

Shenae Draughn  
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, AUGUST 19<sup>TH</sup> 2025 at 4:00 P.M.

[Join the meeting now](#)

Meeting ID: 285 052 228 048

Passcode: Rs6K53hD

1. Roll Call
2. Approval of the Minutes From June 17<sup>th</sup>, 2025
3. Bills and Communications
4. Public Comments (3 Minutes per Individual /15 Minutes per Group)
5. President's Report

## ACTION ITEMS

### FINANCE COMMITTEE:

NONE

### P&D COMMITTEE:

1. **Resolution 08-50/25-R;** Resolution Authorizing Amendment #1 to Year 1 of Indefinite Quantities Contract ("IQC") PM-24-C-908(E) with Christopher Williams Architects for Agency Wide Architectural & Engineering Services in the Maximum Not to Exceed Amount of \$200,000.00 Bringing the Amended Year 1 Contract Amount From \$71,885.50 to \$271,885.50 Through January 9, 2026
2. **Resolution 08-51/25-R;** Resolution Authorizing Amendment #2 to Year 1 of Indefinite Quantities Contract ("IQC") PM-24-C-908(D) with Brian Cleveland Architects for Agency Wide Architectural & Engineering Services Increasing the Contract Amount in the Maximum Not to Exceed Amount of \$100,000.00 Bringing the Amended Year 1 Contract Amount From \$171,885.50 to \$271,885.50 Through January 9, 2026

## **SERVICES COMMITTEE:**

3. **Resolution 08-52/25-R;** Resolution Increasing The Threshold For Micro Purchases And Small Purchases And Amending The Start Date To March 28, 2025
4. **Resolution 08-53/25-R;** Resolution Authorizing A Housing Assistance Payment (HAP) Contract With Dixwell Housing Associates, LLC For Twenty (20) Project Based Units For An Initial Term Of Twenty (20) Years Commencing September 1, 2025 And Ending August 31, 2045 With An Option To Renew For An Additional 20 Years In The Authority's Sole Discretion
5. **Resolution 08-54/25-R;** Authorization of a Contract for Energy Consultant Services With NuEnergen LLC for a period of One-Year Beginning September 1, 2025, and ending August 31, 2026, with Four (4) One-Year options to Renew, in an Amount Not to Exceed \$112,000.00 Annually, and a Total Contract Amount Not to Exceed of \$560,000.00 in Aggregate Over the Entire Term of the Extended Contract \$560,000.00
6. **Resolution 08-55/25-R;** Authorization Of A Contract For Microsoft Licenses With The Computer Company For A Period Of One-Year, In An Amount Not To Exceed \$172,261.80
7. **Resolution 08-56/25-R;** Resolution Ratifying, Authorizing And, To The Extent Necessary, Reauthorizing A Collaboration Agreement With Albertus Magnus College To Provide A Fifteen Percent Tuition Discount For Elm City Communities Employees Enrolled In Degree Programs, Effective As Of August 1, 2025, Continuing Until Termination By Either Party
8. **Resolution 08-57/25-R;** Resolution Ratifying, Authorizing, and to the extent necessary, Reauthorizing Change Order # 3 to the Contract with Reitman Personnel for Temporary Staffing to Extend the Term of the Contract for an Additional One (1) year and to Increase the Not-to-Exceed Contract Amount by \$800,000, Bringing the Total Not to Exceed Contract Amount from \$1,249,807 to \$2,049,807
9. **Resolution 08-58/25-R;** Resolution Ratifying, Authorizing, and to the Extent Necessary, Reauthorizing the Workers' Compensation Policy with Connecticut Interlocal Risk Management Agency (CIRMA) for the period commencing on July 1, 2025, and ending on June 30, 2026, in the amount of \$215,132.00

## **ADJOURNMENT**

MINUTES  
REGULAR MEETING OF THE BOARD OF COMMISSIONERS  
HOUSING AUTHORITY OF THE CITY OF NEW HAVEN  
360 ORANGE STREET NEW HAVEN CT 06511  
TUESDAY, AUGUST 19<sup>TH</sup>, 2025 at 4:00 P.M.

Those present included:

William Kilpatrick, Chair  
Kevin Alvarez, Commissioner  
Danya Keene, Commissioner  
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 4:26 p.m.

At Roll Call, Shenae Draughn was present in person in the boardroom along with, Chairman Kilpatrick, Commissioner Witherspoon, Commissioner Keene and Commissioner Alvarez.

Approval of the Minutes from the May 20<sup>th</sup>, 2025, Meeting:

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

**Aged Accounts Payable Report totaling \$ 72,555.21 (listed on page 4), 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 August 19, 2025, Board of Commissioners meeting.**

**Bank Book Check Register totaling \$ 2,546,601.07 (listed on page 11). This list consists of invoices that have been paid from July 1- July 31, 2025. Yardi Systems Inc (\$ 29,624) for agency training and conversion services. Patterson & Associate Consulting, LLC (\$ 49,920) for consulting services; IMMIX TECHNOLOGY INC (\$ 76,925) for Bob.ai, 1 year; Home Depot (\$ 95,516) for supplies agency-wide; Fuss & O'Neill, Inc. (77,701) for IQC Scattered sites; TORTI GALLAS AND PARTNERS, INC (\$ 113,679) for Union Sq Project; City of New Haven (\$ 94,358) for bulk trash, Fuel, LCI & taxes; Censere Consulting, LLC (25,214) for agency consultant services; United Illuminating (\$ 137,067) for various sites electrical; Regional Water Authority (\$69,232) For agency-wide services.**

The total of both registers is **\$ 2,619,156.28**

Public Comments:

- NONE

**June 17<sup>th</sup>, 2025 President Report Located Here:**

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

**June 17<sup>th</sup>, 2025 Resolutions Located Here:**

- [6-39 Approve FY 2024 Audited Financial Statements - RESOLUTION.docx](#)
- [06-40 CFP \(Capital Funds\) 2025 funds award RESOLUTION.doc](#)
- [06-41 MTW Funds for St. Lukes redevelopment.docx](#)
- [06-42 CONSTRUCTION LOAN RESOLUTION \(HANH\) ELECTRICAL WORK \\$2,157,467 \(McConaughy 4%\).doc](#)
- [06-43 CONSTRUCTION LOAN RESOLUTION \(HANH\) ELECTRICAL WORK \\$3,149,560 \(McConaughy 9%\).doc](#)
- [06-44 PASS THROUGH AGREEMENT RESOLUTION 2025.docx](#)
- [06-45 MTW Annual Plan FY26 Resolution.docx](#)
- [06-46 New Haven Reads RESOLUTION.docx](#)
- [06-47 Home Services More Change Order # 2 RESOLUTION.docx](#)
- [06-48 Northeast Generator Services RESOLUTION.docx](#)
- [06-49 Marshall Services 060225LP.docx](#)

**ADJOURNMENT**

**Motion to adjourn made by Alvarez seconded by Keene at 5:01PM**



# MEMORANDUM

**TO: All Board of Commissioners**

**FROM: John Rafferty, CFO**

**RE: Bills and Communications**

**DATE: August 19, 2025**

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Attached please find the following Two (2) lists:

**Aged Accounts Payable Report** totaling **\$ 72,555.21** (listed on page 4), 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 August 19, 2025, Board of Commissioners meeting.

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The total of both registers is **\$ 2,619,156.28**  
Attachments

## Accounts Payable Report

| Batch # | Vendor ID | Vendor Name                            | Invoice #                   | Inv. Date  | Due Date   | GL Post Date | Total  |
|---------|-----------|--|-----------------------------|------------|------------|--------------|--------|
| 245905  | 000123381 | Chesson & Schweickert, LLC             | <u>167455</u>               | 06/05/2025 | 07/05/2025 | 07/31/2025   | 669.29 |
| 245905  | 000123381 | Chesson & Schweickert, LLC             | <u>167501</u>               | 06/05/2025 | 07/05/2025 | 07/31/2025   | 75.00  |
| 245905  | 000123381 | Chesson & Schweickert, LLC             | <u>167571</u>               | 06/07/2025 | 07/07/2025 | 07/31/2025   | 75.00  |
| 245905  | 000123381 | Chesson & Schweickert, LLC             | <u>167569</u>               | 06/07/2025 | 07/07/2025 | 07/31/2025   | 75.00  |
| 245905  | 000123381 | Chesson & Schweickert, LLC             | <u>167561</u>               | 06/07/2025 | 07/07/2025 | 07/31/2025   | 75.00  |
| 245905  | 000123381 | Chesson & Schweickert, LLC             | <u>167806</u>               | 06/11/2025 | 07/11/2025 | 07/31/2025   | 75.00  |
| 245905  | 000123381 | Chesson & Schweickert, LLC             | <u>167807</u>               | 06/11/2025 | 07/11/2025 | 07/31/2025   | 75.00  |
| 245905  | 000123381 | Chesson & Schweickert, LLC             | <u>167913</u>               | 06/15/2025 | 07/15/2025 | 07/31/2025   | 75.00  |
| 245905  | 000123381 | Chesson & Schweickert, LLC             | <u>168013</u>               | 06/18/2025 | 07/18/2025 | 07/31/2025   | 75.00  |
| 245905  | 000123381 | Chesson & Schweickert, LLC             | <u>168150</u>               | 06/24/2025 | 07/24/2025 | 07/31/2025   | 75.00  |
| 245899  | 000123381 | Chesson & Schweickert, LLC             | <u>168696</u>               | 07/13/2025 | 08/12/2025 | 07/31/2025   | 125.00 |
| 245837  | 000114532 | City of New Haven                      | <u>July 2025 Bulk Trash</u> | 07/31/2025 | 08/30/2025 | 07/31/2025   | 205.52 |
| 245717  | 000148443 | Hearst Media Services Connecticut, LLC | <u>July 2025 full invoi</u> | 07/31/2025 | 08/30/2025 | 07/31/2025   | 424.61 |
| 245905  | 000123381 | Chesson & Schweickert, LLC             | <u>164750</u>               | 03/23/2025 | 04/22/2025 | 07/31/2025   | 75.00  |
| 245905  | 000123381 | Chesson & Schweickert, LLC             | <u>166359</u>               | 05/03/2025 | 06/02/2025 | 07/31/2025   | 75.00  |
| 245905  | 000123381 | Chesson & Schweickert, LLC             | <u>167500</u>               | 06/05/2025 | 07/05/2025 | 07/31/2025   | 75.00  |
| 245905  | 000123381 | Chesson & Schweickert, LLC             | <u>167564</u>               | 06/07/2025 | 07/07/2025 | 07/31/2025   | 75.00  |
| 245905  | 000123381 | Chesson & Schweickert, LLC             | <u>167563</u>               | 06/07/2025 | 07/07/2025 | 07/31/2025   | 75.00  |
| 245905  | 000123381 | Chesson & Schweickert, LLC             | <u>168252</u>               | 06/26/2025 | 07/26/2025 | 07/31/2025   | 125.00 |
| 245837  | 000114532 | City of New Haven                      | <u>July 2025 Bulk Trash</u> | 07/31/2025 | 08/30/2025 | 07/31/2025   | 148.33 |
| 245717  | 000148443 | Hearst Media Services Connecticut, LLC | <u>July 2025 full invoi</u> | 07/31/2025 | 08/30/2025 | 07/31/2025   | 306.46 |
| 245905  | 000123381 | Chesson & Schweickert, LLC             | <u>164739</u>               | 03/21/2025 | 04/20/2025 | 07/31/2025   | 75.00  |
| 245905  | 000123381 | Chesson & Schweickert, LLC             | <u>164747</u>               | 03/23/2025 | 04/22/2025 | 07/31/2025   | 75.00  |
| 245905  | 000123381 | Chesson & Schweickert, LLC             | <u>164939</u>               | 03/27/2025 | 04/26/2025 | 07/31/2025   | 125.00 |
| 245905  | 000123381 | Chesson & Schweickert, LLC             | <u>165093</u>               | 03/30/2025 | 04/29/2025 | 07/31/2025   | 75.00  |
| 245905  | 000123381 | Chesson & Schweickert, LLC             | <u>166340</u>               | 05/02/2025 | 06/01/2025 | 07/31/2025   | 237.00 |
| 245905  | 000123381 | Chesson & Schweickert, LLC             | <u>166339</u>               | 05/02/2025 | 06/01/2025 | 07/31/2025   | 302.00 |

|        |           |  |                             |            |            |            |           |
|--------|-----------|--|-----------------------------|------------|------------|------------|-----------|
| 245905 | 000123381 | Chesson & Schweickert, LLC                         | <u>166777</u>               | 05/15/2025 | 06/14/2025 | 07/31/2025 | 215.00    |
| 245905 | 000123381 | Chesson & Schweickert, LLC                         | <u>167560</u>               | 06/07/2025 | 07/07/2025 | 07/31/2025 | 75.00     |
| 245905 | 000123381 | Chesson & Schweickert, LLC                         | <u>167562</u>               | 06/07/2025 | 07/07/2025 | 07/31/2025 | 75.00     |
| 245905 | 000123381 | Chesson & Schweickert, LLC                         | <u>167568</u>               | 06/07/2025 | 07/07/2025 | 07/31/2025 | 75.00     |
| 245905 | 000123381 | Chesson & Schweickert, LLC                         | <u>167862</u>               | 06/13/2025 | 07/13/2025 | 07/31/2025 | 320.00    |
| 245905 | 000123381 | Chesson & Schweickert, LLC                         | <u>167916</u>               | 06/15/2025 | 07/15/2025 | 07/31/2025 | 75.00     |
| 245905 | 000123381 | Chesson & Schweickert, LLC                         | <u>168218</u>               | 06/25/2025 | 07/25/2025 | 07/31/2025 | 125.00    |
| 245899 | 000123381 | Chesson & Schweickert, LLC                         | <u>168698</u>               | 07/13/2025 | 08/12/2025 | 07/31/2025 | 125.00    |
| 245899 | 000123381 | Chesson & Schweickert, LLC                         | <u>168689</u>               | 07/13/2025 | 08/12/2025 | 07/31/2025 | 125.00    |
| 245899 | 000123381 | Chesson & Schweickert, LLC                         | <u>168942</u>               | 07/19/2025 | 08/18/2025 | 07/31/2025 | 469.29    |
| 245899 | 000123381 | Chesson & Schweickert, LLC                         | <u>168934</u>               | 07/19/2025 | 08/18/2025 | 07/31/2025 | 469.29    |
| 245899 | 000123381 | Chesson & Schweickert, LLC                         | <u>169146</u>               | 07/27/2025 | 08/26/2025 | 07/31/2025 | 75.00     |
| 245837 | 000114532 | City of New Haven                                  | <u>July 2025 Bulk Trash</u> | 07/31/2025 | 08/30/2025 | 07/31/2025 | 126.61    |
| 245717 | 000148443 | Hearst Media Services Connecticut, LLC             | <u>July 2025 full invoi</u> | 07/31/2025 | 08/30/2025 | 07/31/2025 | 261.58    |
| 237263 | 000123289 | Northeast Electrical Distributors & Eagle Electric | <u>S002565279.00 1</u>      | 02/12/2025 | 03/14/2025 | 02/28/2025 | (49.78)   |
| 245905 | 000123381 | Chesson & Schweickert, LLC                         | <u>165092</u>               | 03/30/2025 | 04/29/2025 | 07/31/2025 | 75.00     |
| 245837 | 000114532 | City of New Haven                                  | <u>July 2025 Bulk Trash</u> | 07/31/2025 | 08/30/2025 | 07/31/2025 | 47.62     |
| 245717 | 000148443 | Hearst Media Services Connecticut, LLC             | <u>July 2025 full invoi</u> | 07/31/2025 | 08/30/2025 | 07/31/2025 | 98.39     |
| 245905 | 000123381 | Chesson & Schweickert, LLC                         | <u>164748</u>               | 03/23/2025 | 04/22/2025 | 07/31/2025 | 75.00     |
| 245905 | 000123381 | Chesson & Schweickert, LLC                         | <u>166141</u>               | 04/29/2025 | 05/29/2025 | 07/31/2025 | 75.00     |
| 245837 | 000114532 | City of New Haven                                  | <u>July 2025 Bulk Trash</u> | 07/31/2025 | 08/30/2025 | 07/31/2025 | 129.34    |
| 245717 | 000148443 | Hearst Media Services Connecticut, LLC             | <u>July 2025 full invoi</u> | 07/31/2025 | 08/30/2025 | 07/31/2025 | 267.23    |
| 245837 | 000114532 | City of New Haven                                  | <u>July 2025 Bulk Trash</u> | 07/31/2025 | 08/30/2025 | 07/31/2025 | 31.29     |
| 245717 | 000148443 | Hearst Media Services Connecticut, LLC             | <u>July 2025 full invoi</u> | 07/31/2025 | 08/30/2025 | 07/31/2025 | 64.65     |
| 245837 | 000114532 | City of New Haven                                  | <u>July 2025 Bulk Trash</u> | 07/31/2025 | 08/30/2025 | 07/31/2025 | 70.79     |
| 245717 | 000148443 | Hearst Media Services Connecticut, LLC             | <u>July 2025 full invoi</u> | 07/31/2025 | 08/30/2025 | 07/31/2025 | 146.24    |
| 245945 | 000123356 | Colonial Life & Accident Insurance                 | <u>7260623070434 8</u>      | 07/04/2025 | 08/03/2025 | 07/31/2025 | 10,971.62 |
| 245916 | 000136559 | D'Andre Barnes                                     | <u>July Mileage</u>         | 07/15/2025 | 08/14/2025 | 07/31/2025 | 49.63     |
| 245920 | 000119773 | Dattco, Inc  | <u>TRASPORTATI ON</u>       | 07/31/2025 | 08/30/2025 | 07/31/2025 | 865.00    |

|        |           |   |                                |            |            |            |          |
|--------|-----------|---|--------------------------------|------------|------------|------------|----------|
| 245947 | 000151794 | KJR Consulting                          | <u>2802</u>                    | 07/03/2025 | 08/02/2025 | 07/31/2025 | 7,660.54 |
| 245937 | 000140511 | Kronos Incorporated                     | <u>110080017601</u>            | 07/01/2025 | 07/31/2025 | 07/31/2025 | 9.00     |
| 245939 | 000144937 | Metropolitan Life Insurance Company USA | <u>METLIFE JULY 2025</u>       | 07/03/2025 | 08/02/2025 | 07/31/2025 | 425.24   |
| 245933 | 000141146 | Robin Miller-Godwin                     | <u>REFRESHMENTS LEADERSHIP</u> | 07/31/2025 | 08/30/2025 | 07/31/2025 | 118.80   |
| 135779 | 000118736 | W.B. Mason Company Inc                  | <u>714866-000 A</u>            | 02/21/2011 | 03/04/2011 | 03/04/2011 | 6.84     |
| 141015 | 000118736 | W.B. Mason Company Inc                  | <u>CR0317907</u>               | 02/01/2012 | 03/21/2012 | 03/21/2012 | 4.20     |
| 245949 | 000141189 | Al Mccoy Langston                       | <u>RSVP July 2025</u>          | 07/31/2025 | 08/30/2025 |            | 200.00   |
| 245949 | 000151889 | Billy Ray Mathews                       | <u>RSVP July 2025</u>          | 07/31/2025 | 08/30/2025 |            | 200.00   |
| 245949 | 000050208 | Donna Santiago                          | <u>RSVP July 2025</u>          | 07/31/2025 | 08/30/2025 |            | 200.00   |
| 245949 | 000119242 | Eddie P Moore                           | <u>RSVP July 2025</u>          | 07/31/2025 | 08/30/2025 |            | 200.00   |
| 245949 | 000101146 | Glenda Streater                         | <u>RSVP July 2025</u>          | 07/31/2025 | 08/30/2025 |            | 200.00   |
| 245949 | 000138281 | Jonathan Stewart                        | <u>RSVP July 2025</u>          | 07/31/2025 | 08/30/2025 |            | 200.00   |
| 245949 | 000118837 | Judy Cosby                              | <u>RSVP July 2025</u>          | 07/31/2025 | 08/30/2025 |            | 200.00   |
| 245949 | 000103834 | Lagreta Riles                           | <u>RSVP July 2025</u>          | 07/31/2025 | 08/30/2025 |            | 200.00   |
| 245949 | 000102618 | Lee C Moore                             | <u>RSVP July 2025</u>          | 07/31/2025 | 08/30/2025 |            | 200.00   |
| 245949 | 000101893 | Perry Lamar Gary                        | <u>RSVP July 2025</u>          | 07/31/2025 | 08/30/2025 |            | 200.00   |
| 245958 | 000119771 | Supreme Corporation                     | <u>455637</u>                  | 07/30/2025 | 08/29/2025 |            | 85.00    |
| 245949 | 000154565 | Todd Collins                            | <u>RSVP July 2025</u>          | 07/31/2025 | 08/30/2025 |            | 200.00   |
| 245935 | 000150272 | Airess Johnson                          | <u>RSVP July 2025</u>          | 07/31/2025 | 08/30/2025 |            | 200.00   |
| 245935 | 000110642 | Alberta W Golden                        | <u>RSVP July 2025</u>          | 07/31/2025 | 08/30/2025 |            | 200.00   |
| 245935 | 000105055 | Alicia M Spencer                        | <u>RSVP July 2025</u>          | 07/31/2025 | 08/30/2025 |            | 200.00   |
| 245935 | 000139159 | Ann Marie Maysonet                      | <u>RSVP July 2025</u>          | 07/31/2025 | 08/30/2025 |            | 200.00   |
| 245935 | 000104828 | Carol Suggs                             | <u>RSVP July 2025</u>          | 07/31/2025 | 08/30/2025 |            | 200.00   |
| 245935 | 000119381 | Doris J Doward                          | <u>RSVP July 2025</u>          | 07/31/2025 | 08/30/2025 |            | 200.00   |
| 245935 | 000133441 | Eric D Jowers                           | <u>RSVP July 2025</u>          | 07/31/2025 | 08/30/2025 |            | 200.00   |
| 245935 | 000211532 | John A Pupello                          | <u>RSVP July 2025</u>          | 07/31/2025 | 08/30/2025 |            | 200.00   |
| 245935 | 000133288 | Linda Cross                             | <u>RSVP July 2025</u>          | 07/31/2025 | 08/30/2025 |            | 200.00   |
| 245958 | 000119771 | Supreme Corporation                     | <u>454496</u>                  | 07/30/2025 | 08/29/2025 |            | 125.00   |
| 245742 | 000123400 | Nobe Construction Company               | <u>ELMCIT-005504</u>           | 02/09/2025 | 03/11/2025 |            | 2,404.46 |
| 245958 | 000119771 | Supreme Corporation                     | <u>455600</u>                  | 07/30/2025 | 08/29/2025 |            | 85.00    |
| 245958 | 000119771 | Supreme Corporation                     | <u>455393</u>                  | 07/30/2025 | 08/29/2025 |            | 65.00    |

|                  |           |  |                             |            |            |             |
|------------------|-----------|--|-----------------------------|------------|------------|-------------|
| 245742           | 000123400 | Nobe Construction Company                    | <u>ELMCIT-005504</u>        | 02/09/2025 | 03/11/2025 | 7,898.12    |
| 245742           | 000123400 | Nobe Construction Company                    | <u>ELMCIT-005504</u>        | 02/09/2025 | 03/11/2025 | 1,030.69    |
| 245742           | 000123400 | Nobe Construction Company                    | <u>ELMCIT-005504</u>        | 02/09/2025 | 03/11/2025 | 3,021.73    |
| 245960           | 000119771 | Supreme Corporation                          | <u>455526</u>               | 07/30/2025 | 08/29/2025 | 65.00       |
| 245958           | 000119771 | Supreme Corporation                          | <u>455571</u>               | 07/30/2025 | 08/29/2025 | 130.00      |
| 245958           | 000119771 | Supreme Corporation                          | <u>455501</u>               | 07/30/2025 | 08/29/2025 | 95.00       |
| 245951           | 000151794 | KJR Consulting                               | <u>2803</u>                 | 07/03/2025 | 08/02/2025 | 17,355.09   |
|                  | 000140511 | Kronos Incorporated                          | <u>110080015040</u>         | 07/01/2025 | 07/31/2025 | 2,944.24    |
|                  | 000103259 | Postmaster                                   | <u>POSTAGE FUNDING BRM</u>  | 06/03/2023 | 07/03/2023 | 2,203.41    |
|                  | 000103259 | Postmaster                                   | <u>POSTAGE FUNDING #787</u> | 06/03/2023 | 07/03/2023 | 1,411.02    |
| 245943           | 000166295 | Mechanical Heating and Air Conditioning, Inc | <u>SCCM718035C 5-1670</u>   | 06/20/2025 | 07/20/2025 | 960.00      |
| 245953           | 000166766 | United Mechanical Resources Inc.             | <u>31859</u>                | 07/03/2025 | 08/02/2025 | 360.00      |
| 245953           | 000166766 | United Mechanical Resources Inc.             | <u>31906</u>                | 07/03/2025 | 08/02/2025 | 300.00      |
| 245953           | 000166766 | United Mechanical Resources Inc.             | 31908                       | 07/08/2025 | 08/07/2025 | 319.83      |
| Total Amount Due |           |  |                             |            |            | \$72,555.21 |



| Type  | Check No. | DD No. | Date       | Amount         | Status | Void Date | Recorded Payee                     |
|-------|-----------|--------|------------|----------------|--------|-----------|------------------------------------|
| DD    | 0         | 34212  | 07/01/2025 | \$ (20,213.76) | Posted |           | Censere Consulting, LLC            |
| Check | 199768    | 0      | 07/01/2025 | \$ (11,879.14) | Posted |           | United Illuminating                |
| Check | 199769    | 0      | 07/01/2025 | \$ (9,966.47)  | Posted |           | United Illuminating                |
| Check | 199736    | 0      | 07/01/2025 | \$ (8,391.70)  | Posted |           | City of New Haven                  |
| Check | 199733    | 0      | 07/01/2025 | \$ (6,564.23)  | Posted |           | City of New Haven                  |
| Check | 199762    | 0      | 07/01/2025 | \$ (6,250.00)  | Posted |           | Phada                              |
| Check | 199784    | 0      | 07/01/2025 | \$ (4,575.01)  | Posted |           | Uplift Desk                        |
| Check | 199734    | 0      | 07/01/2025 | \$ (4,542.42)  | Posted |           | City of New Haven                  |
| Check | 199735    | 0      | 07/01/2025 | \$ (4,501.44)  | Posted |           | City of New Haven                  |
| Check | 199751    | 0      | 07/01/2025 | \$ (3,282.29)  | Posted |           | Engie North America Inc            |
| Check | 199773    | 0      | 07/01/2025 | \$ (2,519.07)  | Posted |           | United Illuminating                |
| Check | 199761    | 0      | 07/01/2025 | \$ (2,222.91)  | Posted |           | New Haven Village Suites           |
| DD    | 0         | 34214  | 07/01/2025 | \$ (1,820.07)  | Posted |           | Black Rock Truck Group, Inc        |
| Check | 199738    | 0      | 07/01/2025 | \$ (1,708.03)  | Posted |           | ARAMARK Uniform & Career Apparel   |
| Check | 199767    | 0      | 07/01/2025 | \$ (1,692.50)  | Posted |           | The Brownie World LLC              |
| Check | 199737    | 0      | 07/01/2025 | \$ (1,686.49)  | Posted |           | City of New Haven                  |
| Check | 199770    | 0      | 07/01/2025 | \$ (1,393.40)  | Posted |           | United Illuminating                |
| Check | 199785    | 0      | 07/01/2025 | \$ (950.00)    | Posted |           | W.B. Mason Company Inc             |
| Check | 199780    | 0      | 07/01/2025 | \$ (936.42)    | Posted |           | United Illuminating                |
| Check | 199747    | 0      | 07/01/2025 | \$ (866.23)    | Posted |           | Comcast Cable                      |
| Check | 199781    | 0      | 07/01/2025 | \$ (812.30)    | Posted |           | United Illuminating                |
| Check | 199782    | 0      | 07/01/2025 | \$ (812.15)    | Posted |           | United Illuminating                |
| Check | 199778    | 0      | 07/01/2025 | \$ (785.59)    | Posted |           | United Illuminating                |
| Check | 199748    | 0      | 07/01/2025 | \$ (650.76)    | Posted |           | Comcast Cable                      |
| Check | 199739    | 0      | 07/01/2025 | \$ (619.70)    | Posted |           | Comcast Cable                      |
| Check | 199740    | 0      | 07/01/2025 | \$ (619.70)    | Posted |           | Comcast Cable                      |
| Check | 199744    | 0      | 07/01/2025 | \$ (606.70)    | Posted |           | Comcast Cable                      |
| Check | 199779    | 0      | 07/01/2025 | \$ (477.29)    | Posted |           | United Illuminating                |
| Check | 199774    | 0      | 07/01/2025 | \$ (453.29)    | Posted |           | United Illuminating                |
| Check | 199681    | 0      | 07/01/2025 | \$ (424.00)    | Posted |           | Maria Rodriguez Quiles             |
| Check | 199741    | 0      | 07/01/2025 | \$ (406.70)    | Posted |           | Comcast Cable                      |
| Check | 199742    | 0      | 07/01/2025 | \$ (406.70)    | Posted |           | Comcast Cable                      |
| Check | 199745    | 0      | 07/01/2025 | \$ (406.70)    | Posted |           | Comcast Cable                      |
| Check | 199746    | 0      | 07/01/2025 | \$ (406.70)    | Posted |           | Comcast Cable                      |
| Check | 199743    | 0      | 07/01/2025 | \$ (343.70)    | Posted |           | Comcast Cable                      |
| Check | 199775    | 0      | 07/01/2025 | \$ (313.76)    | Posted |           | United Illuminating                |
| Check | 199766    | 0      | 07/01/2025 | \$ (300.00)    | Posted |           | Tarin Evans                        |
| Check | 199776    | 0      | 07/01/2025 | \$ (287.96)    | Posted |           | United Illuminating                |
| Check | 199710    | 0      | 07/01/2025 | \$ (287.00)    | Posted |           | Tiffaine Brodie                    |
| Check | 199705    | 0      | 07/01/2025 | \$ (277.00)    | Posted |           | Tamika Bratton                     |
| Check | 199671    | 0      | 07/01/2025 | \$ (269.00)    | Posted |           | Joshua C Martinez                  |
| Check | 199670    | 0      | 07/01/2025 | \$ (268.00)    | Posted |           | Jared Fleming                      |
| Check | 199714    | 0      | 07/01/2025 | \$ (245.00)    | Posted |           | Trevon Pue                         |
| Check | 199656    | 0      | 07/01/2025 | \$ (241.00)    | Posted |           | Dozier Dickey                      |
| Check | 199677    | 0      | 07/01/2025 | \$ (232.00)    | Posted |           | Lillie Louise Cunningham           |
| Check | 199765    | 0      | 07/01/2025 | \$ (225.80)    | Posted |           | T-Mobile                           |
| Check | 199753    | 0      | 07/01/2025 | \$ (224.40)    | Posted |           | Frontier Communications of Company |
| Check | 199757    | 0      | 07/01/2025 | \$ (224.40)    | Posted |           | Frontier Communications of Company |
| Check | 199777    | 0      | 07/01/2025 | \$ (220.06)    | Posted |           | United Illuminating                |
| Check | 199685    | 0      | 07/01/2025 | \$ (219.00)    | Posted |           | Maryann Jones                      |
| Check | 199700    | 0      | 07/01/2025 | \$ (219.00)    | Posted |           | Science Burruss                    |
| Check | 199663    | 0      | 07/01/2025 | \$ (219.00)    | Posted |           | Hope Brodie                        |
| Check | 199652    | 0      | 07/01/2025 | \$ (215.00)    | Posted |           | Corelle Wallace                    |
| Check | 199676    | 0      | 07/01/2025 | \$ (195.00)    | Posted |           | Latoya D Garrett                   |
| Check | 199647    | 0      | 07/01/2025 | \$ (195.00)    | Posted |           | Cassandra Moore                    |
| Check | 199658    | 0      | 07/01/2025 | \$ (195.00)    | Posted |           | Faith H Thompson                   |
| Check | 199659    | 0      | 07/01/2025 | \$ (195.00)    | Posted |           | Gianakos Jenkins                   |
| Check | 199646    | 0      | 07/01/2025 | \$ (195.00)    | Posted |           | Carle Washington                   |
| DD    | 199666    | 34208  | 07/01/2025 | \$ (194.00)    | Posted |           | Isabel Fuentes                     |
| Check | 199694    | 0      | 07/01/2025 | \$ (193.00)    | Posted |           | Rayquan T Durham                   |

|       |        |       |            |    |          |        |                                       |
|-------|--------|-------|------------|----|----------|--------|---------------------------------------|
| Check | 199642 | 0     | 07/01/2025 | \$ | (186.00) | Posted | Angelica Del Mar Rivera               |
| Check | 199649 | 0     | 07/01/2025 | \$ | (178.00) | Posted | Chevonne Boone                        |
| Check | 199704 | 0     | 07/01/2025 | \$ | (177.00) | Posted | Talisha Inell Young                   |
| Check | 199667 | 0     | 07/01/2025 | \$ | (176.00) | Posted | Jada Nyla Burnett                     |
| Check | 199680 | 0     | 07/01/2025 | \$ | (165.00) | Posted | Maria R Langston                      |
| Check | 199702 | 0     | 07/01/2025 | \$ | (163.00) | Posted | Shirley A Massey                      |
| DD    | 199707 | 34210 | 07/01/2025 | \$ | (162.00) | Posted | Teneshia Monique Harrington           |
| Check | 199690 | 0     | 07/01/2025 | \$ | (162.00) | Posted | Natasha Laureano                      |
| Check | 199692 | 0     | 07/01/2025 | \$ | (159.00) | Posted | Perry Flowers                         |
| Check | 199688 | 0     | 07/01/2025 | \$ | (156.00) | Posted | Nancy Marilyn Estrada                 |
| Check | 199669 | 0     | 07/01/2025 | \$ | (156.00) | Posted | Jannie Ellison                        |
| Check | 199711 | 0     | 07/01/2025 | \$ | (156.00) | Posted | Tonya Perkins                         |
| Check | 199783 | 0     | 07/01/2025 | \$ | (153.96) | Posted | United Illuminating                   |
| Check | 199752 | 0     | 07/01/2025 | \$ | (147.86) | Posted | Frontier Communications of Company    |
| Check | 199754 | 0     | 07/01/2025 | \$ | (147.86) | Posted | Frontier Communications of Company    |
| Check | 199755 | 0     | 07/01/2025 | \$ | (147.86) | Posted | Frontier Communications of Company    |
| Check | 199756 | 0     | 07/01/2025 | \$ | (147.86) | Posted | Frontier Communications of Company    |
| Check | 199699 | 0     | 07/01/2025 | \$ | (146.00) | Posted | Sarah M Kendrick                      |
| Check | 199758 | 0     | 07/01/2025 | \$ | (143.95) | Posted | HD Supply Facilities Maintenance, Ltd |
| Check | 199674 | 0     | 07/01/2025 | \$ | (138.00) | Posted | Kiara Carmichael                      |
| Check | 199683 | 0     | 07/01/2025 | \$ | (137.00) | Posted | Martha Moore                          |
| Check | 199645 | 0     | 07/01/2025 | \$ | (137.00) | Posted | Brenda Sparks                         |
| DD    | 0      | 34215 | 07/01/2025 | \$ | (132.60) | Posted | Ringcentral, Inc                      |
| Check | 199672 | 0     | 07/01/2025 | \$ | (132.00) | Posted | Joslyn Lockwood                       |
| Check | 199662 | 0     | 07/01/2025 | \$ | (129.00) | Posted | Helen Suggs                           |
| Check | 199712 | 0     | 07/01/2025 | \$ | (128.00) | Posted | Trenna Soares                         |
| Check | 199713 | 0     | 07/01/2025 | \$ | (128.00) | Posted | Trevon Highsmith                      |
| Check | 199655 | 0     | 07/01/2025 | \$ | (126.00) | Posted | Djiba Kane                            |
| Check | 199695 | 0     | 07/01/2025 | \$ | (126.00) | Posted | Rehossem Ddirangaye                   |
| Check | 199689 | 0     | 07/01/2025 | \$ | (124.00) | Posted | Natalie Rodriguez                     |
| Check | 199701 | 0     | 07/01/2025 | \$ | (115.00) | Posted | Shalanda Rena Wiggins                 |
| Check | 199684 | 0     | 07/01/2025 | \$ | (115.00) | Posted | Mary Lennon                           |
| Check | 199696 | 0     | 07/01/2025 | \$ | (113.00) | Posted | Robyn Louise Green                    |
| Check | 199716 | 0     | 07/01/2025 | \$ | (109.00) | Posted | Victoria C Allen                      |
| Check | 199715 | 0     | 07/01/2025 | \$ | (109.00) | Posted | Tyjon Watley                          |
| Check | 199641 | 0     | 07/01/2025 | \$ | (106.00) | Posted | Adrienne Simpson                      |
| Check | 199717 | 0     | 07/01/2025 | \$ | (98.00)  | Posted | Yvonne A Barros                       |
| Check | 199759 | 0     | 07/01/2025 | \$ | (94.71)  | Posted | Kimberly Johansen                     |
| Check | 199749 | 0     | 07/01/2025 | \$ | (93.12)  | Posted | Comcast Cable                         |
| Check | 199675 | 0     | 07/01/2025 | \$ | (91.00)  | Posted | Latanya Evans                         |
| Check | 199750 | 0     | 07/01/2025 | \$ | (89.40)  | Posted | Engie North America Inc               |
| Check | 199693 | 0     | 07/01/2025 | \$ | (87.00)  | Posted | Preziosa Flores                       |
| DD    | 199709 | 34211 | 07/01/2025 | \$ | (76.00)  | Posted | Thelma Goodwin                        |
| DD    | 0      | 34213 | 07/01/2025 | \$ | (75.00)  | Posted | Ace Van & Storage, Inc.               |
| Check | 199653 | 0     | 07/01/2025 | \$ | (74.00)  | Posted | D'Juana Desilva                       |
| Check | 199643 | 0     | 07/01/2025 | \$ | (74.00)  | Posted | Beatriz Toro                          |
| Check | 199706 | 0     | 07/01/2025 | \$ | (70.00)  | Posted | Tanya Franklin                        |
| Check | 199708 | 0     | 07/01/2025 | \$ | (67.00)  | Posted | Terese Edwina Stevenson               |
| Check | 199648 | 0     | 07/01/2025 | \$ | (60.00)  | Posted | Catalina Soto                         |
| Check | 199764 | 0     | 07/01/2025 | \$ | (57.77)  | Posted | Southern Connecticut Gas              |
| Check | 199760 | 0     | 07/01/2025 | \$ | (50.33)  | Posted | Kristen Cloutier                      |
| Check | 199650 | 0     | 07/01/2025 | \$ | (50.00)  | Posted | Ciera S Lewis                         |
| Check | 199657 | 0     | 07/01/2025 | \$ | (47.00)  | Posted | Evelyn Santiago                       |
| Check | 199660 | 0     | 07/01/2025 | \$ | (43.00)  | Posted | Gwendolyn Tyson                       |
| Check | 199678 | 0     | 07/01/2025 | \$ | (43.00)  | Posted | Lindsay Derubis                       |
| Check | 199687 | 0     | 07/01/2025 | \$ | (41.00)  | Posted | Modi Saher                            |
| Check | 199771 | 0     | 07/01/2025 | \$ | (33.96)  | Posted | United Illuminating                   |
| Check | 199698 | 0     | 07/01/2025 | \$ | (28.00)  | Posted | Sandra L Council                      |
| Check | 199651 | 0     | 07/01/2025 | \$ | (26.00)  | Posted | Connie J Tyson                        |
| Check | 199772 | 0     | 07/01/2025 | \$ | (23.16)  | Posted | United Illuminating                   |
| Check | 199691 | 0     | 07/01/2025 | \$ | (23.00)  | Posted | Paula A Barnes                        |
| DD    | 199697 | 34209 | 07/01/2025 | \$ | (22.00)  | Posted | Rosaura Luciano                       |
| Check | 199763 | 0     | 07/01/2025 | \$ | (20.70)  | Posted | Southern Connecticut Gas              |
| Check | 199679 | 0     | 07/01/2025 | \$ | (20.00)  | Posted | Madelyn Pagan                         |
| Check | 199682 | 0     | 07/01/2025 | \$ | (20.00)  | Posted | Marsha A Thomas                       |
| Check | 199668 | 0     | 07/01/2025 | \$ | (20.00)  | Posted | Janet Santiago                        |
| Check | 199664 | 0     | 07/01/2025 | \$ | (20.00)  | Posted | Hytean Iona Nolan Sterling            |
| Check | 199673 | 0     | 07/01/2025 | \$ | (20.00)  | Posted | Keldra C Harrison                     |
| Check | 199703 | 0     | 07/01/2025 | \$ | (19.00)  | Posted | Sor Perez                             |
| Check | 199686 | 0     | 07/01/2025 | \$ | (16.00)  | Posted | Mayra Quiles                          |

