmental agreements to purchase or use common goods and services; and

WHEREAS, on August 23, 2023, the Board adopted Resolution Number # 08-61/23-R for a Contract with Home Depot for a variety of commercial supplies and services for two (2) years for a total not to exceed contract amount of \$375,000.00 for the period beginning October 1, 2023, and ending September 30, 2025; and

WHEREAS, ECC/HANH now seeks authorization of Change Order Number One (1) to the contract with Home Depot for a variety of commercial supplies and services for additional amount of \$100,000.00 bringing the total not to exceed contract amount from \$375,000.00 to \$475,000.00; and

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

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

1. Change Order Number One (1) to the contract with Home Depot for a variety of commercial supplies and services for additional amount of \$100,000.00 bringing the total not to exceed contract amount from \$375,000.00 to \$475,000.00, be and hereby is authorized and directed, including the expenditure of the foregoing amounts; and
2. The Executive Director 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 October 15, 2024.

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

Date

REVIEWED:
McCarter & English, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

Home Depot Service

Date: 10-02-24

Vendor: Home Depot Service

Intital Contract Term: 10/1/23 to 09/30/25

Original Contract amount:		\$375,000.00
Change Order #1		\$100,000.00
Total Contract Value:		475,000.00

MEMORANDUM

TO: Board of Commissioners

DATE: October 15, 2024

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

RE: Resolution Authorizing Change Order Number One (1) To The Contract With Home Services & More, LLC For Plumbing Services At McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road, 90 Park Street, 49 Union Ave And Westville Manor For Additional Amount Of \$100,000.00 Bringing The Total Not To Exceed Contract Amount From \$344,941.50 To \$444,941.50

ACTION: Recommend that the Board of Commissioners adopt Resolution #10-73/24-R

TIMING: Immediately

DISCUSSION: The Housing Authority of the City of New Haven (HANH) has identified a need for a Plumbing Contract for plumbing services, repair, and or replacement, preventive maintenance and or emergency service at McConaughy Terrace, Valley Townhouses, 90 Park Street, 49 Union Ave, Scattered Site Properties, 295 Wilmot Road and Westville Manor.

HANH publicly solicited for this service two times over the past two months. The first solicitation was issued on November 7, 2022, with a return date of December 5, 2022. There was one response received and due to the lack of competition the solicitation was reissued.

The second solicitation was issued on December 14, 2022, with a return date of December 29, 2022. Again, there was one response received, however due the numerous attempts to obtain greater competition on this bid and the urgent need for plumbing services, HANH is recommending contract award. Home Services & More, LLC, submitted a bid in the amount of \$114,980.50 yearly, which was below the cost estimate.

On August 23, 2023, the Board adopted Resolution Number # 01-05/23-S Resolution Authorizing Contract Award to Home Services & More, LLC for plumbing services at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road, 90 Park Street, 49 Union Ave and Westville Manor for a total contract not to exceed amount of \$344,941.50 for a period of three (3) years beginning February 1, 2023, and ending January 31, 2026, with an option to renew for two (2) additional years.

ECC/HANH now seeks authorization of Change Order Number One (1) to the contract with Home Services & More, LLC for plumbing services at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road, 90 Park Street, 49 Union Ave and Westville Manor for additional amount of \$100,000.00 bringing the total not to exceed contract amount from \$344,941.50 to \$444,941.50.

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 now seeks approval of Change Order Number One (1) to the contract with Home Services & More, LLC for plumbing services at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road, 90 Park Street, 49 Union Ave and Westville Manor for additional amount of \$100,000.00 bringing the total not to exceed contract amount from \$344,941.50 to \$444,941.50.