|       |        |       |            |    |             |                   |   |
|-------|--------|-------|------------|----|-------------|-------------------|---|
| Check | 199661 | 0     | 07/01/2025 | \$ | (4.00)      | Posted            | Hazel Juanita Standberry                          |
| Check | 199654 | 0     | 07/01/2025 | \$ | (4.00)      | Posted            | Delia E Torres                                    |
| DD    | 199665 | 34207 | 07/01/2025 | \$ | (4.00)      | Posted            | Iris Nereida Santana                              |
| Check | 199644 | 0     | 07/01/2025 | \$ | (4.00)      | Posted            | Beulah Jones                                      |
| DD    | 0      | 34218 | 07/02/2025 | \$ | (31,210.64) | Posted            | Brookside I Associates LLC                        |
| DD    | 0      | 34226 | 07/02/2025 | \$ | (24,764.15) | Posted            | Trinity New Haven Housing Two Limited Partnership |
| DD    | 0      | 34224 | 07/02/2025 | \$ | (20,251.58) | Posted            | Trinity New Haven Housing LP                      |
| DD    | 0      | 34217 | 07/02/2025 | \$ | (19,853.94) | Posted            | Brookside 2 Associates LLC                        |
| DD    | 0      | 34223 | 07/02/2025 | \$ | (18,641.51) | Posted            | Rockview 1 Associates LLC                         |
| DD    | 0      | 34227 | 07/02/2025 | \$ | (17,797.15) | Posted            | Trinity Rowe, LP                                  |
| DD    | 0      | 34225 | 07/02/2025 | \$ | (9,458.95)  | Posted            | Trinity New Haven Housing Three LP                |
| Check | 199786 | 0     | 07/02/2025 | \$ | (2,577.87)  | Posted            | QUADIENT, INC.                                    |
| DD    | 0      | 34219 | 07/02/2025 | \$ | (2,236.29)  | Posted            | Chamberlain Court Condominium Association, Inc.   |
| Check | 199788 | 0     | 07/02/2025 | \$ | (2,033.00)  | Posted            | Believe In Me Empowerment Corporation             |
| Check | 199787 | 0     | 07/02/2025 | \$ | (1,186.52)  | Posted            | Regional Water Authority                          |
| DD    | 0      | 34221 | 07/02/2025 | \$ | (668.41)    | Posted            | Jasmine Yvonne Johnson                            |
| DD    | 0      | 34216 | 07/02/2025 | \$ | (668.41)    | Posted            | Ashley Shemone Keen                               |
| DD    | 0      | 34222 | 07/02/2025 | \$ | (668.41)    | Posted            | Jerry L. Blue                                     |
| DD    | 0      | 34220 | 07/02/2025 | \$ | (51.55)     | Posted            | Corporate Mailing Services LLC                    |
| DD    | 0      | 34228 | 07/03/2025 | \$ | (49,920.00) | Posted            | Patterson & Associate Consulting, LLC             |
| Check | 199807 | 0     | 07/03/2025 | \$ | (13,953.91) | Posted            | Home Depot  |
| Check | 199808 | 0     | 07/03/2025 | \$ | (2,603.75)  | Posted            | Stanley Convergent Security Solutions, Inc.       |
| Check | 199804 | 0     | 07/03/2025 | \$ | (1,657.56)  | Posted            | United Illuminating                               |
| Check | 199800 | 0     | 07/03/2025 | \$ | (1,624.60)  | Posted            | United Illuminating                               |
| Check | 199802 | 0     | 07/03/2025 | \$ | (1,447.39)  | Posted            | United Illuminating                               |
| Check | 199799 | 0     | 07/03/2025 | \$ | (1,420.50)  | Posted            | United Illuminating                               |
| Check | 199790 | 0     | 07/03/2025 | \$ | (1,209.91)  | Posted            | Frontier Communications of Company                |
| Check | 199803 | 0     | 07/03/2025 | \$ | (999.39)    | Posted            | United Illuminating                               |
| Check | 199801 | 0     | 07/03/2025 | \$ | (965.51)    | Posted            | United Illuminating                               |
| Check | 199797 | 0     | 07/03/2025 | \$ | (917.61)    | Posted            | Regional Water Authority                          |
| Check | 199805 | 0     | 07/03/2025 | \$ | (817.57)    | Posted            | United Illuminating                               |
| Check | 199796 | 0     | 07/03/2025 | \$ | (616.46)    | Posted            | Online Information Services, Inc                  |
| Check | 199791 | 0     | 07/03/2025 | \$ | (432.03)    | Posted            | Frontier Communications of Company                |
| Check | 199806 | 0     | 07/03/2025 | \$ | (394.89)    | Posted            | United Illuminating                               |
| Check | 199792 | 0     | 07/03/2025 | \$ | (389.74)    | Posted            | Frontier Communications of Company                |
| Check | 199795 | 0     | 07/03/2025 | \$ | (377.40)    | Posted            | Frontier Communications of Company                |
| Check | 199794 | 0     | 07/03/2025 | \$ | (300.94)    | Posted            | Frontier Communications of Company                |
| Check | 199789 | 0     | 07/03/2025 | \$ | (280.06)    | Posted            | Frontier Communications of Company                |
| Check | 199793 | 0     | 07/03/2025 | \$ | (147.86)    | Posted            | Frontier Communications of Company                |
| Check | 199798 | 0     | 07/03/2025 | \$ | (65.59)     | Posted            | United Illuminating                               |
| DD    | 0      | 34229 | 07/07/2025 | \$ | (14,989.52) | Posted            | Housing Insurance Services, Inc.                  |
| Check | 199809 | 0     | 07/07/2025 | \$ | (5,653.30)  | Posted            | Eagle Environmental, Inc                          |
| Check | 199810 | 0     | 07/07/2025 | \$ | (546.40)    | Posted            | Hearst Media Services Connecticut, LLC            |
| Check | 199812 | 0     | 07/07/2025 | \$ | (174.15)    | Posted            | St Lukes Steel Band                               |
| Check | 199811 | 0     | 07/07/2025 | \$ | -           | Posted 07/07/2025 | St Lukes Steel Band                               |
| DD    | 0      | 34235 | 07/08/2025 | \$ | (1,500.00)  | Posted            | LaToya Mills                                      |
| Check | 199834 | 0     | 07/08/2025 | \$ | (1,359.01)  | Posted            | Nica's Market LLC                                 |
| Check | 199843 | 0     | 07/08/2025 | \$ | (1,047.92)  | Posted            | Comcast Cable                                     |
| Check | 199849 | 0     | 07/08/2025 | \$ | (798.43)    | Posted            | Connecticut Foodshare Inc                         |
| Check | 199852 | 0     | 07/08/2025 | \$ | (775.59)    | Posted            | Connecticut Foodshare Inc                         |
| Check | 199848 | 0     | 07/08/2025 | \$ | (610.64)    | Posted            | Connecticut Foodshare Inc                         |
| Check | 199850 | 0     | 07/08/2025 | \$ | (553.16)    | Posted            | Connecticut Foodshare Inc                         |
| Check | 199828 | 0     | 07/08/2025 | \$ | (498.75)    | Posted            | Jerris Luncheonette Inc                           |
| Check | 199851 | 0     | 07/08/2025 | \$ | (484.69)    | Posted            | Connecticut Foodshare Inc                         |
| Check | 199847 | 0     | 07/08/2025 | \$ | (465.22)    | Posted            | Connecticut Foodshare Inc                         |
| Check | 199841 | 0     | 07/08/2025 | \$ | (300.00)    | Posted            | Yale New Haven Hospital                           |
| Check | 199853 | 0     | 07/08/2025 | \$ | (246.88)    | Posted            | Connecticut Foodshare Inc                         |
| Check | 199839 | 0     | 07/08/2025 | \$ | (200.00)    | Posted            | Stevie Jackson                                    |
| DD    | 0      | 34230 | 07/08/2025 | \$ | (200.00)    | Posted            | Alberta Witherspoon                               |
| Check | 199821 | 0     | 07/08/2025 | \$ | (200.00)    | Posted            | Darius K Reid                                     |
| Check | 199832 | 0     | 07/08/2025 | \$ | (200.00)    | Posted            | Marta B Laboy                                     |
| Check | 199837 | 0     | 07/08/2025 | \$ | (200.00)    | Posted            | Roberto Roman-Negron                              |
| DD    | 0      | 34238 | 07/08/2025 | \$ | (200.00)    | Posted            | Patricia Mabry                                    |
| Check | 199818 | 0     | 07/08/2025 | \$ | (200.00)    | Posted            | Christy A Pedini                                  |
| DD    | 0      | 34232 | 07/08/2025 | \$ | (200.00)    | Posted            | Deborah Hudson                                    |
| Check | 199817 | 0     | 07/08/2025 | \$ | (200.00)    | Posted            | Bruce Gatling                                     |
| DD    | 0      | 34233 | 07/08/2025 | \$ | (200.00)    | Posted            | Dennis Nathaniel Jenkins                          |
| Check | 199822 | 0     | 07/08/2025 | \$ | (200.00)    | Posted            | Edward Beverley                                   |
| Check | 199833 | 0     | 07/08/2025 | \$ | (200.00)    | Posted            | Miguel Avila                                      |
| Check | 199838 | 0     | 07/08/2025 | \$ | (200.00)    | Posted            | Russell Roberson                                  |



|       |        |       |            |    |             |        |  |
|-------|--------|-------|------------|----|-------------|--------|--|
| Check | 199836 | 0     | 07/08/2025 | \$ | (200.00)    | Posted | Robert London                                |
| DD    | 0      | 34239 | 07/08/2025 | \$ | (200.00)    | Posted | Pedro Octavio Jimenez                        |
| Check | 199825 | 0     | 07/08/2025 | \$ | (200.00)    | Posted | Hector A Lozada-Osorio                       |
| Check | 199835 | 0     | 07/08/2025 | \$ | (200.00)    | Posted | Noraima Avila                                |
| DD    | 0      | 34236 | 07/08/2025 | \$ | (200.00)    | Posted | Lavern Davis                                 |
| Check | 199823 | 0     | 07/08/2025 | \$ | (200.00)    | Posted | Fresia Betancourt                            |
| Check | 199816 | 0     | 07/08/2025 | \$ | (200.00)    | Posted | Avis Grant                                   |
| Check | 199826 | 0     | 07/08/2025 | \$ | (200.00)    | Posted | Janet Poole                                  |
| Check | 199819 | 0     | 07/08/2025 | \$ | (200.00)    | Posted | Clenison Dickey                              |
| Check | 199840 | 0     | 07/08/2025 | \$ | (200.00)    | Posted | Teethenia Stroud                             |
| Check | 199827 | 0     | 07/08/2025 | \$ | (200.00)    | Posted | Jennifer Malone                              |
| Check | 199813 | 0     | 07/08/2025 | \$ | (200.00)    | Posted | Adalberto Rivera                             |
| DD    | 0      | 34237 | 07/08/2025 | \$ | (200.00)    | Posted | Lenard Greene                                |
| Check | 199824 | 0     | 07/08/2025 | \$ | (200.00)    | Posted | George G Robinson                            |
| DD    | 0      | 34234 | 07/08/2025 | \$ | (200.00)    | Posted | Ethel M Gray                                 |
| DD    | 0      | 34231 | 07/08/2025 | \$ | (200.00)    | Posted | Ana Felicia Duran                            |
| Check | 199815 | 0     | 07/08/2025 | \$ | (200.00)    | Posted | ANTHONY G BURRUS                             |
| Check | 199830 | 0     | 07/08/2025 | \$ | (200.00)    | Posted | Leon Bowman                                  |
| Check | 199814 | 0     | 07/08/2025 | \$ | (200.00)    | Posted | Adele Maysonet                               |
| Check | 199846 | 0     | 07/08/2025 | \$ | (189.13)    | Posted | Comcast Cable                                |
| Check | 199842 | 0     | 07/08/2025 | \$ | (175.42)    | Posted | Comcast Cable                                |
| Check | 199845 | 0     | 07/08/2025 | \$ | (175.42)    | Posted | Comcast Cable                                |
| Check | 199844 | 0     | 07/08/2025 | \$ | (171.47)    | Posted | Comcast Cable                                |
| Check | 199829 | 0     | 07/08/2025 | \$ | (59.71)     | Posted | Kristen Cloutier                             |
| Check | 199831 | 0     | 07/08/2025 | \$ | (25.00)     | Posted | Marie Antoinette Turner                      |
| Check | 199820 | 0     | 07/08/2025 | \$ | (25.00)     | Posted | Cynthia N Rogers                             |
| Check | 199856 | 0     | 07/09/2025 | \$ | (90,225.00) | Posted | Consolidated Electric INC                    |
| DD    | 0      | 34241 | 07/09/2025 | \$ | (6,150.00)  | Posted | Tighe & Bond, Inc                            |
| DD    | 0      | 34240 | 07/09/2025 | \$ | (5,536.53)  | Posted | Housing Development Fund, Inc.               |
| Check | 199855 | 0     | 07/09/2025 | \$ | (2,530.00)  | Posted | Print Fly Corporation                        |
| Check | 199854 | 0     | 07/09/2025 | \$ | (745.18)    | Posted | Internal Revenue Service                     |
| Check | 199861 | 0     | 07/10/2025 | \$ | (31,780.00) | Posted | AEPM International LLC                       |
| DD    | 0      | 34257 | 07/10/2025 | \$ | (26,669.32) | Posted | Mechanical Heating and Air Conditioning, Inc |
| DD    | 0      | 34246 | 07/10/2025 | \$ | (22,650.00) | Posted | Enviromed Services, Inc.                     |
| Check | 199860 | 0     | 07/10/2025 | \$ | (21,608.57) | Posted | Verizon Wireless                             |
| Check | 199870 | 0     | 07/10/2025 | \$ | (14,209.04) | Posted | Comcast Cable                                |
| DD    | 0      | 34261 | 07/10/2025 | \$ | (8,000.00)  | Posted | The Narrative Project, LLC                   |
| Check | 199877 | 0     | 07/10/2025 | \$ | (6,030.08)  | Posted | Yardi Systems Inc                            |
| Check | 199865 | 0     | 07/10/2025 | \$ | (5,000.00)  | Posted | DePino, Nunez & Biggs, LLC                   |
| Check | 199876 | 0     | 07/10/2025 | \$ | (3,123.24)  | Posted | Southern Connecticut Gas                     |
| DD    | 0      | 34244 | 07/10/2025 | \$ | (2,944.24)  | Posted | Kronos Incorporated                          |
| DD    | 0      | 34254 | 07/10/2025 | \$ | (2,739.07)  | Posted | 360 Management Group. Co.                    |
| DD    | 0      | 34245 | 07/10/2025 | \$ | (2,699.95)  | Posted | Northwest Interpreters, Inc.                 |
| Check | 199880 | 0     | 07/10/2025 | \$ | (2,090.00)  | Posted | Eagle Environmental, Inc                     |
| Check | 199879 | 0     | 07/10/2025 | \$ | (1,920.00)  | Posted | American Leak Detection of Central CT LLC    |
| Check | 199857 | 0     | 07/10/2025 | \$ | (1,811.25)  | Posted | Jerris Luncheonette Inc                      |
| DD    | 0      | 34250 | 07/10/2025 | \$ | (1,771.10)  | Posted | Autoscribe Corporation                       |
| Check | 199867 | 0     | 07/10/2025 | \$ | (1,036.71)  | Posted | Tarin Evans                                  |
| DD    | 0      | 34258 | 07/10/2025 | \$ | (415.29)    | Posted | MINITPRINT Inc d/b/a Docuprintnow            |
| Check | 199871 | 0     | 07/10/2025 | \$ | (201.68)    | Posted | Frontier Communications of Company           |
| DD    | 0      | 34251 | 07/10/2025 | \$ | (200.00)    | Posted | Doris J Doward                               |
| DD    | 0      | 34248 | 07/10/2025 | \$ | (200.00)    | Posted | Alberta W Golden                             |
| Check | 199863 | 0     | 07/10/2025 | \$ | (200.00)    | Posted | Brenda J Harris                              |
| DD    | 0      | 34253 | 07/10/2025 | \$ | (200.00)    | Posted | Linda Cross                                  |
| DD    | 0      | 34247 | 07/10/2025 | \$ | (200.00)    | Posted | Airess Johnson                               |
| DD    | 0      | 34249 | 07/10/2025 | \$ | (200.00)    | Posted | Alicia M Spencer                             |
| Check | 199862 | 0     | 07/10/2025 | \$ | (200.00)    | Posted | Ann Marie Maysonet                           |
| DD    | 0      | 34252 | 07/10/2025 | \$ | (200.00)    | Posted | Eric D Jowers                                |
| Check | 199866 | 0     | 07/10/2025 | \$ | (200.00)    | Posted | John A Pupello                               |
| Check | 199864 | 0     | 07/10/2025 | \$ | (200.00)    | Posted | Carol Suggs                                  |
| Check | 199874 | 0     | 07/10/2025 | \$ | (200.00)    | Posted | Major Banks                                  |
| DD    | 0      | 34260 | 07/10/2025 | \$ | (200.00)    | Posted | Teresa Nela Caporale                         |
| DD    | 0      | 34262 | 07/10/2025 | \$ | (200.00)    | Posted | Willard E. Ford                              |
| DD    | 0      | 34256 | 07/10/2025 | \$ | (200.00)    | Posted | Luz E Torres                                 |
| Check | 199869 | 0     | 07/10/2025 | \$ | (200.00)    | Posted | Annette Yancey                               |
| DD    | 0      | 34255 | 07/10/2025 | \$ | (200.00)    | Posted | Keith Davis                                  |
| DD    | 0      | 34259 | 07/10/2025 | \$ | (200.00)    | Posted | Ralph Berryman                               |
| Check | 199872 | 0     | 07/10/2025 | \$ | (200.00)    | Posted | Gail Pressley                                |
| Check | 199875 | 0     | 07/10/2025 | \$ | (200.00)    | Posted | Sean Holland                                 |
| Check | 199873 | 0     | 07/10/2025 | \$ | (200.00)    | Posted | Louise Wiggins                               |

|       |        |       |            |    |             |        |  |
|-------|--------|-------|------------|----|-------------|--------|--|
| DD    | 0      | 34242 | 07/10/2025 | \$ | (164.00)    | Posted | Housing Authority of the City of New Haven         |
| Check | 199868 | 0     | 07/10/2025 | \$ | (102.36)    | Posted | Yesica Hernandez-Perez                             |
| Check | 199858 | 0     | 07/10/2025 | \$ | (100.00)    | Posted | Massmutual Va.                                     |
| Check | 199859 | 0     | 07/10/2025 | \$ | (100.00)    | Posted | Massmutual Va.                                     |
| DD    | 0      | 34243 | 07/10/2025 | \$ | (68.50)     | Posted | Kronos Incorporated                                |
| Check | 199878 | 0     | 07/10/2025 | \$ | (50.00)     | Posted | Rosa Ortiz   |
| DD    | 0      | 34265 | 07/11/2025 | \$ | (40,355.00) | Posted | Housing Insurance Services, Inc.                   |
| DD    | 0      | 34263 | 07/11/2025 | \$ | (37,078.63) | Posted | Crumbie Law Group, LLC                             |
| Check | 199887 | 0     | 07/11/2025 | \$ | (25,937.00) | Posted | Fuss & O'Neill, Inc.                               |
| Check | 199881 | 0     | 07/11/2025 | \$ | (16,698.10) | Posted | Home Depot   |
| DD    | 0      | 34264 | 07/11/2025 | \$ | (15,134.25) | Posted | Housing Insurance Services, Inc.                   |
| Check | 199884 | 0     | 07/11/2025 | \$ | (13,209.29) | Posted | Anthem Blue Cross/Blue Shield                      |
| Check | 199882 | 0     | 07/11/2025 | \$ | (3,190.00)  | Posted | State Of Connecticut                               |
| DD    | 0      | 34266 | 07/11/2025 | \$ | (2,529.44)  | Posted | Pullman & Comley, LLC                              |
| Check | 199888 | 0     | 07/11/2025 | \$ | (2,278.00)  | Posted | Obaid Malick                                       |
| Check | 199885 | 0     | 07/11/2025 | \$ | (425.24)    | Posted | Metropolitan Life Insurance Company USA            |
| Check | 199883 | 0     | 07/11/2025 | \$ | (221.69)    | Posted | Hidden Quarry Association, Inc.                    |
| Check | 199886 | 0     | 07/11/2025 | \$ | (77.62)     | Posted | Rosanna Santos                                     |
| DD    | 0      | 34274 | 07/14/2025 | \$ | (24,347.42) | Posted | Sparks Security LLC                                |
| DD    | 0      | 34277 | 07/14/2025 | \$ | (10,888.81) | Posted | Ringcentral, Inc                                   |
| DD    | 0      | 34278 | 07/14/2025 | \$ | (7,731.18)  | Posted | Ringcentral, Inc                                   |
| Check | 199895 | 0     | 07/14/2025 | \$ | (6,280.93)  | Posted | Engie North America Inc                            |
| Check | 199896 | 0     | 07/14/2025 | \$ | (5,212.37)  | Posted | Engie North America Inc                            |
| DD    | 0      | 34280 | 07/14/2025 | \$ | (3,545.00)  | Posted | Enviromed Services, Inc.                           |
| Check | 199918 | 0     | 07/14/2025 | \$ | (2,080.46)  | Posted | City of New Haven                                  |
| Check | 199916 | 0     | 07/14/2025 | \$ | (1,987.86)  | Posted | Southern Connecticut Gas                           |
| Check | 199902 | 0     | 07/14/2025 | \$ | (1,582.39)  | Posted | Frontier Communications of Company                 |
| Check | 199913 | 0     | 07/14/2025 | \$ | (1,422.02)  | Posted | Southern Connecticut Gas                           |
| DD    | 0      | 34276 | 07/14/2025 | \$ | (1,207.00)  | Posted | Crumbie Law Group, LLC                             |
| Check | 199925 | 0     | 07/14/2025 | \$ | (1,093.46)  | Posted | Hearst Media Services Connecticut, LLC             |
| DD    | 0      | 34273 | 07/14/2025 | \$ | (997.87)    | Posted | Skyview Ridgefield LLC                             |
| Check | 199915 | 0     | 07/14/2025 | \$ | (916.81)    | Posted | Southern Connecticut Gas                           |
| Check | 199909 | 0     | 07/14/2025 | \$ | (777.12)    | Posted | Northeast Electrical Distributors & Eagle Electric |
| Check | 199894 | 0     | 07/14/2025 | \$ | (725.56)    | Posted | Engie North America Inc                            |
| Check | 199917 | 0     | 07/14/2025 | \$ | (665.62)    | Posted | United Illuminating                                |
| Check | 199897 | 0     | 07/14/2025 | \$ | (626.66)    | Posted | Engie North America Inc                            |
| Check | 199923 | 0     | 07/14/2025 | \$ | (467.83)    | Posted | Online Information Services, Inc                   |
| Check | 199921 | 0     | 07/14/2025 | \$ | (358.41)    | Posted | Frontier Communications of Company                 |
| Check | 199892 | 0     | 07/14/2025 | \$ | (325.38)    | Posted | Comcast Cable                                      |
| Check | 199901 | 0     | 07/14/2025 | \$ | (295.11)    | Posted | Frontier Communications of Company                 |
| Check | 199890 | 0     | 07/14/2025 | \$ | (290.43)    | Posted | Comcast Cable                                      |
| Check | 199891 | 0     | 07/14/2025 | \$ | (280.42)    | Posted | Comcast Cable                                      |
| Check | 199919 | 0     | 07/14/2025 | \$ | (269.38)    | Posted | Comcast Cable                                      |
| Check | 199906 | 0     | 07/14/2025 | \$ | (208.57)    | Posted | Frontier Communications of Company                 |
| Check | 199922 | 0     | 07/14/2025 | \$ | (207.63)    | Posted | Frontier Communications of Company                 |
| Check | 199920 | 0     | 07/14/2025 | \$ | (207.15)    | Posted | Comcast Cable                                      |
| Check | 199907 | 0     | 07/14/2025 | \$ | (200.00)    | Posted | Judy Cosby   |
| DD    | 0      | 34271 | 07/14/2025 | \$ | (200.00)    | Posted | Lagreta Riles                                      |
| DD    | 0      | 34268 | 07/14/2025 | \$ | (200.00)    | Posted | Donna Santiago                                     |
| DD    | 0      | 34270 | 07/14/2025 | \$ | (200.00)    | Posted | Jonathan Stewart                                   |
| DD    | 0      | 34272 | 07/14/2025 | \$ | (200.00)    | Posted | Perry Lamar Gary                                   |
| Check | 199889 | 0     | 07/14/2025 | \$ | (200.00)    | Posted | Billy Ray Mathews                                  |
| DD    | 0      | 34267 | 07/14/2025 | \$ | (200.00)    | Posted | Al Mccoy Langston                                  |
| Check | 199908 | 0     | 07/14/2025 | \$ | (200.00)    | Posted | Lee C Moore  |
| DD    | 0      | 34269 | 07/14/2025 | \$ | (200.00)    | Posted | Glenda Streater                                    |
| DD    | 0      | 34275 | 07/14/2025 | \$ | (200.00)    | Posted | Todd Collins                                       |
| Check | 199893 | 0     | 07/14/2025 | \$ | (200.00)    | Posted | Eddie P Moore                                      |
| Check | 199924 | 0     | 07/14/2025 | \$ | (195.77)    | Posted | Federal Express Corp.                              |
| Check | 199904 | 0     | 07/14/2025 | \$ | (172.40)    | Posted | Frontier Communications of Company                 |
| Check | 199914 | 0     | 07/14/2025 | \$ | (166.74)    | Posted | Southern Connecticut Gas                           |
| Check | 199911 | 0     | 07/14/2025 | \$ | (140.96)    | Posted | Regional Water Authority                           |
| Check | 199903 | 0     | 07/14/2025 | \$ | (132.01)    | Posted | Frontier Communications of Company                 |
| Check | 199905 | 0     | 07/14/2025 | \$ | (132.01)    | Posted | Frontier Communications of Company                 |
| Check | 199910 | 0     | 07/14/2025 | \$ | (115.66)    | Posted | Regional Water Authority                           |
| DD    | 0      | 34279 | 07/14/2025 | \$ | (95.34)     | Posted | LaToya Mills                                       |
| Check | 199912 | 0     | 07/14/2025 | \$ | (59.52)     | Posted | Regional Water Authority                           |
| Check | 199899 | 0     | 07/14/2025 | \$ | (36.61)     | Posted | Engie North America Inc                            |
| Check | 199898 | 0     | 07/14/2025 | \$ | (30.23)     | Posted | Engie North America Inc                            |
| Check | 199900 | 0     | 07/14/2025 | \$ | (3.67)      | Posted | Engie North America Inc                            |
| DD    | 0      | 34282 | 07/15/2025 | \$ | (24,734.77) | Posted | CWPM, LLC  |

|       |        |       |            |                |        |            |  |
|-------|--------|-------|------------|----------------|--------|------------|--|
| Check | 199933 | 0     | 07/15/2025 | \$ (21,587.40) | Posted |            | United Illuminating                        |
| DD    | 0      | 34286 | 07/15/2025 | \$ (19,987.28) | Posted |            | Otis Elevator Company                      |
| DD    | 0      | 34285 | 07/15/2025 | \$ (16,666.66) | Posted |            | Kelly Group Consultants LLC                |
| Check | 199932 | 0     | 07/15/2025 | \$ (14,574.01) | Posted |            | Ricoh USA Inc                              |
| DD    | 0      | 34288 | 07/15/2025 | \$ (11,400.00) | Posted |            | Ace Van & Storage, Inc.                    |
| DD    | 0      | 34283 | 07/15/2025 | \$ (7,266.49)  | Posted |            | Home Services & More, LLC                  |
| Check | 199927 | 0     | 07/15/2025 | \$ (6,720.00)  | Posted |            | Marcum LLP                                 |
| DD    | 0      | 34289 | 07/15/2025 | \$ (5,000.00)  | Posted |            | Censere Consulting, LLC                    |
| DD    | 0      | 34287 | 07/15/2025 | \$ (4,940.00)  | Posted |            | Enviromed Services, Inc.                   |
| DD    | 0      | 34284 | 07/15/2025 | \$ (4,842.40)  | Posted |            | Cdw Government Inc                         |
| Check | 199936 | 0     | 07/15/2025 | \$ (4,782.24)  | Posted |            | Johns Refuse & Recycling, LLC              |
| DD    | 0      | 34290 | 07/15/2025 | \$ (3,094.00)  | Posted |            | Hands On Moving, LLC                       |
| Check | 199926 | 0     | 07/15/2025 | \$ (2,289.84)  | Posted |            | HD Supply Facilities Maintenance, Ltd      |
| Check | 199928 | 0     | 07/15/2025 | \$ (859.29)    | Posted |            | W.B. Mason Company Inc                     |
| DD    | 0      | 34281 | 07/15/2025 | \$ (725.00)    | Posted |            | Ace Van & Storage, Inc.                    |
| Check | 199930 | 0     | 07/15/2025 | \$ (200.00)    | Posted |            | Tracye J Herring                           |
| Check | 199929 | 0     | 07/15/2025 | \$ (141.00)    | Posted |            | Aramark Refreshment Services               |
| Check | 199931 | 0     | 07/15/2025 | \$ (36.77)     | Posted |            | Federal Express Corp.                      |
| Check | 199934 | 0     | 07/15/2025 | \$ -           | Posted | 07/15/2025 | Johns Refuse & Recycling, LLC              |
| Check | 199935 | 0     | 07/15/2025 | \$ -           | Posted |            | Johns Refuse & Recycling, LLC              |
| DD    | 0      | 34292 | 07/16/2025 | \$ (25,600.00) | Posted |            | Rubino Enterprises LLC                     |
| DD    | 0      | 34297 | 07/16/2025 | \$ (12,850.00) | Posted |            | The Narrative Project, LLC                 |
| DD    | 0      | 34291 | 07/16/2025 | \$ (10,855.00) | Posted |            | Nan Mckay & Associates                     |
| Check | 199964 | 0     | 07/16/2025 | \$ (6,667.45)  | Posted |            | Yale Termite & Pest Elimination Corp.      |
| Check | 199941 | 0     | 07/16/2025 | \$ (4,672.94)  | Posted |            | Engie North America Inc                    |
| Check | 199961 | 0     | 07/16/2025 | \$ (3,763.63)  | Posted |            | Regional Water Authority                   |
| Check | 199958 | 0     | 07/16/2025 | \$ (3,600.66)  | Posted |            | HD Supply Facilities Maintenance, Ltd      |
| Check | 199960 | 0     | 07/16/2025 | \$ (2,903.97)  | Posted |            | Regional Water Authority                   |
| Check | 199966 | 0     | 07/16/2025 | \$ (2,389.31)  | Posted |            | Superior Auto Repair and Towing            |
| Check | 199968 | 0     | 07/16/2025 | \$ (2,028.86)  | Posted |            | United Illuminating                        |
| Check | 199967 | 0     | 07/16/2025 | \$ (1,860.47)  | Posted |            | United Illuminating                        |
| Check | 199944 | 0     | 07/16/2025 | \$ (1,818.73)  | Posted |            | HD Supply Facilities Maintenance, Ltd      |
| Check | 199975 | 0     | 07/16/2025 | \$ (1,681.47)  | Posted |            | United Illuminating                        |
| Check | 199965 | 0     | 07/16/2025 | \$ (1,680.62)  | Posted |            | Ricoh USA Inc                              |
| Check | 199981 | 0     | 07/16/2025 | \$ (1,661.67)  | Posted |            | United Illuminating                        |
| Check | 199971 | 0     | 07/16/2025 | \$ (1,260.86)  | Posted |            | United Illuminating                        |
| Check | 199972 | 0     | 07/16/2025 | \$ (1,238.27)  | Posted |            | United Illuminating                        |
| Check | 199939 | 0     | 07/16/2025 | \$ (1,220.12)  | Posted |            | Engie North America Inc                    |
| Check | 199947 | 0     | 07/16/2025 | \$ (1,184.14)  | Posted |            | Southern Connecticut Gas                   |
| Check | 199973 | 0     | 07/16/2025 | \$ (1,060.56)  | Posted |            | United Illuminating                        |
| Check | 199970 | 0     | 07/16/2025 | \$ (1,055.27)  | Posted |            | United Illuminating                        |
| Check | 199980 | 0     | 07/16/2025 | \$ (999.39)    | Posted |            | United Illuminating                        |
| Check | 199976 | 0     | 07/16/2025 | \$ (937.11)    | Posted |            | United Illuminating                        |
| Check | 199974 | 0     | 07/16/2025 | \$ (857.61)    | Posted |            | United Illuminating                        |
| DD    | 0      | 34295 | 07/16/2025 | \$ (630.48)    | Posted |            | Housing Authority of the City of New Haven |
| Check | 199963 | 0     | 07/16/2025 | \$ (593.32)    | Posted |            | VERIZON CONNECT FLEET USA LLC              |
| Check | 199946 | 0     | 07/16/2025 | \$ (467.42)    | Posted |            | Ricoh USA Inc                              |
| Check | 199978 | 0     | 07/16/2025 | \$ (451.27)    | Posted |            | United Illuminating                        |
| DD    | 0      | 34296 | 07/16/2025 | \$ (365.00)    | Posted |            | Housing Insurance Services, Inc.           |
| Check | 199982 | 0     | 07/16/2025 | \$ (327.94)    | Posted |            | United Illuminating                        |
| Check | 199948 | 0     | 07/16/2025 | \$ (320.00)    | Posted |            | State Of Connecticut                       |
| DD    | 0      | 34293 | 07/16/2025 | \$ (300.00)    | Posted |            | Ace Van & Storage, Inc.                    |
| Check | 199945 | 0     | 07/16/2025 | \$ (299.70)    | Posted |            | National Center For Housing Mgmt.          |
| Check | 199962 | 0     | 07/16/2025 | \$ (294.98)    | Posted |            | Touch Them All Inc                         |
| Check | 199954 | 0     | 07/16/2025 | \$ (279.87)    | Posted |            | Frontier Communications of Company         |
| Check | 199955 | 0     | 07/16/2025 | \$ (279.87)    | Posted |            | Frontier Communications of Company         |
| Check | 199957 | 0     | 07/16/2025 | \$ (224.12)    | Posted |            | Frontier Communications of Company         |
| Check | 199956 | 0     | 07/16/2025 | \$ (206.09)    | Posted |            | Frontier Communications of Company         |
| Check | 199969 | 0     | 07/16/2025 | \$ (203.14)    | Posted |            | United Illuminating                        |
| Check | 199953 | 0     | 07/16/2025 | \$ (189.32)    | Posted |            | Frontier Communications of Company         |
| Check | 199979 | 0     | 07/16/2025 | \$ (179.39)    | Posted |            | United Illuminating                        |
| DD    | 0      | 34294 | 07/16/2025 | \$ (129.00)    | Posted |            | Eagle Leasing Company                      |
| Check | 199949 | 0     | 07/16/2025 | \$ (124.65)    | Posted |            | Answer Plus Communications                 |
| Check | 199977 | 0     | 07/16/2025 | \$ (121.71)    | Posted |            | United Illuminating                        |
| Check | 199950 | 0     | 07/16/2025 | \$ (104.32)    | Posted |            | Frontier Communications of Company         |
| Check | 199937 | 0     | 07/16/2025 | \$ (75.00)     | Posted |            | Chesson & Schweickert, LLC                 |
| Check | 199942 | 0     | 07/16/2025 | \$ (58.30)     | Posted |            | Engie North America Inc                    |
| Check | 199938 | 0     | 07/16/2025 | \$ (32.82)     | Posted |            | Engie North America Inc                    |
| Check | 199959 | 0     | 07/16/2025 | \$ (25.85)     | Posted |            | Infoshred, LLC                             |
| Check | 199940 | 0     | 07/16/2025 | \$ (17.37)     | Posted |            | Engie North America Inc                    |

|       |        |       |            |    |             |        |            |   |
|-------|--------|-------|------------|----|-------------|--------|------------|---|
| Check | 199943 | 0     | 07/16/2025 | \$ | (16.30)     | Posted |            | Engie North America Inc                                   |
| Check | 199951 | 0     | 07/16/2025 | \$ | (15.42)     | Posted |            | Frontier Communications of Company                        |
| Check | 199952 | 0     | 07/16/2025 | \$ | (7.98)      | Posted |            | Frontier Communications of Company                        |
| DD    | 0      | 34301 | 07/17/2025 | \$ | (51,451.00) | Posted |            | Housing Authority of the City of New Haven                |
| DD    | 0      | 34299 | 07/17/2025 | \$ | (19,071.88) | Posted |            | Cdw Government Inc  |
| Check | 199987 | 0     | 07/17/2025 | \$ | (7,592.34)  | Posted |            | AMG Plumbing Mechanical LLC                               |
| DD    | 0      | 34298 | 07/17/2025 | \$ | (6,125.00)  | Posted |            | 360 Management Group. Co.                                 |
| Check | 199989 | 0     | 07/17/2025 | \$ | (4,635.00)  | Posted |            | Marcum LLP  |
| DD    | 0      | 34302 | 07/17/2025 | \$ | (3,868.84)  | Posted |            | Kone Inc.   |
| Check | 199984 | 0     | 07/17/2025 | \$ | (1,670.10)  | Posted |            | HD Supply Facilities Maintenance, Ltd                     |
| Check | 199986 | 0     | 07/17/2025 | \$ | (1,619.58)  | Posted |            | Johnson Controls US Holdings LLC                          |
| Check | 199988 | 0     | 07/17/2025 | \$ | (1,482.00)  | Posted |            | Housing Authority Risk Retention Group, Inc               |
| Check | 199991 | 0     | 07/17/2025 | \$ | (265.88)    | Posted |            | Johnson Controls US Holdings LLC                          |
| DD    | 0      | 34300 | 07/17/2025 | \$ | (181.00)    | Posted |            | Cohen Key Shop  |
| Check | 199985 | 0     | 07/17/2025 | \$ | (156.12)    | Posted |            | Infoshred, LLC  |
| Check | 199990 | 0     | 07/17/2025 | \$ | (125.00)    | Posted |            | Chesson & Schweickert, LLC                                |
| DD    | 0      | 34303 | 07/17/2025 | \$ | (113.14)    | Posted |            | MINITPRINT Inc d/b/a Docuprintnow                         |
| Check | 199992 | 0     | 07/17/2025 | \$ | (60.00)     | Posted |            | Michelle Gary   |
| Check | 199983 | 0     | 07/17/2025 | \$ | (39.98)     | Posted |            | Aramark Refreshment Services                              |
| Check | 199993 | 0     | 07/17/2025 | \$ | (30.00)     | Posted |            | Tenequa Dailey  |
| Check | 199994 | 0     | 07/17/2025 | \$ | -           | Posted | 07/30/2025 | Came Inn Group, LLC dba Residence Inn by Marriott Milford |
| Check | 199997 | 0     | 07/18/2025 | \$ | (9,991.39)  | Posted |            | Patriquin Architects, P.C.                                |
| Check | 199998 | 0     | 07/18/2025 | \$ | (3,800.00)  | Posted |            | Utilotus LLC  |
| Check | 199999 | 0     | 07/18/2025 | \$ | (1,425.00)  | Posted |            | Jamar Sanders   |
| Check | 199995 | 0     | 07/18/2025 | \$ | (1,103.09)  | Posted |            | Eagle Elevator Company, Inc.                              |
| Check | 199996 | 0     | 07/18/2025 | \$ | (750.00)    | Posted |            | Eagle Elevator Company, Inc.                              |
| DD    | 0      | 34304 | 07/18/2025 | \$ | (146.47)    | Posted |            | MINITPRINT Inc d/b/a Docuprintnow                         |
| Check | 200022 | 0     | 07/21/2025 | \$ | (23,194.05) | Posted |            | Yardi Systems Inc   |
| Check | 200010 | 0     | 07/21/2025 | \$ | (16,317.03) | Posted |            | Home Depot  |
| Check | 200019 | 0     | 07/21/2025 | \$ | (13,842.98) | Posted |            | Regional Water Authority                                  |
| Check | 200023 | 0     | 07/21/2025 | \$ | (13,745.44) | Posted |            | Engie North America Inc                                   |
| Check | 200002 | 0     | 07/21/2025 | \$ | (9,578.41)  | Posted |            | United Illuminating                                       |
| Check | 200032 | 0     | 07/21/2025 | \$ | (9,201.64)  | Posted |            | Engie North America Inc                                   |
| Check | 200031 | 0     | 07/21/2025 | \$ | (6,170.16)  | Posted |            | Engie North America Inc                                   |
| Check | 200034 | 0     | 07/21/2025 | \$ | (5,419.87)  | Posted |            | Home Depot  |
| DD    | 0      | 34309 | 07/21/2025 | \$ | (4,241.98)  | Posted |            | Cdw Government Inc  |
| Check | 200003 | 0     | 07/21/2025 | \$ | (4,170.57)  | Posted |            | United Illuminating                                       |
| Check | 200026 | 0     | 07/21/2025 | \$ | (3,763.40)  | Posted |            | Engie North America Inc                                   |
| DD    | 0      | 34305 | 07/21/2025 | \$ | (3,370.61)  | Posted |            | Black Rock Truck Group, Inc                               |
| Check | 200005 | 0     | 07/21/2025 | \$ | (3,125.54)  | Posted |            | United Illuminating                                       |
| Check | 200033 | 0     | 07/21/2025 | \$ | (3,124.30)  | Posted |            | HD Supply Facilities Maintenance, Ltd                     |
| DD    | 0      | 34307 | 07/21/2025 | \$ | (3,065.48)  | Posted |            | Tri-Con Construction Manager, Llc                         |
| DD    | 0      | 34306 | 07/21/2025 | \$ | (3,000.00)  | Posted |            | Rubino Enterprises LLC                                    |
| Check | 200036 | 0     | 07/21/2025 | \$ | (1,745.00)  | Posted |            | Mugoli Mufungizi  |
| Check | 200012 | 0     | 07/21/2025 | \$ | (1,273.68)  | Posted |            | Regional Water Authority                                  |
| Check | 200018 | 0     | 07/21/2025 | \$ | (1,073.56)  | Posted |            | Regional Water Authority                                  |
| Check | 200011 | 0     | 07/21/2025 | \$ | (790.45)    | Posted |            | Regional Water Authority                                  |
| Check | 200000 | 0     | 07/21/2025 | \$ | (726.84)    | Posted |            | Home Depot  |
| Check | 200001 | 0     | 07/21/2025 | \$ | (711.01)    | Posted |            | Southern Connecticut Gas                                  |
| Check | 200004 | 0     | 07/21/2025 | \$ | (639.30)    | Posted |            | United Illuminating                                       |
| Check | 200008 | 0     | 07/21/2025 | \$ | (564.37)    | Posted |            | United Illuminating                                       |
| Check | 200015 | 0     | 07/21/2025 | \$ | (507.51)    | Posted |            | Regional Water Authority                                  |
| Check | 200006 | 0     | 07/21/2025 | \$ | (416.80)    | Posted |            | United Illuminating                                       |
| Check | 200017 | 0     | 07/21/2025 | \$ | (337.55)    | Posted |            | Regional Water Authority                                  |
| Check | 200035 | 0     | 07/21/2025 | \$ | (318.26)    | Posted |            | Home Depot  |
| Check | 200021 | 0     | 07/21/2025 | \$ | (278.10)    | Posted |            | Regional Water Authority                                  |
| DD    | 0      | 34308 | 07/21/2025 | \$ | (248.00)    | Posted |            | Eagle Leasing Company                                     |
| Check | 200013 | 0     | 07/21/2025 | \$ | (225.46)    | Posted |            | Regional Water Authority                                  |
| Check | 200009 | 0     | 07/21/2025 | \$ | (199.99)    | Posted |            | W.B. Mason Company Inc                                    |
| Check | 200020 | 0     | 07/21/2025 | \$ | (177.15)    | Posted |            | Regional Water Authority                                  |
| Check | 200030 | 0     | 07/21/2025 | \$ | (131.38)    | Posted |            | Engie North America Inc                                   |
| Check | 200016 | 0     | 07/21/2025 | \$ | (113.65)    | Posted |            | Regional Water Authority                                  |
| Check | 200029 | 0     | 07/21/2025 | \$ | (77.63)     | Posted |            | Engie North America Inc                                   |
| Check | 200007 | 0     | 07/21/2025 | \$ | (69.56)     | Posted |            | United Illuminating                                       |
| Check | 200014 | 0     | 07/21/2025 | \$ | (59.52)     | Posted |            | Regional Water Authority                                  |
| Check | 200025 | 0     | 07/21/2025 | \$ | (32.82)     | Posted |            | Engie North America Inc                                   |
| Check | 200024 | 0     | 07/21/2025 | \$ | (16.09)     | Posted |            | Engie North America Inc                                   |
| Check | 200028 | 0     | 07/21/2025 | \$ | (9.95)      | Posted |            | Engie North America Inc                                   |
| Check | 200027 | 0     | 07/21/2025 | \$ | (9.07)      | Posted |            | Engie North America Inc                                   |
| DD    | 0      | 34312 | 07/22/2025 | \$ | (38,441.82) | Posted |            | 360 Management Group. Co.                                 |

|       |        |       |            |                |        |  |                                    |
|-------|--------|-------|------------|----------------|--------|--|------------------------------------|
| Check | 200054 | 0     | 07/22/2025 | \$ (17,297.67) | Posted |  | Home Depot                         |
| Check | 200049 | 0     | 07/22/2025 | \$ (5,588.71)  | Posted |  | Mutual of Omaha Insurance Company  |
| Check | 200056 | 0     | 07/22/2025 | \$ (4,019.14)  | Posted |  | W.B. Mason Company Inc             |
| DD    | 0      | 34310 | 07/22/2025 | \$ (1,200.00)  | Posted |  | Ace Van & Storage, Inc.            |
| Check | 200037 | 0     | 07/22/2025 | \$ (1,175.20)  | Posted |  | Aramark Refreshment Services       |
| Check | 200045 | 0     | 07/22/2025 | \$ (1,170.96)  | Posted |  | Frontier Communications of Company |
| Check | 200050 | 0     | 07/22/2025 | \$ (608.79)    | Posted |  | Aramark Refreshment Services       |
| DD    | 0      | 34311 | 07/22/2025 | \$ (427.16)    | Posted |  | Knight's Inc                       |
| Check | 200047 | 0     | 07/22/2025 | \$ (357.93)    | Posted |  | Frontier Communications of Company |
| Check | 200044 | 0     | 07/22/2025 | \$ (289.87)    | Posted |  | Frontier Communications of Company |
| Check | 200042 | 0     | 07/22/2025 | \$ (282.68)    | Posted |  | Frontier Communications of Company |
| Check | 200046 | 0     | 07/22/2025 | \$ (282.68)    | Posted |  | Frontier Communications of Company |
| Check | 200052 | 0     | 07/22/2025 | \$ (238.52)    | Posted |  | Comcast Cable                      |
| Check | 200051 | 0     | 07/22/2025 | \$ (237.01)    | Posted |  | Comcast Cable                      |
| Check | 200041 | 0     | 07/22/2025 | \$ (151.09)    | Posted |  | Frontier Communications of Company |
| Check | 200038 | 0     | 07/22/2025 | \$ (138.87)    | Posted |  | Frontier Communications of Company |
| Check | 200039 | 0     | 07/22/2025 | \$ (132.01)    | Posted |  | Frontier Communications of Company |
| Check | 200040 | 0     | 07/22/2025 | \$ (132.01)    | Posted |  | Frontier Communications of Company |
| Check | 200043 | 0     | 07/22/2025 | \$ (132.01)    | Posted |  | Frontier Communications of Company |
| Check | 200048 | 0     | 07/22/2025 | \$ (82.20)     | Posted |  | Michael Stern                      |
| Check | 200053 | 0     | 07/22/2025 | \$ (71.32)     | Posted |  | Comcast Cable                      |
| Check | 200058 | 0     | 07/22/2025 | \$ (30.00)     | Posted |  | Tenequa Dailey                     |
| Check | 200055 | 0     | 07/22/2025 | \$ (26.86)     | Posted |  | Infoshred, LLC                     |
| Check | 200057 | 0     | 07/22/2025 | \$ (21.97)     | Posted |  | Dandre Ford                        |
| Check | 200085 | 0     | 07/23/2025 | \$ (51,764.00) | Posted |  | Fuss & O'Neill, Inc.               |
| DD    | 0      | 34314 | 07/23/2025 | \$ (18,725.00) | Posted |  | 212 Exchange Street LLC            |
| Check | 200068 | 0     | 07/23/2025 | \$ (5,306.96)  | Posted |  | Regional Water Authority           |
| Check | 200083 | 0     | 07/23/2025 | \$ (4,170.57)  | Posted |  | United Illuminating                |
| Check | 200076 | 0     | 07/23/2025 | \$ (3,447.29)  | Posted |  | Southern Connecticut Gas           |
| Check | 200074 | 0     | 07/23/2025 | \$ (2,479.36)  | Posted |  | Southern Connecticut Gas           |
| Check | 200070 | 0     | 07/23/2025 | \$ (1,304.62)  | Posted |  | Southern Connecticut Gas           |
| Check | 200080 | 0     | 07/23/2025 | \$ (1,210.52)  | Posted |  | Southern Connecticut Gas           |
| DD    | 0      | 34313 | 07/23/2025 | \$ (1,200.00)  | Posted |  | Ace Van & Storage, Inc.            |
| Check | 200071 | 0     | 07/23/2025 | \$ (1,147.02)  | Posted |  | Southern Connecticut Gas           |
| Check | 200069 | 0     | 07/23/2025 | \$ (1,110.72)  | Posted |  | Southern Connecticut Gas           |
| Check | 200082 | 0     | 07/23/2025 | \$ (1,014.64)  | Posted |  | Southern Connecticut Gas           |
| Check | 200073 | 0     | 07/23/2025 | \$ (805.56)    | Posted |  | Southern Connecticut Gas           |
| Check | 200078 | 0     | 07/23/2025 | \$ (764.36)    | Posted |  | Southern Connecticut Gas           |
| Check | 200059 | 0     | 07/23/2025 | \$ (629.59)    | Posted |  | Comcast Cable                      |
| Check | 200079 | 0     | 07/23/2025 | \$ (625.06)    | Posted |  | Southern Connecticut Gas           |
| Check | 200077 | 0     | 07/23/2025 | \$ (572.84)    | Posted |  | Southern Connecticut Gas           |
| Check | 200072 | 0     | 07/23/2025 | \$ (541.67)    | Posted |  | Southern Connecticut Gas           |
| Check | 200061 | 0     | 07/23/2025 | \$ (443.47)    | Posted |  | Comcast Cable                      |
| Check | 200081 | 0     | 07/23/2025 | \$ (429.96)    | Posted |  | Southern Connecticut Gas           |
| Check | 200084 | 0     | 07/23/2025 | \$ (405.67)    | Posted |  | United Illuminating                |
| Check | 200065 | 0     | 07/23/2025 | \$ (274.04)    | Posted |  | Frontier Communications of Company |
| Check | 200067 | 0     | 07/23/2025 | \$ (208.57)    | Posted |  | Frontier Communications of Company |
| Check | 200060 | 0     | 07/23/2025 | \$ (203.35)    | Posted |  | Comcast Cable                      |
| Check | 200075 | 0     | 07/23/2025 | \$ (178.03)    | Posted |  | Southern Connecticut Gas           |
| Check | 200066 | 0     | 07/23/2025 | \$ (86.93)     | Posted |  | Frontier Communications of Company |
| Check | 200062 | 0     | 07/23/2025 | \$ (4.43)      | Posted |  | Engie North America Inc            |
| Check | 200063 | 0     | 07/23/2025 | \$ (2.27)      | Posted |  | Engie North America Inc            |
| Check | 200064 | 0     | 07/23/2025 | \$ (1.73)      | Posted |  | Engie North America Inc            |
| DD    | 0      | 34316 | 07/24/2025 | \$ (24,050.48) | Posted |  | B&H Foto & Electronics Corp        |
| DD    | 0      | 34321 | 07/24/2025 | \$ (21,815.26) | Posted |  | Nobe Construction Company          |
| Check | 200094 | 0     | 07/24/2025 | \$ (14,209.04) | Posted |  | Comcast Cable                      |
| Check | 200087 | 0     | 07/24/2025 | \$ (7,159.60)  | Posted |  | Southern Connecticut Gas           |
| Check | 200086 | 0     | 07/24/2025 | \$ (6,553.43)  | Posted |  | Southern Connecticut Gas           |
| Check | 200131 | 0     | 07/24/2025 | \$ (6,480.80)  | Posted |  | Water Pollution Control            |
| DD    | 0      | 34315 | 07/24/2025 | \$ (6,090.00)  | Posted |  | The Glendower Group, Inc           |
| DD    | 0      | 34322 | 07/24/2025 | \$ (6,002.58)  | Posted |  | Otis Elevator Company              |
| Check | 200136 | 0     | 07/24/2025 | \$ (5,521.50)  | Posted |  | Water Pollution Control            |
| Check | 200105 | 0     | 07/24/2025 | \$ (4,686.53)  | Posted |  | Regional Water Authority           |
| Check | 200135 | 0     | 07/24/2025 | \$ (4,049.10)  | Posted |  | Water Pollution Control            |
| Check | 200133 | 0     | 07/24/2025 | \$ (3,770.40)  | Posted |  | Water Pollution Control            |
| Check | 200129 | 0     | 07/24/2025 | \$ (3,327.30)  | Posted |  | Water Pollution Control            |
| Check | 200137 | 0     | 07/24/2025 | \$ (3,064.40)  | Posted |  | Water Pollution Control            |
| Check | 200101 | 0     | 07/24/2025 | \$ (3,029.80)  | Posted |  | Quadiant Finance USA, INC          |
| Check | 200124 | 0     | 07/24/2025 | \$ (2,482.16)  | Posted |  | Ricoh USA Inc                      |
| Check | 200134 | 0     | 07/24/2025 | \$ (2,140.10)  | Posted |  | Water Pollution Control            |

|       |        |       |            |                 |        |            |   |
|-------|--------|-------|------------|-----------------|--------|------------|---|
| DD    | 0      | 34317 | 07/24/2025 | \$ (2,120.99)   | Posted |            | Cdw Government Inc                          |
| Check | 200113 | 0     | 07/24/2025 | \$ (2,084.12)   | Posted |            | Regional Water Authority                    |
| DD    | 0      | 34320 | 07/24/2025 | \$ (1,799.00)   | Posted |            | Housing Insurance Services, Inc.            |
| DD    | 0      | 34319 | 07/24/2025 | \$ (1,695.00)   | Posted |            | Crown Castle Fiber LLC                      |
| Check | 200111 | 0     | 07/24/2025 | \$ (1,433.01)   | Posted |            | Regional Water Authority                    |
| Check | 200115 | 0     | 07/24/2025 | \$ (1,371.27)   | Posted |            | Regional Water Authority                    |
| Check | 200099 | 0     | 07/24/2025 | \$ (1,316.84)   | Posted |            | Home Depot                                  |
| Check | 200108 | 0     | 07/24/2025 | \$ (1,083.60)   | Posted |            | Regional Water Authority                    |
| Check | 200095 | 0     | 07/24/2025 | \$ (980.00)     | Posted |            | COMPASS WORKING CAPITAL, INC                |
| Check | 200132 | 0     | 07/24/2025 | \$ (924.30)     | Posted |            | Water Pollution Control                     |
| Check | 200130 | 0     | 07/24/2025 | \$ (846.90)     | Posted |            | Water Pollution Control                     |
| Check | 200120 | 0     | 07/24/2025 | \$ (785.24)     | Posted |            | Regional Water Authority                    |
| Check | 200116 | 0     | 07/24/2025 | \$ (734.12)     | Posted |            | Regional Water Authority                    |
| Check | 200090 | 0     | 07/24/2025 | \$ (730.28)     | Posted |            | City of New Haven                           |
| Check | 200138 | 0     | 07/24/2025 | \$ (674.10)     | Posted |            | Water Pollution Control                     |
| Check | 200112 | 0     | 07/24/2025 | \$ (655.48)     | Posted |            | Regional Water Authority                    |
| Check | 200089 | 0     | 07/24/2025 | \$ (644.20)     | Posted |            | Canon Solutions America Inc.                |
| Check | 200102 | 0     | 07/24/2025 | \$ (632.02)     | Posted |            | Regional Water Authority                    |
| Check | 200109 | 0     | 07/24/2025 | \$ (560.55)     | Posted |            | Regional Water Authority                    |
| Check | 200100 | 0     | 07/24/2025 | \$ (512.00)     | Posted |            | Housing Authority Risk Retention Group, Inc |
| Check | 200114 | 0     | 07/24/2025 | \$ (500.14)     | Posted |            | Regional Water Authority                    |
| Check | 200139 | 0     | 07/24/2025 | \$ (445.00)     | Posted |            | Yale New Haven Hospital                     |
| Check | 200119 | 0     | 07/24/2025 | \$ (424.32)     | Posted |            | Regional Water Authority                    |
| Check | 200140 | 0     | 07/24/2025 | \$ (400.00)     | Posted |            | Yardi Systems Inc                           |
| Check | 200104 | 0     | 07/24/2025 | \$ (378.26)     | Posted |            | Regional Water Authority                    |
| Check | 200121 | 0     | 07/24/2025 | \$ (378.26)     | Posted |            | Regional Water Authority                    |
| Check | 200091 | 0     | 07/24/2025 | \$ (359.40)     | Posted |            | Comcast Cable                               |
| Check | 200103 | 0     | 07/24/2025 | \$ (349.52)     | Posted |            | Regional Water Authority                    |
| Check | 200118 | 0     | 07/24/2025 | \$ (349.52)     | Posted |            | Regional Water Authority                    |
| Check | 200122 | 0     | 07/24/2025 | \$ (335.55)     | Posted |            | Regional Water Authority                    |
| Check | 200092 | 0     | 07/24/2025 | \$ (303.35)     | Posted |            | Comcast Cable                               |
| Check | 200093 | 0     | 07/24/2025 | \$ (303.35)     | Posted |            | Comcast Cable                               |
| Check | 200110 | 0     | 07/24/2025 | \$ (301.36)     | Posted |            | Regional Water Authority                    |
| Check | 200107 | 0     | 07/24/2025 | \$ (254.96)     | Posted |            | Regional Water Authority                    |
| Check | 200123 | 0     | 07/24/2025 | \$ (254.96)     | Posted |            | Regional Water Authority                    |
| Check | 200125 | 0     | 07/24/2025 | \$ (215.88)     | Posted |            | Southern Connecticut Gas                    |
| DD    | 0      | 34318 | 07/24/2025 | \$ (210.93)     | Posted |            | Corporate Mailing Services LLC              |
| Check | 200127 | 0     | 07/24/2025 | \$ (201.95)     | Posted |            | Southern New England Fire Protection        |
| Check | 200117 | 0     | 07/24/2025 | \$ (195.16)     | Posted |            | Regional Water Authority                    |
| Check | 200106 | 0     | 07/24/2025 | \$ (153.22)     | Posted |            | Regional Water Authority                    |
| Check | 200128 | 0     | 07/24/2025 | \$ (85.00)      | Posted |            | Supreme Corporation                         |
| Check | 200097 | 0     | 07/24/2025 | \$ (73.20)      | Posted |            | Engie North America Inc                     |
| Check | 200126 | 0     | 07/24/2025 | \$ (43.30)      | Posted |            | Southern Connecticut Gas                    |
| Check | 200096 | 0     | 07/24/2025 | \$ (8.64)       | Posted |            | Engie North America Inc                     |
| Check | 200098 | 0     | 07/24/2025 | \$ (0.97)       | Posted |            | Engie North America Inc                     |
| Check | 200088 | 0     | 07/24/2025 | \$ -            | Posted | 08/07/2025 | AM/PM Glass & Metal Fab., LLC               |
| DD    | 0      | 34325 | 07/28/2025 | \$ (104,786.34) | Posted |            | 360 Management Group. Co.                   |
| Check | 200160 | 0     | 07/28/2025 | \$ (61,474.06)  | Posted |            | City of New Haven                           |
| Check | 200161 | 0     | 07/28/2025 | \$ (26,467.73)  | Posted |            | Home Depot                                  |
| DD    | 0      | 34327 | 07/28/2025 | \$ (15,488.90)  | Posted |            | Housing Authority of the City of New Haven  |
| DD    | 0      | 34323 | 07/28/2025 | \$ (10,482.50)  | Posted |            | Christopher Williams Architects, LLC        |
| Check | 200164 | 0     | 07/28/2025 | \$ (4,213.02)   | Posted |            | Southern Connecticut Gas                    |
| Check | 200171 | 0     | 07/28/2025 | \$ (1,960.21)   | Posted |            | Standard Insurance Company.                 |
| Check | 200170 | 0     | 07/28/2025 | \$ (1,944.72)   | Posted |            | Standard Insurance Company.                 |
| Check | 200151 | 0     | 07/28/2025 | \$ (1,750.00)   | Posted |            | Ferdinand Escoffery                         |
| Check | 200169 | 0     | 07/28/2025 | \$ (1,032.83)   | Posted |            | Southern Connecticut Gas                    |
| Check | 200167 | 0     | 07/28/2025 | \$ (928.11)     | Posted |            | Southern Connecticut Gas                    |
| Check | 200168 | 0     | 07/28/2025 | \$ (692.10)     | Posted |            | Southern Connecticut Gas                    |
| Check | 200144 | 0     | 07/28/2025 | \$ (680.00)     | Posted |            | Kennedy Barnes                              |
| Check | 200145 | 0     | 07/28/2025 | \$ (680.00)     | Posted |            | Milani Nai Nunez Valentin                   |
| Check | 200143 | 0     | 07/28/2025 | \$ (680.00)     | Posted |            | Haylie Robles                               |
| Check | 200141 | 0     | 07/28/2025 | \$ (620.50)     | Posted |            | Danaya Ratina Jackson                       |
| Check | 200142 | 0     | 07/28/2025 | \$ (612.00)     | Posted |            | Harmoni Lanae Thomas                        |
| Check | 200156 | 0     | 07/28/2025 | \$ (585.00)     | Posted |            | Shaneka W Pittman                           |
| Check | 200146 | 0     | 07/28/2025 | \$ (544.00)     | Posted |            | Terryn TyJay White                          |
| Check | 200157 | 0     | 07/28/2025 | \$ (506.00)     | Posted |            | Shelton Investments LLC                     |
| Check | 200150 | 0     | 07/28/2025 | \$ (461.00)     | Posted |            | Caroline Contreras                          |
| Check | 200152 | 0     | 07/28/2025 | \$ (452.00)     | Posted |            | Keionna Murphy                              |
| Check | 200148 | 0     | 07/28/2025 | \$ (422.00)     | Posted |            | Angel McPhaul                               |
| Check | 200158 | 0     | 07/28/2025 | \$ (251.00)     | Posted |            | Stephanie Marie Cox                         |

|       |        |       |            |    |              |        |  |
|-------|--------|-------|------------|----|--------------|--------|--|
| Check | 200149 | 0     | 07/28/2025 | \$ | (215.00)     | Posted | Bertha L McArthur  |
| DD    | 0      | 34324 | 07/28/2025 | \$ | (214.00)     | Posted | Glendower Ribicoff, LLC                                    |
| Check | 200159 | 0     | 07/28/2025 | \$ | (209.00)     | Posted | Traci Frasier  |
| Check | 200147 | 0     | 07/28/2025 | \$ | (201.00)     | Posted | Ana Bertha Paredes Obregon                                 |
| Check | 200155 | 0     | 07/28/2025 | \$ | (157.00)     | Posted | Rosayda D Sanchez  |
| DD    | 0      | 34328 | 07/28/2025 | \$ | (148.00)     | Posted | Housing Authority of the City of New Haven                 |
| DD    | 0      | 34326 | 07/28/2025 | \$ | (135.88)     | Posted | 360 Management Group. Co.                                  |
| Check | 200154 | 0     | 07/28/2025 | \$ | (113.00)     | Posted | Raven Taylor   |
| Check | 200162 | 0     | 07/28/2025 | \$ | (91.89)      | Posted | Southern Connecticut Gas                                   |
| Check | 200166 | 0     | 07/28/2025 | \$ | (67.66)      | Posted | Southern Connecticut Gas                                   |
| Check | 200153 | 0     | 07/28/2025 | \$ | (67.00)      | Posted | Natalya Troutman   |
| Check | 200163 | 0     | 07/28/2025 | \$ | (66.01)      | Posted | Southern Connecticut Gas                                   |
| Check | 200165 | 0     | 07/28/2025 | \$ | (15.44)      | Posted | Southern Connecticut Gas                                   |
| DD    | 0      | 34329 | 07/29/2025 | \$ | (113,678.50) | Posted | TORTI GALLAS AND PARTNERS, INC                             |
| DD    | 0      | 34330 | 07/30/2025 | \$ | (173,769.40) | Posted | 360 Management Group. Co.                                  |
| Check | 200174 | 0     | 07/30/2025 | \$ | (76,925.34)  | Posted | IMMIX TECHNOLOGY INC                                       |
| Check | 200178 | 0     | 07/30/2025 | \$ | (25,745.61)  | Posted | United Illuminating  |
| DD    | 0      | 34340 | 07/30/2025 | \$ | (20,300.00)  | Posted | Christopher Williams Architects, LLC                       |
| Check | 200260 | 0     | 07/30/2025 | \$ | (19,779.22)  | Posted | F.W. Webb Company  |
| DD    | 0      | 34335 | 07/30/2025 | \$ | (18,702.36)  | Posted | 360 Management Group. Co.                                  |
| Check | 200229 | 0     | 07/30/2025 | \$ | (11,813.48)  | Posted | Standard Insurance Company.                                |
| Check | 200176 | 0     | 07/30/2025 | \$ | (11,566.17)  | Posted | West Haven Housing Authority - Section 8 Program           |
| Check | 200249 | 0     | 07/30/2025 | \$ | (9,760.82)   | Posted | Laz Parking  |
| Check | 200179 | 0     | 07/30/2025 | \$ | (9,541.20)   | Posted | United Illuminating  |
| Check | 200172 | 0     | 07/30/2025 | \$ | (8,511.00)   | Posted | Carne Inn Group, LLC dba Residence Inn by Marriott Milford |
| DD    | 0      | 34339 | 07/30/2025 | \$ | (8,010.39)   | Posted | Holly A Bryk   |
| DD    | 0      | 34331 | 07/30/2025 | \$ | (6,041.68)   | Posted | CWPM, LLC  |
| DD    | 0      | 34346 | 07/30/2025 | \$ | (5,808.00)   | Posted | The Glendower Group, Inc                                   |
| DD    | 0      | 34333 | 07/30/2025 | \$ | (5,508.00)   | Posted | Laz Parking  |
| Check | 200259 | 0     | 07/30/2025 | \$ | (4,457.00)   | Posted | Engie North America Inc                                    |
| Check | 200173 | 0     | 07/30/2025 | \$ | (4,387.18)   | Posted | City of New Haven  |
| Check | 200191 | 0     | 07/30/2025 | \$ | (3,773.20)   | Posted | Regional Water Authority                                   |
| Check | 200185 | 0     | 07/30/2025 | \$ | (3,455.39)   | Posted | Regional Water Authority                                   |
| Check | 200177 | 0     | 07/30/2025 | \$ | (3,334.00)   | Posted | City of Hartford Housing Authority                         |
| Check | 200190 | 0     | 07/30/2025 | \$ | (2,894.40)   | Posted | Regional Water Authority                                   |
| Check | 200224 | 0     | 07/30/2025 | \$ | (2,875.36)   | Posted | Southern Connecticut Gas                                   |
| DD    | 0      | 34336 | 07/30/2025 | \$ | (2,689.20)   | Posted | Afscme Local 713/afscme Council 4                          |
| Check | 200227 | 0     | 07/30/2025 | \$ | (2,327.11)   | Posted | Southern Connecticut Gas                                   |
| DD    | 0      | 34332 | 07/30/2025 | \$ | (2,002.08)   | Posted | Gilson Software Solutions - PHA, LLC.                      |
| Check | 200223 | 0     | 07/30/2025 | \$ | (1,895.32)   | Posted | Southern Connecticut Gas                                   |
| Check | 200266 | 0     | 07/30/2025 | \$ | (1,810.00)   | Posted | Natalie Wisdom   |
| Check | 200193 | 0     | 07/30/2025 | \$ | (1,468.55)   | Posted | Regional Water Authority                                   |
| Check | 200218 | 0     | 07/30/2025 | \$ | (1,399.04)   | Posted | Southern Connecticut Gas                                   |
| Check | 200200 | 0     | 07/30/2025 | \$ | (1,342.44)   | Posted | Southern Connecticut Gas                                   |
| Check | 200184 | 0     | 07/30/2025 | \$ | (1,215.81)   | Posted | Regional Water Authority                                   |
| Check | 200265 | 0     | 07/30/2025 | \$ | (1,100.00)   | Posted | MY FAIR HAVEN LLC  |
| Check | 200261 | 0     | 07/30/2025 | \$ | (1,026.80)   | Posted | Aflac  |
| Check | 200183 | 0     | 07/30/2025 | \$ | (999.01)     | Posted | Regional Water Authority                                   |
| Check | 200192 | 0     | 07/30/2025 | \$ | (914.27)     | Posted | Regional Water Authority                                   |
| Check | 200203 | 0     | 07/30/2025 | \$ | (901.79)     | Posted | Southern Connecticut Gas                                   |
| Check | 200215 | 0     | 07/30/2025 | \$ | (833.73)     | Posted | Southern Connecticut Gas                                   |
| Check | 200187 | 0     | 07/30/2025 | \$ | (786.41)     | Posted | Regional Water Authority                                   |
| Check | 200197 | 0     | 07/30/2025 | \$ | (754.13)     | Posted | Southern Connecticut Gas                                   |
| Check | 200180 | 0     | 07/30/2025 | \$ | (730.00)     | Posted | Department Of Social Services                              |
| Check | 200199 | 0     | 07/30/2025 | \$ | (725.57)     | Posted | Southern Connecticut Gas                                   |
| Check | 200196 | 0     | 07/30/2025 | \$ | (653.88)     | Posted | Regional Water Authority                                   |
| Check | 200219 | 0     | 07/30/2025 | \$ | (614.43)     | Posted | Southern Connecticut Gas                                   |
| Check | 200195 | 0     | 07/30/2025 | \$ | (601.40)     | Posted | Regional Water Authority                                   |
| Check | 200216 | 0     | 07/30/2025 | \$ | (599.30)     | Posted | Southern Connecticut Gas                                   |
| Check | 200232 | 0     | 07/30/2025 | \$ | (590.58)     | Posted | Frontier Communications of Company                         |
| Check | 200212 | 0     | 07/30/2025 | \$ | (567.52)     | Posted | Southern Connecticut Gas                                   |
| Check | 200188 | 0     | 07/30/2025 | \$ | (561.36)     | Posted | Regional Water Authority                                   |
| Check | 200194 | 0     | 07/30/2025 | \$ | (560.55)     | Posted | Regional Water Authority                                   |
| Check | 200198 | 0     | 07/30/2025 | \$ | (530.32)     | Posted | Southern Connecticut Gas                                   |
| Check | 200208 | 0     | 07/30/2025 | \$ | (462.63)     | Posted | Southern Connecticut Gas                                   |
| Check | 200210 | 0     | 07/30/2025 | \$ | (455.73)     | Posted | Southern Connecticut Gas                                   |
| Check | 200213 | 0     | 07/30/2025 | \$ | (438.05)     | Posted | Southern Connecticut Gas                                   |
| Check | 200231 | 0     | 07/30/2025 | \$ | (399.03)     | Posted | Frontier Communications of Company                         |
| Check | 200206 | 0     | 07/30/2025 | \$ | (372.64)     | Posted | Southern Connecticut Gas                                   |
| Check | 200230 | 0     | 07/30/2025 | \$ | (364.79)     | Posted | Frontier Communications of Company                         |

|       |        |       |            |    |            |        |            |                                    |
|-------|--------|-------|------------|----|------------|--------|------------|------------------------------------|
| Check | 200248 | 0     | 07/30/2025 | \$ | (357.93)   | Posted |            | Frontier Communications of Company |
| Check | 200214 | 0     | 07/30/2025 | \$ | (339.00)   | Posted |            | Southern Connecticut Gas           |
| Check | 200222 | 0     | 07/30/2025 | \$ | (330.08)   | Posted |            | Southern Connecticut Gas           |
| Check | 200217 | 0     | 07/30/2025 | \$ | (317.32)   | Posted |            | Southern Connecticut Gas           |
| Check | 200253 | 0     | 07/30/2025 | \$ | (303.35)   | Posted |            | Comcast Cable                      |
| Check | 200254 | 0     | 07/30/2025 | \$ | (303.35)   | Posted |            | Comcast Cable                      |
| Check | 200240 | 0     | 07/30/2025 | \$ | (289.54)   | Posted |            | Frontier Communications of Company |
| Check | 200262 | 0     | 07/30/2025 | \$ | (264.00)   | Posted |            | Afscme Local 818                   |
| Check | 200202 | 0     | 07/30/2025 | \$ | (232.67)   | Posted |            | Southern Connecticut Gas           |
| Check | 200175 | 0     | 07/30/2025 | \$ | (228.44)   | Posted |            | T-Mobile                           |
| Check | 200211 | 0     | 07/30/2025 | \$ | (213.54)   | Posted |            | Southern Connecticut Gas           |
| Check | 200233 | 0     | 07/30/2025 | \$ | (207.35)   | Posted |            | Frontier Communications of Company |
| Check | 200237 | 0     | 07/30/2025 | \$ | (207.35)   | Posted |            | Frontier Communications of Company |
| Check | 200242 | 0     | 07/30/2025 | \$ | (207.35)   | Posted |            | Frontier Communications of Company |
| Check | 200247 | 0     | 07/30/2025 | \$ | (207.35)   | Posted |            | Frontier Communications of Company |
| Check | 200186 | 0     | 07/30/2025 | \$ | (195.16)   | Posted |            | Regional Water Authority           |
| Check | 200235 | 0     | 07/30/2025 | \$ | (193.00)   | Posted |            | Frontier Communications of Company |
| Check | 200189 | 0     | 07/30/2025 | \$ | (177.15)   | Posted |            | Regional Water Authority           |
| Check | 200225 | 0     | 07/30/2025 | \$ | (173.79)   | Posted |            | Southern Connecticut Gas           |
| Check | 200238 | 0     | 07/30/2025 | \$ | (173.05)   | Posted |            | Frontier Communications of Company |
| Check | 200201 | 0     | 07/30/2025 | \$ | (172.96)   | Posted |            | Southern Connecticut Gas           |
| Check | 200181 | 0     | 07/30/2025 | \$ | (137.00)   | Posted |            | New Haven Parking Authority        |
| Check | 200234 | 0     | 07/30/2025 | \$ | (132.01)   | Posted |            | Frontier Communications of Company |
| Check | 200236 | 0     | 07/30/2025 | \$ | (132.01)   | Posted |            | Frontier Communications of Company |
| Check | 200239 | 0     | 07/30/2025 | \$ | (132.01)   | Posted |            | Frontier Communications of Company |
| Check | 200243 | 0     | 07/30/2025 | \$ | (132.01)   | Posted |            | Frontier Communications of Company |
| Check | 200244 | 0     | 07/30/2025 | \$ | (132.01)   | Posted |            | Frontier Communications of Company |
| Check | 200245 | 0     | 07/30/2025 | \$ | (132.01)   | Posted |            | Frontier Communications of Company |
| Check | 200246 | 0     | 07/30/2025 | \$ | (132.01)   | Posted |            | Frontier Communications of Company |
| Check | 200228 | 0     | 07/30/2025 | \$ | (120.49)   | Posted |            | Southern Connecticut Gas           |
| Check | 200207 | 0     | 07/30/2025 | \$ | (111.51)   | Posted |            | Southern Connecticut Gas           |
| Check | 200241 | 0     | 07/30/2025 | \$ | (107.91)   | Posted |            | Frontier Communications of Company |
| Check | 200182 | 0     | 07/30/2025 | \$ | (90.00)    | Posted |            | New Haven Parking Authority        |
| Check | 200264 | 0     | 07/30/2025 | \$ | (84.99)    | Posted |            | Lennell Bethea                     |
| Check | 200258 | 0     | 07/30/2025 | \$ | (78.71)    | Posted |            | Engie North America Inc            |
| Check | 200221 | 0     | 07/30/2025 | \$ | (69.00)    | Posted |            | Southern Connecticut Gas           |
| Check | 200220 | 0     | 07/30/2025 | \$ | (60.00)    | Posted |            | Southern Connecticut Gas           |
| DD    | 0      | 34334 | 07/30/2025 | \$ | (47.01)    | Posted |            | Corporate Mailing Services LLC     |
| Check | 200209 | 0     | 07/30/2025 | \$ | (45.42)    | Posted |            | Southern Connecticut Gas           |
| Check | 200267 | 0     | 07/30/2025 | \$ | (41.35)    | Posted |            | Southern Connecticut Gas           |
| Check | 200226 | 0     | 07/30/2025 | \$ | (31.27)    | Posted |            | Southern Connecticut Gas           |
| Check | 200263 | 0     | 07/30/2025 | \$ | (25.00)    | Posted |            | Agnes Jackson                      |
| Check | 200257 | 0     | 07/30/2025 | \$ | (21.31)    | Posted |            | Desire Sessions                    |
| Check | 200204 | 0     | 07/30/2025 | \$ | (17.25)    | Posted |            | Southern Connecticut Gas           |
| Check | 200205 | 0     | 07/30/2025 | \$ | (16.53)    | Posted |            | Southern Connecticut Gas           |
| DD    | 0      | 34337 | 07/30/2025 | \$ | (16.00)    | Posted |            | AFSCME PEOPLE Committee            |
| DD    | 0      | 34338 | 07/30/2025 | \$ | (8.00)     | Posted |            | AFSCME PEOPLE Committee            |
| Check | 200256 | 0     | 07/30/2025 | \$ | (0.05)     | Posted |            | Comcast Cable                      |
| Check | 200251 | 0     | 07/30/2025 | \$ | (0.03)     | Posted |            | Comcast Cable                      |
| Check | 200252 | 0     | 07/30/2025 | \$ | (0.03)     | Posted |            | Comcast Cable                      |
| Check | 200255 | 0     | 07/30/2025 | \$ | (0.03)     | Posted |            | Comcast Cable                      |
| Check | 200250 | 0     | 07/30/2025 | \$ | -          | Posted | 07/31/2025 | Legal Shield                       |
| Check | 200344 | 0     | 07/31/2025 | \$ | (1,940.00) | Posted |            | Shiheme Burbridge                  |

Total Payments Issued

\$ (2,546,601.07)



**ELM CITY COMMUNITIES**

# **PRESIDENT'S REPORT**



**AUG  
2025**

## FROM THE OFFICE OF OUR PRESIDENT

ECC Summer Outing Recap! A big thank you to everyone who participated in our annual Summer Outing: "Splash into Summer" at Quassy Amusement & Waterpark. It was wonderful to spend some relaxing time with the team, and we hope you all had a great time! I had to leave early to join Camp CEO with the Girl Scouts, where several of our young ladies received scholarships. It was a rewarding experience, witnessing the growth of our young women.

Even though it's summer, our work continues without pause. We are thrilled to share that a resident student heading to Hampton University has been awarded a 2025 CONN NAHRO scholarship. Additionally, CED has announced that ECC/HANH, as a valued Summer Learning Community, has been selected for the National Summer Learning Week (NSLA) "50 Programs in 50 Days" National Tour, celebrating the significance of summer learning across the nation. In further exciting news, Glendower, in partnership with LMXD, has been chosen as the developer for the River Street redevelopment project. We also received a generous grant of \$25,000 from the Community Foundation of New Haven. We are on a roll, and I want to express my gratitude to everyone who made these opportunities possible, especially the CED Team, Jimmy Miller, Ed Lachance, and Johnny Shively.

Our team continues to work toward our strategic pillars:

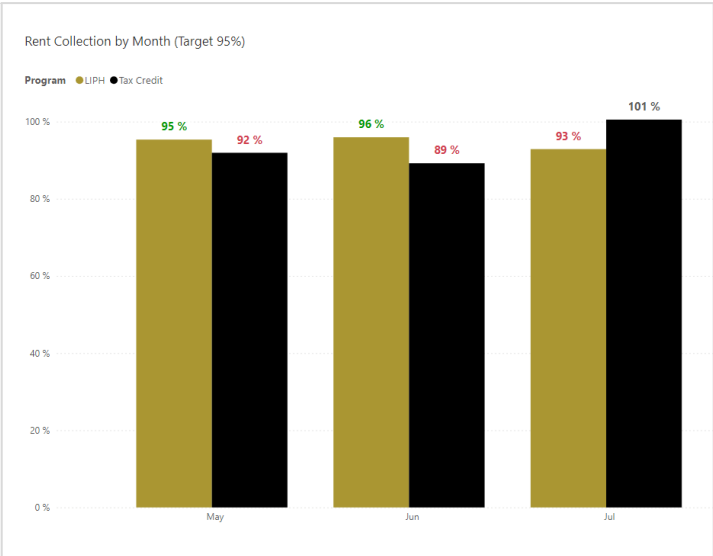
- House more families (more quickly) in the highest quality housing in communities of their choice
- Support residents' ability to live their best life and achieve goals that move them toward greater housing and life choices
- Cost effective and cost-efficient delivery of services in ways that maximize 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



### CONTRACT UPDATES

- No cost time extension to Contract PM-24-C-944 with Tri-Construction Managers for Essex exteriors and fire units from August 7, 2025, to September 6, 2025.
- No cost time extension to Contract PM-23-IFQ-834 with Christopher Williams Architects, LLC for Essex exteriors and fire units A&E from July 8, 2025 to September 8, 2025, to allow for punch-list and closeout.
- No cost time extension to the Contract with Johnson Controls for Fire Protection Services amended from May 1, 2025, to April 30, 2026. State of Ct. Contract number 18PSX0005 set to expire April 30, 2026.

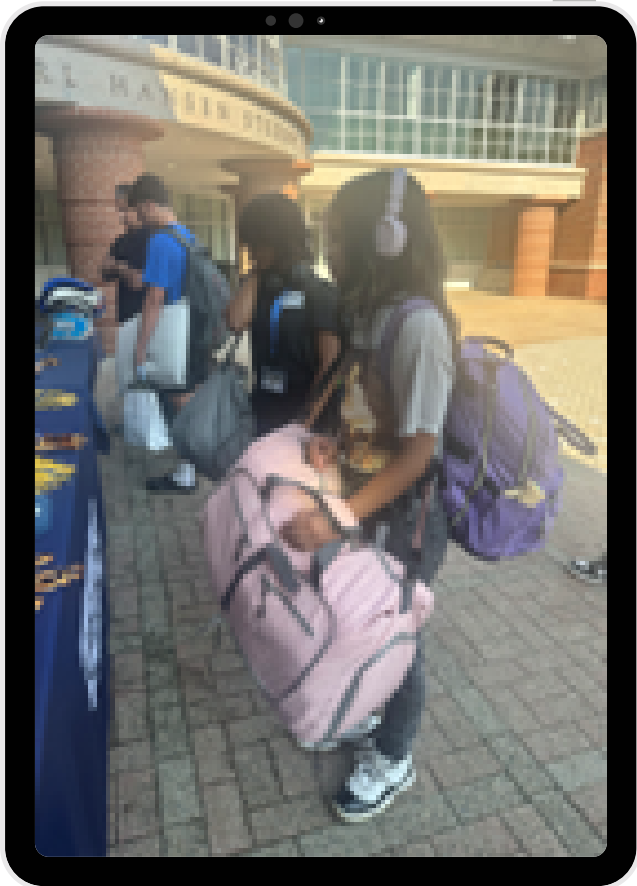
OPERATIONS



YTD FINANCIALS

The financial report covers nine months (October 1 through June 2025) of data. Total Revenues are \$105,922,305. Total Expenses are \$93,064,536 (including depreciation expense of \$1,272,610). The excess of revenue over expenses is reduced by \$(7,234,198) capitalized expenditures. Depreciation expense add-back is \$1,272,610. The HANH Net Surplus of \$6,896,181

COMMUNITY ECONOMIC DEVELOPMENT



- #1– National Summer Learning Week Recap  
This month, we proudly celebrated National Summer Learning Week with themed activities that promoted literacy, creativity, wellness, and fun.
- #2 Girls Scouts CEO Camp  
This month, (8) teen girls received scholarships to participate in the Girl Scouts of America CEO Camp held at the Quinnipiac University. During their stay, participants explored entrepreneurship through a hands-on business model, engaged in team-building activities, and deepened their understanding of business ethics and financial literacy. The camp empowered each young woman with valuable leadership skills, practical knowledge, and a strong foundation for future success.
- #3– We are excited to partner with New Haven Reads to offer onsite tutoring focused on building and strengthening youth reading skills. Through personalized, one-on-one sessions, students receive targeted support in reading comprehension, vocabulary, and literacy development. This program is designed to boost confidence, foster a love for reading, and help students reach their full academic potential in a supportive and engaging environment.