FISCAL IMPACT: \$100,000.00 Operating Fund Budgeted FY 2025

STAFF: Lee Purvis, Central Operations Manager

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

Resolution # 10-73/24-R

Resolution Authorizing Change Order Number One (1) to the contract with Home Services & More, LLC for plumbing services at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road, 90 Park Street, 49 Union Ave and Westville Manor for additional amount of \$100,000.00 bringing the total not to exceed contract amount from \$344,941.50 to \$444,941.50

WHEREAS, the Housing Authority of the City of New Haven (HANH) has identified a need for a Plumbing Contract for plumbing services, repair, and or replacement, preventive maintenance and or emergency service at McConaughy Terrace, Valley Townhouses, 90 Park Street, 49 Union Ave, Scattered Site Properties, 295 Wilmot Road and Westville Manor; and

WHEREAS, HANH publicly solicited for this service two times over the past two months; and

WHEREAS, the first solicitation was issued on November 7, 2022, with a return date of December 5, 2022; and

WHEREAS, there was one response received and due to the lack of competition the solicitation was reissued; and

WHEREAS, the second solicitation was issued on December 14, 2022, with a return date of December 29, 2022, and again, there was one response received, however due the numerous attempts to obtain greater competition on this bid and the urgent need for plumbing services, HANH is recommending contract award, as Home Services & More, LLC, submitted the responsible bid in the amount of \$114,980.50, which was below the cost estimate; and

WHEREAS, On August 23, 2023, the Board adopted Resolution Number # 01-05/23-S Resolution Authorizing Contract Award to Home Services & More, LLC for plumbing services at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road, 90 Park Street, 49 Union Ave and Westville Manor for a total contract not to exceed amount of \$344,941.50 for a period of three (3) years beginning February 1, 2023, and ending January 31, 2026, with an option to renew for two (2) additional years; and

WHEREAS, ECC/HANH now seeks authorization of Change Order Number One (1) to the contract with Home Services & More, LLC for plumbing services at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road, 90 Park Street, 49 Union Ave and Westville Manor for additional amount of \$100,000.00 bringing the total not to exceed contract amount from \$344,941.50 to \$444,941.50; and

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

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

1. Change Order Number One (1) to the contract with Home Services & More, LLC for plumbing services at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road, 90 Park Street, 49 Union Ave and Westville Manor for additional amount of \$100,000.00 bringing the total not to exceed contract amount from \$344,941.50 to \$444,941.50 be and hereby is authorized and directed, including the expenditure of the foregoing amount; and
2. The Executive Director 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 October 15, 2024.

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

Date

REVIEWED:
McCarter & English, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

Home Services & More, LLC

Date: 10-02-24

Vendor: Home Services & More, LLC

Intital Contract Term: 02/1/23 to 01/31/26

Original Contract amount:		\$344,941.50
Change Order #1		\$100,000.00
Total Contract Value:		444,941.50

TO: Board of Commissioners
DATE: October 15, 2024
FROM: Karen DuBois-Walton, Ph. D, President
RE: Authorization of Collective Bargaining Agreement with Local 818 (Supervisory), Council 4 AFSCME, AFL-CIO, for the period of October 1, 2024 through September 30, 2028

ACTION: Recommend that the Board of Commissioners adopt Resolution #10-74/24-R

TIMING: Immediately

BACKGROUND: The Housing Authority of the City of New Haven and Local 818 reached a Tentative Agreement (TA) in full and final settlement of their successor Collective Bargaining Agreement on September 12, 2024, and this TA was ratified by the Union membership on September 19, 2024.

DISCUSSION: Settlement of the successor Collective Bargaining Agreement reflects the spirit of cooperation between the parties in addressing the Housing Authority's fiscal concerns and priority of addressing updates of the agency's mission and the people that we serve. The modifications and changes to the existing Collective Bargaining Agreement are reflected in the parties' Tentative Agreement and will be incorporated in the successor Collective Bargaining Agreement. The Tentative Agreement is attached and identifies any language changes in the contract. Key points to consider are set forth below:

Wages and Insurance

Article XIII, Section 1, Wages:

FY:	Effective and retroactive to 10-1-2024:	3.0%
	Effective 10-1-2025:	3.0%
	Effective 10-1-2026:	2.75%
	Effective 10-1-2027:	2.75%

Article XV – 15.1: Premium Cost Share

FY	10-1-2024:	20%
	10-1-2025:	20.5%
	10-1-2026:	21%
	10-1-2027:	22%

This resolution is asking for board authorization of the Tentative Agreement and the successor Collective Bargaining Agreement with Local 818 Collective Bargaining Agreement for a period of three years commencing on October 1, 2024 and ending on September 30, 2028.