## PLANNING & MODERNIZATION

### HUD Housing Related Hazards

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 and are in progress. Current obligation of funds is 100% and expenditure of funds at 81%.

- Scattered Sites East and West upgrades: Three IQC architectural firms were engaged to perform needs assessments and identify priority work. They are now preparing construction documents for bid solicitations.
- Scattered Sites Multifamily upgrades: P&M Department staff is performing similar needs assessments in the scattered sites multifamily developments and working with IQC architects to prepare construction documents for bid.
- Crawford Boiler Replacement: Design documents prepared for boiler replacement at 90 Park Street.
- 

## THE GLENDOWER GROUP

### 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 completed in 2021 and is fully occupied.
- The Authority issued an RFQ for a Master Planner for Westville Manor site and selected a team composed of Ken Boroson Architects and Torti Gallas Planners.
- 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.
- 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.
- The project is now being modeled to determine the best method to obtain project financing.

### RAD Portfolio Award

- The Authority received a portfolio award, inclusive of 12 developments, with 11 being completed and detailed herein. The last remaining project is Valley Townhomes which is in the final conversion stage.
- 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 June 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.
- Submitted a LIHTC Hybrid application to CHFA in 2021. Application awarded funding for both the 4% and 9% phases.
- Dual Closing completed on November 28, 2023 and construction targeted for completion in June 2025.

### Scattered Sites

- Scattered site is multifamily redevelopment which includes 88 units located in the Fair Haven Heights area. The project will be redeveloped using RAD vouchers and LIHTC 4% funding.
- Submitted a 9% LIHTC application on January 12, 2022. Project was not awarded.
- Anticipated closing in FY2026.



**THE GLENDOWER  
GROUP****34 Level Street/The Heights at Westrock**

- Submitted a HUD Section 202 Supportive Housing for the Elderly application to HUD in January 2023 and was 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 assist in clean up and removal of former nursing home.
- HUD Firm Application approval executed in May 2025 and Closing anticipated to be in the 1stquarter of 2026.

**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.
- The development includes 49 housing units, including 44 RAD project-based voucher units using Rebuild Restore vouchers and additional LIHTC affordable units.
- Closing anticipated for the 1st quarter of 2026.

**Newhallville Development, 201 Hazel Street**

- Partnering to redevelop a currently vacant site at 250 Hazel Street with Newhallville Development Corp.
- The development includes up to 63 affordable units, 50 affordable and 13 market rate.
- A CIF application will be submitted in the fall 2025 round.

**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 Transformation Plan was submitted in March 2025 and is under review by HUD.

**Eastview Terrace Conversion**

- The Project's 15-year initial Low-Income Tax Credit ("LIHTC") Compliance Period ("Compliance Period") ended in December 2023 and has purchased the property outright Investor buyout completed on September 4, 2024.
- Architect and Construction Manager in-place with an anticipated closing in 1stquarter of 2026.

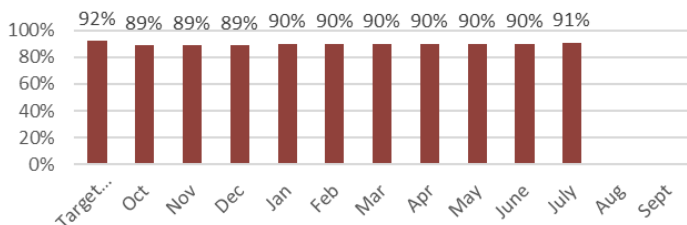
**Henry Street**

- The Authority purchased 3 properties at 133, 135 and 137 Henry Street
- The Glendower Group solicited for Architects and selected Russell & Dawson as Architect \ and is working on As-Built drawings
- 100% Construction documents are expected to be issued by September 2026.

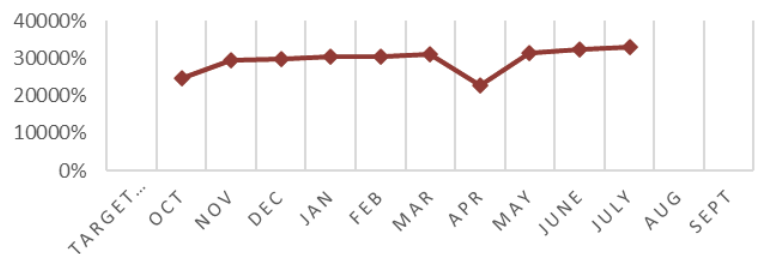
## HOUSING CHOICE VOUCHER

- In July, our Housing Choice Voucher program maintained strong performance across most categories. We held a HUD baseline of 4,481 MTW vouchers, with actual utilization at 4,239 units — exceeding 103% of the baseline. The agency supported 26 homeownership vouchers, 246 portable-out vouchers, and 23 tenant protection vouchers.
- For our special purpose programs, VASH utilization stood at 59 vouchers against a baseline of 100, and Church Street South operated at 169 vouchers, or just under 70% of its 242-unit baseline. RAD utilization remained high, with 1,580 units in use out of 1,658, representing over 95% occupancy. Project-Based Vouchers were at 568 utilized, or roughly 85% of the 671-unit baseline.
- Agency-wide, we housed 6,047 families in July. Recertification work remained timely, with only 31 delinquent recerts over 30 days past due — a rate of just half a percent year-to-date — and a 99% overall submission rate. Of the 259 recerts due in July, 257 were completed, a 99.2% completion rate.
- Financially, the first check run processed over \$7 million across 7,056 transactions, with a mid-month run totaling nearly \$197,000. Overall, the month reflects solid utilization, high recertification compliance, and consistent operational execution.

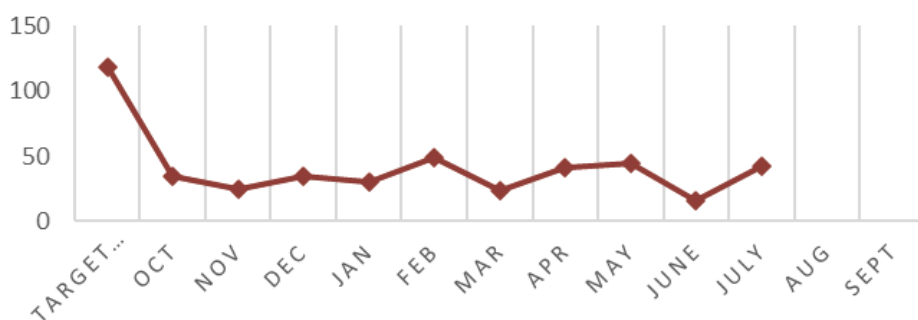
MTW HCV utilization (98%)



HCV CERTIFICATION RATE (95%)



FAMILIES LEASED FROM WAITLIST (20/MO; 240/YR)



## MEMORANDUM

**TO:** Board of Commissioners

**DATE:** August 19, 2025

**FROM:** Shenae Draughn, President

**RE:** Resolution Authorizing Amendment #1 to Year 1 of Indefinite Quantities Contract ("IQC") PM-24-C-908(E) with Christopher Williams Architects for Agency Wide Architectural & Engineering Services in the Maximum Not to Exceed Amount of \$200,000.00 Bringing the Amended Year 1 Contract Amount From \$71,885.50 to \$271,885.50 Through January 9, 2026

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**ACTION:** Recommend that the Board of Commissioners adopt Resolution #08-50/25-R

**TIMING:** Immediately

**DISCUSSION:** Elm City Communities/Housing Authority of the City of New Haven (ECC/HANH) has a continuing need for on-call architectural and engineering services agency wide. On May 22, 2024, ECC/HANH issued Request for Qualifications #PM-24-RFQ-908 for Architectural & Engineering Services under an Indefinite Quantities Contract (IQC) whereby one or more qualified firms could be selected to assist ECC/HANH to develop and carry out projects on an as-needed basis per assigned Task Orders.

On November 19, 2024, the Board adopted Resolution #11-82/24-R authorizing the award and execution of an IQC contract with Christopher Williams Architects in the not to exceed maximum amount of \$71,885.50 for Agency Wide IQC A&E services for one year with four one-year options to renew for a maximum not to exceed 5-year amount of \$359,427.50.

As staff continues to prepare and issue Task Orders to address priority work items identified in property needs assessments, the first-year A&E contract needs are greater than initially anticipated. ECC/HANH projects that the A&E consulting needs through year one will exceed the current maximum and is recommending an additional \$200,000.00 be added to the current year one of this contract increasing the not to exceed amount from \$71,885.50 to \$271,885.50 through January 9, 2026.

In accordance with resolution #10-129/18-R of 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 is recommending Board of Commissioners authorization to execute Amendment #1 to the first year of contract #PM-24-C-908(E) with Christopher Williams Architects in the maximum not to exceed amount \$200,000.00 bringing the amended first year contract amount from \$71,885.50 to \$271,885.50 through January 9, 2026 with four one-year options to extend still remaining.

FISCAL IMPACT:       \$200,000.00

SOURCE OF FUNDS: CFP 2024; CFP 2025; Glendower; 360 Management; LIPH; MTW

STAFF:               Catherine Hawthorne, Modernization Coordinator



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

**Resolution Number 08-50/25-R**

**RESOLUTION AUTHORIZING AMENDMENT #1 TO YEAR 1 OF INDEFINITE QUANTITIES CONTRACT ("IQC")  
PM-24-C-908(E) WITH CHRISTOPHER WILLIAMS ARCHITECTS FOR AGENCY WIDE ARCHITECTURAL &  
ENGINEERING SERVICES IN THE MAXIMUM NOT TO EXCEED AMOUNT OF \$200,000.00 BRINGING THE  
AMENDED YEAR 1 CONTRACT AMOUNT FROM \$71,885.50 TO \$271,885.50 THROUGH JANUARY 9, 2026**

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

WHEREAS, on November 19, 2024, the Board adopted Resolution #11-82/24-R authorizing the award and execution of an IQC contract with Christopher Williams Architects in the not to exceed maximum amount of \$71,885.50 for Agency Wide IQC A&E services for one year with four one-year options to renew for a maximum not to exceed 5-year amount of \$359,427.50; and

WHEREAS, as staff continues to prepare and issue Task Orders to address priority work items identified in property needs assessments, the first-year A&E contract needs are greater than initially anticipated; and

WHEREAS, ECC/HANH projects that the A&E consulting needs through year one will exceed the current maximum, and is recommending an additional \$200,000.00 be added to the current year one of this contract increasing the not to exceed amount from \$71,885.50 to \$271,885.50 through January 9, 2026; and

WHEREAS, in accordance with resolution #10-129/18-R of 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 is recommending Board of Commissioners authorization to execute Amendment #1 to the first year of contract #PM-24-C-908(E) with Christopher Williams Architects in the maximum not to exceed amount \$200,000.00 bringing the amended first year contract amount from \$71,885.50 to \$271,885.50 through January 9, 2026 with four one-year options to extend still remaining.

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

- 1) Amendment #1 to the first year of contract #PM-24-C-908(E) for on-call architectural and engineering services agency wide with Christopher Williams Architects in the maximum not to exceed amount \$200,000.00 bringing the amended first year contract amount from \$71,885.50 to \$271,885.50 through January 9, 2026 with four one-year options to extend still remaining be

and hereby is authorized and directed, including the expenditure of the aforesaid amounts;  
and

- 2) The President be and hereby is authorized, empowered and directed to execute and deliver an agreement to fulfill the purposes of this Resolution, and expend the authorized funds; and
- 3) The President be and hereby is authorized, empowered and directed to take any and all such ancillary action necessary and appropriate to fulfill the intent of the foregoing; and
- 4) This Resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on August 19, 2025.

\_\_\_\_\_  
Shenae Draughn  
Secretary/President

\_\_\_\_\_  
Date

REVIEWED:  
MCCARTER & ENGLISH, LLP  
GENERAL COUNSEL

By: \_\_\_\_\_  
Rolan Joni Young, Esq.  
A Partner

[illegible]

## MEMORANDUM

**TO:** Board of Commissioners

**DATE:** August 19, 2025

**FROM:** Shenae Draughn, President

**RE:** Resolution Authorizing Amendment #2 to Year 1 of Indefinite Quantities Contract ("IQC") PM-24-C-908(D) with Brian Cleveland Architects for Agency Wide Architectural & Engineering Services Increasing the Contract Amount in the Maximum Not to Exceed Amount of \$100,000.00 Bringing the Amended Year 1 Contract Amount From \$171,885.50 to \$271,885.50 Through January 9, 2026

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**ACTION:** Recommend that the Board of Commissioners adopt Resolution #08-51/25-R

**TIMING:** Immediately

**DISCUSSION:** Elm City Communities/Housing Authority of the City of New Haven (ECC/HANH) has a continuing need for on-call architectural and engineering services agency wide. On May 22, 2024, ECC/HANH issued Request for Qualifications #PM-24-RFQ-908 for Architectural & Engineering Services under an Indefinite Quantities Contract (IQC) whereby one or more qualified firms could be selected to assist ECC/HANH to develop and carry out projects on an as-needed basis per assigned Task Orders.

On November 19, 2024, the Board adopted Resolution #11-80/24-R authorizing the award and execution of an IQC contract with Brian Cleveland Architects in the not to exceed maximum amount of \$71,885.50 for Agency Wide IQC A&E services for one year with four one-year options to renew for a maximum not to exceed 5-year amount of \$359,427.50.

On May 20, 2025, the Board adopted Resolution #05-33/25-R authorizing contract Amendment #1 to add \$100,000.00 to the current year one of the contract increasing the not to exceed amount from \$71,885.50 to \$171,885.50 through January 9, 2026.

As staff continues to prepare and issue Task Orders to address priority work items identified in property needs assessments, the first-year A&E contract needs are greater than initially anticipated. ECC/HANH projects that the A&E consulting needs through year one will exceed the current maximum contract amount and is recommending Amendment #2 for an additional \$100,000.00 in the current year one of this contract increasing the not to exceed amount from \$171,885.50 to \$271,885.50 through January 9, 2026.

In accordance with resolution #10-129/18-R of 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 is recommending Board of Commissioners authorization Amendment #2 to the first year of contract #PM-24-C-908(D) with Brian Cleveland Architects in the maximum not to exceed amount \$100,000.00 bringing the amended first year contract amount from \$171,885.50 to \$271,885.50 through January 9, 2026 with four one-year options to extend still remaining.

FISCAL IMPACT:       \$100,000.00

SOURCE OF FUNDS: CFP 2024; CFP 2025; Glendower; 360 Management; LIPH; MTW

STAFF:                 Catherine Hawthorne, Modernization Coordinator

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

**Resolution Number 08-51/25-R**

**RESOLUTION AUTHORIZING AMENDMENT #2 TO YEAR 1 OF INDEFINITE QUANTITIES CONTRACT ("IQC")  
PM-24-C-908(D) WITH BRIAN CLEVELAND ARCHITECTS FOR AGENCY WIDE ARCHITECTURAL &  
ENGINEERING SERVICES INCREASING THE CONTRACT AMOUNT IN THE MAXIMUM NOT TO EXCEED  
AMOUNT OF \$100,000.00 BRINGING THE AMENDED YEAR 1 CONTRACT AMOUNT FROM \$171,885.50 TO  
\$271,885.50 THROUGH JANUARY 9, 2026**

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

WHEREAS, on November 19, 2024, the Board adopted Resolution #11-80/24-R authorizing the award and execution of an IQC contract with Brian Cleveland Architects in the not to exceed maximum amount of \$71,885.50 for Agency Wide IQC A&E services for one year with four one-year options to renew for a maximum not to exceed 5-year amount of \$359,427.50; and

WHEREAS, on May 20, 2025, the Board adopted Resolution #05-33/25-R authorizing contract Amendment #1 to add \$100,000.00 in the current year one of this contract increasing the not to exceed amount from \$71,885.50 to \$171,885.50 through January 9, 2026; and

WHEREAS, as staff continues to prepare and issue Task Orders to address priority work items identified in property needs assessments, the first-year A&E contract needs are greater than initially anticipated; and

WHEREAS, ECC/HANH projects that the A&E consulting needs through year one will exceed the current maximum contract amount, and is recommending Amendment #2 for an additional \$100,000.00 in the current year one of this contract increasing the not to exceed amount from \$171,885.50 to \$271,885.50 through January 9, 2026; and

WHEREAS, in accordance with resolution #10-129/18-R of 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 is recommending Board of Commissioners authorization to execute Amendment #2 to the first year of contract #PM-24-C-908(D) with Brian Cleveland Architects in the maximum not to exceed amount \$100,000.00 bringing the amended first year contract amount from \$171,885.50 to \$271,885.50 through January 9, 2026 with four one-year options to extend still remaining.

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

- 1) Amendment #2 to the first year of contract #PM-24-C-908(D) for on-call architectural and engineering services agency wide with Brian Cleveland Architects in the maximum not to exceed amount \$100,000.00 bringing the amended first year contract amount from \$171,885.50 to \$271,885.50 through January 9, 2026 with four one-year options to extend still remaining be and hereby is authorized and directed; and
- 2) The President be and hereby is authorized, empowered and directed to execute and deliver an agreement and expend the authorized funds; and
- 3) The President be and hereby is authorized, empowered and directed to take any and all such ancillary action necessary and appropriate to fulfill the intent of the foregoing; and
- 4) This Resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on August 19, 2025.

\_\_\_\_\_  
Shenae Draughn  
Secretary/President

\_\_\_\_\_  
Date

REVIEWED:  
MCCARTER & ENGLISH, LLP  
GENERAL COUNSEL

By: \_\_\_\_\_  
Rolan Joni Young, Esq.  
A Partner

[illegible]



## MEMORANDUM

**TO:** Board of Commissioners

**DATE:** August 19, 2025

**FROM:** Shenae Draughn, President

**RE:** **RESOLUTION INCREASING THE THRESHOLD FOR MICRO PURCHASES AND SMALL PURCHASES AND AMENDING THE START DATE TO MARCH 28, 2025.**

---

**ACTION:** Recommend that the Board of Commissioners adopt Resolution **#08-52/25-R**

**TIMING:** Immediately

**DISCUSSION:** This memo accompanies the proposed resolution to revise ECC's procurement thresholds in alignment with current federal regulations under 2 CFR Part 200.

Background:

ECC's current micro-purchase threshold (\$3,000) and small purchase threshold (\$150,000) are below the maximum limits permitted by HUD and the Federal Regulations. As of 2025, HUD permits micro-purchases up to \$10,000 and small purchases up to \$250,000.

Raising ECC's thresholds will:

- Align procurement practices with current federal limits and industry standards;
- Improve administrative efficiency and reduce processing delays for routine and low-risk procurements;
- Allow staff to be more responsive to urgent operational needs, particularly in facilities management and resident services;
- Minimize staff time and resources spent on repetitive procurement processes for small-dollar purchases;
- Enable ECC to take advantage of cost-saving opportunities that may require rapid procurement action.

In addition to improving administrative flexibility, this revision is expected to reduce internal labor costs. Obtaining and documenting three quotes under small purchase procedures typically requires between 2.5 to 7.5 hours of staff time per procurement action. This includes time spent defining scope, identifying and contacting vendors, following up, comparing quotes, and preparing documentation for file and approval.

By increasing the micro-purchase threshold to \$10,000, ECC can minimize administrative costs on low-risk purchases, enabling staff to focus on higher-value procurements and programmatic responsibilities. This approach aligns with HUD guidance and industry's best practices for resource efficiency. To ensure continued accountability, staff will provide the Board with a monthly report listing all purchases made under the revised thresholds, including vendor name, procurement amount, funding source, and purpose.

**Recommendation:**

Staff recommends adoption of the resolution to revise ECC's thresholds and implement a process of a monthly reporting on procurement activities to the Board of Commissioners.

**FISCAL IMPACT:**      None

**STAFF:**                Jimmy L. Miller

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

**Resolution Number 08-52/25-R**

**RESOLUTION INCREASING THE THRESHOLD FOR MICRO PURCHASES AND SMALL PURCHASES AND  
AMENDING THE START DATE TO MARCH 28, 2025.**

**WHEREAS**, the Housing Authority of the City of New Haven (d/b/a Elm City Communities (ECC)), is a public housing authority subject to federal procurement standards under 2 CFR §200.317–200.326; and

**WHEREAS**, HUD regulations at 2 CFR §200.320 permit public housing authorities to establish procurement thresholds consistent with federal limits, including:

- A micro-purchase threshold currently not to exceed \$10,000; and
- A simplified acquisition threshold (small purchase threshold) currently not to exceed \$250,000; and

**WHEREAS**, ECC's current procurement policy sets a micro-purchase threshold at \$3,000 and a small purchase threshold at \$150,000, both of which are below permitted federal limits; and

**WHEREAS**, raising these thresholds will improve administrative efficiency, streamline procurement processes, and enhance ECC's ability to respond quickly to operational needs.

**NOW, THEREFORE, BE IT RESOLVED THAT:**

1. The micro-purchase threshold be and hereby is revised to \$10,000, and the small purchase (simplified acquisition) threshold be and hereby is revised to \$250,000, consistent with the maximum federal limits in effect as of this resolution; and
2. The President or his/her designee is authorized to update ECC's Procurement Policy to reflect these revised thresholds; and
3. ECC Staff shall provide to the Board of Commissioners a monthly report summarizing all procurement actions made under the micro-purchase and small purchase thresholds, including vendor name, amount, source of funds, and purpose; and
4. 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 August 19, 2025.

\_\_\_\_\_  
Shenae Draughn  
Secretary/President

\_\_\_\_\_  
Date

REVIEWED:  
MCCARTER & ENGLISH, LLP  
GENERAL COUNSEL

By:\_\_\_\_\_  
Rolan Joni Young, Esq.  
A Partner

## MEMORANDUM

TO: Board of Commissioners

DATE: August 19, 2025

FROM: Shenae Draughn, President

RE: Resolution Authorizing A Housing Assistance Payment (HAP) Contract With Dixwell Housing Associates, LLC For Twenty (20) Project Based Units For An Initial Term Of Twenty (20) Years Commencing September 1, 2025 And Ending August 31, 2045 With An Option To Renew For An Additional 20 Years In The Authority's Sole Discretion

---

ACTION: Recommend that the Board of Commissioners adopt Resolution # #08-53/25-R

TIMING: Immediately

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

On August 5, 2020, Dixwell Housing Associates, LLC responded to the RFP. The PBV units are located at 316 and 340 Dixwell Ave in New Haven.

Dixwell Housing Associates, LLC will be allocating Twenty (20) Project Based vouchers immediately to residents on the ECC/HANH Housing Choice Voucher wait list.

FISCAL IMPACT: \$481,536.00

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 #08-53/25-R**

**RESOLUTION AUTHORIZING A HOUSING ASSISTANCE PAYMENT (HAP) CONTRACT WITH DIXWELL HOUSING ASSOCIATES, LLC FOR TWENTY (20) PROJECT BASED UNITS FOR AN INITIAL TERM OF TWENTY (20) YEARS COMMENCING September 1, 2025 AND ENDING August 31, 2045 WITH AN OPTION TO RENEW FOR AN ADDITIONAL 20 YEARS IN THE AUTHORITY'S SOLE DISCRETION**

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

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

WHEREAS, Dixwell Housing Associates, LLC responded to the RFP and proposed to allocate 20 Project Based Vouchers; and

WHEREAS, Dixwell Housing Associates, LLC allocated twenty (20) project based vouchers to residents on the ECC/HANH Housing Choice Voucher wait list; and

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

WHEREAS, on June 29, 2022, ECC/HANH entered into an Agreement to enter into a PBV Housing Assistance Payments Contract (HAP) with Dixwell Housing Associates, LLC for the twenty (20) units; and

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

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

WHEREAS, ECC/HANH is requesting authorization of the HAP contract for the twenty (20) project-based units to be allocated to residents on the ECC/HANH Housing Choice Voucher wait list. This agreement would commence upon approval of the TCO and confirmation of compliance of voucher HUD requirements; and

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

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

1. The award of A Housing Assistance Payments (HAP) Contract with Dixwell Housing Associates, LLC for Twenty (20) project-based units as set forth in the recitals 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 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 August 19<sup>th</sup>, 2025.

\_\_\_\_\_  
Shenae Draughn,  
Secretary/President

\_\_\_\_\_  
Date

REVIEWED:  
MCCARTER & ENGLISH, LLP  
GENERAL COUNSEL

By: \_\_\_\_\_  
Rolan Joni Young, Esq.  
A Partner

## Exhibit A

| Building    | Unit # | BR | Baths | Utility Allowance | Contract Rent |
|-------------|--------|----|-------|-------------------|---------------|
| 316 Dixwell | 202    | 1  | 1     | 88                | \$ 1,593.00   |
| 316 Dixwell | 203    | 1  | 1     | 88                | \$ 1,593.00   |
| 316 Dixwell | 303    | 1  | 1     | 88                | \$ 1,593.00   |
| 340 Dixwell | 410    | 1  | 1     | 88                | \$ 1,593.00   |
| 316 Dixwell | 201    | 2  | 1     | 118               | \$ 1,935.00   |
| 340 Dixwell | R102   | 2  | 1     | 118               | \$ 1,935.00   |
| 340 Dixwell | R105   | 2  | 1     | 118               | \$ 1,935.00   |
| 340 Dixwell | 202    | 2  | 1     | 118               | \$ 1,935.00   |
| 340 Dixwell | 203    | 2  | 1     | 118               | \$ 1,935.00   |
| 340 Dixwell | 215    | 2  | 1     | 118               | \$ 1,935.00   |
| 340 Dixwell | 302    | 2  | 1     | 118               | \$ 1,935.00   |
| 340 Dixwell | 315    | 2  | 1     | 118               | \$ 1,935.00   |
| 340 Dixwell | 403    | 2  | 1     | 118               | \$ 1,935.00   |
| 340 Dixwell | 404    | 2  | 1     | 118               | \$ 1,935.00   |
| 316 Dixwell | 404    | 3  | 1.5   | 149               | \$ 2,401.00   |
| 340 Dixwell | 201    | 3  | 1.5   | 149               | \$ 2,401.00   |
| 340 Dixwell | 212    | 3  | 1.5   | 149               | \$ 2,401.00   |
| 340 Dixwell | 301    | 3  | 1.5   | 149               | \$ 2,401.00   |
| 340 Dixwell | 312    | 3  | 1.5   | 149               | \$ 2,401.00   |
| 340 Dixwell | 401    | 3  | 1.5   | 149               | \$ 2,401.00   |



| Building    | Unit # | BR | Baths | Utility Allowance |
|-------------|--------|----|-------|-------------------|
| 316 Dixwell | 202    | 1  | 1     | 88                |
| 316 Dixwell | 203    | 1  | 1     | 88                |
| 316 Dixwell | 303    | 1  | 1     | 88                |
| 340 Dixwell | 410    | 1  | 1     | 88                |
| 316 Dixwell | 201    | 2  | 1     | 118               |
| 340 Dixwell | R102   | 2  | 1     | 118               |
| 340 Dixwell | R105   | 2  | 1     | 118               |
| 340 Dixwell | 202    | 2  | 1     | 118               |
| 340 Dixwell | 203    | 2  | 1     | 118               |
| 340 Dixwell | 215    | 2  | 1     | 118               |
| 340 Dixwell | 302    | 2  | 1     | 118               |
| 340 Dixwell | 315    | 2  | 1     | 118               |
| 340 Dixwell | 403    | 2  | 1     | 118               |
| 340 Dixwell | 404    | 2  | 1     | 118               |
| 316 Dixwell | 404    | 3  | 1.5   | 149               |
| 340 Dixwell | 201    | 3  | 1.5   | 149               |
| 340 Dixwell | 212    | 3  | 1.5   | 149               |
| 340 Dixwell | 301    | 3  | 1.5   | 149               |
| 340 Dixwell | 312    | 3  | 1.5   | 149               |
| 340 Dixwell | 401    | 3  | 1.5   | 149               |

**Tenant Responsible for the following utilites:**

Cooking Electric

Other Electric

| 2025 PS       | Contract Rent |
|---------------|---------------|
| \$ 1,681.00   | \$ 1,593.00   |
| \$ 1,681.00   | \$ 1,593.00   |
| \$ 1,681.00   | \$ 1,593.00   |
| \$ 1,681.00   | \$ 1,593.00   |
| \$ 2,053.00   | \$ 1,935.00   |
| \$ 2,053.00   | \$ 1,935.00   |
| \$ 2,053.00   | \$ 1,935.00   |
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| \$ 2,053.00   | \$ 1,935.00   |
| \$ 2,053.00   | \$ 1,935.00   |
| \$ 2,053.00   | \$ 1,935.00   |
| \$ 2,550.00   | \$ 2,401.00   |
| \$ 2,550.00   | \$ 2,401.00   |
| \$ 2,550.00   | \$ 2,401.00   |
| \$ 2,550.00   | \$ 2,401.00   |
| \$ 2,550.00   | \$ 2,401.00   |
| \$ 2,550.00   | \$ 2,401.00   |
| \$ 40,128.00  |               |
| \$ 481,536.00 |               |

## **EXHIBIT A**

### **IDENTIFICATION OF UNITS BY SIZE AND INITIAL CONTRACT RENTS**

- **Project Name:** 340+ Dixwell
- **The project's street address:** 316 & 340 Dixwell Avenue, New Haven, Connecticut 06511;
- **Total number of units in project covered by this Agreement:** Twenty (20) units  
The Project is comprised of sixty-nine (69) units, of which twenty (20) units will be Project Based Housing Choice Vouchers ("PBV") units.
- **Number of contract units by area (size) and other contract rent information:**  
Total Number of PBV Units:

| <b>Building</b> | <b>Unit #</b> | <b>BR</b> | <b>Baths</b> | <b>Utility Allowance</b> | <b>Contract Rent</b> |
|-----------------|---------------|-----------|--------------|--------------------------|----------------------|
| 316 Dixwell     | 202           | 1         | 1            | 88                       | \$ 1,593.00          |
| 316 Dixwell     | 203*          | 1         | 1            | 88                       | \$ 1,593.00          |
| 316 Dixwell     | 303           | 1         | 1            | 88                       | \$ 1,593.00          |
| 340 Dixwell     | 410           | 1         | 1            | 88                       | \$ 1,593.00          |
| 316 Dixwell     | 201           | 2         | 1            | 118                      | \$ 1,935.00          |
| 340 Dixwell     | R102          | 2         | 1            | 118                      | \$ 1,935.00          |
| 340 Dixwell     | R105          | 2         | 1            | 118                      | \$ 1,935.00          |
| 340 Dixwell     | 202           | 2         | 1            | 118                      | \$ 1,935.00          |
| 340 Dixwell     | 203           | 2         | 1            | 118                      | \$ 1,935.00          |
| 340 Dixwell     | 215           | 2         | 1            | 118                      | \$ 1,935.00          |
| 340 Dixwell     | 302           | 2         | 1            | 118                      | \$ 1,935.00          |
| 340 Dixwell     | 315*          | 2         | 1            | 118                      | \$ 1,935.00          |
| 340 Dixwell     | 403           | 2         | 1            | 118                      | \$ 1,935.00          |
| 340 Dixwell     | 404           | 2         | 1            | 118                      | \$ 1,935.00          |
| 316 Dixwell     | 404           | 3         | 1.5          | 149                      | \$ 2,401.00          |
| 340 Dixwell     | 201           | 3         | 1.5          | 149                      | \$ 2,401.00          |
| 340 Dixwell     | 212           | 3         | 1.5          | 149                      | \$ 2,401.00          |
| 340 Dixwell     | 301           | 3         | 1.5          | 149                      | \$ 2,401.00          |
| 340 Dixwell     | 312           | 3         | 1.5          | 149                      | \$ 2,401.00          |
| 340 Dixwell     | 401*          | 3         | 1.5          | 149                      | \$ 2,401.00          |

\* mobility impaired & hearing or sight impaired

## **EXHIBIT B**

### **SERVICES, MAINTENANCE AND EQUIPMENT PROVIDED BY THE OWNER**

#### **Maintenance and Repairs:**

Owner shall:

1. cause the development to be maintained in a decent, safe, and sanitary condition and in a rentable and tenantable state of repair, all in accordance with Project Based Voucher requirements;
2. comply with requirements of applicable building codes, housing codes, and federal regulations materially affecting health and safety;
3. keep all building, facilities and common areas, not otherwise assigned to tenants for maintenance and upkeep, in a clean and safe condition;
4. maintain in good and safe working order and condition electrical, plumbing, sanitary, heating, ventilating and other facilities and appliances supplied or required to be supplied by Owner;
5. provide and maintain appropriate receptacles and facilities (except containers for exclusive use by an individual tenant household) for the deposit of garbage, rubbish and other waste removed from the dwelling unit by the tenant;

#### **Services and Equipment:**

340+ Dixwell residents will have access to a variety of amenities. Unit amenities will consist of refrigerator, range, oven. In addition, the Project will offer a common fitness center, outdoor space, and community room.

## **EXHIBIT C**

### **UTILITIES AND SERVICES**

Water, trash, gas, and sewer services at 340+ Dixwell are provided by the owner. The tenant will be responsible for electricity, telephone, and internet. (The table in Exhibit A includes the utility allowance by unit type and expected cost for tenant paid utilities):

| <b>Utility</b>          | <b>Owner-Provided</b> | <b>Tenant-Provided</b> |
|-------------------------|-----------------------|------------------------|
| <b>Water</b>            | X                     |                        |
| <b>Sewer</b>            | X                     |                        |
| <b>Electricity</b>      |                       | X                      |
| <b>Gas</b>              | X                     |                        |
| <b>Trash Collection</b> | X                     |                        |
| <b>Telephone</b>        |                       | X                      |
| <b>Internet</b>         |                       | X                      |

## **EXHIBIT D**

### **FEATURES PROVIDED TO COMPLY WITH SECTION 504 REQUIREMENTS**

The Project will meet state and federal accessibility requirements, including requirements under the Fair Housing Act and 24 CFR 100.205 and the accessibility requirements under Title II and Title III of the Americans with Disabilities Act at 28 CFR parts 35 and 36, as applicable. seven (7) units will be designed as both for the mobility impaired and hearing or sight impaired in accordance with the requirements of 24 CFR 8.22 and Section 504 of the Rehabilitation Act of 1973. Accessible units will be supplied with accessibility features for mobility, audio and visual accessibility.

| <b>Building</b> | <b>Unit No.</b> | <b>Mobility Impaired &amp; Hearing or Sight Impaired</b> |
|-----------------|-----------------|--|
| 316 Dixwell     | 203             | Yes  |
| 340 Dixwell     | 209             | Yes  |
| 340 Dixwell     | 210             | Yes  |
| 340 Dixwell     | 309             | Yes  |
| 340 Dixwell     | 315             | Yes  |
| 340 Dixwell     | 401             | Yes  |
| 340 Dixwell     | 409             | Yes  |

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

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

**NEW CONSTRUCTION OR REHABILITATION**

**PART 1 OF HAP CONTRACT**

**OMB Burden Statement.** The public reporting burden for this collection of information is estimated to average 1 hour, including the time for collecting, reviewing and reporting the data. 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 required on this form by 24 CFR § 983.202. The information sets forth the PHA and owner's agreement to provide housing under the project-based component of the Housing Choice Voucher Program. 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:

Previous editions are obsolete

**Project-Based Voucher Program  
HAP Contract for New Construction/Rehab**

**HUD 52530A Page - 1 of Part 1  
(04/2023)**

- 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.) If this is a multi-stage project, this exhibit must include a description of the units in each completed phase.
- 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. Single-Stage and Multi-Stage Contracts (place a check mark in front of the applicable project description).**

☐ **Single-Stage Project**

This is a single-stage project. For all contract units, the effective date of the HAP contract is:

\_\_\_\_\_.

☐ **Multi-Stage Project**

This is a multi-stage project. The units in each completed stage are designated in Exhibit A.

The PHA enters the effective date for each stage after completion and PHA acceptance of all units in that stage. The PHA enters the effective date for each stage in the "Execution of HAP contract for contract units completed and accepted in stages" (starting on page 9).



The annual anniversary date of the HAP contract for all contract units in this multi-stage project is the anniversary of the effective date of the HAP contract for the contract units included in the first stage. The expiration date of the HAP contract for all of the contract units completed in stages must be concurrent with the end of the HAP contract term for the units included in the first stage (see 24 CFR 983.207(c)).

**e. Term of the HAP contract**

**1. Beginning of term**

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 PBV inspection requirements. The term of the HAP contract for any unit begins on the effective date of the HAP contract.

**2. Length of initial term**

- a. Subject to paragraph 2.b, the initial term of the HAP contract for any contract units is:

\_\_\_\_\_.

- b. The initial term of the HAP contract for any unit 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.

**f. 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 f.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 f (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.

**g. Income-mixing requirement**

1. Except as provided in paragraphs g.2 through g.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 g.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 g.1, the PHA shall give preference to the applicable families as listed in g.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 g.6 and g.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, then 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, then 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 youth receiving FUP/FYI assistance:
- \_\_\_\_\_.
9. The PHA and owner must comply with all HUD requirements regarding income mixing.

## **EXECUTION OF HAP CONTRACT FOR SINGLE-STAGE PROJECT**

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:** HELP Dixwell LLC, a Connecticut limited liability company, as managing member; By: H.E.L.P. Development Corp., a New York not-for-profit corporation, its sole member; By: David Cleghorn, President

Signature of authorized representative

|  |
|--|
|  |
|--|

**Name and official title (Print)**

|  |
|--|
|  |
|--|

**Date**

|  |
|--|
|  |
|--|

**EXECUTION OF HAP CONTRACT FOR CONTRACT UNITS COMPLETED  
AND ACCEPTED IN STAGES**

(For multi-stage projects, at acceptance of each stage, the PHA and the owner sign the HAP contract execution for the completed stage.)

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).

|   |
|---|
| <b>STAGE NO. 1:</b> The Contract is hereby executed for the contract units in this stage.<br><b>STAGE EFFECTIVE DATE:</b> The effective date of the Contract for this stage is: |
| Date  |
| <b>PUBLIC HOUSING AGENCY (PHA)</b><br><b>Name of PHA (Print)</b>  |
| By:   |
| Signature of authorized representative  |
|   |
| Name and official title (Print)   |
|   |
| Date  |
| <b>OWNER</b><br><b>Name of Owner (Print)</b>  |
| By:   |
| Signature of authorized representative  |
|   |
| Name and official title (Print)   |
|   |
| Date  |



|   |
|---|
| <b>STAGE NO. 2:</b> The Contract is hereby executed for the contract units in this stage.<br><b>STAGE EFFECTIVE DATE:</b> The effective date of the Contract for this stage is: |
| Date  |
| <b>PUBLIC HOUSING AGENCY (PHA)</b><br><b>Name of PHA (Print)</b>  |
| By:   |
| Signature of authorized representative  |
|   |
| Name and official title (Print)   |
|   |
| Date  |
| <b>OWNER</b><br><b>Name of Owner (Print)</b>  |
| By:   |
| Signature of authorized representative  |
|   |
| Name and official title (Print)   |
|   |
| Date  |

|   |
|---|
| <b>STAGE NO. 3:</b> The Contract is hereby executed for the contract units in this stage.<br><b>STAGE EFFECTIVE DATE:</b> The effective date of the Contract for this stage is: |
| Date  |
| <b>PUBLIC HOUSING AGENCY (PHA)</b><br><b>Name of PHA (Print)</b>  |
| By:   |
| Signature of authorized representative  |
|   |
| Name and official title (Print)   |
|   |
| Date  |
| <b>OWNER</b><br><b>Name of Owner (Print)</b>  |
| By:   |
| Signature of authorized representative  |
|   |
| Name and official title (Print)   |
|   |
| Date  |

**STAGE NO. \_\_:** The Contract is hereby executed for the contract units in this stage.

**STAGE EFFECTIVE DATE:** The effective date of the Contract for this stage is:

Date

**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

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

**SECTION 8 PROJECT-BASED VOUCHER PROGRAM**

**HOUSING ASSISTANCE PAYMENTS CONTRACT  
NEW CONSTRUCTION OR REHABILITATION**

**PART 2 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.

**2. DEFINITIONS**

**Agreement.** Agreement to enter into HAP Contract between the owner and the PHA. The HAP contract was entered into following new construction or rehabilitation of the contract units by the owner pursuant to an Agreement.