FISCAL IMPACT: \$15,000, operating funds are budgeted

STAFF: Yvonne Temple, Director of Talent Management

HOUSING AUTHORITY OF THE CITY OF NEW HAVEN

RESOLUTION #10-74/24-R

RESOLUTION AUTHORIZING COLLECTIVE BARGAINING AGREEMENT WITH LOCAL 818 (SUPERVISORY), COUNCIL 4 AFSCME, AFL-CIO, FOR THE PERIOD OF OCTOBER 1, 2024 THROUGH SEPTEMBER 30, 2028

WHEREAS, the Housing Authority of the City of New Haven (HANH) and LOCAL 818 (Supervisory), COUNCIL 4 AFSCME, AFL-CIO reached a Tentative Agreement (TA) in full and final settlement of their successor Collective Bargaining Agreement on September 12, 2024 and the TA was ratified by the Union membership on September 19, 2024; and

WHEREAS, the modifications and changes to the existing Collective Bargaining Agreement are reflected in the attached Tentative Agreement and will be incorporated in the successor Collective Bargaining Agreement, and will have a fiscal impact of \$15,000.

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

- 1) The Tentative Agreement and the successor Collective Bargaining Agreement, upon the terms and conditions set forth in the attached Exhibit A to this Resolution, be and hereby is authorized and directed; and
- 2) The President be and hereby is authorized, empowered, and directed to execute and deliver such agreements documents and exhibits necessary to effectuate the purposes of this Resolution and expend the authorized funds 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) 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 October 15, 2024.

Karen DuBois-Walton
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

EXHIBIT A

Tentative Agreement

**TENTATIVE AGREEMENT
BETWEEN
ELM CITY COMMUNITIES, HOUSING AUTHORITY
OF THE
CITY OF NEW HAVEN
AND
HOUSING AUTHORITY SUPERVISORY UNION
LOCAL 818 OF COUNCIL 4 AFSCME, AFL-CIO
September 12, 2024**

Proposal	Language
No. 1 Preamble	The parties recognize that as a public agency the Housing Authority has a mission to provide safe, sanitary and decent housing for its tenants <u>quality housing that is affordable and opportunities for residents to achieve their goals</u> . As supervisors, the employees covered by this agreement fill essential roles in ensuring that tenants receive the services to which they are entitled in an economical and efficient fashion. The Authority rightfully expects its supervisors to perform in an honest and effective manner overseeing the work of employees in their charge to make certain that they too, render the same quality of service for the benefit of the tenants and ultimately the public. It is particularly essential that supervisors willingly cooperate with the non-union management of the Authority to guarantee the Authority's success in fulfillment of its mission. It is equally essential that supervisors not permit their union affiliation to impair their work as supervisors.
No. 3, Art. II Reserved Rights	SECTION 2.1 The Authority maintains the exclusive rights subject only to the express provisions of this Agreement to direct the work force. This right shall include, but shall not be limited to, the right to: (a) direct employees; (b) hire, promote, transfer and assign; (c) suspend, discharge, or take other disciplinary action; (d) relieve employees from duty due to lack of work or for other legitimate reasons; (e) take any action necessary in order to maintain the efficient operation of the Authority's properties; (f) determine the methods, means, manner, and personnel by which services shall be rendered; (g) to take any actions necessary in situations of emergency, and (h) to carry out the responsibilities of the Authority to the public housing residents of New Haven, <u>voucher participants and market rate residents served by the Authority</u> ; (i) the right to make reasonable rules and regulations shall be considered an acknowledged function of the Authority. The enumeration of reserved rights shall not be deemed to exclude other rights and prerogatives not listed.
No. 5, Art. VI, Paid Time Off [REVISED]	SECTION 6.7 -Revised Proposal The Authority may require <u>medical documentation for an employee's use of unplanned PTO (for unexpected illness as set forth in Section 6.6) after three (3) consecutive days or when it is established that the employee is using excessive unplanned time off and/or demonstrates habitual or patterned use of unplanned PTO.</u>