**Contract units.** The housing units covered by this HAP contract. The contract units are described in Exhibit A.

**Controlling interest.** In the context of PHA-owned units (see definition below), controlling interest means:

- (a) Holding more than 50 percent of the stock of any corporation; or
- (b) Having the power to appoint more than 50 percent of the members of the board of directors of a non-stock corporation (such as a non-profit corporation); or
- (c) Where more than 50 percent of the members of the board of directors of any corporation also serve as directors, officers, or employees of the PHA; or
- (d) Holding more than 50 percent of all managing member interests in an LLC; or
- (e) Holding more than 50 percent of all general partner interests in a partnership;  
or

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**Project-Based Voucher Program  
HAP Contract for New Construction/Rehab**

Previous editions are obsolete

(f) Having equivalent levels of control in other ownership structures.

**Family.** The persons approved by the PHA to reside in a contract unit with assistance under the program.

**HAP contract.** This housing assistance payments contract between the PHA and the owner. The contract consists of Part 1, Part 2, and the contract exhibits (listed in section 1.c of the HAP contract).

**Household.** The family and any PHA-approved live-in aide.

**Housing assistance payment.** The monthly assistance payment by the PHA for a contract unit, which includes: (1) a payment to the owner for rent to the owner under the family's lease minus the tenant rent; and (2) an additional payment to or on behalf of the family if the utility allowance exceeds total tenant payment.

**Housing quality standards (HQS).** The HUD minimum quality standards for dwelling units occupied by families receiving project-based voucher program assistance.

**HUD.** U.S. Department of Housing and Urban Development.

**HUD requirements.** HUD requirements which apply to the project-based voucher program. HUD requirements are issued by HUD headquarters, as regulations, Federal Register notices or other binding program directives.

**Newly constructed housing.** Housing units that do not exist on the proposal selection date and are developed after the date of selection pursuant to an Agreement between the PHA and owner for use under the project-based voucher program.

**Owner.** Any person or entity who has the legal right to lease or sublease a unit to a participant.

**PHA.** Public Housing Agency. The agency that has entered into the HAP contract with the owner. The agency is a public housing agency as defined in the United States Housing Act of 1937 (42 U.S.C. 1437a(b)(6)).

**PHA-owned units.** A unit is "owned by a PHA" if the unit is in a project that is:

(a) Owned by the PHA (which includes a PHA having a "controlling interest" in the entity that owns the unit; see definition above);

(b) Owned by an entity wholly controlled by the PHA; or

(c) Owned by a limited liability company (LLC) or limited partnership in which the PHA (or an entity wholly controlled by the PHA) holds a controlling interest in the managing member or general partner.

**Premises.** The building or complex in which a contract unit is located, including common areas or grounds.

**Principal or interested party.** This term includes a management agent and other persons or entities participating in project management, and the officers and principal members, shareholders, investors, and other parties having a substantial interest in the HAP contract, or in any proceeds or benefits arising from the HAP contract.

**Program.** The project-based voucher program (see authorization for project-based assistance at 42 U.S.C. 1437f(o)(13)).

**Proposal selection date.** The date the PHA gives written notice of proposal selection to the owner whose proposal is selected in accordance with the criteria established in the PHA's administrative plan.

**Rehabilitated housing.** Housing units that exist on the proposal selection date but do not substantially comply with the HQS on that date and are developed pursuant to an Agreement between the PHA and owner for use under the project-based voucher program.

**Rent to owner.** The total monthly rent payable to the owner under the lease for a contract unit. Rent to owner includes payment for any housing services, maintenance and utilities to be provided by the owner in accordance with the lease.

**Tenant.** The person or persons (other than a live-in aide) who executes the lease as a lessee of the dwelling unit.

**Tenant rent.** The portion of the rent to owner payable by the family, as determined by the PHA in accordance with HUD requirements. The PHA is not responsible for paying any part of the tenant rent.

### 3. **PURPOSE**

- a. This is a HAP contract between the PHA and the owner.
  - b. The purpose of the HAP contract is to provide housing assistance payments for eligible families who lease contract units that comply with
-

the HUD HQS from the owner.

- c. The PHA must make housing assistance payments to the owner in accordance with the HAP contract for contract units leased and occupied by eligible families during the HAP contract term. HUD provides funds to the PHA to make housing assistance payments to owners for eligible families.

#### **4. RENT TO OWNER; HOUSING ASSISTANCE PAYMENTS**

##### **a. Amount of initial rent to owner**

The initial rent to owner for each contract unit is stated in Exhibit A, which is attached to and made a part of the HAP contract. At the beginning of the HAP contract term, and until rent to owner is adjusted in accordance with section 5 of the HAP contract, the rent to owner for each bedroom size (number of bedrooms) shall be the initial rent to owner amount listed in Exhibit A.

Place a check mark here ☐ if the PHA has elected not to reduce rents below the initial rent to owner.

##### **b. HUD rent requirements**

Notwithstanding any other provision of the HAP contract, the rent to owner may in no event exceed the amount authorized in accordance with HUD requirements. The PHA has the right to reduce the rent to owner, at any time, to correct any errors in establishing or adjusting the rent to owner in accordance with HUD requirements. The PHA may recover any overpayment from the owner.

##### **c. PHA payment to owner**

1. Each month the PHA must make a housing assistance payment to the owner for a unit under lease to and occupied by an eligible family in accordance with the HAP contract.
  2. The monthly housing assistance payment to the owner for a contract unit is equal to the amount by which the rent to owner exceeds the tenant rent.
  3. Payment of the tenant rent is the responsibility of the family. The PHA is not responsible for paying any part of the tenant rent, or for paying any other claim by the owner against a family. The PHA is responsible only for making housing assistance payments to the
-

owner on behalf of a family in accordance with the HAP contract.

4. The owner will be paid the housing assistance payment under the HAP contract on or about the first day of the month for which payment is due, unless the owner and the PHA agree on a later date.
5. To receive housing assistance payments in accordance with the HAP contract, the owner must comply with all the provisions of the HAP contract. Unless the owner complies with all the provisions of the HAP contract, the owner does not have a right to receive housing assistance payments.
6. If the PHA determines that the owner is not entitled to the payment or any part of it, the PHA, in addition to other remedies, may deduct the amount of the overpayment from any amounts due the owner, including amounts due under any other housing assistance payments contract.
7. The owner will notify the PHA promptly of any change of circumstances that would affect the amount of the monthly housing assistance payment, and will return any payment that does not conform to the changed circumstances.

**d. Termination of assistance for family**

The PHA may terminate housing assistance for a family under the HAP contract in accordance with HUD requirements. The PHA must notify the owner in writing of its decision to terminate housing assistance for the family in such case.

**5. ADJUSTMENT OF RENT TO OWNER**

**a. PHA determination of adjusted rent**

1. At each annual anniversary during the term of the HAP contract, the PHA shall adjust the amount of rent to owner, upon request to the PHA by the owner, in accordance with law and HUD requirements. In addition, the PHA shall adjust the rent to owner when there is a ten percent decrease in the published, applicable Fair Market Rent in accordance with 24 CFR 983.302. However, if the PHA has elected within the HAP contract not to reduce rents



below the initial rent to owner, the rent to owner shall not be reduced below the initial rent to owner except in those cases described in 24 CFR 983.302(c)(2).

2. The adjustment of rent to owner shall always be determined in accordance with all HUD requirements. The amount of the rent to owner may be adjusted up or down, in the amount defined by the PHA in accordance with HUD requirements.

**b. Reasonable rent**

The rent to owner for each contract unit, as adjusted by the PHA in accordance with 24 CFR 983.303, may at no time exceed the reasonable rent charged for comparable units in the private unassisted market, except in cases where the PHA has elected within the HAP contract not to reduce rents below the initial rent to owner. The reasonable rent shall be determined by the PHA in accordance with HUD requirements.

**c. No special adjustments**

The PHA will not make any special adjustments of the rent to owner.

**d. Owner compliance with HAP contract**

The PHA shall not approve, and the owner shall not receive, any increase of rent to owner unless all contract units are in accordance with the HQS, and the owner has complied with the terms of the assisted leases and the HAP contract.

**e. Notice of rent adjustment**

Rent to owner shall be adjusted by written notice by the PHA to the owner in accordance with this section. Such notice constitutes an amendment of the rents specified in Exhibit A.

**6. OWNER RESPONSIBILITY**

The owner is responsible for:

- a. Performing all management and rental functions for the contract units.
- b. Maintaining the units in accordance with HQS.
- c. Complying with equal opportunity requirements.

- d. Enforcing tenant obligations under the lease.
- e. Paying for utilities and housing services (unless paid by the family under the lease).
- f. Collecting from the tenant:
  - 1. Any security deposit;
  - 2. The tenant rent; and
  - 3. Any charge for unit damage by the family.

**7. OWNER CERTIFICATION**

The owner certifies that at all times during the term of the HAP contract:

- a. All contract units are in good and tenantable condition. The owner is maintaining the premises and all contract units in accordance with the HQS.
- b. The owner is providing all the services, maintenance and utilities as agreed to under the HAP contract and the leases with assisted families.
- c. Each contract unit for which the owner is receiving housing assistance payments is leased to an eligible family referred by the PHA, and the lease is in accordance with the HAP contract and HUD requirements.
- d. To the best of the owner's knowledge, the members of the family reside in each contract unit for which the owner is receiving housing assistance payments, and the unit is the family's only residence.
- e. The owner (including a principal or other interested party) is not the parent, child, grandparent, grandchild, sister, or brother of any member of a family residing in a contract unit unless the PHA has determined that approving leasing of the unit would provide a reasonable accommodation for a family member who is a person with disabilities.
- f. The amount of the housing assistance payment is the correct amount due under the HAP contract.
- g. The rent to owner for each contract unit does not exceed rents charged by the owner for other comparable unassisted units.
- h. Except for the housing assistance payment and the tenant rent as provided

under the HAP contract, the owner has not received and will not receive any payments or other consideration (from the family, the PHA, HUD, or any other public or private source) for rental of the contract unit.

- i. The family does not own, or have any interest in the contract unit. If the owner is a cooperative, the family may be a member of the cooperative.

## **8. CONDITION OF UNITS**

### **a. Owner maintenance and operation**

The owner must maintain and operate the contract units and premises to provide decent, safe and sanitary housing in accordance with the HQS, including performance of ordinary and extraordinary maintenance. The owner must provide all the services, maintenance and utilities set forth in Exhibits B and C, and in the lease with each assisted family.

### **b. PHA inspections**

1. The PHA must inspect each contract unit before execution of the HAP contract. The PHA may not enter into a HAP contract covering a unit until the unit fully complies with the HQS.
2. Before providing assistance to a new family in a contract unit, the PHA must inspect the unit. The PHA may not provide assistance on behalf of the family until the unit fully complies with the HQS.
3. At least biennially during the term of the HAP contract, the PHA must inspect a random sample, consisting of at least 20 percent of the contract units in each building, to determine if the contract units and the premises are maintained in accordance with the HQS. Turnover inspections pursuant to paragraph 2 of this section are not counted toward meeting this biennial inspection requirement.
4. If more than 20 percent of the sample of inspected contract units in a building fail the initial inspection, the PHA must reinspect 100 percent of the contract units in the building.
5. The PHA must inspect contract units whenever needed to determine that the contract units comply with the HQS and that the owner is providing maintenance, utilities, and other services in accordance with the HAP contract. The PHA must take into account complaints and any other information that comes to its attention in scheduling inspections.

**c. Violation of the housing quality standards**

1. If the PHA determines a contract unit is not in accordance with the HQS, the PHA may exercise any of its remedies under the HAP contract for all or any contract units. Such remedies include termination, suspension or reduction of housing assistance payments, and termination of the HAP contract.
2. The PHA may exercise any such contractual remedy respecting a contract unit even if the family continues to occupy the unit.
3. The PHA shall not make any housing assistance for a dwelling unit that fails to meet the HQS, unless the owner corrects the defect within the period specified by the PHA and the PHA verifies the correction. If a defect is life threatening, the owner must correct the defect within no more than 24 hours. For other defects, the owner must correct the defect within no more than 30 calendar days (or any PHA-approved extension).

**d. Maintenance and replacement—owner's standard practice**

Maintenance and replacement (including redecoration) must be in accordance with the standard practice for the building concerned as established by the owner.

**9. LEASING CONTRACT UNITS**

**a. Selection of tenants**

1. During the term of the HAP contract, the owner must lease all contract units to eligible families selected and referred by the PHA from the PHA waiting list. (See 24 CFR 983.251.)
2. The owner is responsible for adopting written tenant selection procedures that are consistent with the purpose of improving housing opportunities for very low-income families and reasonably related to program eligibility and an applicant's ability to perform the lease obligations.
3. Consistent with HUD requirements, and Federal civil rights and fair housing requirements, the owner may apply its own nondiscriminatory tenant selection procedures in determining whether to admit a family referred by the PHA for occupancy of a

contract unit. The owner may refer families to the PHA for placement on the PBV waiting list.

4. The owner must promptly notify in writing any rejected applicant of the grounds for rejection.
5. The PHA must determine family eligibility in accordance with HUD requirements.
6. The contract unit leased to each family must be appropriate for the size of the family under the PHA's subsidy standards.
7. If a contract unit was occupied by an eligible family at the time the unit was selected by the PHA, or is so occupied on the effective date of the HAP contract, the owner must offer the family the opportunity to lease the same or another appropriately-sized contract unit with assistance under the HAP contract.
8. The owner is responsible for screening and selecting tenants from the families referred by the PHA from its waiting list.

**b. Vacancies**

1. The owner must promptly notify the PHA of any vacancy in a contract unit. After receiving the owner notice, the PHA shall make every reasonable effort to refer a sufficient number of families for owner to fill the vacancy..
2. The owner must rent vacant contract units to eligible families on the PHA waiting list referred by the PHA.
3. The PHA and the owner must make reasonable, good faith efforts to minimize the likelihood and length of any vacancy.
4. If any contract units have been vacant for a period of 120 or more days since owner notice of vacancy (and notwithstanding the reasonable good faith efforts of the PHA to fill such vacancies), the PHA may give notice to the owner amending the HAP contract to reduce the number of contract units by subtracting the number of contract units (by number of bedrooms) that have been vacant for such period.

## **10. TENANCY**

### **a. Lease**

The lease between the owner and each assisted family must be in accordance with HUD requirements. In all cases, the lease must include the HUD-required tenancy addendum. The tenancy addendum must include, word-for-word, all provisions required by HUD.

### **b. Termination of tenancy**

1. The owner may only terminate the tenancy in accordance with the lease and HUD requirements.
2. The owner must give the PHA a copy of any owner eviction notice to the tenant at the same time that the owner gives notice to the tenant. Owner eviction notice means a notice to vacate, or a complaint or other initial pleading used to commence an eviction action under State or local law.

### **c. Family payment**

1. The portion of the monthly rent to owner payable by the family (“tenant rent”) will be determined by the PHA in accordance with HUD requirements. The amount of the tenant rent is subject to change during the term of the HAP contract. Any changes in the amount of the tenant rent will be effective on the date stated in a notice by the PHA to the family and the owner.
2. The amount of the tenant rent as determined by the PHA is the maximum amount the owner may charge the family for rent of a contract unit, including all housing services, maintenance and utilities to be provided by the owner in accordance with the HAP contract and the lease.
3. The owner may not demand or accept any rent payment from the tenant in excess of the tenant rent as determined by the PHA. The owner must immediately return any excess rent payment to the tenant.
4. The family is not responsible for payment of the portion of the contract rent covered by the housing assistance payment under the HAP contract. The owner may not terminate the tenancy of an

assisted family for nonpayment of the PHA housing assistance payment.

5. The PHA is responsible only for making the housing assistance payments to the owner on behalf of the family in accordance with the HAP contract. The PHA is not responsible for paying the tenant rent, or any other claim by the owner.

**d. Other owner charges**

1. Except as provided in paragraph 2, the owner may not require the tenant or family members to pay charges for meals or supportive services. Nonpayment of such charges is not grounds for termination of tenancy.
2. In assisted living developments receiving project-based voucher assistance, owners may charge tenants, family members, or both for meals or supportive services. These charges may not be included in the rent to owner, nor may the value of meals and supportive services be included in the calculation of reasonable rent. Non-payment of such charges is grounds for termination of the lease by the owner in an assisted living development.
3. The owner may not charge the tenant or family members extra amounts for items customarily included in rent in the locality or provided at no additional cost to the unsubsidized tenant in the premises.

**e. Security deposit**

1. The owner may collect a security deposit from the family.
2. The owner must comply with HUD and PHA requirements, which may change from time to time, regarding security deposits from a tenant.
3. The PHA may prohibit security deposits in excess of private market practice, or in excess of amounts charged by the owner to unassisted families.
4. When the family moves out of the contract unit, the owner, subject to State and local law, may use the security deposit, including any interest on the deposit, in accordance with the lease, as reimbursement for any unpaid tenant rent, damages to the unit or

other amounts which the family owes under the lease. The owner must give the family a written list of all items charged against the security deposit and the amount of each item. After deducting the amount used as reimbursement to the owner, the owner must promptly refund the full amount of the balance to the family.

5. If the security deposit is not sufficient to cover amounts the family owes under the lease, the owner may seek to collect the balance from the family. However, the PHA has no liability or responsibility for payment of any amount owed by the family to the owner.

## **11. FAMILY RIGHT TO MOVE**

- a. The family may terminate its lease at any time after the first year of occupancy. The family must give the owner advance written notice of intent to vacate (with a copy to the PHA) in accordance with the lease. If the family has elected to terminate the lease in this manner, the PHA must offer the family the opportunity for tenant-based rental assistance in accordance with HUD requirements.
- b. Before providing notice to terminate the lease under paragraph a, the family must first contact the PHA to request tenant-based rental assistance if the family wishes to move with continued assistance. If tenant-based rental assistance is not immediately available upon lease termination, the PHA shall give the family priority to receive the next available opportunity for tenant-based rental assistance.

## **12. OVERCROWDED, UNDER-OCCUPIED, AND ACCESSIBLE UNITS**

The PHA subsidy standards determine the appropriate unit size for the family size and composition. The PHA and owner must comply with the requirements in 24 CFR 983.260. If the PHA determines that a family is occupying a wrong-size unit, or a unit with accessibility features that the family does not require, and the unit is needed by a family that requires the accessibility features, the PHA must promptly notify the family and the owner of this determination, and of the PHA's offer of continued assistance in another unit. 24 CFR 983.260(a).

## **13. PROHIBITION OF DISCRIMINATION**

- a. The owner may not refuse to lease contract units to, or otherwise discriminate against any person or family in leasing of a contract unit, because of race, color, religion, sex (including sexual orientation and gender identity), national origin, disability, age or familial status.



- b. The owner must comply with the following requirements: The Fair Housing Act (42 U.S.C. 3601–19) and implementing regulations at 24 CFR part 100 *et seq.*; Executive Order 11063, as amended by Executive Order 12259 (3 CFR, 1959–1963 Comp., p. 652 and 3 CFR, 1980 Comp., p. 307) (Equal Opportunity in Housing Programs) and implementing regulations at 24 CFR part 107; title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4) (Nondiscrimination in Federally Assisted Programs) and implementing regulations at 24 CFR part 1; the Age Discrimination Act of 1975 (42 U.S.C. 6101–6107) and implementing regulations at 24 CFR part 146; section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and implementing regulations at 24 CFR part 8; title II of the Americans with Disabilities Act, 42 U.S.C. 12101 *et seq.*; 28 CFR part 35; Executive Order 11246, as amended by Executive Orders 11375, 11478, 12086, and 12107 (3 CFR, 1964–1965 Comp., p. 339; 3 CFR, 1966–1970 Comp., p. 684; 3 CFR, 1966–1970 Comp., p. 803; 3 CFR, 1978 Comp., p. 230; and 3 CFR, 1978 Comp., p. 264, respectively) (Equal Employment Opportunity Programs) and implementing regulations at 41 CFR chapter 60; Executive Order 11625, as amended by Executive Order 12007 (3 CFR, 1971–1975 Comp., p. 616 and 3 CFR, 1977 Comp., p. 139) (Minority Business Enterprises); Executive Order 12432 (3 CFR, 1983 Comp., p. 198) (Minority Business Enterprise Development); and Executive Order 12138, as amended by Executive Order 12608 (3 CFR, 1977 Comp., p. 393 and 3 CFR, 1987 Comp., p. 245) (Women’s Business Enterprise).
- c. The owner must comply with HUD’s Equal Access to HUD-assisted or -insured housing rule (24 CFR 5.105(a)(2)).
- d. The owner must comply with the Violence Against Women Act, as amended, and HUD’s implementing regulation at 24 CFR part 5, Subpart L, and program regulations.
- e. The PHA and the owner must cooperate with HUD in the conducting of compliance reviews and complaint investigations pursuant to all applicable civil rights statutes, Executive Orders, and all related rules and regulations.

#### **14. PHA DEFAULT AND HUD REMEDIES**

If HUD determines that the PHA has failed to comply with the HAP contract, or has failed to take appropriate action to HUD’s satisfaction or as directed by HUD, for enforcement of the PHA’s rights under the HAP contract, HUD may assume

the PHA's rights and obligations under the HAP contract, and may perform the obligations and enforce the rights of the PHA under the HAP contract.

**15. OWNER DEFAULT AND PHA REMEDIES**

**a. Owner default**

Any of the following is a default by the owner under the HAP contract:

1. The owner has failed to comply with any obligation under the HAP contract, including the owner's obligations to maintain all contract units in accordance with the housing quality standards.
2. The owner has violated any obligation under any other housing assistance payments contract under Section 8 of the United States Housing Act of 1937 (42 U.S.C. 1437f).
3. The owner has committed any fraud or made any false statement to the PHA or HUD in connection with the HAP contract.
4. The owner has committed fraud, bribery or any other corrupt or criminal act in connection with any Federal housing assistance program.
5. If the property where the contract units are located is subject to a lien or security interest securing a HUD loan or a mortgage insured by HUD and:
  - i. The owner has failed to comply with the regulations for the applicable mortgage insurance or loan program, with the mortgage or mortgage note, or with the regulatory agreement; or
  - ii. The owner has committed fraud, bribery or any other corrupt or criminal act in connection with the HUD loan or HUD-insured mortgage.
6. The owner has engaged in any drug-related criminal activity or any violent criminal activity.

**b. PHA remedies**

1. If the PHA determines that a breach has occurred, the PHA may exercise any of its rights or remedies under the HAP contract.

2. The PHA must notify the owner in writing of such determination. The notice by the PHA to the owner may require the owner to take corrective action (as verified by the PHA) by a time prescribed in the notice.
3. The PHA's rights and remedies under the HAP contract include recovery of overpayments, termination or reduction of housing assistance payments, and termination of the HAP contract.

**c. PHA remedy is not waived**

The PHA's exercise or non-exercise of any remedy for owner breach of the HAP contract is not a waiver of the right to exercise that remedy or any other right or remedy at any time.

**16. OWNER DUTY TO PROVIDE INFORMATION AND ACCESS REQUIRED BY HUD OR PHA**

**a. Required information**

The owner must prepare and furnish any information pertinent to the HAP contract as may reasonably be required from time to time by the PHA or HUD. The owner shall furnish such information in the form and manner required by the PHA or HUD.

**b. PHA and HUD access to premises**

The owner must permit the PHA or HUD or any of their authorized representatives to have access to the premises during normal business hours and, for the purpose of audit and examination, to have access to any books, documents, papers and records of the owner to the extent necessary to determine compliance with the HAP contract, including the verification of information pertinent to the housing assistance payments or the HAP contract.

**17. PHA AND OWNER RELATION TO THIRD PARTIES**

**a. Injury because of owner action or failure to act**

The PHA has no responsibility for or liability to any person injured as a result of the owner's action or failure to act in connection with the implementation of the HAP contract, or as a result of any other action or failure to act by the owner.

**b. Legal relationship**

The owner is not the agent of the PHA. The HAP contract does not create or affect any relationship between the PHA and any lender to the owner or any suppliers, employees, contractors or subcontractors used by the owner in connection with the implementation of the HAP contract.

**c. Exclusion of third-party claims**

Nothing in the HAP contract shall be construed as creating any right of a family or other third party (other than HUD) to enforce any provision of the HAP contract, or to assert any claim against HUD, the PHA or the owner under the HAP contract.

**d. Exclusion of owner claims against HUD**

Nothing in the HAP contract shall be construed as creating any right of the owner to assert any claim against HUD.

**18. PHA-OWNED UNITS**

Notwithstanding Section 17 of this HAP contract, a PHA may own units assisted under the project-based voucher program, subject to the special requirements in 24 CFR 983.59 regarding PHA-owned units.

**19. CONFLICT OF INTEREST**

**a. Interest of members, officers, or employees of PHA, members of local governing body, or other public officials**

1. No present or former member or officer of the PHA (except tenant-commissioners), no employee of the PHA who formulates policy or influences decisions with respect to the housing choice voucher program or project-based voucher program, and no public official or member of a governing body or State or local legislator who exercises functions or responsibilities with respect to these programs, shall have any direct or indirect interest, during his or her tenure or for one year thereafter, in the HAP contract.
2. HUD may waive this provision for good cause.

**b. Disclosure**

The owner has disclosed to the PHA any interest that would be a violation of the HAP contract. The owner must fully and promptly update such

disclosures.

**c. Interest of member of or delegate to Congress**

No member of or delegate to the Congress of the United States of America or resident-commissioner shall be admitted to any share or part of this HAP Contract or to any benefits arising from the contract.

**20. EXCLUSION FROM FEDERAL PROGRAMS**

**a. Federal requirements**

The owner must comply with and is subject to requirements of 2 CFR part 2424.

**b. Disclosure**

The owner certifies that:

1. The owner has disclosed to the PHA the identity of the owner and any principal or interested party.
2. Neither the owner nor any principal or interested party is listed on the U.S. General Services Administration list of parties excluded from Federal procurement and nonprocurement programs; and none of such parties are debarred, suspended, subject to a limited denial of participation or otherwise excluded under 2 CFR part 2424.

**21. TRANSFER OF THE CONTRACT OR PROPERTY**

**a. When consent is required**

1. The owner agrees that neither the HAP contract nor the property may be transferred without the advance written consent of the PHA in accordance with HUD requirements.
2. "Transfer" includes:
  - a. Any sale or assignment or other transfer of ownership, in any form, of the HAP contract or the property;
  - b. The transfer of any right to receive housing assistance payments that may be payable pursuant to the HAP contract;

- c. The creation of a security interest in the HAP contract or the property;
  - d. Foreclosure or other execution on a security interest; or
  - e. A creditor's lien, or transfer in bankruptcy.
3. If the owner is a corporation, partnership, trust or joint venture, the owner is not required to obtain advance consent of the PHA pursuant to paragraph a for transfer of a passive and non-controlling interest in the ownership entity (such as a stock transfer or transfer of the interest of a limited partner), if any interests so transferred cumulatively represent less than half the beneficial interest in the HAP contract or the property. The owner must obtain advance consent pursuant to paragraph a for transfer of any interest of a general partner.

**b. Transferee assumption of HAP contract**

No transferee (including the holder of a security interest, the security holder's transferee or successor in interest, or the transferee upon exercise of a security interest) shall have any right to receive any payment of housing assistance payments pursuant to the HAP contract, or to exercise any rights or remedies under the HAP contract, unless the PHA has consented in advance, in writing to such transfer, and the transferee has agreed in writing, in a form acceptable to the PHA in accordance with HUD requirements, to assume the obligations of the owner under the HAP contract, and to comply with all the terms of the HAP contract.

**c. Effect of consent to transfer**

- 1. The creation or transfer of any security interest in the HAP contract is limited to amounts payable under the HAP contract in accordance with the terms of the HAP contract.
- 2. The PHA's consent to transfer of the HAP contract or the property does not to change the terms of the HAP contract in any way, and does not change the rights or obligations of the PHA or the owner under the HAP contract.
- 3. The PHA's consent to transfer of the HAP contract or the property to any transferee does not constitute consent to any further transfers of the HAP contract or the property, including further transfers to any successors or assigns of an approved transferee.

**d. When transfer is prohibited**

The PHA will not consent to the transfer if any transferee, or any principal or interested party is debarred, suspended subject to a limited denial of participation, or otherwise excluded under 2 CFR part 2424, or is listed on the U.S. General Services Administration list of parties excluded from Federal procurement or nonprocurement programs.

**22. SUBSIDY LAYERING**

**a. Owner disclosure**

The owner must disclose to the PHA, in accordance with HUD requirements, information regarding any related assistance from the Federal Government, a State, or a unit of general local government, or any agency or instrumentality thereof, that is made available or is expected to be made available with respect to the contract units. Such related assistance includes, but is not limited to, any loan, grant, guarantee, insurance, payment, rebate, subsidy, credit, tax benefit, or any other form of direct or indirect assistance.

**b. Limit of payments**

Housing assistance payments under the HAP contract must be no more than is necessary, as determined in accordance with HUD requirements, to provide affordable housing after taking account of such related assistance. The PHA will adjust in accordance with HUD requirements the amount of the housing assistance payments to the owner to compensate in whole or in part for such related assistance.

**23. OWNER LOBBYING CERTIFICATIONS**

**a. The owner certifies, to the best of owner's knowledge and belief, that:**

1. No Federally appropriated funds have been paid or will be paid, by or on behalf of the owner, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of the HAP contract, or the extension, continuation, renewal, amendment, or modification of the HAP contract.
2. If any funds other than Federally appropriated funds have been paid or will be paid to any person for influencing or attempting to

influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the HAP contract, the owner must complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

- b. This certification by the owner is a prerequisite for making or entering into this transaction imposed by 31 U.S.C. 1352.

**24. TERMINATION OF HAP CONTRACT FOR WRONGFUL SELECTION OF CONTRACT UNITS**

The HAP contract may be terminated upon at least 30 days notice to the owner by the PHA or HUD if the PHA or HUD determines that the contract units were not eligible for selection in conformity with HUD requirements.

**25. NOTICES AND OWNER CERTIFICATIONS**

- a. Where the owner is required to give any notice to the PHA pursuant to the HAP contract or any other provision of law, such notice must be in writing and must be given in the form and manner required by the PHA.
- b. Any certification or warranty by the owner pursuant to the HAP contract shall be deemed a material representation of fact upon which reliance was placed when this transaction was made or entered into.

**26. NOTICE OF TERMINATION OR EXPIRATION WITHOUT EXTENSION**

- a. An owner must provide notice to the PHA, and to the affected tenants, not less than 1 year prior to the termination or expiration without extension of a HAP contract.
- b. An owner who fails to provide such notice must permit tenants to remain in their units for the required notice period with no increase in the tenant portion of the rent. During this time period, an owner may not evict a tenant as a result of the owner's inability to collect an increased tenant portion of rent. With PHA agreement, an owner may extend the terminating contract for a period of time sufficient to give tenants 1 years' advance notice.

**27. FAMILY'S RIGHT TO REMAIN**

Upon termination or expiration of the contract without extension, each family assisted under the contract may elect to use its assistance to remain in the project

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if the family's unit complies with the inspection requirements under section 8(o)(8) (42 U.S.C. 1437f(o)(8) of the U.S. Housing Act of 1937 ("the 1937 Act")), the rent for the unit is reasonable as required by section 8(o)(10)(A) of the 1937 Act, and the family pays its required share of the rent and the amount, if any, by which the unit rent (including the amount allowed for tenant-paid utilities) exceeds the applicable payment standard.

**28. ENTIRE AGREEMENT; INTERPRETATION**

- a. The HAP contract, including the exhibits, is the entire agreement between the PHA and the owner.
- b. The HAP contract must be interpreted and implemented in accordance with all statutory requirements, and with all HUD requirements, including amendments or changes in HUD requirements during the term of the HAP contract. The owner agrees to comply with all such laws and HUD requirements. Any regulatory citation specifically included in this HAP contract is subject to any subsequent revision of such citation.

| Rent Reasonable Valuation  |  |   |   |   |
|--|--|---|---|---|
|  | Subject  | Comparable 1  | Comparable 2  | Comparable 3  |
| Address  | 316 Dixwell Ave  | 201 Munson St 574   | 201 Munson St 407   | 201 Munson St 650   |
| Model  |  | 1/1/0/669   | 1/1/0/669   | 1/1/0/669   |
| City   | New Haven 06511  | New Haven 06511   | New Haven 06511   | New Haven 06511   |
| LOCATION   |  |   |   |   |
| Subdivision  |  |   |   |   |
| Proximity to Subject   |  | 0.24  | 0.24  | 0.24  |
| Adjustment   |  | Similar / Adj: \$0.00   | Similar / Adj: \$0.00   | Similar / Adj: \$0.00   |
| Size   |  |   |   |   |
| Beds/Baths/Half Baths  | 1/1/0  | 1/1/0   | 1/1/0   | 1/1/0   |
| Sq. Ft.  | 0  | 669   | 669   | 669   |
| Adjustment   |  | Similar / Adj: \$0.00   | Similar / Adj: \$0.00   | Similar / Adj: \$0.00   |
| TYPE   |  |   |   |   |
| Property Type  | high-rise  | apartment   | apartment   | apartment   |
| Adjustment   |  | Similar / Adj: \$0.00   | Similar / Adj: \$0.00   | Similar / Adj: \$0.00   |
| AGE  |  |   |   |   |
| Year Built   | 2025   | 2024  | 2024  | 2024  |
| Adjustment   |  | Similar / Adj: \$0.00   | Similar / Adj: \$0.00   | Similar / Adj: \$0.00   |
| CONDITION & QUALITY  |  |   |   |   |
| Rating   | Excellent  | Average   | Average   | Average   |
| Adjustment   |  | Inferior / Adj: \$241.70  | Inferior / Adj: \$241.70  | Inferior / Adj: \$241.70  |
| UTILITIES  |  |   |   |   |
| Heat   | Electric / Owner   | Natural Gas / Tenant  | Natural Gas / Tenant  | Natural Gas / Tenant  |
| Hot Water / Paid By  | Natural Gas / Owner  | Natural Gas / Tenant  | Natural Gas / Tenant  | Natural Gas / Tenant  |
| Cooking / Paid By  | Electric / Tenant  | Electric / Tenant   | Electric / Tenant   | Electric / Tenant   |
| Sewer Type / Paid By   | unknown / Owner  | Public Sewer / Tenant   | Public Sewer / Tenant   | Public Sewer / Tenant   |
| Water Type / Paid By   | City Water / Owner   | City Water / Tenant   | City Water / Tenant   | City Water / Tenant   |
| Lights / Other Electric  | Tenant   | Tenant  | Tenant  | Tenant  |
| Adjustment   |  | Inferior / Adj: \$144.00  | Inferior / Adj: \$144.00  | Inferior / Adj: \$144.00  |
| MAINTENANCE  |  |   |   |   |
| Maintenance  | Lawn, Pest, Trash  | Lawn  | Lawn  | Lawn  |
| Adjustment   |  | Inferior / Adj: \$10.00   | Inferior / Adj: \$10.00   | Inferior / Adj: \$10.00   |
| AMENITIES  |  |   |   |   |
| Amenities  | Dishwasher, Onsite Laundry, Microwave, Refrigerator, Stove | Dryer, Dishwasher, Garbage Disposal, W/D Hookups, Microwave, Pool, Refrigerator, Stove, Gated Community | Dryer, Dishwasher, Garbage Disposal, W/D Hookups, Microwave, Pool, Refrigerator, Stove, Gated Community | Dryer, Dishwasher, Garbage Disposal, W/D Hookups, Microwave, Pool, Refrigerator, Stove, Gated Community |
| AC   | Central  | Central   | Central   | Central   |
| Heat   | Central  | Central   | Unknown   | Unknown   |
| Parking  | Open   | 1 - Car Garage  | 1 - Car Garage  | 1 - Car Garage  |
| Exterior Features  |  |   |   |   |
| Lot Size   |  |   |   |   |
| Adjustment   |  | Superior / Adj: -\$95.00  | Superior / Adj: -\$95.00  | Superior / Adj: -\$95.00  |
| RENT ADJUSTMENTS   |  |   |   |   |
| Data Source  |  | Internet Listing  | Internet Listing  | Internet Listing  |
| Date Listed  |  | 5/28/2025   | 5/17/2025   | 5/17/2025   |
| Date Rented  |  |   |   |   |
| Listing Status   |  | Rented  | Rented  | Rented  |
| Asking Rent  | \$1,593.00   | \$2,417.00  | \$2,417.00  | \$2,417.00  |
| Actual Rent  |  |   |   |   |
| Adjustment   |  | \$300.70  | \$300.70  | \$300.70  |
| Adjusted Monthly Rent  |  | \$2,717.70  | \$2,717.70  | \$2,717.70  |
| COMPARABLE BREAKDOWN   |  |   |   |   |
| 3,909 Recent comparables in jurisdiction   |  |   |   |   |
| 1,123 Similar 1 bedroom comparables in South Central Ct County   |  |   |   |   |
| 980 Similar 1 bedroom comparables in the City of New Haven   |  |   |   |   |
| 163 Within 0.25 miles  |  |   |   |   |
| CERTIFICATION  |  |   |   |   |
| I (we) estimate the monthly market rent of the subject as of 07/22/2025 to be \$2,717.70.  |  |   |   |   |
| The adjusted reasonable rent range is \$2,717.70 to \$2,717.70.  |  |   |   |   |
| Requested Rent Amount: \$1,593.00 Rent Approved: \$1,593.00.   |  |   |   |   |
| RR Certifier Signature: <u>Suela Pergjoni</u>  |  |   |   |   |
| QC Certifier Signature: _____  |  |   |   |   |
| In accordance with 24 CFR 982.4, 982.54 (d) (15), 982.158(f)(7) and 982.507, I certify that based on the information provided to the Elm City Communities/HA of the City New Haven, the requested rent of \$1,593.00 IS reasonable, and the approved rent of \$1,593.00 IS reasonable. |  |   |   |   |

Certification ID 4441C2DF-88A8-4ACE-ADB7-E8744638B072

Certification Date 2025-7-22

Version AVM 6.1, RRC 7.0, RW5

Client Reference

Voucher 1

Bedroom

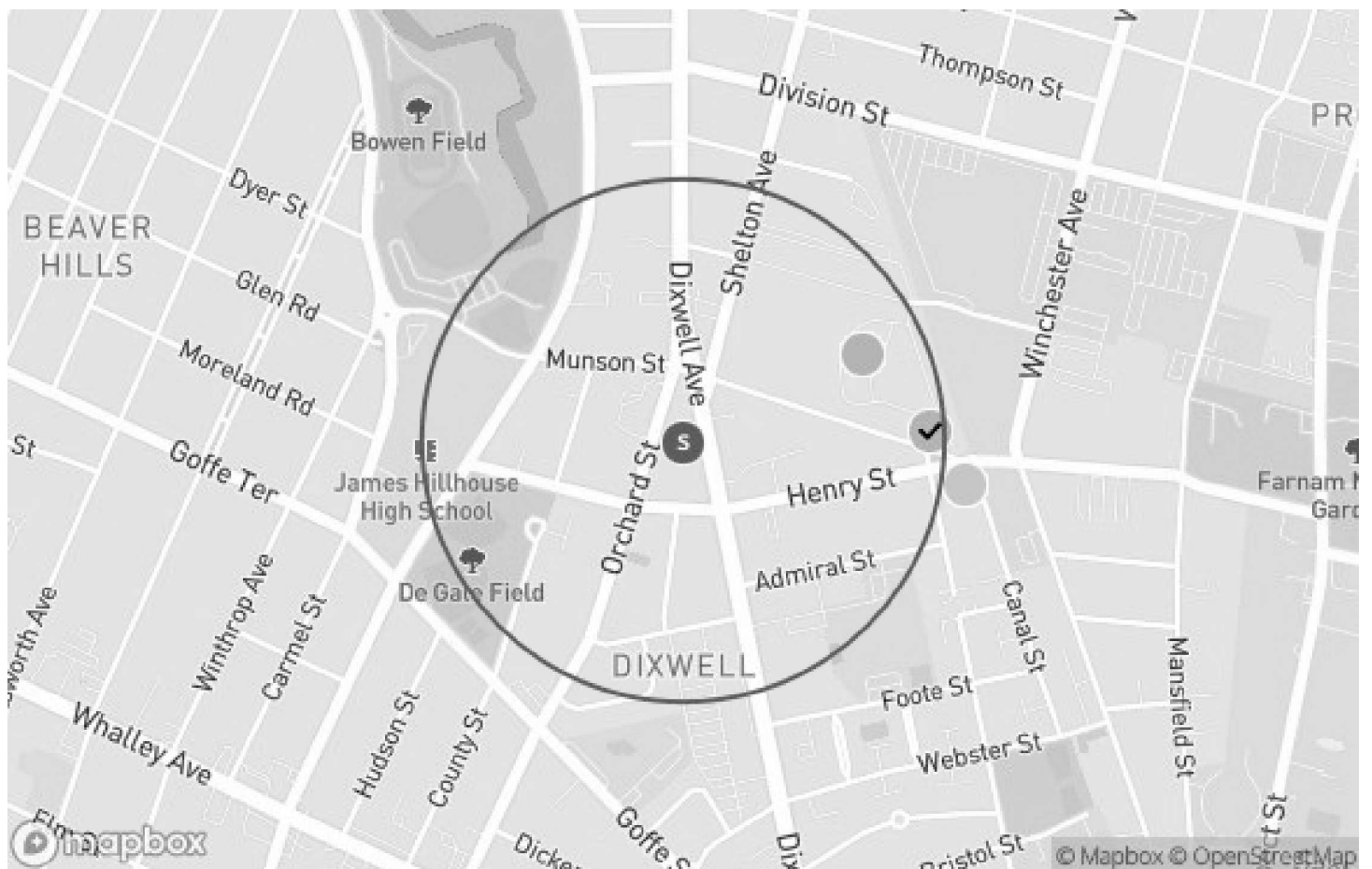
Family Name PBV Dixwell

Housing Authority Elm City Communities/HA of the City New Haven

Certifier Suela Pergjoni

Utility Schedule 1/25-New Haven-High Rise w/o Gas

Page 1 of 1 excluding appendices.