Proposal	Language
	<p>Unplanned PTO requests for reasons other than illness may be denied.</p> <p>Failure to receive advance approval of planned PTO or habitual, patterned, or excessive use of unplanned PTO may subject the employee to disciplinary action.</p>
<p>No. 7, Art. VIII, Sick Leave</p>	<p style="text-align: center;"><u>ARTICLE VIII – SICK LEAVE/SHORT TERM DISABILITY INSURANCE/FAMILY MEDICAL LEAVE ACT</u></p> <p><u>SECTION 8.1</u></p> <p>Sick leave accumulated at retirement, or death, or voluntary resignation.</p> <p>There shall be no payout of accrued sick leave upon separation from employment, except as provided herein for grandfathered employees (employees with 10 or more years of service on September 30, 2006) who shall be entitled to payout as stated below.</p> <p>(a) — Employees with ten (10) or more years of service shall have the right to maintain their current accrual of sick leave, which shall be frozen for payout upon separation from service.</p> <p>(1) — Employees with ten (10) years or more seniority may exchange 50% of their sick days at the value effective on September 30, 2006, up to a maximum of fifty (50) days, upon separation.</p> <p>(2) — Employees with twenty (20) years or more seniority may exchange 75% of their sick days at the value effective on September 30, 2006, up to a maximum of one hundred (100) days, upon separation.</p> <p>(3) — Payment shall be made in three (3) annual installments from the date of separation of service.</p> <p>(4) — Payout for sick leave for employees who are grandfathered shall be in accordance with the current percentages and caps. However, as set forth above, future payouts shall be fixed at the hourly rates in effect on September 30, 2006.</p> <p>(5) — Alternatively, such employees may exchange any amount of accrued leave for payment of \$0.25 for each dollar, calculated based upon the employee's hourly rate effective September 30, 2006.</p> <p>(6) — Employees who wish to exchange sick days for payment must notify HANH in writing on or before January 11, 2007, and shall receive payment on or before January 31, 2007.</p> <p>(b) — Employees with between five and ten years of service on September 30, 2006, who therefore are not eligible for the above stated payout, may exchange any amount of their accrued leave for payment of \$0.25 for each dollar, as provided above.</p> <p>(1) — Such employees may also maintain their current accrual of sick leave</p>

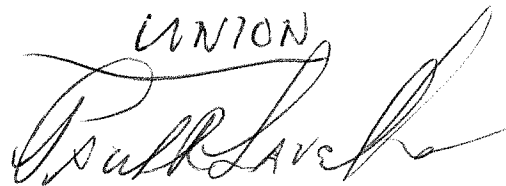
Proposal	Language
	<p>for future use, if necessary. Payment of such sick days when utilized shall be fixed at the hourly rate effective on September 30, 2006.</p> <p>(2) Such employees shall not be eligible for payout of such accrual upon separation from service.</p> <p>(c) Upon the death of an employee, the amount of sick leave time credited to the employee shall be payable to his or her surviving spouse, if any, otherwise to his or her heirs at law, unless previously stipulated otherwise by the employee in writing to the Housing Authority and provided that such payment shall not conflict with existing pension provisions. The amount of sick leave payable upon the death of an employee shall be the same as that payable upon retirement or voluntary resignation in accordance with the previous paragraph Section 8.5(a).</p> <p>SECTION 8.28.1 - Short Term Disability Insurance</p> <p>HANH shall provide a short-term disability policy at the Agency's expense. The details of the policy and vendor shall be determined after a competitive bidding process. Such policy shall provide for (i) at least 60% salary replacement; and (ii) duration of up to at least twenty-six (26) weeks per occurrence. The Union President shall be a member of the committee to select the policy.</p> <p>SECTION 8.38.2</p> <p>FAMILY AND MEDICAL LEAVE</p> <p>Each employee is entitled to family and medical leave as provided by the Federal and State of Connecticut Family and Medical Leave Acts.</p>
No. 8, Art. XIII, Wages	<p>SECTION 13.1</p> <p><u>During the term of this Agreement, annual general wage increases for employees on the payroll on the date the parties ratify this Agreement, shall be as follows:</u></p> <p>Effective and retroactive <u>for active employees to October 1, 2021</u>2024, there shall be a three percent (3.0%) general wage increase.</p> <p>Effective October 1, 2022<u>2025</u>, there shall be a two and one half percent (2.5%) general wage increase.</p> <p>Effective October 1, 2023<u>2026</u>, there shall be a two percent (2%) general wage increase.</p> <p>The parties agree to reopen the contract to negotiate the wage increases provided for above in the event of a demonstrated funding shortfall.</p>

Proposal	Language
	The job title, grade level and salary range for each position covered by this Agreement is attached as Appendix A. The minimum and maximum salaries shall be increased by the general wage increases.
No. 10, Art. XV, Insurance	<p>SECTION 15.1</p> <p>(e) <u>Connecticut Partnership Plan</u></p> <p style="text-align: center;">* * * * *</p> <p>3) The percentage share of such premium cost shall be as follows:</p> <p style="margin-left: 100px;"> <u>10/1/21-24 - 19% (upon ratification) 20%</u> <u>10/1/22-25 - 20% 20.5%</u> <u>10/1/23-26 - 20% 21%</u> <u>10/1/27 - 22%</u> </p>
No. 11 Art. XXVIII, Effective Date [REVISED]	<p>SECTION 28.1 - Revised proposal</p> <p>This Agreement shall become effective on October 1, 2021<u>2024</u>, and it shall remain in full force and effect through September 30, 2024<u>2028</u>, and thereafter until either party serves a 150-day written notice specifying a desire to modify this Agreement.</p> <p><u>[Note: dates on the cover page and first page following the table of contents changes to match]</u></p>
Union No. 3	<p><u>Authority Counter:</u></p> <p>SECTION 13.1</p> <p>Effective and retroactive to October 1, 2021<u>2024</u>, there shall be a three<u>three</u> percent (3.0%<u>3.00%</u>) general wage increase.</p> <p>Effective October 1, 2022<u>2025</u>, there shall be a three percent (2.5%<u>3.00%</u>) general wage increase.</p> <p>Effective October 1, 2023<u>2026</u>, there shall be a two and one-half<u>three-quarters</u> (2%<u>2.75%</u>) general wage increase.</p> <p><u>Effective October 1, 2027, there shall be a two and one-half three-quarters (2.75%) general wage increase.</u></p> <p>The parties agree to reopen the contract to negotiate the wage increases provided for above in the event of a demonstrated funding shortfall.</p> <p>The job title, grade level and salary range for each position covered by this Agreement is attached as Appendix A. The minimum and maximum salaries shall be increased by the general wage increases.</p>

Proposal	Language
Union No. 5	<p><u>Authority Counter:</u></p> <p><u>Minimum and Maximum pay as of September 30, 2024 is frozen for the life of the contract, actual rates of pay for positions to be included in actual wage chart in the contract.</u></p>



Karen DuBois-Walton, Ph.D
President

UNION

Council 4 STAFF REPRESENTATIVE

MEMORANDUM

TO: Board of Commissioners

DATE: October 15, 2024

FROM: Karen Dubois-Walton, Executive Director

RE: Resolution Authorizing Change Order # 1 to the Agreement with Yale University for Data Sharing ending 4/17/2028

ACTION: Recommend that the Board of Commissioners adopt Resolution # 10-75/24-R

TIMING: Immediately

DISCUSSION: On April 18, 2023, the Board of Commissioners approved Resolution # 04-28/23R, an agreement with Yale University for Data Sharing at no cost for a period of 5 years.