The adjusted reasonable rent range is \$2,717.70 to \$2,717.70.

|               |                   |                     |
|---------------|-------------------|---------------------|
| Comparable 1: | <b>\$2,717.70</b> | 90.38% Very Similar |
| Comparable 2: | <b>\$2,717.70</b> | 90.38% Very Similar |
| Comparable 3: | <b>\$2,717.70</b> | 90.38% Very Similar |

Comments on market data, property condition, recent improvements, general market conditions, final reconciliation of market rent, or any rent concessions:

Comparable 1:

Quality for comparable is inferior to subject (\$241.70 adjustment)  
Pest service for comparable is inferior to subject (\$10.00 adjustment)  
Garbage disposal for comparable is superior to subject (-\$5.00 adjustment)  
Pool for comparable is superior to subject (-\$25.00 adjustment)  
Gated community for comparable is superior to subject (-\$10.00 adjustment)  
Laundry for comparable is superior to subject (-\$20.00 adjustment)  
Parking for comparable is superior to subject (-\$35.00 adjustment)  
Heating utility for comparable is inferior to subject (\$62.00 adjustment)  
Hot water utility for comparable is inferior to subject (\$16.00 adjustment)  
Water utility for comparable is inferior to subject (\$45.00 adjustment)  
Sewer utility for comparable is inferior to subject (\$21.00 adjustment)  
Total adjustment for this property is (\$300.70)

Comparable 2:

Quality for comparable is inferior to subject (\$241.70 adjustment)  
Pest service for comparable is inferior to subject (\$10.00 adjustment)  
Garbage disposal for comparable is superior to subject (-\$5.00 adjustment)  
Pool for comparable is superior to subject (-\$25.00 adjustment)  
Gated community for comparable is superior to subject (-\$10.00 adjustment)  
Laundry for comparable is superior to subject (-\$20.00 adjustment)  
Parking for comparable is superior to subject (-\$35.00 adjustment)  
Heating utility for comparable is inferior to subject (\$62.00 adjustment)  
Hot water utility for comparable is inferior to subject (\$16.00 adjustment)  
Water utility for comparable is inferior to subject (\$45.00 adjustment)  
Sewer utility for comparable is inferior to subject (\$21.00 adjustment)  
Total adjustment for this property is (\$300.70)

Comparable 3:

Quality for comparable is inferior to subject (\$241.70 adjustment)  
Pest service for comparable is inferior to subject (\$10.00 adjustment)  
Garbage disposal for comparable is superior to subject (-\$5.00 adjustment)  
Pool for comparable is superior to subject (-\$25.00 adjustment)  
Gated community for comparable is superior to subject (-\$10.00 adjustment)  
Laundry for comparable is superior to subject (-\$20.00 adjustment)  
Parking for comparable is superior to subject (-\$35.00 adjustment)  
Heating utility for comparable is inferior to subject (\$62.00 adjustment)  
Hot water utility for comparable is inferior to subject (\$16.00 adjustment)  
Water utility for comparable is inferior to subject (\$45.00 adjustment)  
Sewer utility for comparable is inferior to subject (\$21.00 adjustment)  
Total adjustment for this property is (\$300.70)

This rent reasonable certification is based on information provided by others and/or obtained from outside sources. No opinion, warranty, or guarantee of the reliability of the data relied upon is implied or expressed by the use of that data herein, and GOsection8.com does not warrant the correctness of the data. All Data should be verified by the RR Certifier for accuracy.

| Rent Reasonable Valuation  |  |   |   |   |
|--|--|---|---|---|
|  | Subject  | Comparable 1  | Comparable 2  | Comparable 3  |
| Address  | 340 Dixwell Ave  | 201 Munson St   | 201 Munson St 621   | 201 Munson St 358   |
| Model  |  | 2/2/0/1052  | 2/2/0/935   | 2/2/0/918   |
| City   | New Haven 06511  | New Haven 06511   | New Haven 06511   | New Haven 06511   |
| LOCATION   |  |   |   |   |
| Subdivision  |  |   |   |   |
| Proximity to Subject   |  | 0.24  | 0.24  | 0.24  |
| Adjustment   |  | Similar / Adj: \$0.00   | Similar / Adj: \$0.00   | Similar / Adj: \$0.00   |
| Size   |  |   |   |   |
| Beds/Baths/Half Baths  | 2/1/0  | 2/2/0   | 2/2/0   | 2/2/0   |
| Sq. Ft.  | 0  | 1052  | 935   | 918   |
| Adjustment   |  | Superior / Adj: -\$45.00  | Superior / Adj: -\$45.00  | Superior / Adj: -\$45.00  |
| TYPE   |  |   |   |   |
| Property Type  | high-rise  | apartment   | apartment   | apartment   |
| Adjustment   |  | Similar / Adj: \$0.00   | Similar / Adj: \$0.00   | Similar / Adj: \$0.00   |
| AGE  |  |   |   |   |
| Year Built   | 2025   | 2024  | 2024  | 2024  |
| Adjustment   |  | Similar / Adj: \$0.00   | Similar / Adj: \$0.00   | Similar / Adj: \$0.00   |
| CONDITION & QUALITY  |  |   |   |   |
| Rating   | Excellent  | Average   | Average   | Average   |
| Adjustment   |  | Inferior / Adj: \$310.10  | Inferior / Adj: \$310.10  | Inferior / Adj: \$313.90  |
| UTILITIES  |  |   |   |   |
| Heat   | Electric / Owner   | Natural Gas / Tenant  | Natural Gas / Tenant  | Natural Gas / Tenant  |
| Hot Water / Paid By  | Natural Gas / Owner  | Natural Gas / Tenant  | Natural Gas / Tenant  | Natural Gas / Tenant  |
| Cooking / Paid By  | Electric / Tenant  | Natural Gas / Tenant  | Electric / Tenant   | Electric / Tenant   |
| Sewer Type / Paid By   | unknown / Owner  | Public Sewer / Owner  | Public Sewer / Tenant   | Public Sewer / Tenant   |
| Water Type / Paid By   | City Water / Owner   | City Water / Owner  | City Water / Tenant   | City Water / Tenant   |
| Lights / Other Electric  | Tenant   | Tenant  | Tenant  | Tenant  |
| Adjustment   |  | Inferior / Adj: \$76.00   | Inferior / Adj: \$173.00  | Inferior / Adj: \$173.00  |
| MAINTENANCE  |  |   |   |   |
| Maintenance  | Lawn, Pest, Trash  | Lawn, Pest, Trash   | Lawn  | Lawn  |
| Adjustment   |  | Similar / Adj: \$0.00   | Inferior / Adj: \$10.00   | Inferior / Adj: \$10.00   |
| AMENITIES  |  |   |   |   |
| Amenities  | Dishwasher, Onsite Laundry, Microwave, Refrigerator, Stove | Washer, Dryer, Dishwasher, W/D Hookups, Microwave, Pool, Refrigerator, Stove, Gated Community | Dishwasher, Garbage Disposal, Onsite Laundry, Microwave, Pool, Refrigerator, Stove, Gated Community | Dryer, Dishwasher, Garbage Disposal, W/D Hookups, Microwave, Pool, Refrigerator, Stove, Gated Community |
| AC   | Central  | Central   | Central   | Central   |
| Heat   | Central  | Central   | Central   | Unknown   |
| Parking  | Open   | None  | None  | 1 - Car Garage  |
| Exterior Features  |  |   |   |   |
| Lot Size   |  |   |   |   |
| Adjustment   |  | Superior / Adj: -\$75.00  | Superior / Adj: -\$40.00  | Superior / Adj: -\$95.00  |
| RENT ADJUSTMENTS   |  |   |   |   |
| Data Source  |  | Internet Listing  | Internet Listing  | Internet Listing  |
| Date Listed  |  | 4/25/2025   | 5/9/2025  | 5/28/2025   |
| Date Rented  |  |   |   |   |
| Listing Status   |  | Rented  | Rented  | Rented  |
| Asking Rent  | \$1,935.00   | \$3,101.00  | \$3,101.00  | \$3,139.00  |
| Actual Rent  |  |   |   |   |
| Adjustment   |  | \$266.10  | \$408.10  | \$356.90  |
| Adjusted Monthly Rent  |  | \$3,367.10  | \$3,509.10  | \$3,495.90  |
| COMPARABLE BREAKDOWN   |  |   |   |   |
| 3,909 Recent comparables in jurisdiction   |  |   |   |   |
| 1,547 Similar 2 bedroom comparables in South Central Ct County   |  |   |   |   |
| 1,250 Similar 2 bedroom comparables in the City of New Haven   |  |   |   |   |
| 65 Within 0.25 miles   |  |   |   |   |
| CERTIFICATION  |  |   |   |   |
| I (we) estimate the monthly market rent of the subject as of 07/22/2025 to be \$3,457.37.  |  |   |   |   |
| The adjusted reasonable rent range is \$3,367.10 to \$3,509.10.  |  |   |   |   |
| Requested Rent Amount: \$1,935.00 Rent Approved: \$1,935.00.   |  |   |   |   |
| RR Certifier Signature: <u>Suela Pergjoni</u>  |  |   |   |   |
| QC Certifier Signature: _____  |  |   |   |   |
| In accordance with 24 CFR 982.4, 982.54 (d) (15), 982.158(f)(7) and 982.507, I certify that based on the information provided to the Elm City Communities/HA of the City New Haven, the requested rent of \$1,935.00 IS reasonable, and the approved rent of \$1,935.00 IS reasonable. |  |   |   |   |

Certification ID

F09E6F14-8FF4-407C-9EA5-068DAD84220A

Certification Date

2025-7-22

Version

AVM 6.1, RRC 7.0, RW5

Client Reference

Voucher Bedroom

2

Family Name

PBV Dixwell

Housing Authority

Elm City Communities/HA of the City New Haven

Certifier

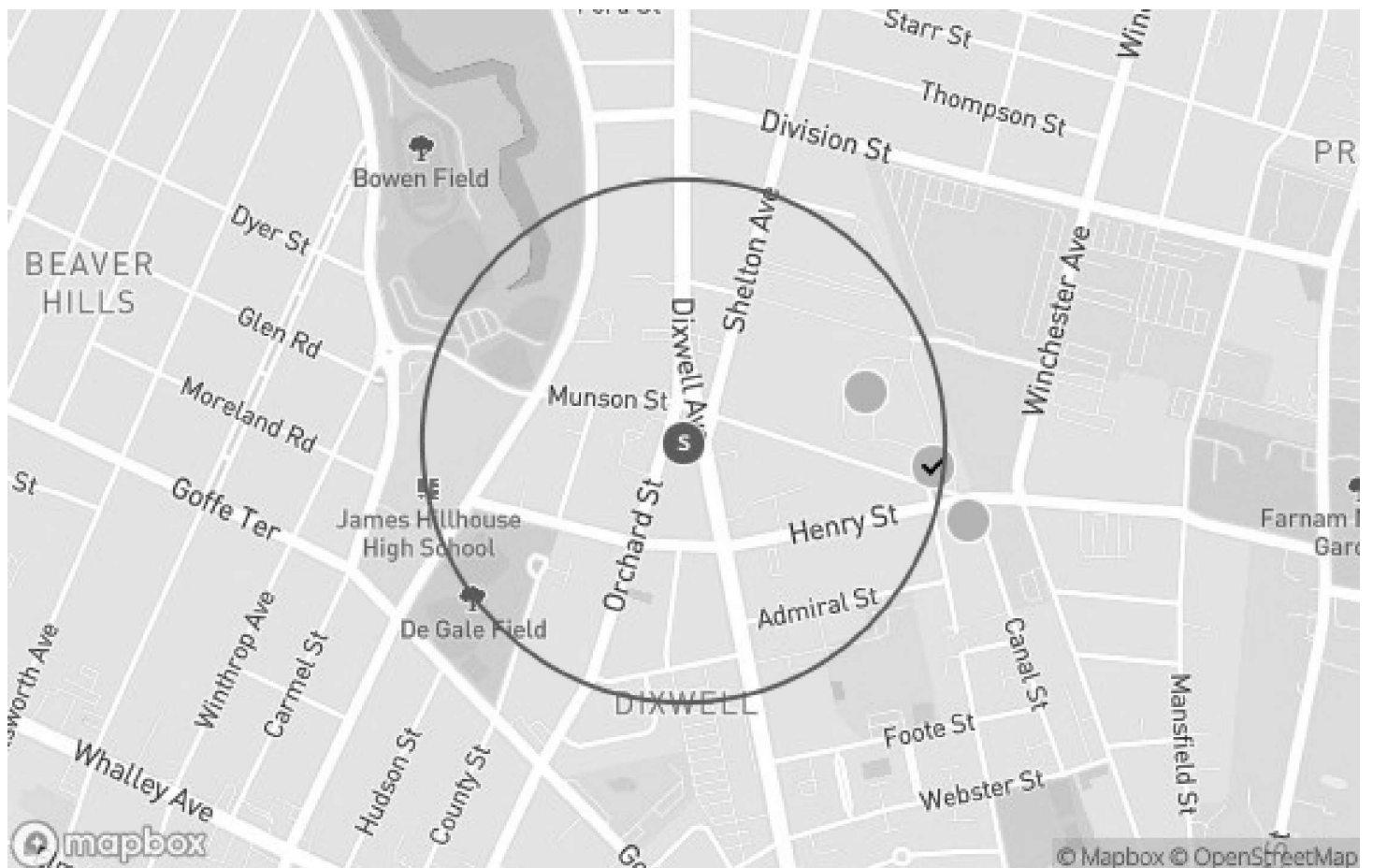
Suela Pergjoni

Utility Schedule

1/22-New Haven-High Rise w/ Elevator without Gas

Page

1 of 1 excluding appendices.



The adjusted reasonable rent range is \$3,367.10 to \$3,509.10.

|               |                   |                     |
|---------------|-------------------|---------------------|
| Comparable 1: | <b>\$3,367.10</b> | 90.37% Very Similar |
| Comparable 2: | <b>\$3,509.10</b> | 90.06% Very Similar |
| Comparable 3: | <b>\$3,495.90</b> | 90.52% Very Similar |

Comments on market data, property condition, recent improvements, general market conditions, final reconciliation of market rent, or any rent concessions:

Comparable 1:

Quality for comparable is inferior to subject (\$310.10 adjustment)  
Full bath count for comparable is superior to subject (-\$45.00 adjustment)  
Pool for comparable is superior to subject (-\$25.00 adjustment)  
Gated community for comparable is superior to subject (-\$10.00 adjustment)  
Laundry for comparable is superior to subject (-\$40.00 adjustment)  
Heating utility for comparable is inferior to subject (\$58.00 adjustment)  
Hot water utility for comparable is inferior to subject (\$18.00 adjustment)  
Total adjustment for this property is (\$266.10)

Comparable 2:

Quality for comparable is inferior to subject (\$310.10 adjustment)  
Full bath count for comparable is superior to subject (-\$45.00 adjustment)  
Pest service for comparable is inferior to subject (\$10.00 adjustment)  
Garbage disposal for comparable is superior to subject (-\$5.00 adjustment)  
Pool for comparable is superior to subject (-\$25.00 adjustment)  
Gated community for comparable is superior to subject (-\$10.00 adjustment)  
Heating utility for comparable is inferior to subject (\$58.00 adjustment)  
Hot water utility for comparable is inferior to subject (\$18.00 adjustment)  
Water utility for comparable is inferior to subject (\$54.00 adjustment)  
Sewer utility for comparable is inferior to subject (\$43.00 adjustment)  
Total adjustment for this property is (\$408.10)

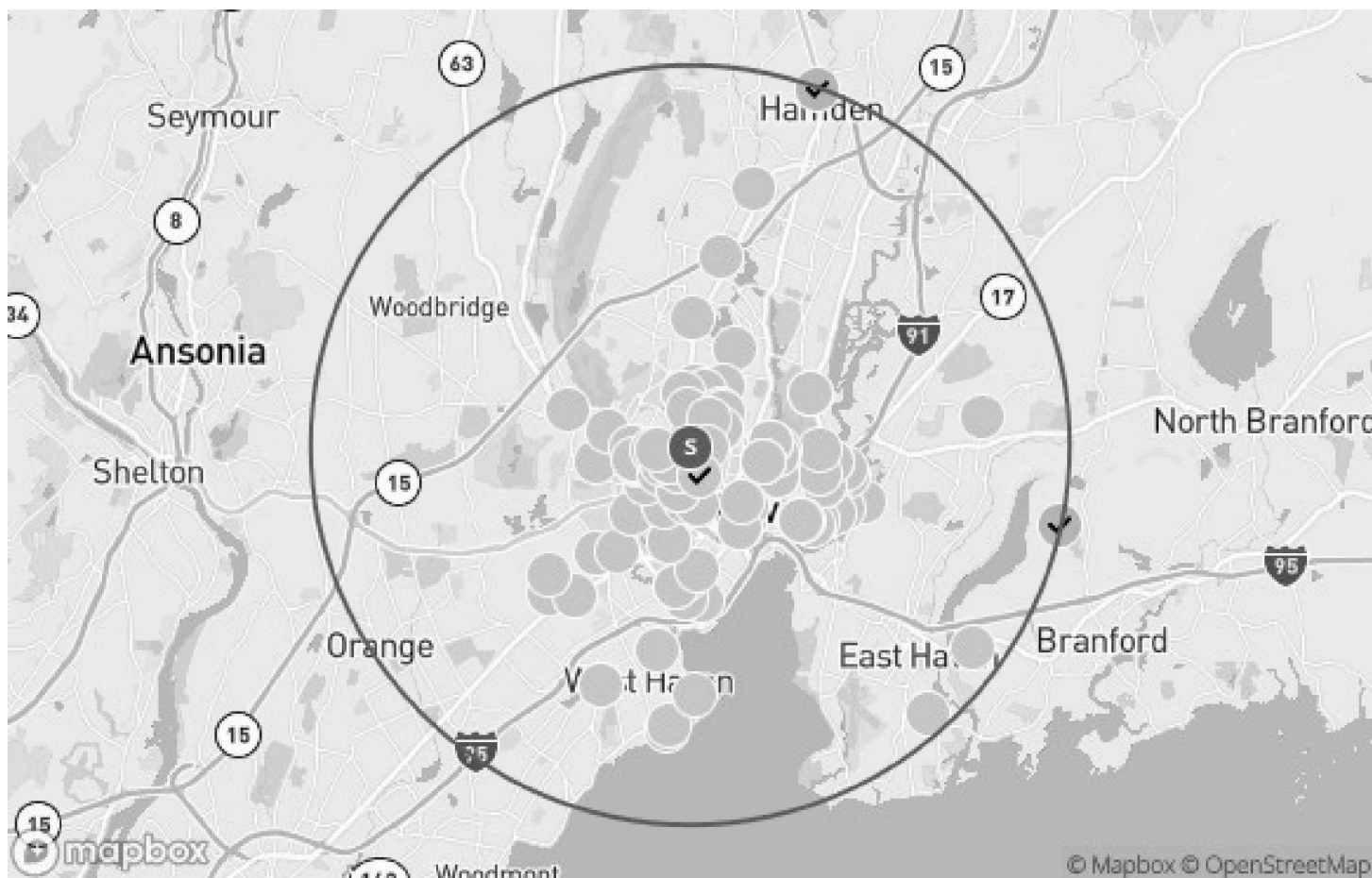
Comparable 3:

Quality for comparable is inferior to subject (\$313.90 adjustment)  
Full bath count for comparable is superior to subject (-\$45.00 adjustment)  
Pest service for comparable is inferior to subject (\$10.00 adjustment)  
Garbage disposal for comparable is superior to subject (-\$5.00 adjustment)  
Pool for comparable is superior to subject (-\$25.00 adjustment)  
Gated community for comparable is superior to subject (-\$10.00 adjustment)  
Laundry for comparable is superior to subject (-\$20.00 adjustment)  
Parking for comparable is superior to subject (-\$35.00 adjustment)  
Heating utility for comparable is inferior to subject (\$58.00 adjustment)  
Hot water utility for comparable is inferior to subject (\$18.00 adjustment)  
Water utility for comparable is inferior to subject (\$54.00 adjustment)  
Sewer utility for comparable is inferior to subject (\$43.00 adjustment)  
Total adjustment for this property is (\$356.90)

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| Rent Reasonable Valuation  |  |   |   |   |
|--|--|---|---|---|
|  | Subject  | Comparable 1  | Comparable 2  | Comparable 3  |
| Address  | 340 Dixwell Ave  | 107 Watch Hill Rd 107   | 131 Bristol St  | 2856 Whitney Ave 2  |
| Model  |  | 3/2/1/1380  | 3/1/0/750   | 3/2/1/1200  |
| City   | New Haven 06511  | Branford 06405  | New Haven 06511   | Hamden 06518  |
| LOCATION   |  |   |   |   |
| Subdivision  |  |   |   |   |
| Proximity to Subject   |  | 5.73  | 0.49  | 5.69  |
| Adjustment   |  | Similar / Adj: \$0.00   | Similar / Adj: \$0.00                                   | Similar / Adj: \$0.00   |
| Size   |  |   |   |   |
| Beds/Baths/Half Baths  | 3/1/1  | 3/2/1   | 3/1/0   | 3/2/1   |
| Sq. Ft.  | 0  | 1380  | 750   | 1200  |
| Adjustment   |  | Superior / Adj: -\$45.00  | Inferior / Adj: \$30.00                                 | Superior / Adj: -\$45.00  |
| TYPE   |  |   |   |   |
| Property Type  | high-rise  | apartment   | apartment   | apartment   |
| Adjustment   |  | Similar / Adj: \$0.00   | Similar / Adj: \$0.00                                   | Similar / Adj: \$0.00   |
| AGE  |  |   |   |   |
| Year Built   | 2025   |   |   |   |
| Adjustment   |  | Similar / Adj: \$0.00   | Similar / Adj: \$0.00                                   | Similar / Adj: \$0.00   |
| CONDITION & QUALITY  |  |   |   |   |
| Rating   | Excellent  | Average   | Average   | Average   |
| Adjustment   |  | Inferior / Adj: \$250.00  | Inferior / Adj: \$265.00                                | Inferior / Adj: \$220.00  |
| UTILITIES  |  |   |   |   |
| Heat   | Electric / Owner   | Natural Gas / Tenant  | Natural Gas / Tenant                                    | Natural Gas / Tenant  |
| Hot Water / Paid By  | Natural Gas / Owner  | Natural Gas / Tenant  | Natural Gas / Tenant                                    | Natural Gas / Tenant  |
| Cooking / Paid By  | Electric / Tenant  | Electric / Tenant   | Natural Gas / Tenant                                    | Electric / Tenant   |
| Sewer Type / Paid By   | Public Sewer / Owner                                       | Public Sewer / Owner  | Public Sewer / Owner                                    | Public Sewer / Owner  |
| Water Type / Paid By   | City Water / Owner   | City Water / Owner  | City Water / Owner                                      | City Water / Owner  |
| Lights / Other Electric  | Tenant   | Tenant  | Tenant  | Tenant  |
| Adjustment   |  | Inferior / Adj: \$135.00  | Inferior / Adj: \$135.00                                | Inferior / Adj: \$135.00  |
| MAINTENANCE  |  |   |   |   |
| Maintenance  | Lawn, Pest, Trash  | Lawn, Pest, Trash   | Lawn, Pest, Trash                                       | Lawn, Pest, Trash   |
| Adjustment   |  | Similar / Adj: \$0.00   | Similar / Adj: \$0.00                                   | Similar / Adj: \$0.00   |
| AMENITIES  |  |   |   |   |
| Amenities  | Dishwasher, Onsite Laundry, Microwave, Refrigerator, Stove | Washer, Dryer, Dishwasher, W/D Hookups, Pool, Refrigerator, Stove | Dishwasher, W/D Hookups, Microwave, Refrigerator, Stove | Washer, Dryer, Dishwasher, Garbage Disposal, W/D Hookups, Refrigerator, Stove |
| AC   | Central  | Central   | Central   | Central   |
| Heat   | Central  | Central   | Unknown   | Unknown   |
| Parking  | Open   | Unknown   | None  | None  |
| Exterior Features  |  |   |   |   |
| Lot Size   |  |   |   |   |
| Adjustment   |  | Superior / Adj: -\$60.00  | Similar / Adj: \$0.00                                   | Superior / Adj: -\$40.00  |
| RENT ADJUSTMENTS   |  |   |   |   |
| Data Source  |  | Internet Listing  | Internet Listing  | Internet Listing  |
| Date Listed  |  | 11/12/2024  | 9/9/2024  | 4/9/2025  |
| Date Rented  |  |   |   |   |
| Listing Status   |  | Rented  | Rented  | Rented  |
| Asking Rent  | \$2,401.00   | \$2,500.00  | \$2,650.00  | \$2,200.00  |
| Actual Rent  |  |   |   |   |
| Adjustment   |  | \$280.00  | \$430.00  | \$270.00  |
| Adjusted Monthly Rent  |  | \$2,780.00  | \$3,080.00  | \$2,470.00  |
| COMPARABLE BREAKDOWN   |  |   |   |   |
| 3,909 Recent comparables in jurisdiction<br>633 Similar 3 bedroom comparables in South Central Ct County<br>587 Similar 3 bedroom comparables in the City of New Haven<br>814 Within 5.75 miles  |  |   |   |   |
| CERTIFICATION  |  |   |   |   |
| I (we) estimate the monthly market rent of the subject as of 07/22/2025 to be \$2,776.67.  |  |   |   |   |
| The adjusted reasonable rent range is \$2,470.00 to \$3,080.00.  |  |   |   |   |
| Requested Rent Amount: \$2,401.00 Rent Approved: \$2,401.00.   |  |   |   |   |
| RR Certifier Signature: <u>Suela Pergjoni</u>  |  |   |   |   |
| QC Certifier Signature: _____  |  |   |   |   |
| In accordance with 24 CFR 982.4, 982.54 (d) (15), 982.158(f)(7) and 982.507, I certify that based on the information provided to the Elm City Communities/HA of the City New Haven, the requested rent of \$2,401.00 IS reasonable, and the approved rent of \$2,401.00 IS reasonable.   |  |   |   |   |
| <div>Certification ID A0591FC2-434E-4A01-A320-C239A413B276</div> <div>Certification Date 2025-7-22</div> <div>Version AVM 6.1, RRC 7.0, RW5</div> <div>Client Reference</div> <div>Voucher 3</div> <div>Bedroom</div> <div>Family Name PBV Dixwell</div> <div>Housing Authority Elm City Communities/HA of the City New Haven</div> <div>Certifier Suela Pergjoni</div> <div>Utility Schedule 1/25-New Haven-High Rise w/o Gas/</div> <div>Page 1 of 1 excluding appendices.</div> |  |   |   |   |





The adjusted reasonable rent range is \$2,470.00 to \$3,080.00.

|               |                   |                         |
|---------------|-------------------|-------------------------|
| Comparable 1: | <b>\$2,780.00</b> | 90.29% Very Similar     |
| Comparable 2: | <b>\$3,080.00</b> | 88.13% Somewhat Similar |
| Comparable 3: | <b>\$2,470.00</b> | 90.18% Very Similar     |

Comments on market data, property condition, recent improvements, general market conditions, final reconciliation of market rent, or any rent concessions:

Comparable 1:

Quality for comparable is inferior to subject (\$250.00 adjustment)  
Full bath count for comparable is superior to subject (-\$45.00 adjustment)  
Microwave for comparable is inferior to subject (\$5.00 adjustment)  
Pool for comparable is superior to subject (-\$25.00 adjustment)  
Laundry for comparable is superior to subject (-\$40.00 adjustment)  
Heating utility for comparable is inferior to subject (\$105.00 adjustment)  
Hot water utility for comparable is inferior to subject (\$30.00 adjustment)  
Gated community for comparable is unknown (\$0 adjustment)  
Total adjustment for this property is (\$280.00)

Comparable 2:

Quality for comparable is inferior to subject (\$265.00 adjustment)  
Half bath count for comparable is inferior to subject (\$30.00 adjustment)  
Heating utility for comparable is inferior to subject (\$105.00 adjustment)  
Hot water utility for comparable is inferior to subject (\$30.00 adjustment)  
Gated community for comparable is unknown (\$0 adjustment)  
Pool for comparable is unknown (\$0 adjustment)  
Total adjustment for this property is (\$430.00)

Comparable 3:

Quality for comparable is inferior to subject (\$220.00 adjustment)  
Full bath count for comparable is superior to subject (-\$45.00 adjustment)  
Microwave for comparable is inferior to subject (\$5.00 adjustment)  
Garbage disposal for comparable is superior to subject (-\$5.00 adjustment)  
Laundry for comparable is superior to subject (-\$40.00 adjustment)  
Heating utility for comparable is inferior to subject (\$105.00 adjustment)  
Hot water utility for comparable is inferior to subject (\$30.00 adjustment)  
Gated community for comparable is unknown (\$0 adjustment)  
Pool for comparable is unknown (\$0 adjustment)  
Total adjustment for this property is (\$270.00)

This rent reasonable certification is based on information provided by others and/or obtained from outside sources. No opinion, warranty, or guarantee of the reliability of the data relied upon is implied or expressed by the use of that data herein, and GOsection8.com does not warrant the correctness of the data. All Data should be verified by the RR Certifier for accuracy.

## MEMORANDUM

**TO:** Board of Commissioners

**DATE:** August 19, 2025

**FROM:** Shenae Draughn, President

**RE:** **Authorization of a Contract for Energy Consultant Services with NuEnergen LLC for a period of One-Year Beginning September 1, 2025, and ending August 31, 2026, with Four (4) One-Year options to Renew, in an Amount Not to Exceed \$112,000.00 Annually, and a Total Contract Amount Not to Exceed of \$560,000.00 in Aggregate Over the Entire Term of the Extended Contract \$560,000.00**

**ACTION:** Recommend that the Board of Commissioners adopt Resolution Number **#08-54/25-R**

**TIMING:** Upon Approval of the Board of Commissioners

**DISCUSSION:** ECC/HANH has determined a need for Energy Consultant services. ECC/HANH conducted a competitive procurement to identify a contractor to provide these needed services. On March 10, 2025, ECC/HANH issued RFP AD-25-RFP-2000. Responses were due on April 4, 2025. To ensure fair competition, ECC/HANH contacted vendors to make them aware of the RFP. ECC/HANH received responses from the following: NuEnergen, LLC, and Weston & Sampson.

The evaluation team met on May 21, 2025 to evaluate the submitted proposals. Respondents receiving a favorable score were invited to a Best and Final Offer meeting. A Best and Final Offer meeting to interview each respondent and negotiate costs was held on June 23, 2025. Best and Final Offers were submitted on June 23, 2025.

Upon completion of the review and evaluations of proposals, it was determined by the Evaluation Committee that NuEnergen LLC had submitted the most responsive proposal and award of the contract for Energy Consultant to NuEnergen LLC is recommended for a period of One-Year, with Four (4) one-year option(s) to renew, in an amount not to exceed \$112,000.00 annually, and total contract amount not to exceed of \$560,000.00 over the entire term of the extended contract.

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 staff is recommending that the Board of Commissioners authorize the contract award to NuEnergen LLC for Energy Consultant for a period of One-Year with Four one-year option(s) to renew for a contract amount not to exceed \$112,000.00 annually and a total contract amount not to exceed of \$560,000.00 in aggregate over the entire term of the extended contract.

FISCAL IMPACT:        \$112,000.00 in Operating Funds available

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

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

**RESOLUTION # 08-54/25-R**

**AUTHORIZATION OF A CONTRACT FOR ENERGY CONSULTANT SERVICES WITH NUENERGEN LLC FOR A PERIOD OF ONE-YEAR BEGINNING SEPTEMBER 1, 2025, AND ENDING AUGUST 31, 2026, WITH FOUR (4) ONE-YEAR OPTIONS TO RENEW, IN AN AMOUNT NOT TO EXCEED \$112,000.00 ANNUALLY, AND A TOTAL CONTRACT AMOUNT NOT TO EXCEED OF \$560,000.00 IN AGGREGATE OVER THE ENTIRE TERM OF THE EXTENDED CONTRACT \$560,000.00**

WHEREAS, ECC/HANH has determined a need for Energy Consultant; and

WHEREAS, on March 10, 2025, ECC/HANH issued RFP AD-25-RFP-2000 with a deadline of April 4, 2025, to secure a contract for provisions of these services going forward; and

WHEREAS, to ensure fair competition ECC/HANH contacted providers to make them aware of the RFP; and

WHEREAS, ECC/HANH received responses from the following: Weston & Sampson; and

WHEREAS, ECC/HANH's evaluation team met on May 21, 2025 to evaluate the submitted proposals; and

WHEREAS, a best and final offer meeting to interview each respondent and negotiate costs, was held on June 23, 2025; and

WHEREAS, bidders submitted their proposals on April 4, 2025; and

WHEREAS, upon completion of review and evaluations of submitted proposals, it was determined that NuEnergen LLC submitted the most responsive proposal; and

WHEREAS, ECC/HANH recommends award of the contract for Energy Consultant to NuEnergen LLC for a period of One-Year, with Four (4) one-year options to renew, in an amount not to exceed \$112,000.00 annually and a total contract amount not to exceed in aggregate \$560,000.00 over the entire term of the extended contract.

**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 for Energy Consultant Services to NuEnergen LLC for a period of one-year, with four (4) one-year options to extend, in the not to exceed amount of \$112,000.00 annual, and the not-to-exceed in aggregate amount of \$560,000.00 over the entire term of the extended contract, be and hereby is authorized and directed; and
2. The Executive Director be and hereby is authorized, empowered, and directed to execute and deliver such document, instruments and agreements as necessary to fulfill the foregoing purposes, and 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 August 19, 2025.

\_\_\_\_\_  
**Shenae Draughn, President**

\_\_\_\_\_  
**Date**

REVIEWED:  
**McCarter & English, LLP General Counsel**

By: \_\_\_\_\_  
**Rolan Joni Young, Esq.**  
**A Partner**



# NUENERGEN

ENERGY MANAGEMENT + CONSULTING

**AD-25-RFP-2000**



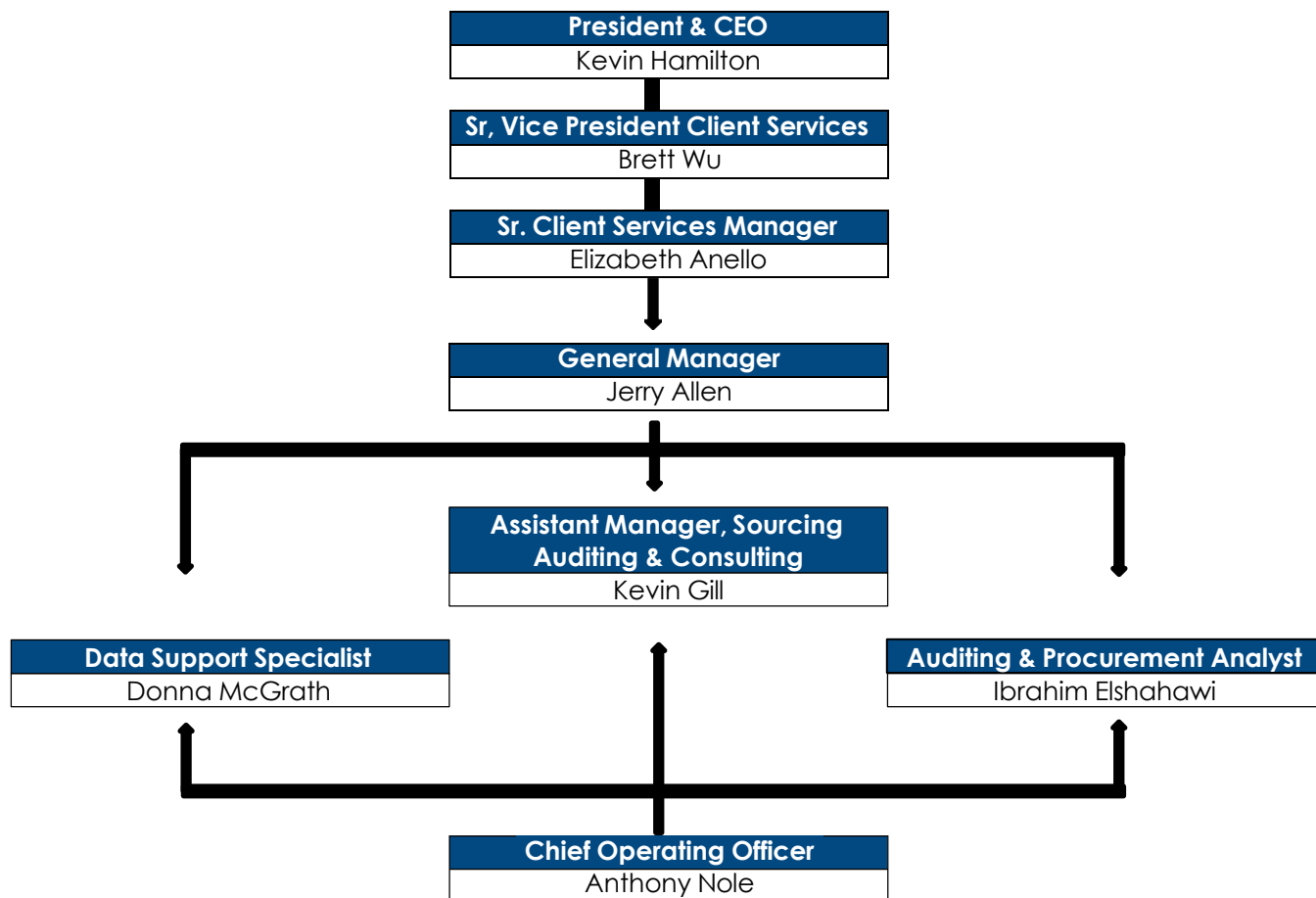
**ELM CITY**  
communities®

Elm City Communities  
New Haven Housing Authority  
360 Orange Street, New Haven,  
Connecticut 06511

**Energy Consultant Services**

## Letter of Interest

Please consider this Letter a statement of NuEnergen's interest in serving the needs of the Elm City Community for the purposes of RFP AD-25-RFP-2000. NuEnergen has been serving your energy requirements since June 2019 and offers your organization a highly qualified team of professionals with years of experience in Energy Analysis, Budgeting, Management and Procurement. We have already delivered substantial savings to the Housing Authority through our procurement and audit work and have collectively processed and stored over 104,342 of your energy invoices in our energy dashboard, EnerTrac. Please find the team that will support your business needs below:



For the purposes of this proposal, the primary point of contact for you will be:

Ms. Elizabeth Anello – Senior Client Services Manager  
 Phone: 866-977-0901 x813  
 Email: [eanello@nuenergen.com](mailto:eanello@nuenergen.com)  
 10 Bank Street, White Plains, NY 10606

Please note that this offer is valid for not less than 120 days from the due date.

Authorized Signature

Kevin A. Hamilton - President & CEO  
 Printed Name and Title



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## Executive Summary

NuEnergen is pleased to submit our proposal to continue providing energy consulting services to Elm City Communities (ECC) under RFP AD-25-RFP-2000. Since our engagement with Elm City Communities (ECC) in June 2019, NuEnergen has successfully delivered budget forecasting, procurement strategy execution, invoice auditing, and energy cost optimization tailored to ECC's operational needs. Over the past six years, we have developed a deep understanding of ECC's energy portfolio, allowing us to implement strategies that have resulted in measurable cost savings, improved budgeting accuracy, and enhanced procurement practices.

As part of our continued support, we are pleased to include our Environmental and Energy Services (EES) division in this proposal under the Additional Services section. EES specializes in environmental permitting, regulatory compliance, and emissions management. This in-house division provides ECC access to deeper subject-matter expertise regarding local, state, and federal energy and environmental regulations. By incorporating EES services, NuEnergen expands our ability to proactively support ECC in navigating complex compliance landscapes and aligning energy strategies with broader sustainability goals.

| Service            | Value   |
|--------------------|---|
| Energy Procurement | Implementing cost-effective supply strategies in line with objectives |
| Annual Budgeting   | Forecasting all accounts and managing to expectation                  |
| Invoice Auditing   | Reviewing all invoices and returning erroneous charges to customer    |
| EnerTrac Dashboard | Online portal to access usage, cost, contract and budget performance  |
| General Consulting | Research and facilitation of rebates and/or efficiency opportunities  |

- Energy Procurement:** One of the most critical aspects of our advisory services has been ensuring ECC secures cost-effective and risk-mitigated energy supply agreements. As part of our procurement strategy, we successfully negotiated and executed a fixed-price electricity supply contract with Engie Resources, securing a rate of \$0.10797/kWh through September 2025. This agreement protects ECC from market volatility and ensures cost predictability. Conversely, we have advised against engaging in third-party supply contracts for natural gas, as the Connecticut utility default service remains the most cost-effective and stable option. Due to recent regulatory changes and supplier withdrawals from the market, competitive third-party gas supply agreements no longer provide meaningful cost benefits, making continued utility service the most strategic choice for ECC.
- Budgeting Services:** NuEnergen has also played a key role in budgeting and forecasting for ECC. Each year, we deliver two on-time, data-driven budget forecasts, the Public Housing Budget on June 15th and the Tax Credit Budget on August 15th—ensuring that ECC has the necessary financial visibility to manage energy costs effectively. In addition to annual budgeting, we have developed customized monthly budget variance reports, enabling ECC to monitor real-time performance against projections, track seasonal trends, and identify cost-saving opportunities.
- Invoice Auditing:** Another core area of our engagement has been invoice auditing and cost recovery. Through our comprehensive auditing process, we have successfully identified and recovered over \$92,000 in overcharges, including \$35,000 in sales tax refunds and \$50,000+ in water account credits. Our ongoing invoice reviews ensure that ECC is billed correctly and that any discrepancies are promptly addressed, providing continuous financial benefits.
- EnerTrac Dashboard:** To further enhance transparency and performance tracking, we have integrated ECC's energy data into our EnerTrac platform, allowing for centralized utility cost and usage management. We currently track and manage over 1,300 ECC accounts, ensuring that data is readily accessible for analysis and decision-making. Additionally, we provide quarterly business meetings where we review budget performance, procurement strategies, invoice audit results, and cost-saving initiatives, ensuring ECC is always informed and aligned with best practices in energy management.