ECC/HANH now seeks to amend the existing Agreement to add P20 WIN to the data sharing agreement ending 4/17/2028. P20 WIN is Connecticut's Preschool-20 and Workforce Information Network.

Data covered by this Agreement includes:

- Housing choice voucher (HCV) holder and low income public housing (LIPH) tenant identifying information
- HCV holder and LIPH tenant demographic information and residence, employment, and payments-related information
- HCV waitlist and LIPH lottery applicant identifying information
- HCV waitlist and LIPH lottery applicant demographic information and submitted application information related to earnings, employment, and current residence.

This Agreement and transfer of Data pursuant to this Agreement constitute a license to use the Data for research on the effects of housing assistance on academic and labor market outcomes, including but not limited to the impact of housing assistance on child academic achievement and school performance and adult employment and income.

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

ECC/HANH staff is recommending that the Board of Commissioners approve Change Order # 1 to the contract with Yale University and P20 WIN for Data Sharing services for an additional period of 13 months and an additional value of \$0.00 bringing the total contract not to exceed value from \$0.00 to \$0.00 with {Manual} option(s) to renew.

FISCAL IMPACT: N/A

STAFF: **Donna Piccirilli**

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION # 10-75/24-R

RESOLUTION AUTHORIZING CHANGE ORDER # 1 TO THE Agreement WITH YALE UNIVERSITY FOR DATA SHARING SERVICES Ending 4/17/2028

WHEREAS, on April 18, 2023, the Board approved Resolution # 04-18-2023, an agreement with Yale University at no cost, ending 4/17/2028

WHEREAS, ECC/HANH now seeks to amend the existing Agreement to add P20 WIN to the data sharing agreement ending 4/17/2028. P20 WIN is Connecticut's Preschool-20 and Workforce Information Network.

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

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

1. ECC/HANH staff is now recommending that the Board of Commissioners authorize change order #1 to the Agreement with Yale University for Data Sharing to add P20-WIN at no cost for the remainder of the Agreement ending 4/17/2024.
2. The President be and hereby is authorized, empowered, and directed to take any and all such action ancillary, related and or/necessary action to fulfill the foregoing purposes and the purposes of this resolution.
3. This resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on October 15, 2024.

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

Date

REVIEWED:
McCarter & English, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young



Overview

[P20 WIN](#) is Connecticut's state longitudinal data system and is the mechanism by which data from multiple agencies are matched to address critical policy questions. P20 WIN informs sound policies and practice through secure sharing of longitudinal data across participating agencies to ensure that individuals successfully navigate supportive services and educational pathways into the workforce.

[P20 WIN](#) is a federated data system that has been operational since 2014. P20 WIN is used to answer policy questions, fulfill federal and state reporting requirements; support program review; inform school districts of postsecondary outcomes; provide employment and wage outcome data; and support research and analysis on a variety of topics.

Participating Agencies

[P20 WIN](#) has a membership of 10 state agencies, institutions of higher education, and nonprofits, including: the Office of Early Childhood (OEC), the State Department of Education (SDE), Connecticut State Colleges and Universities (CSCU), the University of Connecticut (UConn), the CT Conference of Independent Colleges (CCIC), the Department of Labor (DOL), the Department of Social Services (DSS), the Department of Children and Families (DCF), the Office of Higher Education (OHE), and the CT Coalition to End Homelessness (CCEH).

Governance

P20 WIN has an [Executive Board and a Data Governing Board](#) that develop and implement the necessary policies and procedures for a multi-agency Data Sharing system to address broad policy questions and state needs. P20 WIN is administered by the Office of Policy and Management (OPM), which provides program management to support the continued operation and improvement as a resource for the participating agencies and the State. The Department of Labor is the Data Integration Hub for P20 WIN and conducts all data matching for approved data requests for the participating agencies.

Learning Agenda

The [P20 WIN Learning Agenda](#) reflects the priority issues and burning questions for the State of Connecticut and P20 WIN participating agencies. The topics and questions in the [Learning Agenda](#) are used to prioritize and inform data requests to P20 WIN:

- College and Career Success: to support placement decisions at colleges and universities
- Student Readiness: to analyze transitions between early childhood and K-12 schools, to include social services, child welfare, housing, family life and adult education
- Financial Aid: the dynamics and outcomes for state financial aid grant recipients
- Workforce Training: measuring the net impact and return on investment for public workforce training programs
- Overcoming Barriers to Success: using data to help individuals who face barriers to success due to factors like homelessness or engagement with the child welfare system

MEMORANDUM

TO: Board of Commissioners
FROM: William E. Kilpatrick, Chair
DATE: October 15, 2024
RE: RESOLUTION AUTHORIZING THE APPOINTMENT OF SHENAE DRAUGHN AS INTERIM EXECUTIVE DIRECTOR/SECRETARY/PRESIDENT OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN, AND PRESIDENT OF THE GLENDOWER GROUP, INC., 360 MANAGEMENT GROUP, CO., AND THEIR AFFILIATED ENTITIES, EFFECTIVE AND COMMENCING NOVEMBER 2, 2024

ACTION: Recommend that the Board of Commissioners adopt Resolution **10-77/24-R**

TIMING: Immediately

BACKGROUND: Karen DuBois-Walton has resigned as Executive Director/Secretary/President of the Housing Authority of the City of New Haven (the "Authority"), and President of The Glendower Group, Inc., 360 Management Group, Co., and their affiliated entities effective November 1, 2024.

In order to ensure the continued operation of the Authority, The Glendower Group, Inc., 360 Management Group, Co., and their affiliated entities, it is in the best interests of the Authority to appoint an individual to serve as Interim Executive Director/Secretary/President of the Authority and President of The Glendower Group, Inc., 360 Management Group, Co., and their affiliated entities on an interim basis.

The Board of Commissioners of the Authority has determined that it is in the best interests of the Authority to appoint Shenae Draughn as Interim Executive Directors/Secretary/President of the Authority and President of The Glendower Group, Inc., 360 Management Group, Co., and their affiliated entities effective and commencing November 2, 2024, with compensation to be in an amount consistent with the personnel policies of each of the Authority, The Glendower Group, Inc., and 360 Management Group, Co..

FISCAL IMPACT: Federal funds not to exceed federal executive compensation limit and non-federal funds to compensate for direction of instrumentalities

STAFF: None

HOUSING AUTHORITY OF THE CITY OF NEW HAVEN

RESOLUTION NUMBER 10-77/24-R

**RESOLUTION AUTHORIZING THE APPOINTMENT OF SHENAE DRAUGHN AS
INTERIM EXECUTIVE DIRECTOR/SECRETARY/PRESIDENT OF THE HOUSING AUTHORITY
OF THE CITY OF NEW HAVEN, AND PRESIDENT OF THE GLENDOWER GROUP, INC.,
360 MANAGEMENT GROUP, CO., AND THEIR AFFILIATED ENTITIES, EFFECTIVE AND
COMMENCING NOVEMBER 2, 2024**

WHEREAS, Karen DuBois-Walton has resigned as Executive Director/Secretary/President of the Housing Authority of the City of New Haven and President of The Glendower Group, Inc., 360 Management Group, Co., and their affiliated entities effective November 1, 2024; and

WHEREAS, in order to ensure the continued operation of the Authority, The Glendower Group, Inc., 360 Management Group, Co. and their affiliated entities, it is in the best interests of the Authority to appoint an individual to serve as Interim Executive Director/Secretary/President of the Housing Authority of the City of New Haven and President of The Glendower Group, Inc., 360 Management Group, Co., and their affiliated entities on an interim basis; and

WHEREAS, the Board of Commissioners of the Authority has determined that it is in the best interests of the Authority to appoint Shenae Draughn as Interim Executive Director/Secretary/President of the Housing Authority of the City of New Haven and President of The Glendower Group, Inc., 360 Management Group, Co., and their affiliated entities effective and commencing November 2, 2024.