Our mission is simple; **to arm customers with the tools, advice and means to understand their energy cost center and help them manage it by taking informed decisions.** We offer a wide variety of energy-related services across a national portfolio and have the distinction of serving some of the largest and well-known organizations of their type in the country. Samples for our customers by industry can be found below:

| Industry    | Sample Customers  |
|-------------|---|
| Municipal   | City of New York, NJ Transit Authority                                      |
| Real Estate | Durst Organization, GFP Real Estate, Cushman & Wakefield                    |
| Hotels      | The Knickerbocker Hotel, The Standard High Line Hotel, Moxy Hotel           |
| Military    | US Army, US Navy, US Air Force, National Guard                              |
| Education   | Elizabeth Public Schools, State University of New York                      |
| Government  | General Services Administration (GSA), United States Holocaust Museum       |
| Healthcare  | Hospital for Special Surgery, Westchester Medical, Brooklyn Hospital Center |

As we look forward, NuEnergen remains committed to expanding our support for ECC, refining our budgeting and forecasting capabilities, and ensuring cost stability through strategic procurement and market monitoring. Our tailored approach has consistently delivered value, and we are well-positioned to continue optimizing ECC's energy portfolio, securing financial savings, and maintaining budget accountability.

Respectfully submitted,




---

Kevin A. Hamilton  
 President & CEO  
 NUENERGEN  
 10 Bank Street  
 White Plains, NY 10606  
 866-977-0901 x804  
 khamilton@nuenergen.com

## Team Expertise and Qualifications

NuEnergen intends to serve this contract as the prime and exclusive contractor. We have reviewed the RFP and Section 3 requirements, and while we remain open to the possibility of adding Section 3 candidates to our team, we are confident that our organization has internal personnel and the capability to manage the proposed scope of work. We are an equal opportunity employer and retain a diverse staff of employees from numerous ethnic backgrounds. NuEnergen currently has 27 employees, an increase of 4 since the last time we issued a proposal to you. The address of our office is detailed on the table below.

| Primary Office  |
|---|
| 10 Bank Street  |
| White Plains, NY 10606  |
| Phone: 866-977-0901 x804  |
| Email: <a href="mailto:khamilton@nuenergen.com">khamilton@nuenergen.com</a> |
| Fax: 914-358-1102   |

The primary point of contact for work will be:

Ms. Elizabeth Anello  
 Phone: 866-977-0901 x813  
 Email: [eanello@nuenergen.com](mailto:eanello@nuenergen.com)  
 10 Bank Street, White Plains, NY, 10606

NuEnergen currently serves over a hundred different organizations across the United States and manages well over 4,000 utility accounts across our various service lines. **That being said, our organization has financial and operational strength to serve all aspects of this RFP.**

Details of the personnel who will be assigned to this contract (and those noted in the Letter of Interest) can be found below:

**Kevin Hamilton - President and CEO (CEP):** is an executive officer and founder of NuEnergen. Kevin has spent over 30 years in the energy services industry, with a particular focus on procurement activities. After his work at organizations such as Enron, Honeywell and IBM, Kevin founded NuEnergen and currently serves as the company's President and CEO. In addition to providing strategic directions to the company, Kevin has extensive experience and works closely with the account management team, having at one point directly served NuEnergen's original customers. Kevin also holds the Certified Energy procurement certification from the Association of Energy Engineers.

**Anthony Nole – Chief Operating Officer:** brings over 20 years of expertise in energy optimization, utility rate analysis, and supply management. As NuEnergen's Chief Operating Officer, he oversees strategic initiatives that drive financial efficiencies and cost-saving opportunities for clients. For this RFP, Anthony's deep experience in energy auditing, contract evaluation, and procurement strategy will directly support Elm City Communities. His expertise in identifying billing discrepancies, optimizing utility rates, and leveraging incentive programs ensures that ECC maximizes savings while maintaining operational efficiency. With a strong background in energy market analysis and financial oversight, Anthony is a key resource in delivering cost-effective and data-driven energy solutions.

**Brett Wu – Senior Vice President, Client Services:** at NuEnergen, bringing 14 years of experience in energy procurement, auditing, and client operations. Since joining NuEnergen, Brett has played a key role in developing and overseeing client service strategies, ensuring the successful delivery of budgeting, procurement, and energy cost management solutions. In addition to leading the client services department, Brett has extensive experience in energy market analysis, contract negotiations, and operational strategy, having previously managed internal operations focused on data collection, procurement, and auditing

processes. His expertise supports NuEnergen's commitment to delivering cost-effective and strategic energy solutions. Brett also holds the Certified Energy Procurement (CEP) certification from the Association of Energy Engineers.

**Elizabeth Anello – Senior Client Services Manager:** will serve as the primary point of contact for all services provided to Elm City Communities (ECC). With over 10 years of experience in the energy industry, she specializes in energy procurement, market analysis, and cost management, ensuring clients secure optimal pricing and risk-mitigated strategies. For the past two years, Elizabeth has led ECC's budgeting, procurement, and auditing efforts, delivering on-time Public Housing and Tax Credit budgets while overseeing the recovery of over \$92,000 in billing discrepancies. She conducts quarterly business reviews, monitors market trends, and provides strategic guidance to align ECC's energy management with cost-saving opportunities. Readily available for all inquiries and planning discussions, she ensures ECC benefits from NuEnergen's expertise and data-driven approach.

**Jerry Allen – General Manager (CEP):** brings over 20 years of experience across the commodities, capital markets, and energy sectors, with a deep focus on risk management, sustainability, and strategic advisory. As General Manager of Sourcing and Auditing at NuEnergen, Gerry leads a team that delivers competitive energy procurement, invoice auditing, budgeting, and consulting services. His prior leadership roles at BlackRock, Credit Suisse, and the Federal Reserve Bank of New York underscore his expertise in financial resilience, low-carbon transition strategies, and complex portfolio risk analysis.

**Donna McGrath – Data Support Specialist:** is the backbone of NuEnergen's data management and utility engagement, serving as the first line of defense in ensuring the accuracy and integrity of New Haven Housing Authority's energy accounts. With nearly a decade of experience at NuEnergen and a strong background in utility billing, auditing, and dispute resolution, Donna is relentless in advocating for clients by identifying billing discrepancies, securing refunds, and ensuring utility accounts remain in compliance. She actively engages with utility companies, challenging incorrect charges, resolving account inconsistencies, and fighting to recover lost revenue for customers. Her extensive experience with Microsoft Office and EnerTrac allows her to manage and process vast amounts of bill data efficiently, ensuring seamless integration into NuEnergen's reporting systems. Donna's commitment to accuracy and customer advocacy makes her an indispensable resource in managing and optimizing the Housing Authority's energy portfolio.

**Kevin Gill – Assistant Manager, Sourcing Auditing & Consulting:** since joining NuEnergen in 2021, Kevin Gill has played a pivotal role in managing the New Haven Housing Authority's energy portfolio. As a key resource in sourcing, auditing, and financial oversight, he ensures billing accuracy, identifies cost-saving opportunities, and optimizes energy procurement strategies. His expertise in analyzing supplier contracts, utility tariffs, and tax refund opportunities has helped drive financial efficiencies for the Housing Authority. Kevin's hands-on approach in tracking energy expenditure and developing budgeting tools ensures transparency and cost-effective energy management for the portfolio.

**Ibrahim Elshahawi – Auditing & Procurement Analyst:** plays a critical role in NuEnergen's data-driven energy consulting services, leveraging advanced analytics to support budgeting, rate forecasting, and invoice auditing for clients like Elm City Communities. With a background in engineering and market data analysis, Ibrahim designs and maintains sophisticated models that estimate future energy costs using tariff trends, energy futures, and historical market data across NYISO, PJM, ERCOT, and more. His expertise in Python, SQL, and utility data automation enables him to streamline audits, uncover billing discrepancies, and enhance forecasting accuracy. Ibrahim's technical proficiency and detail-oriented approach ensure NuEnergen delivers transparent, actionable insights that support smarter energy decisions and cost recovery for clients.

**Please find resumes for the above personnel in “Staffing and Qualifications” section on Page 15.**

# Offeror's Approach to Providing Required Services

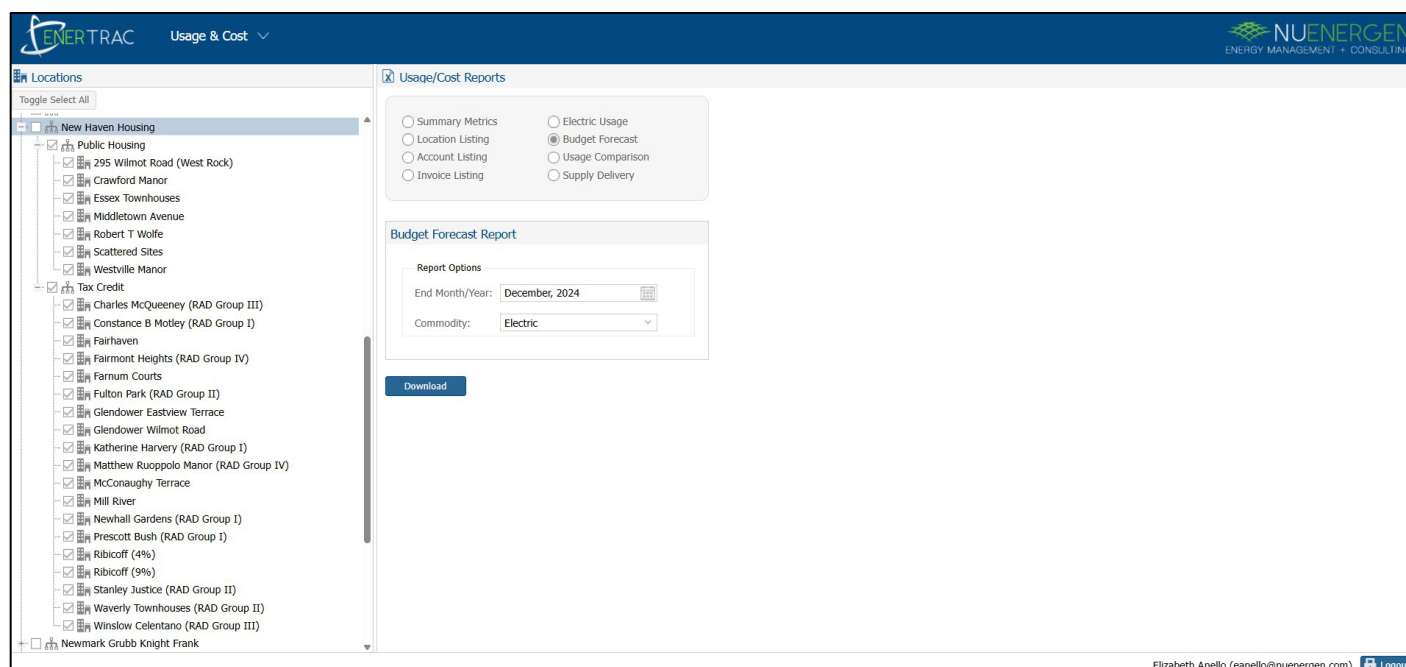
The Housing Authority is requesting three distinct scopes of service. This section outlines NuEnergen's approach to meeting these requirements, leveraging our six years of experience supporting the Housing Authority's energy management needs. Details of our work to date are documented below. Any additional referenced materials can be found in the "Sample of Relevant Material" section, beginning on Page 25.

## Energy Analyses, Budgeting, and Forecasting

A key component of our proposal is the continued provision of NuEnergen's proprietary EnerTrac Dashboard software. Over the past six years, NuEnergen has dedicated significant time and resources to developing and maintaining this database, ensuring it remains an essential tool for the Housing Authority's energy management. Our team has acquired and stored hundreds of thousands of bills across multiple providers, enabling the Housing Authority to utilize EnerTrac's powerful capabilities, including:

- **Comprehensive Bill Management** – Monthly collection and entry of bill data by NuEnergen's trained Data Specialists
- **Multi-Commodity Tracking** – Supports all energy commodities, including electricity, gas, steam, water, sewer, and fuel oil
- **Secure, On-Demand Access** – 24/7/365 password-protected access for reviewing and exporting bill information
- **Custom Reporting & Analysis** – Wide range of standardized and customizable reports available for export
- **Data Normalization & Benchmarking** – Bills normalized to monthly boundaries for accurate year-over-year comparisons

Please find below a screenshot of the dashboard we have built and are currently maintained for you:



Our ability to track and log bill data is a key part of our subsequent ability to support you in the following:

**Invoice Auditing:** Each time an invoice is collected by a Data Support Specialist (DSS), it undergoes a thorough review for accuracy. Our data team has processed tens of thousands of bills and is highly experienced in identifying discrepancies during data entry. In addition to this real-time validation, NuEnergen conducts systematic, quarterly audits of the entire database. These audits focus on key areas such as rate classifications, supply contract rates, inconsistent meter readings, and tax classifications.





When discrepancies are identified, we promptly report our findings to the Housing Authority and work toward recovering any erroneous charges. To date, we have successfully recovered over \$92,000 in billing mistakes:

| Commodity    | Issue Type     | Vendor                   | Recovered          |
|--------------|----------------|--------------------------|--------------------|
| Gas          | Sales Tax      | SoConn Gas               | \$6,544.91         |
| Electric     | Sales Tax      | United Illuminating      | \$35,015.42        |
| Water        | Account Credit | Regional Water Authority | \$50,537.83        |
| <b>Total</b> |                |                          | <b>\$92,098.16</b> |

**Annual Budgeting:** NuEnergen currently provides two budgets for Elm City Communities, one for Public Housing and the other for Tax Credit. Each budget is structured with summary tabs and detailed account-level breakdowns for all locations. Once the Housing Authority approved or modified the proposed numbers, we integrated them into EnerTrac, enabling real-time tracking of monthly budget performance against actual incoming bills at each location.

Below is a screenshot of the budget we provided for your organization last summer:

| <div>  <div> <b>2025 Utility Budget</b><br/> New Haven Housing Authority - Tax Credit<br/> August 15, 2024 </div>  </div> |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                     |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------------------|
| All Commodities   | January           | February          | March             | April             | May               | June              | July              | August            | September         | October           | November          | December          | Total               |
| <b>Total Budget</b>   | \$ 449,356        | \$ 416,272        | \$ 388,086        | \$ 345,731        | \$ 347,418        | \$ 318,538        | \$ 320,915        | \$ 332,209        | \$ 308,695        | \$ 318,724        | \$ 363,242        | \$ 380,599        | \$ 4,289,785        |
| Electricity   | January           | February          | March             | April             | May               | June              | July              | August            | September         | October           | November          | December          | Total               |
| Usage, kWh  | 867,388           | 769,521           | 709,690           | 592,479           | 549,507           | 563,933           | 641,561           | 729,496           | 602,001           | 559,964           | 636,324           | 730,683           | 7,952,547           |
| Delivery Rate, \$/kWh   | \$ 0.1529         | \$ 0.1603         | \$ 0.1590         | \$ 0.1616         | \$ 0.1626         | \$ 0.1626         | \$ 0.1603         | \$ 0.1524         | \$ 0.1607         | \$ 0.1626         | \$ 0.1618         | \$ 0.1551         | \$ 0.1589           |
| Supply Rate, \$/kWh   | \$ 0.1380         | \$ 0.1392         | \$ 0.1407         | \$ 0.1401         | \$ 0.1409         | \$ 0.1403         | \$ 0.1190         | \$ 0.1174         | \$ 0.1184         | \$ 0.1363         | \$ 0.1363         | \$ 0.1366         | \$ 0.1336           |
| Delivery cost   | \$ 132,643        | \$ 123,379        | \$ 112,846        | \$ 95,750         | \$ 89,363         | \$ 91,714         | \$ 102,813        | \$ 111,142        | \$ 96,725         | \$ 91,072         | \$ 102,946        | \$ 113,308        | \$ 1,263,702        |
| Supply cost   | \$ 119,662        | \$ 107,155        | \$ 99,847         | \$ 83,018         | \$ 77,423         | \$ 79,127         | \$ 76,331         | \$ 85,628         | \$ 71,281         | \$ 76,311         | \$ 86,702         | \$ 99,794         | \$ 1,062,280        |
| <b>Total cost</b>   | <b>\$ 252,304</b> | <b>\$ 230,534</b> | <b>\$ 212,693</b> | <b>\$ 178,768</b> | <b>\$ 166,787</b> | <b>\$ 170,842</b> | <b>\$ 179,145</b> | <b>\$ 196,770</b> | <b>\$ 168,006</b> | <b>\$ 167,383</b> | <b>\$ 189,648</b> | <b>\$ 213,102</b> | <b>\$ 2,325,981</b> |
| Natural Gas   | January           | February          | March             | April             | May               | June              | July              | August            | September         | October           | November          | December          | Total               |
| Usage, Therm  | 52,545            | 49,003            | 45,833            | 33,135            | 23,049            | 15,510            | 13,659            | 13,473            | 14,805            | 24,456            | 37,903            | 46,071            | 369,443             |
| Delivery Rate, \$/Therm   | \$ 0.6144         | \$ 0.6276         | \$ 0.6265         | \$ 0.6852         | \$ 0.7697         | \$ 0.9304         | \$ 0.9679         | \$ 0.9694         | \$ 0.9352         | \$ 0.7681         | \$ 0.6660         | \$ 0.6341         | \$ 0.7038           |
| Supply Rate, \$/Therm   | \$ 0.8371         | \$ 0.8045         | \$ 0.7733         | \$ 1.0089         | \$ 0.7570         | \$ 0.6416         | \$ 0.5134         | \$ 0.5273         | \$ 0.8489         | \$ 0.8914         | \$ 0.8717         | \$ 0.6238         | \$ 0.7848           |
| Delivery cost   | \$ 32,284         | \$ 30,755         | \$ 28,713         | \$ 22,704         | \$ 17,741         | \$ 14,431         | \$ 13,221         | \$ 13,061         | \$ 13,846         | \$ 18,785         | \$ 25,245         | \$ 29,212         | \$ 259,998          |
| Supply cost   | \$ 43,986         | \$ 39,422         | \$ 35,443         | \$ 33,428         | \$ 17,448         | \$ 9,951          | \$ 7,012          | \$ 7,104          | \$ 12,568         | \$ 21,799         | \$ 33,040         | \$ 28,740         | \$ 289,942          |
| <b>Total cost</b>   | <b>\$ 76,270</b>  | <b>\$ 70,178</b>  | <b>\$ 64,156</b>  | <b>\$ 56,132</b>  | <b>\$ 35,189</b>  | <b>\$ 24,381</b>  | <b>\$ 20,233</b>  | <b>\$ 20,165</b>  | <b>\$ 26,414</b>  | <b>\$ 40,584</b>  | <b>\$ 58,285</b>  | <b>\$ 57,952</b>  | <b>\$ 549,940</b>   |
| Water   | January           | February          | March             | April             | May               | June              | July              | August            | September         | October           | November          | December          | Total               |
| Consumption, Gallons  | 9,880,105         | 8,949,117         | 8,126,589         | 8,165,246         | 14,034,531        | 10,290,731        | 10,069,750        | 8,935,626         | 8,799,130         | 8,313,323         | 9,054,728         | 7,914,358         | 112,533,234         |
| Water \$/Gallon   | \$ 0.0072         | \$ 0.0074         | \$ 0.0076         | \$ 0.0075         | \$ 0.0068         | \$ 0.0072         | \$ 0.0071         | \$ 0.0073         | \$ 0.0073         | \$ 0.0073         | \$ 0.0073         | \$ 0.0076         | \$ 0.0073           |
| <b>Total cost</b>   | <b>\$ 71,090</b>  | <b>\$ 65,924</b>  | <b>\$ 61,555</b>  | <b>\$ 61,187</b>  | <b>\$ 95,756</b>  | <b>\$ 73,774</b>  | <b>\$ 71,955</b>  | <b>\$ 65,568</b>  | <b>\$ 64,489</b>  | <b>\$ 61,051</b>  | <b>\$ 65,728</b>  | <b>\$ 59,947</b>  | <b>\$ 818,024</b>   |
| Sewer   | January           | February          | March             | April             | May               | June              | July              | August            | September         | October           | November          | December          | Total               |
| <b>Total cost</b>   | <b>\$ 49,691</b>  | <b>\$ 49,636</b>  | <b>\$ 49,682</b>  | <b>\$ 49,644</b>  | <b>\$ 49,686</b>  | <b>\$ 49,541</b>  | <b>\$ 49,582</b>  | <b>\$ 49,706</b>  | <b>\$ 49,786</b>  | <b>\$ 49,707</b>  | <b>\$ 49,580</b>  | <b>\$ 49,598</b>  | <b>\$ 595,839</b>   |

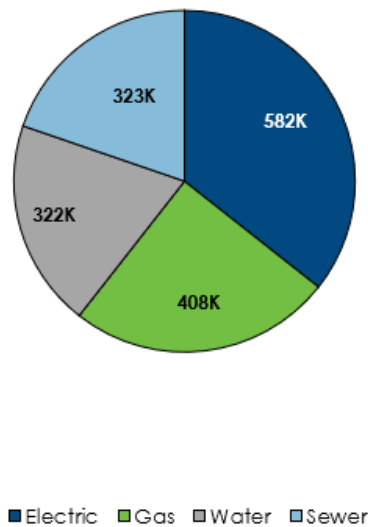


## 2024-2025 Utility Budget

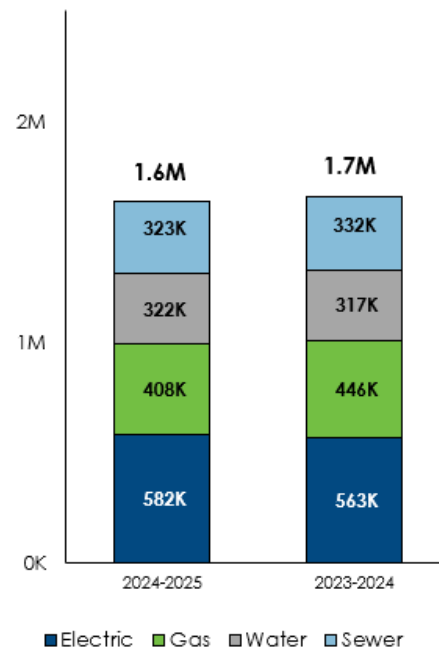
Elm City Communities - Public Housing Division  
June 11, 2024

| All Commodities       | October        | November        | December        | January        | February        | March        | April        | May        | June        | July        | August        | September        | Total        |
|-----------------------|----------------|-----------------|-----------------|----------------|-----------------|--------------|--------------|------------|-------------|-------------|---------------|------------------|--------------|
| <b>Total Budget</b>   | \$ 138,305     | \$ 147,829      | \$ 170,882      | \$ 180,129     | \$ 165,233      | \$ 158,372   | \$ 137,594   | \$ 114,927 | \$ 102,366  | \$ 101,909  | \$ 105,350    | \$ 111,773       | \$ 1,634,670 |
| <b>Electricity</b>    | <b>October</b> | <b>November</b> | <b>December</b> | <b>January</b> | <b>February</b> | <b>March</b> | <b>April</b> | <b>May</b> | <b>June</b> | <b>July</b> | <b>August</b> | <b>September</b> | <b>Total</b> |
| Usage, kWh            | 256,723        | 231,672         | 277,635         | 313,478        | 262,165         | 245,023      | 244,228      | 175,702    | 150,148     | 157,528     | 176,502       | 196,527          | 2,687,332    |
| Delivery Rate, \$/kWh | \$ 0.0978      | \$ 0.0998       | \$ 0.0957       | \$ 0.0940      | \$ 0.0997       | \$ 0.0980    | \$ 0.0985    | \$ 0.1047  | \$ 0.1122   | \$ 0.1130   | \$ 0.1096     | \$ 0.1061        | \$ 0.1011    |
| Supply Rate, \$/kWh   | \$ 0.1132      | \$ 0.1135       | \$ 0.1130       | \$ 0.1151      | \$ 0.1156       | \$ 0.1162    | \$ 0.1157    | \$ 0.1190  | \$ 0.1214   | \$ 0.1177   | \$ 0.1166     | \$ 0.1151        | \$ 0.1156    |
| Delivery cost         | \$ 25,116      | \$ 23,128       | \$ 26,583       | \$ 29,456      | \$ 26,127       | \$ 24,005    | \$ 24,059    | \$ 18,394  | \$ 16,841   | \$ 17,801   | \$ 19,348     | \$ 20,855        | \$ 271,711   |
| Supply cost           | \$ 29,069      | \$ 26,285       | \$ 31,380       | \$ 36,069      | \$ 30,313       | \$ 28,477    | \$ 28,248    | \$ 20,901  | \$ 18,235   | \$ 18,540   | \$ 20,572     | \$ 22,620        | \$ 310,710   |
| <b>Total cost</b>     | \$ 54,185      | \$ 49,413       | \$ 57,963       | \$ 65,524      | \$ 56,440       | \$ 52,481    | \$ 52,307    | \$ 39,295  | \$ 35,076   | \$ 36,340   | \$ 39,921     | \$ 43,475        | \$ 582,421   |
| <b>Natural Gas</b>    | <b>October</b> | <b>November</b> | <b>December</b> | <b>January</b> | <b>February</b> | <b>March</b> | <b>April</b> | <b>May</b> | <b>June</b> | <b>July</b> | <b>August</b> | <b>September</b> | <b>Total</b> |
| Usage, thm            | 15,528         | 25,277          | 32,945          | 37,575         | 35,437          | 32,879       | 20,553       | 13,230     | 7,601       | 5,786       | 5,728         | 7,344            | 239,882      |
| Delivery Rate, \$/thm | \$ 0.9689      | \$ 0.8117       | \$ 0.7556       | \$ 0.7323      | \$ 0.7394       | \$ 0.7508    | \$ 0.8648    | \$ 1.0398  | \$ 1.3628   | \$ 1.5812   | \$ 1.5947     | \$ 1.4122        | \$ 0.8729    |
| Supply Rate, \$/thm   | \$ 0.9209      | \$ 0.8936       | \$ 0.9012       | \$ 0.8543      | \$ 0.8172       | \$ 0.7770    | \$ 0.7593    | \$ 0.7544  | \$ 0.6300   | \$ 0.7103   | \$ 0.7578     | \$ 0.8753        | \$ 0.8272    |
| Delivery cost         | \$ 15,044      | \$ 20,518       | \$ 24,892       | \$ 27,516      | \$ 26,203       | \$ 24,687    | \$ 17,773    | \$ 13,757  | \$ 10,359   | \$ 9,149    | \$ 9,135      | \$ 10,371        | \$ 209,404   |
| Supply cost           | \$ 14,300      | \$ 22,587       | \$ 29,689       | \$ 32,101      | \$ 28,957       | \$ 25,547    | \$ 15,606    | \$ 9,981   | \$ 4,789    | \$ 4,110    | \$ 4,341      | \$ 6,428         | \$ 198,436   |
| <b>Total cost</b>     | \$ 29,344      | \$ 43,105       | \$ 54,581       | \$ 59,617      | \$ 55,160       | \$ 50,234    | \$ 33,379    | \$ 23,738  | \$ 15,148   | \$ 13,260   | \$ 13,476     | \$ 16,799        | \$ 407,840   |
| <b>Water</b>          | <b>October</b> | <b>November</b> | <b>December</b> | <b>January</b> | <b>February</b> | <b>March</b> | <b>April</b> | <b>May</b> | <b>June</b> | <b>July</b> | <b>August</b> | <b>September</b> | <b>Total</b> |
| <b>Total Budget</b>   | \$ 27,835      | \$ 28,370       | \$ 31,396       | \$ 28,046      | \$ 26,691       | \$ 28,716    | \$ 24,966    | \$ 24,952  | \$ 25,201   | \$ 25,530   | \$ 25,175     | \$ 24,720        | \$ 321,599   |
| <b>Sewer</b>          | <b>October</b> | <b>November</b> | <b>December</b> | <b>January</b> | <b>February</b> | <b>March</b> | <b>April</b> | <b>May</b> | <b>June</b> | <b>July</b> | <b>August</b> | <b>September</b> | <b>Total</b> |
| <b>Total Budget</b>   | \$ 26,942      | \$ 26,942       | \$ 26,942       | \$ 26,942      | \$ 26,942       | \$ 26,942    | \$ 26,942    | \$ 26,942  | \$ 26,942   | \$ 26,779   | \$ 26,779     | \$ 26,779        | \$ 322,810   |

Commodity \$ Breakdown



Budget Comparison



**Please reference the section beginning on Page 25 for additional specific examples of ECC materials.**

### Energy Conservation and Load Management Initiatives

NuEnergy, in addition to EnerTrac, the auditing and budgeting skills sets described above, also spends a good amount of time assisting our customers with the research, analysis and facilitation of new opportunities in terms that drive down costs and use energy more efficiently. As a result, we are also including in this proposal the collective intellectual capital of our firm to assist ECC in the pursuit and implementation of rebates, incentives and energy efficiency programs. Our support will include, but not be limited to:

- Exploration of solar power purchase agreements (PPAs)
- Opportunities to procure renewable energy



- Feasibility and implementation of lighting retrofit programs
- Utility rate optimization analysis
- Rebate opportunities for infrastructure or capital project upgrades
- Applicability and installation of Real Time Metering solutions (if requested)

Some specific examples of customer work we have and are currently engaged in that would fit into this category are detailed in the table below:


| Customer                           | Work   |
|------------------------------------|--|
| Jacob Javits Convention Center     | Analysis of ROI and bids to install rooftop solar panels             |
| Brooklyn Hospital Center           | Application to utility rebate rebates for new generator installation |
| The Freedom Tower                  | Facilitation of water credit rebate program with utility             |
| Lincoln Center for Performing Arts | Implementation of ReCharge NY cost optimization rebate               |

### Competitive Electricity and Natural Gas Commodity Procurement

The final component of the Housing Authority's RFP is the provision of comprehensive energy supply support. We use two key pieces of technology to drive our procurement operations, the **Network Operations Center** and **Sourcing Playbook**. Both are advanced software platforms built internally to help us keep an eye on markets and answer the question of when the best time may be to take procurement and action, and at what price. **Additional screenshots and descriptions of these two technologies can be found later in this proposal.** Alongside our software capability, NuEnergien has a robust and standardized process for all of our procurement customers.

1. **IDENTIFY LOAD AND PRODUCT:** NuEnergien works closely with the client to identify what accounts are to be sourced, and more importantly, the time frame and risk appetite. Our recommendations for products are based on our client's business objectives and overall market tolerance.
2. **ISSUE REQUEST FOR QUOTATION (RFQ):** Using the information gathered from the previous step, NuEnergien will develop an RFQ consistent with our conversations with the client and distribute it to the supplier community to solicit competitive bids. Every RFQ also includes multiple product types and terms of service, which allows both NuEnergien and the client to review all of the options in the appropriate context. We use a standardized template (developed in conjunction with our partners) **and an example of which can be found later in this proposal.**
3. **REVIEW RESPONSES:** As responses from suppliers come in, NuEnergien works with individual suppliers to drive down the quotes as low as possible relative to the competition. Additional rounds of solicitation are also organized to ensure the suppliers make their best offers.
4. **DEVELOP A RECOMMENDATION:** After the final quotations and participants are identified, NuEnergien will review the field and make a recommendation to our clients. This recommendation, along with the rationale behind it, is then shared.
5. **EXECUTE A CONTRACT:** once there is a consensus on the product type, provider and terms of service, NuEnergien will work with the chosen supplier to provide a contract for our client's execution. Before any document goes for signature however, NuEnergien thoroughly reviews the final agreement and works with the supplier to ensure all terms are consistent with the original RFQ.

Over the past six years, NuEnergy has assisted the Housing Authority of New Haven (HANH) in sourcing two electricity agreements, ensuring cost-effective procurement strategies aligned with market conditions. Following the latest analysis, NuEnergy conducted an RFQ process to secure a new fully fixed electricity supply contract, taking into account PURA regulations, supplier participation, and current market pricing trends. Based on our findings, we recommended a 24-month fixed-price agreement with ENGIE at \$107.38/MWh, which began in October/November 2023.



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## Electricity Supply Contract Recommendation

**Customer:** Housing Authority of New Haven  
**Date:** 09/22/2023

Since this past summer, NuEnergy has been working with the supplier to secure a new fully fixed electricity supply contract. The details and results of this process may be found in the following tables.

| Solicitation Details |                                |
|----------------------|--------------------------------|
| Legal Entity         | Housing Authority of New Haven |
| Commodity            | Electricity                    |
| Utility              | United Illuminating            |
| Requested Terms      | 12, 18, 24, 36 months          |
| Requested Products   | Fully Fixed Price              |

| Current Contract Details |                               |
|--------------------------|-------------------------------|
| Provider                 | Constellation New Energy      |
| Product Type             | Fully Fixed                   |
| Price                    | \$78.50/MWh                   |
| Contract Term            | 48 months                     |
| Estimated Annual Volume  | 9,605 MWh (current contract)  |
| Estimated Annual Cost    | ~\$753,992 (current contract) |

\*Excludes taxes

**Supplier Responses**

| Supplier          | Fully Fixed Price \$/MWh** |                       |           |
|-------------------|----------------------------|-----------------------|-----------|
|                   | 12 months                  | 18 months             | 24 months |
| Constellation     | \$110.25                   | \$121.94              | \$112.6   |
| ENGIE             | \$106.10                   | \$116.66              | \$107.38  |
| British Petroleum | \$107.62                   | \$117.68              | \$109.0   |
| Aggressive        |                            | Did not provide quote |           |
| Shell Energy      |                            | Did not provide quote |           |


\*Excludes taxes  
\*\*NuEnergy does NOT charge New Haven Housing Authority broker fees (Refer Commission Agreement)

**Recommendation**

| NuEnergy Recommendation      |                       |
|------------------------------|-----------------------|
| Selected Provider            | ENGIE                 |
| Start Month                  | October/November 2023 |
| Term                         | 24 months             |
| Product Type                 | Fully Fixed           |
| Indicative Contract Pricing* | \$107.38              |

\*This pricing is indicative, and is subject to change depending on market fluctuations; E

The previous contract with Constellation New Energy covered an estimated 9,605 MWh of electricity, which were residential rate classes. Pursuant to the new ruling by the Regulatory Authority (PURA) that codified regulations around electricity, residential accounts are NOT allowed to be contracted with a third-party provider. NuEnergy has removed all residential accounts from the list of accounts to be bid on only non-residential electric accounts. The residential portfolio, which represented ~28% of the volume on the previous agreement, is being transitioned to a new provider.



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As was discussed this past summer, the pricing received via the RFQ process is very different today than it was in 2018. We are in a wholly different energy market 5 years later, over which the cost of electricity has risen dramatically. While 2023 has been far less volatile than 2022, and has seen slight reductions in commodity cost, there is no circumstance in which the Housing Authority will be able to execute a new agreement at a similar price point to the pre-COVID years. Specific cost drivers here include higher capacity rates as a result of supply, demand and transmission issues, and also increased fees being passed through to the consumer to include funding for renewable energy mandates.

The market price drivers aside, NuEnergy still feels that similar to the 2018 contract, the fixed price product option is the best for the customer. This provides budget certainty, and also makes financial sense since while the pricing is higher now, relative to recent market swings, the cost of a fixed price at this juncture is quite favorable to what it was even a few months ago. As long term market projections continue to forecast a bullish market for energy commodities into 2025, locking in for a multi-year agreement now makes sense.

We are recommending ENGIE's 24-month product. While CNE is the incumbent, ENGIE has better price offers across all terms. While a 36-month is cheaper, and certainly an option to consider, it is not especially clear just now how the markets will be priced in 3 years' time, and NuEnergy does not recommend locking in for excessively long periods beyond 24 months and risk being at a higher price point than necessary, come late 2025. This said, if the Housing Authority feels comfortable enough with the rate, electing the 36-month term will reduce annual costs by ~\$12,089 compared to our 24-month recommendation.

It should also be noted that while NuEnergy went to great lengths to obtain as many quotes as possible, there are very few suppliers willing to serve Connecticut loads at present. Many left the territory entirely following the pandemic, and others, as you will note, simply did not participate. British Petroleum was late with their quotes but in the interest of providing market transparency, we have included their figures in this recommendation for perspective.

**Comparison to 2024 Annual Budget**

The newly proposed supply contract comes in slightly under the budget issued by NuEnergy in July 2023. The savings against the budgets previously delivered this year are detailed in the table below.

|             | Budgeted 2024 | Proposed Contract Price | Variance   |
|-------------|---------------|-------------------------|------------|
| Rate        | \$141.40*     | \$107.38                | ~32%       |
| Annual Cost | ~\$977,000    | ~\$742,000              | ~\$235,000 |

\*Note that the budgeted supply cost in the July 2023-issued CY2024 budget is the weighted average of both residential and non-residential rate class accounts. Residential rate classes are charged a higher unit cost for supply, which may skew the budget unit cost toward the higher side.

In short, relative to the budgets prepared, the proposed ENGIE rate should deliver approximately \$235,000 in savings as compared to original projections for June 2023.

**Account Information**

As discussed before, NuEnergy has been required to remove residential accounts from this RFQ process. The list of accounts that remain and are proposed for this agreement are detailed below. Please advise if there are changes that should be considered.

| Account Number | Address  | Rate | Annual MWh |
|----------------|--|------|------------|
| 111004553020   | Dept. 035 McConaughy TE, 490 Valley St., HM      | GSD  | 2.310      |
| 1110044916020  | Dept. 035 McConaughy TE, 77 S Genesee St. HM     | GSD  | 0.496      |
| 1181005670001  | Dept. 080 Leased Flood, McConaughy Ter, Prv Lite | SL-O | 79.183     |
| 1140022531020  | Dept. 016 Robert T Wolf, 49 Union Ave.           | GSD  | 0.283      |

**At present, the Housing Authority has supply contracts in place through 2026 for electricity. This being said, NuEnergy is constantly monitoring these agreements to see if there is an opportunity to secure a better price point utilizing our capabilities to monitor the overall market situation.**



Housing Authority of New Haven

**Request for Proposals**

**AD-25-RFP-2000**

**Energy Consultant Services**

**Company Name:** NuEnergen, LLC

**Address:** 10 Bank Street

**City, State & Zip Code:** White Plains, NY 10606

**Telephone:** 866-977-0901

**Fax Number:** \_\_\_\_\_

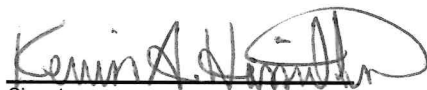
**Contact Person Name:** Elizabeth Anello

**Email Address:** eanello@nuenergen.com

**Date Submitted:** 3/31/2025

**Shenae Draughn  
President**

| Cost Proposal- AD-25-RFP-2000 Enegey Consultant Services                          |           |           |           |           |           |                    |
|---|-----------|-----------|-----------|-----------|-----------|--------------------|
| Description   | Year 1    | Year 2    | Year 3    | Year 4    | Year 5    | Grand 5 Year Total |
| Energy Analyses, Budgeting & Forecasting  | \$6,500   | \$6,500   | \$6,500   | \$6,500   | \$6,500   | \$32,500           |
| Energy Conservation & Load Management Initiatives                                 | \$104,000 | \$104,000 | \$104,000 | \$104,000 | \$104,000 | \$520,000          |
| Competitive Electricity & Natural Gas Procurement<br>( 2 Solicitations per year ) | \$1,500   | \$1,500   | \$1,500   | \$1,500   | \$1,500   | \$7,500            |
| Total   | \$112,000 | \$112,000 | \$112,000 | \$112,000 | \$112,000 | \$560,000          |

  
Signature

03/31/2025  
Date

# Certifications and Representations of Offerors

## Non-Construction Contract

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

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Public reporting burden for this collection of information is estimated to average 5 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

This form includes clauses required by OMB's common rule on bidding/offering procedures, implemented by HUD in 24 CFR 85.36, and those requirements set forth in Executive Order 11625 for small, minority, women-owned businesses, and certifications for independent price determination, and conflict of interest. The form is required for nonconstruction contracts awarded by Housing Agencies (HAs). The form is used by bidders/offers to certify to the HA's Contracting Officer for contract compliance. If the form were not used, HAs would be unable to enforce their contracts. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

### 1. Contingent Fee Representation and Agreement

(a) The bidder/offers represents and certifies as part of its bid/offer that, except for full-time bona fide employees working solely for the bidder/offers, the bidder/offers:

- (1) ☐ has, ☒ has not employed or retained any person or company to solicit or obtain this contract; and
- (2) ☐ has, ☒ has not paid or agreed to pay to any person or company employed or retained to solicit or obtain this contract any commission, percentage, brokerage, or other fee contingent upon or resulting from the award of this contract.

(b) If the answer to either (a)(1) or (a) (2) above is affirmative, the bidder/offers shall make an immediate and full written disclosure to the PHA Contracting Officer.