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

1. The appointment of Shenae Draughn as Interim Executive Director/Secretary/President of the Authority and President of The Glendower Group, Inc., 360 Management Group, Co., and their affiliated entities effective and commencing November 2, 2024 , with compensation to be in an amount consistent with the personnel policies of each of the Authority, The Glendower Group, Inc., and 360 Management Group, Co.; and
2. This Resolution shall take effect immediately.

[CERTIFICATION 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 October 15, 2024.

William E. Kilpatrick
Chairman

Date

REVIEWED:

MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.

MEMORANDUM

TO: Board of Commissioners
FROM: William E. Kilpatrick, Chair
DATE: October 15, 2024
RE: RESOLUTION AUTHORIZING THE APPOINTMENT OF A TRANSITION AND PERSONNEL SEARCH COMMITTEE

ACTION: Recommend that the Board of Commissioners adopt Resolution # 10-76/24-R

TIMING: Immediately

BACKGROUND: Karen DuBois-Walton has resigned as Executive Director/Secretary/President of the Housing Authority of the City of New Haven (the "Authority"), and President of The Glendower Group, Inc., 360 Management Group, Co., and their affiliated entities effective November 1, 2024.

In order to ensure the continued operation of the Authority, The Glendower Group, Inc., 360 Management Group, Co., and their affiliated entities and consistent with the Agency's Succession Plan, it is in the best interests of the Authority to appoint a Transition and Personnel Search Committee to commence selection of an Executive Director/Secretary/President.

The Board of Commissioners of the Authority has determined that it is in the best interests of the Authority to authorize Chair William E. Kilpatrick to appoint a Transition and Personnel Search Committee of the Board of Commissioners to commence the process for selection of the next Executive Director/Secretary/President of the Authority and President of The Glendower Group, Inc., 360 Management Group, Co., and their affiliated entities.

FISCAL IMPACT: None

STAFF: None

**HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
RESOLUTION #10-76/24-R**

**RESOLUTION AUTHORIZING THE APPOINTMENT OF A TRANSITION AND PERSONNEL
SEARCH COMMITTEE**

WHEREAS, Karen DuBois-Walton has resigned as Executive Director/Secretary/President of the Housing Authority of the City of New Haven and President of The Glendower Group, Inc., 360 Management Group, Co., and their affiliated entities effective November 1, 2024; and

WHEREAS, in order to ensure the continued operation of the Authority, The Glendower Group, Inc., 360 Management Group, Co. and their affiliated entities, it is in the best interests of the Authority to appoint a Transition and Personnel Search Committee to commence selection of an Executive Director/Secretary/President; and

WHEREAS, the Board of Commissioners of the Authority has determined that it is in the best interests of the Authority to authorize Chair William E. Kilpatrick to appoint a Transition and Search Committee of the Board of Commissioners to commence the process for selection of the next Executive Director/Secretary/President of the Authority and President of The Glendower Group, Inc., 360 Management Group, Co., and their affiliated entities.

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

1. The appointment of a Transition and Personnel Search Committee to commence the process for selection of the next Executive Director/Secretary/President of the Authority and President of The Glendower Group, Inc., 360 Management Group, Co., and their affiliated entities hereby is made, authorized and directed; and
2. This Resolution shall take effect immediately.

[CERTIFICATION 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 October 15, 2024.

William E. Kilpatrick
Chairman

Date

REVIEWED:

MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.