(c) Any misrepresentation by the bidder/offers shall give the PHA the right to (1) terminate the resultant contract; (2) at its discretion, to deduct from contract payments the amount of any commission, percentage, brokerage, or other contingent fee; or (3) take other remedy pursuant to the contract.

### 2. Small, Minority, Women-Owned Business Concern Representation

The bidder/offers represents and certifies as part of its bid/offer that it:

- (a) ☐ is, ☒ is not a small business concern. "Small business concern," as used in this provision, means a concern, including its affiliates, that is independently owned and operated, not dominant in the field of operation in which it is bidding, and qualified as a small business under the criteria and size standards in 13 CFR 121.
- (b) ☐ is, ☒ is not a women-owned small business concern. "Women-owned," as used in this provision, means a small business that is at least 51 percent owned by a woman or women who are U.S. citizens and who also control and operate the business.
- (c) ☐ is, ☒ is not a minority enterprise which, pursuant to Executive Order 11625, is defined as a business which is at least 51 percent owned by one or more minority group members or, in the case of a publicly owned business, at least 51 percent of its voting stock is owned by one or more minority group members, and whose management and daily operations are controlled by one or more such individuals.

For the purpose of this definition, minority group members are:

(Check the block applicable to you)

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Black Americans    | <input checked="" type="checkbox"/> Asian Pacific Americans  |
| <input checked="" type="checkbox"/> Hispanic Americans | <input checked="" type="checkbox"/> Asian Indian Americans   |
| <input type="checkbox"/> Native Americans              | <input checked="" type="checkbox"/> Hasidic Jewish Americans |

### 3. Certificate of Independent Price Determination

(a) The bidder/offers certifies that—

- (1) The prices in this bid/offer have been arrived at independently, without, for the purpose of restricting competition, any consultation, communication, or agreement with any other bidder/offers or competitor relating to (i) those prices, (ii) the intention to submit a bid/offer, or (iii) the methods or factors used to calculate the prices offered;
- (2) The prices in this bid/offer have not been and will not be knowingly disclosed by the bidder/offers, directly or indirectly, to any other bidder/offers or competitor before bid opening (in the case of a sealed bid solicitation) or contract award (in the case of a negotiated solicitation) unless otherwise required by law; and
- (3) No attempt has been made or will be made by the bidder/offers to induce any other concern to submit or not to submit a bid/offer for the purpose of restricting competition.

(b) Each signature on the bid/offer is considered to be a certification by the signatory that the signatory:

- (1) Is the person in the bidder/offers's organization responsible for determining the prices being offered in this bid or proposal, and that the signatory has not participated and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above; or
- (2) (i) Has been authorized, in writing, to act as agent for the following principals in certifying that those principals have not participated, and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above (insert full name of person(s) in the bidder/offers's organization responsible for determining the prices offered in this bid or proposal, and the title of his or her position in the bidder/offers's organization);  
(ii) As an authorized agent, does certify that the principals named in subdivision (b)(2)(i) above have not participated, and will not participate, in any action contrary to subparagraphs (a)(1) through (a)(3) above; and



(iii) As an agent, has not personally participated, and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above.

- (c) If the bidder/offeror deletes or modifies subparagraph (a)2 above, the bidder/offeror must furnish with its bid/offer a signed statement setting forth in detail the circumstances of the disclosure.

#### 4. Organizational Conflicts of Interest Certification

- (a) The Contractor warrants that to the best of its knowledge and belief and except as otherwise disclosed, it does not have any organizational conflict of interest which is defined as a situation in which the nature of work under a proposed contract and a prospective contractor's organizational, financial, contractual or other interest are such that:
- (i) Award of the contract may result in an unfair competitive advantage;
  - (ii) The Contractor's objectivity in performing the contract work may be impaired; or
  - (iii) That the Contractor has disclosed all relevant information and requested the HA to make a determination with respect to this Contract.
- (b) The Contractor agrees that if after award he or she discovers an organizational conflict of interest with respect to this contract, he or she shall make an immediate and full disclosure in writing to the HA which shall include a description of the action which the Contractor has taken or intends to eliminate or neutralize the conflict. The HA may, however, terminate the Contract for the convenience of HA if it would be in the best interest of HA.
- (c) In the event the Contractor was aware of an organizational conflict of interest before the award of this Contract and intentionally did not disclose the conflict to the HA, the HA may terminate the Contract for default.
- (d) The Contractor shall require a disclosure or representation from subcontractors and consultants who may be in a position to influence the advice or assistance rendered to the HA and shall include any necessary provisions to eliminate or neutralize conflicts of interest in consultant agreements or subcontracts involving performance or work under this Contract.

#### 5. Authorized Negotiators (RFPs only)

The offeror represents that the following persons are authorized to negotiate on its behalf with the PHA in connection with this request for proposals: (list names, titles, and telephone numbers of the authorized negotiators):

#### 6. Conflict of Interest

In the absence of any actual or apparent conflict, the offeror, by submission of a proposal, hereby warrants that to the best of its knowledge and belief, no actual or apparent conflict of interest exists with regard to my possible performance of this procurement, as described in the clause in this solicitation titled "Organizational Conflict of Interest."

#### 7. Offeror's Signature

The offeror hereby certifies that the information contained in these certifications and representations is accurate, complete, and current.

Cynthia R. Nole 3/24/2025  
Signature & Date:

Anthony R. Nole  
Typed or Printed Name:  
COO  
Title:

## **Relevant and Past Experience**

Please find 3 completed HANH Reference and Past Performance forms on the following pages.

**REFERENCE AND PAST PERFORMANCE FORM**  
**(NOTE: Reproduce Additional Sheets as Required)**

List previous work/services rendered by your company which are 1) **DIRECTLY** related to the scope of work/services required by Housing Authority of New Haven, Request for Proposals, Request for Qualifications or Invitation For Bid and 2) equal to or greater than the dollar magnitude applicable to the scope of work/services quoted in your proposal.

**NOTE: A Minimum of three (3) reference sheets is required.**

**Offerors are highly encouraged to work closely with their references to ensure that the questionnaires are returned in a timely manner.**

1. Name of Reference Company for which services were rendered:

Jacob K. Javits Convention Center

2. Location of work (address) where services were performed:

655 West 34th Street, New York, NY 10001

3. Scope of work that was performed:

EnerTrac Dashboard, Annual Budgeting, Invoice Auditing, Demand Response, Real Time Metering

Procurement for Electricity and Fuel Oil

Year of completion: Work is on-going, NuEnergen was hired in 2014

4. Contact Person: Ken Sanchezm SVP & Chief of Sustainability

Phone No: 212-216-2000 x2118

Email Address: ksanchez@javitscenter.com

5. Cost of Project: \$1,300,000 on-going



**REFERENCE AND PAST PERFORMANCE FORM**  
**(NOTE: Reproduce Additional Sheets as Required)**

List previous work/services rendered by your company which are 1) **DIRECTLY** related to the scope of work/services required by Housing Authority of New Haven, Request for Proposals, Request for Qualifications or Invitation For Bid and 2) equal to or greater than the dollar magnitude applicable to the scope of work/services quoted in your proposal.

**NOTE: A Minimum of three (3) reference sheets is required.**

**Offerors are highly encouraged to work closely with their references to ensure that the questionnaires are returned in a timely manner.**

1. Name of Reference Company for which services were rendered:

Tiffany & Company

2. Location of work (address) where services were performed:

Various, 89 Stores and plants across the United States

3. Scope of work that was performed:

Energy Procurement & Consulting, Demand Response, Invoice Auditing, Real Time Metering

EnerTrac Dashboard, Annual Budgeting

Year of completion: NuEnergen has worked for Tiffany & Company since 2009

4. Contact Person: Scott Shaw – Global Senior Director, Procurement

Phone No: 973-254-7389

Email Address: Scott.Shaw@tiffany.com

5. Cost of Project: \$126,116 on-going

**REFERENCE AND PAST PERFORMANCE FORM**  
**(NOTE: Reproduce Additional Sheets as Required)**

List previous work/services rendered by your company which are 1) **DIRECTLY** related to the scope of work/services required by Housing Authority of New Haven, Request for Proposals, Request for Qualifications or Invitation For Bid and 2) equal to or greater than the dollar magnitude applicable to the scope of work/services quoted in your proposal.

**NOTE: A Minimum of three (3) reference sheets is required.**

**Offerors are highly encouraged to work closely with their references to ensure that the questionnaires are returned in a timely manner.**

1. Name of Reference Company for which services were rendered:

Elizabeth Public School District

---

2. Location of work (address) where services were performed:

Various, 61 Facilities in Elizabeth, New Jersey

---

3. Scope of work that was performed:

Energy Procurement, Demand Response, Invoice Auditing and EnerTrac

---

Year of completion: NuEnergen has worked for Elizabeth Public Schools since 2013

---

4. Contact Person: Luis Milanés - Director of Plant & Property

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Phone No: 908-436-5181

---

Email Address: milanelu@epsnj.org

---

5. Cost of Project: \$284,740 on-going

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ELM CITY COMMUNITIES  
HOUSING AUTHORITY OF THE CITY OF NEW HAVEN

ACKNOWLEDGEMENT OF ADDENDA FORM

Bidder has received the following Addenda, the receipt of which is hereby acknowledged:

Addendum Number:   1   Date Received:   3/25/2025  

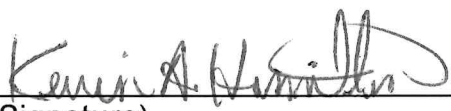
Addendum Number:            Date Received:           

Addendum Number:            Date Received:           

Addendum Number:            Date Received:           

Addendum Number:            Date Received:           

  NuEnergien, LLC    
(Company Name)

  
(Signature)

  Kevin Hamilton - President & CEO    
(Printed or Typed Name)

# Certification of Payments to Influence Federal Transactions

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

OMB Approval No. 2577-0157 (Exp. 5/31/30/2023)

55

Public reporting burden for this information collection is estimated to average 30 minutes. This includes the time for collecting, reviewing, and reporting data. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

Applicant Name

NuEnergen, LLC

Program/Activity Receiving Federal Grant Funding

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.  
**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Anthony R Nole

Title

COO

Signature

Anthony R Nole

Date (mm/dd/yyyy)

03/24/2025

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

**FORM OF NON-COLLUSIVE AFFIDAVIT**  
**(PRIME BIDDER)**

State of New York  
 County of Westchester

\_\_\_\_\_, being first duly sworn, deposes and says that:

- 1) He/She is owner, partner, officer, representative or agent of  
NuEnergen. LLC, the party making  
 the forgoing proposal or bid;
- 2) He/She is fully informed respecting the preparation and contents of the attached proposal or  
 bid and all circumstances regarding the same;
- 3) Said proposal or bid is genuine and is not a collusive or sham proposal or bid;
- 4) Neither the said bidder nor any of its officers, partner, owners, agents representatives,  
 employees or parties-in-interest, including this affiant has in any way colluded, conspired,  
 connived or agreed, directly or indirectly, with any other bidder, firm or person to submit a  
 collusive or sham bid or proposal in connection with the Contract for which the attached  
 proposal or bid has been submitted or to refrain from bidding in connection with said  
 Contract, or has in any manner directly or indirectly, sought by firm or person to fix the price  
 or prices in the attached proposal or bid or of any other bidder, or to fix any overhead, profit  
 or cost element of the bid price or this or any other bidder or to secure through any collusion,  
 conspiracy, connivance or unlawful agreement any advantage against the Housing Authority  
 of the City of New Haven or any person interested in the proposed Contract;
- 5) The price or prices quoted in the attached proposals or bid are fair and proper and are not  
 tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of this  
 Bidder or any of its agents, representatives, owners, employees, or parties-in-interest,  
 including this affiant; and
- 6) All statements in said proposal or bid are true.

Anthony R. Nole  
 (Signature)

COO  
 (Title)

Subscribed and sworn to before me  
 this 25<sup>th</sup> day of March, 2025

Donna McGrath

(Notary Public)

My Commission expires: 11-13-2027

**Donna McGrath**  
 NOTARY PUBLIC, STATE OF NEW YORK  
 Registration No. 01MC0016357  
 Qualified in Westchester County  
 Commission Expires 11/13/2027

## Additional Services:

Please find separately bound additional services and capabilities that NuEnergen is offering to Elm City Communities (ECC) in support of the broader energy management goals outlined in this RFP. Specifically, our Environmental and Energy Services (EES) division is available to support ECC with permitting, compliance, and regulatory advisory services. EES brings over 20 years of experience assisting organizations such as hospitals, universities, housing authorities, and government agencies in navigating complex environmental regulations. For ECC, EES can provide strategic guidance on generator permitting, emissions compliance, and environmental reporting at the local, state, and federal levels.

To complement these services, EES utilizes its proprietary compliance software, **CompTrac**. This platform automates compliance tracking, monitors key regulatory deadlines, and ensures documentation is maintained and auditable, reducing risk and enhancing peace of mind. CompTrac is designed to identify gaps often overlooked by traditional systems, helping ECC maintain superior compliance standards and avoid costly violations.

Additional material for further review are included on the following pages and pricing will be made available on request.

## EES Service Overview

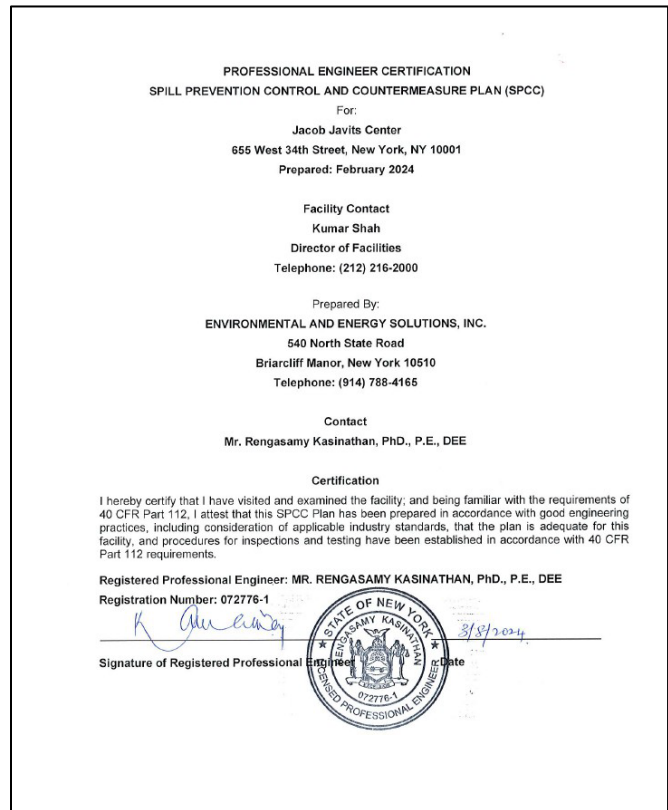
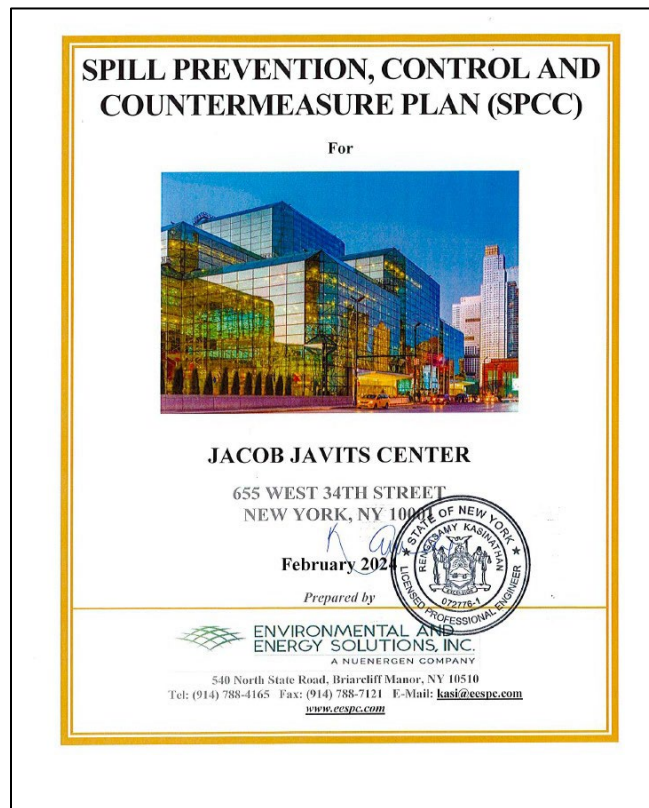
|  |   |
|--|---|
|  <b>ENVIRONMENTAL AND<br/>ENERGY SOLUTIONS, INC.</b><br><small>A NUENERGEN COMPANY</small> | <b>10 Bank Street, Suite 650<br/>White Plains, NY 10606<br/>www.eespc.com</b> |
| Spill Prevention Control & Countermeasure Plan (SPCC)  |   |
| City Planning Board Approvals for new construction, modification, renovations  |   |
| Cooling Tower Registration/Inspection – Legionella Testing and Reporting   |   |
| LL 84, LL87 and LL97 (mitigate penalties, energy audit/retro audits)   |   |
| As needed Regulatory Compliance Engineering Services   |   |
| Hospital Decontamination Room Design Approvals   |   |
| Hazardous/Medical Waste Management Plans and Training  |   |
| As needed Regulatory Compliance Engineering Services   |   |
| NYCDOB/ DEP/ DOH /FDNY Violations Mitigations Expediter Services   |   |
| Fuel Oil Tightness Testing and Corrosion Protection Testing  |   |
| Legalization, Engineer on Record Services & P.E. Certification   |   |
| Environmental Self Audit verification and deficiency corrections   |   |
| Onsite Staff Augmentation and Project Management   |   |
| DSNY Medical/Solid Waste/Municipal Waste Reporting   |   |
|  |   |
| Air, Solid, Medical, Waste and Water permits   | Emission Monitoring /Testing/Reports  |
| Roof Top Units/Equipment Use Permits   | Efficiency Testing (ASME)/Performance Testing                                 |
| Emission Monitoring /Testing/Reports   | Asbestos Awareness Training   |
| Fire Prevention Protection   | SEQRA Analysis and Approval   |
| Storm Water Management Plan & Update   | PBS Update/Audits/Compliance  |
| Special & Controlled Inspection  | DOB Job Filing and DEP Permitting   |
| Boiler/Generator/ Fuel Oil Tank/RPZ/BFP  | Compliance Reports (Air, Tier II, DoE)  |
| Benchmark Energy Reporting   | Fire Alarm Approvals  |
| Lead Based Paint Compliance  | Compliance Tracking and Audit   |
| IAQ Testing  | Medical/Solid/Municipal Waste Reporting                                       |

## EES Case Study – Jacob Javits Convention Center

Since early 2024, NuEnergen has become much more involved supporting Javits' environmental compliance needs by way of our EES division. **There are dozens of regulatory bodies in New York City, and ensuring that the Javits Center is in compliance with various requirements, and thereby avoiding penalty fees, is an ongoing process.** EES provides multiple services designed to ensure that our customers are not getting surprised by fines or new laws by way of providing engineering inspection and permit update/certification work. A summary of EES projects undertaken with Javits to date include:

| EES Project                             | Date of Engagement | Status    |
|---|--------------------|-----------|
| Generator Fuel Oil Analysis             | August 7, 2023     | Completed |
| CompTrac                                | May 20, 2024       | Ongoing   |
| SPCC Audits + Training                  | May 20, 2024       | Ongoing   |
| RPZ Backflow Preventer Testing          | September 11, 2024 | Completed |
| NYSDEC Part 222 Emissions Stack testing | October 16, 2024   | Ongoing   |

Recent work from EES is detailed below (SPCC plans):





## MEMORANDUM

**TO:** Board of Commissioners

**DATE:** August 19, 2025

**FROM:** Shenae Draughn, President

**RE:** **AUTHORIZATION OF A CONTRACT FOR MICROSOFT LICENSES WITH THE COMPUTER COMPANY FOR A PERIOD OF ONE-YEAR, IN AN AMOUNT NOT TO EXCEED \$172,261.80**

**ACTION:** Recommend that the Board of Commissioners adopt Resolution Number # **08-55/25-R**

**TIMING:** Upon Authorization by the Board of Commissioners

**DISCUSSION:** ECC/HANH utilizes the Microsoft suite of products to operate the technical infrastructure and enable office productivity. ECC/HANH solicited bids for the procurement, deployment and ongoing management of Microsoft Licenses for a one year period.

Since Microsoft can modify license costs at any time, the only bid received was from The Computer Company ("TCC") in the amount of \$172,261.80 based on the products listed below. This amount is less than we would pay if purchased directly on a monthly basis from a Microsoft reseller via the shared Government Services Awards ("GSA") schedule 70.

- o MS Project Plan 3 GCC – 30 seats
- o Visio Plan 2 – 20 seats
- o Microsoft 365 E3 Productivity Suite – 320 seats
- o Power BI Pro – 80 seats
- o Power BI Premium – 20 seats
- o Teams Room Pro – 8 seats
- o Teams Premium – 20 seats
- o Microsoft 365 CoPilot – 25 seats
- o Software Stack Clustered Chart License – 40 seats
- o Skykick Backup – 400 seats

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



greater than \$150,000.00 must be authorized by the Board of Commissioners prior to execution.

ECC/ HANH staff is recommending that the Board of Commissioners authorize the contract award to The Computer Company for a period of One-Year in the not to exceed contract amount of \$172,261.80 annually and a total contract amount not to exceed of \$172,261.80.

FISCAL IMPACT:       \$172,261.80 in Operating Funds available

STAFF:                 Donna Piccirilli, VP Information Technology/CIO

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

**RESOLUTION #08-55/25-R**

**AUTHORIZING A CONTRACT WITH THE COMPUTER COMPANY FOR MICROSOFT LICENSES FOR  
A PERIOD OF ONE-YEAR, IN AN AMOUNT NOT TO EXCEED \$172,261.80**

WHEREAS, ECC/HANH has determined a need for renewal of Microsoft Licenses; and

WHEREAS, ECC/HANH solicited bids for the procurement, deployment and ongoing management of Microsoft Licenses for a one-year period; and

WHEREAS, ECC/HANH received responses from the following: The Computer Company in the amount of \$172,261.80; and

WHEREAS, ECC/HANH recommends award of the contract for Microsoft Licenses to The Computer Company for a period of One-Year in an amount not to exceed \$172,261.80.

**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 The Computer Store for a period of One-Year in an amount not to exceed \$172,261.80, for Microsoft Licenses to The Computer Company, be and hereby is authorized and directed, including the expenditure of such amount as aforesaid; and
2. The Executive Director be and hereby is authorized, empowered, and directed to execute such documents, agreements and instruments as necessary to fulfill the foregoing purposes, and 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.

[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 August 19, 2025.

\_\_\_\_\_  
**Shenae Draughn, President**

\_\_\_\_\_  
**Date**

REVIEWED:  
**McCarter & English, LLP**  
**General Counsel**

By: \_\_\_\_\_  
**Rolan Joni Young, Esq, Esq**  
**A Partner**



## Proposal For Microsoft Licensing

Prepared For:

**Elm City Communities  
(HANH)**

**360 Orange Street  
New Haven, CT 06511  
P: 203.498.8800  
Att: Shenae Draughn**

**AD-25-IFB-2026  
July 16, 2025  
3:00 PM**



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July 16, 2025

Elm City Communities  
360 Orange Street  
New Haven, CT 06511  
P: 203.498.8800

Dear Shenae Draughn,

Thank you for the opportunity to allow The Computer Company, Inc. to submit this proposal for Microsoft Licensing or Equal to their product purchases.

The Computer Company is a Small Business entity in the State of Connecticut from the Department of Administrative Services (DAS) This proposal and cost schedule shall be valid and binding for one hundred twenty (120) days following proposal due date and will become part of the contract that is negotiated with Elm City Communities. This contract is for one (1) year with an option to renew for an additional four (4) one-year contracts at the discretion of the President of Elm City communities and the contractor.

In addition, the signature on this proposal certifies that TCC complies with:

- a) The laws of the State of Connecticut.
- b) All applicable local, state, and federal laws, code, and regulations:
- c) The applicable portion of Federal Civil Rights Act of 1964.
- d) The Equal Employment Opportunity Act and the regulations issued by the federal government.
- e) The American with Disabilities Act of 1990 and the regulations issued by the federal government.
- f) All terms, conditions, and requirements set forth in the RFP.
- g) A condition that the proposal submitted was independently arrived at, without collusion.
- h) A condition that the offer will remain open and valid for the period indicated in this solicitation; and
- i) A condition that the firm and any individuals working on the contract do not have a possible conflict of interest.

We are excited about the opportunity to work with you for many years to come.

Sincerely,

*Kevin Barros*

President  
The Computer Company, Inc.  
15 Commerce Dr. Cromwell, CT 06416  
860-635-0500

The information contained in this document is confidential and proprietary intended only for the entity named within. Copying or distribution of this document must be approved by The Computer Company Inc.

## IT Solutions:

### Data Center

- Remote Back up
- Co-location
- Real-time Replication
- Disaster Recovery
- Continuity Planning
- Hot-sites
- Secure Socket Layer (SSL)
- Database
- Application Service Provider (ASP)
- On-site Support
- Website Hosting & e-mail
- Domain Name Servers
- Hosted e-mails
- SOC I (formally SAS 70)
- Microsoft 365
- Secure Encrypted e-mail

### Networking

- Consulting
- Evaluation
- LAN, WAN, VPN
- VLAN
- New & Upgrades Hardware
- Software Installation
- Firewall Configuration
- Migrations
- Managed IT Services
- Help Desk Support
- Project Management
- Integration Strategy
- Database Integration
- Support VoIP

### Platforms

- Windows
- Linux
- Apple & IOS
- Androids
- Tablets & Mobile
- Microsoft .NET
- Microsoft Visual Studio

### Web Development

- Web Strategy & Design
- Simple/Complex Websites
- Mobile Sites
- Content Management System
- Web Apps
- E-commerce Sites
- Video & Media
- Search Engine Optimization (SEO)
- Search Engine Marketing (SEM)
- Social Media
- Email Marketing
- Integration
- Strategic Planning
- Blogs

### Programming

- Java
- C++
- C#
- Visual Basic
- VBScript
- Jscript
- JavaScript
- .NET Programming
- VB.NET
- ASP.NET
- PHP
- XML/CSS/HTML
- JQuery

### Database

- Microsoft SQL
- Oracle & Sybase
- My SQL
- Microsoft Access

### Certifications

- State of CT DAS
  - GNEMSDC
- CT Contract #14PSX0111
- CT Contract #12PSX0313

### Security

- Multi-level Firewall
- Encryption
- SOC I (formally SAS 70)
- Anti-Virus
- Symantec
- Verisign Transaction Security
- Security Audits
- ISO Compliance
- HIPAA Compliance

### Technical Certifications

- Microsoft Gold Partner
- VMWare Partner
- Cisco Certified Partner
- Barracuda Partner
- Watch Guard Partner
- SonicWALL Partner
- Veeam Partner
- Symantec Partner
- Dell Partner
- HP Partner
- Datto Partner
- Network Solutions
- Lenovo Partner
- Citrix
- MCITP, MCSE
- MCDBA, MCSA
- MCAD
- MCP
- ITIL
- VCP
- CCNA

### Memberships

- Middlesex County Chamber
- CT Conference of Municipalities
- CT Technology Council
- GNEMSDC
- CBIA



## **CAPABILITIES**

### **Security Precautions**

Here at The Computer Company, Inc. we believe very strongly in security and up time. We work with our customers to implement advanced security methods. The security services and products include internal and external, hardware and software solutions, procedures and best practices. TCC is partnered with Microsoft, VM Ware, Barracuda, WatchGuard, Symantec, VeriSign and more. We have advance knowledge of computer viruses, spam, hackers, vulnerabilities, flaws and threats thereby protecting our customer's investment. We provide the most up-to-date recommendations on security hardware, software, SSL and data encryption solutions. We also specialize in security audits to make sure your company is secure and complies with ISO and HIPAA regulations.

### **Computer Networking**

The Computer Company, Inc. can provide your company with a variety of networking solutions including LANs, WANs, VPN, Firewall and remote access for your business. We also supply the entire infrastructure including cabling, switches, hubs, print servers and NICs. We support Microsoft, VM Ware, MS Hyper-V, private & public Cloud Computing and AS400 systems. We can become your information technology department and be a liaison with your third party proprietary software vendor to ensure maximum up time for your network. We have many certifications, relationships and partnerships with companies like Microsoft, CISCO, VM Ware, MS Hyper-V, WatchGuard, DELL and HP that allow us to provide the best knowledge and support in a timely and efficient manner.

### **Multiple locations, VPNs, Wireless Radios, and Internet Connections**

We specialize in dealing with clients that have multiple locations and high security needs. The Computer Company, Inc. implements and maintains extra precaution through security items such as private and public cloud, VPN (Virtual Private Network), WAN (Private Network), firewalls and proxy servers. These security items can be tailored to meet the needs of any size network. We also provide a variety of comprehensive Internet connection solutions such as Fiber, T1(s), Cable, DSL, and wireless bridges.

### **Preventative Maintenance Contracts and Remote Monitoring**

TCC is your Managed IT Partner. Our specialists can monitor your network from our offices and make corrections remotely to rectify any issues that may occur. The Computer Company, Inc. provides preventative maintenance contracts that can include remote monitoring, telephone assistance and on-site support, if necessary.

### **Data Center**

TCC has a SOC-1 and SOC-2 SSAE18 Type II Certified (formally SAS 70) secure data center on the premises with Fiber Optic, T3, T1, Cable, DSL, Wireless, Multiple Internet connections using all the latest technologies. Redundant Internet connections, redundant power and a backup generator for the entire building, State-of-the-art multiple firewall protection, maximum security, including biometric, card access, cameras, recording devices, Secure Cabinets, 24 x 7 monitoring & technical support. Services available include Server Co-Location, Email and Website Hosting, Database Hosting, Application Service Provider, Online Backup, Real Time, Replication, Disaster Recovery and Business Continuity Planning.

The information contained in this document is confidential and proprietary intended only for the entity named within. Copying or distribution of this document must be approved by The Computer Company Inc.



**Scope of Services:**

Procure and provision the specified Microsoft licenses in accordance with the minimum quantities and license editions outlined in the Bid Sheet.

Ensure seamless integration of licenses into the agency's existing IT infrastructure.

Provide ongoing administration, support, and reporting to optimize license usage and cost efficiency.

Coordinate with Microsoft or authorized reseller to activate licenses under the agency.

Assign licenses to user accounts and groups according to the agency's policies.

Monthly license inventory reconciliation to ensure accurate seat counts and prevent overspend.

Quarterly reporting on license utilization, cost per user, and recommendations for rightsizing.

Helpdesk support for licensing issues, including user assignment, revocation, and license transfers.

License Procurement Confirmation: Order receipts and activation confirmations.

Monthly License Report: Dashboard and data export showing seat counts, utilization metrics, and cost analysis

Order and purchase the licenses in the quantities specified on the following sheets.



Housing Authority of New Haven

**Invitation for BIDS**

**AD-25-IFB-2026**  
**Microsoft Licenses**

Company Name: The Computer Company, Inc

Address: 15 Commerce Dr

City, State & Zip Code: Cromwell, CT 06416

Telephone: 860-635-0500

Fax Number: 860-635-3550

Contact Person Name: Kevin Barros

Email Address: KBarros@ComputerCompany.net

Date Submitted: July 16, 2025

**Shenae Draughn**  
**President**

| Office 365 Licenses     |                               |          |                  |                 |                        |
|-------------------------|-------------------------------|----------|------------------|-----------------|------------------------|
| License                 | Description                   | Quantity | Price/User/Month | User Cost/Month | Total Annual Cost/Item |
| MS Project, Plan 3 GCC  | MS 365 Project Plan           | 30       | \$ 26.50         | \$ 795          | \$ 9,540               |
| Visio Plan 2            | MS 365 Visio Plan             | 20       | \$ 13.25         | \$ 265          | \$ 3,180               |
| MS 365 G3               | MS 365 Productivity Suite     | 320      | \$ 29.80         | \$ 9,536        | \$ 114,432             |
| MS 365 Power BI Pro     | MS 365 Power BI Pro           | 80       | \$ 9.00          | \$ 720          | \$ 8,640               |
| MS 365 Power BI Premium | MS 365 Power BI Premium       | 20       | \$ 16.80         | \$ 336          | \$ 4,032               |
| MS Teams Room Pro       | MS Teams Room Pro             | 8        | \$ 33.60         | \$ 268.80       | \$ 3,225.60            |
| MS Teams Premium        | MS Teams Premium              | 20       | \$ 5.88          | \$ 117.60       | \$ 1,411.20            |
| MS 365 CoPilot          | MS 365 CoPilot                | 25       | \$ 28.35         | \$ 708.75       | \$ 8,505               |
| Software                | Stack Clustered Chart License | 40       | \$ .20           | \$ 8.00         | \$ 96                  |
| MS Skykick Backup       | MS Skykick Backup             | 400      | \$ 4.00          | \$ 1,600        | \$ 19,200              |
| TOTAL                   |                               |          | \$ 167.38        | \$ 14,355.15    | \$ 172,261.80          |

|                           |                                 |
|---------------------------|---------------------------------|
| Vendor Name               | <u>The Computer Company</u>     |
| Authorized Name and Title | <u>Kevin Barros - President</u> |
| Authorized Signature      | <u>[Signature]</u>              |



Housing Authority of New Haven

**REFERENCE AND PAST PERFORMANCE FORM**  
**(NOTE: Reproduce Additional Sheets as Required)**

List previous work/services rendered by your company which are 1) **DIRECTLY** related to the scope of work/services required by Housing Authority of New Haven, Request for Proposals, Request for Qualifications or Invitation For Bid and 2) equal to or greater than the dollar magnitude applicable to the scope of work/services quoted in your proposal.

**NOTE: A Minimum of three (3) reference sheets is required.**

**Offerors are highly encouraged to work closely with their references to ensure that the questionnaires are returned in a timely manner.**

1. Name of Reference Company for which services were rendered:

Morgan County Abstract

2. Location of work (address) where services were performed:

230 West State St., Jacksonville, IL 62650

3. Scope of work that was performed:

Unlimited Remote Support, cloud virtual Office,  
Managed work Station, MS office 365, E3 Exchange online

Year of completion: ongoing

4. Contact Person: Amy Coats

Phone No: 217-243-7432

Email Address: acoats@titleco.biz

5. Cost of Project: ongoing



Housing Authority of New Haven

**REFERENCE AND PAST PERFORMANCE FORM**  
**(NOTE: Reproduce Additional Sheets as Required)**

List previous work/services rendered by your company which are 1) **DIRECTLY** related to the scope of work/services required by Housing Authority of New Haven, Request for Proposals, Request for Qualifications or Invitation For Bid and 2) equal to or greater than the dollar magnitude applicable to the scope of work/services quoted in your proposal.

**NOTE: A Minimum of three (3) reference sheets is required.**

**Offerors are highly encouraged to work closely with their references to ensure that the questionnaires are returned in a timely manner.**

1. Name of Reference Company for which services were rendered:

Horst Engineering

2. Location of work (address) where services were performed:

141 Prestige Park Road, East Hartford Ct

3. Scope of work that was performed:

Provides unlimited remote support, Veeam backup  
MS office, 365, E3. Server maintenance, skykick

Year of completion: Ongoing

4. Contact Person: Eric Jorge

Phone No: 860-289-8209 x2990

Email Address: eric.jorge@horstengineering.com

5. Cost of Project: Ongoing



Housing Authority of New Haven

**REFERENCE AND PAST PERFORMANCE FORM**  
**(NOTE: Reproduce Additional Sheets as Required)**

List previous work/services rendered by your company which are 1) **DIRECTLY** related to the scope of work/services required by Housing Authority of New Haven, Request for Proposals, Request for Qualifications or Invitation For Bid and 2) equal to or greater than the dollar magnitude applicable to the scope of work/services quoted in your proposal.

**NOTE: A Minimum of three (3) reference sheets is required.**

**Offerors are highly encouraged to work closely with their references to ensure that the questionnaires are returned in a timely manner.**

1. Name of Reference Company for which services were rendered:

Jewish Federation of Greater Hartford

2. Location of work (address) where services were performed:

333 Bloomfield Ave. West Hartford, CT

3. Scope of work that was performed:

Ongoing Service Provider since 2004. Primary help desk, Monthly Services. Purchased & installed all MS

Year of completion: Ongoing

4. Contact Person: Bob Friedman

Phone No: 860-727-6104

Email Address: BFriedman@Jewishhartford.org

5. Cost of Project: Ongoing

ELM CITY COMMUNITIES  
HOUSING AUTHORITY OF THE CITY OF NEW HAVEN

ACKNOWLEDGEMENT OF ADDENDA FORM

Bidder has received the following Addenda, the receipt of which is hereby acknowledged:

Addendum Number: \_\_\_\_\_ Date Received: \_\_\_\_\_

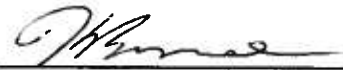
Addendum Number: \_\_\_\_\_ Date Received: \_\_\_\_\_

Addendum Number: \_\_\_\_\_ Date Received: \_\_\_\_\_

Addendum Number: \_\_\_\_\_ Date Received: \_\_\_\_\_

Addendum Number: \_\_\_\_\_ Date Received: \_\_\_\_\_

The Computer Company, Inc.  
(Company Name)

  
(Signature)

Kevin Barros  
(Printed or Typed Name)

**ELM CITY COMMUNITIES (ECC)**  
**Department of Procurement & Contracts Contract Compliance Division**

**RFP/RFQ/Bidder's/Proposers' MBE/WBE**  
**Contract Compliance Certification**

RFP/IFB/CONTRACT/PURCHASE ORDER NO: \_\_\_\_\_ DATE FORM COMPLETED: \_\_\_\_\_

PROJECT TITLE: AD-25-IFB 2024

DEVELOPER NAME: \_\_\_\_\_

PRIME CONTRACTOR NAME(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_ TELEPHONE: ( ) \_\_\_\_\_

CONTACT NAME/TITLE: NA

E-MAIL ADDRESS: \_\_\_\_\_

MBE/WBE (Please specify): \_\_\_\_\_ Certifying Agency: \_\_\_\_\_

FEDERAL TAX IDENTIFICATION OR SOCIAL SECURITY NUMBER: \_\_\_\_\_

CONTRACT AMOUNT: \$ \_\_\_\_\_

As a respondent to ECC IFB/RFP/CONTRACT or PO NUMBER \_\_\_\_\_ I do hereby affirm that I fully understand and will comply with Elm City Communities contract compliance requirements including the following:

- Elm City Communities Diversity and Inclusion Contract Requirements, including its MBE/WBE participation requirements (unless an MBE/WBE waiver has been granted);
- Contractor's reporting obligations under 24 CFR Part 75 (the "Section 3 Rule")(when applicable);
- Davis-Bacon and Related Acts (when applicable); and
- Certified Payroll reporting requirements, as set forth below.

Given that contracts awarded for work under this IFB/RFP/CONTRACT are subject to the future issuance of work/task orders whose individual amounts will constitute a specified dollar amount, I understand that documentation of Contractor's MBE/WBE participation commitments will be required to be submitted on ECC's Utilization Plan for each task order, or on the final value of work performed under a not-to-exceed contract, to reflect actual contract amounts. MBE/WBE participation/hiring goals for subcontracting are as follows:

Participation Goals: MBE Business Concerns 20%, WBE Business concerns 6%

Hiring Goals : MBE Business Concerns 20%, WBE Business concerns 6.9%



**ELM CITY COMMUNITIES (ECC)  
Department of Procurement & Contracts**

|  |
|--|
| <b>RFP/RFQ/Bidder's/Proposers' MBE/WBE<br/>Contract Compliance Certification</b> |
|--|

Based upon the total amount of the award as constituted by all issued awards, I agree to fully comply with the minimum participation goals as outlined in ECC's utilization plan requirements and the following reporting requirements:

- Submit within five (5) business days of issuance of an award, copies of all resultant subcontractor agreements with approved certified MBE/WBE firms.
- On a monthly basis an updated payment report and labor hours must be entered for every subcontractor, if applicable (MBE/WBE non-minority subcontractors) into LCP Tracker (ECC's electronic payment monitoring and labor hour software for contractors and subcontractors).
- The labor hours report should include detail regarding labor hours worked by Section 3 Workers and/or Targeted Section 3 Workers.
- Submit weekly payroll information and labor hours for construction contracts with the LCP Tracker (ECC's online payroll and labor hour software)

I further understand that any changes to approved Utilization Plans that are submitted will require the approval of the Department of Procurement & Contracts.

**NOTE: It is the responsibility of the prime contractor to make sure that its subcontractor(s) is/are in compliance with ECC's MBE/WBE (24 CFR Part 75 and related ECC policies), and Davis Bacon compliance requirements.**

I do solemnly declare and affirm under the penalty of perjury that the contents of the foregoing certification are true and correct, and that I am authorized on behalf of the Prime Contractor to make this certification.

**ACKNOWLEDGEMENT:**

\_\_\_\_\_  
Authorized Principal or Agent Signature

\_\_\_\_\_  
Date

# Certification of Payments to Influence Federal Transactions

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

OMB Approval No. 2577-0157 (Exp. 11/30/2023)

Public reporting burden for this information collection is estimated to average 30 minutes. This includes the time for collecting, reviewing, and reporting data. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

Applicant Name

The Computer Company, Inc

Program/Activity Receiving Federal Grant Funding

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Kevin Barros

Title

President

Signature



Date (mm/dd/yyyy)


07-16-25

ELM CITY COMMUNITIES  
HOUSING AUTHORITY OF THE CITY OF NEW HAVEN

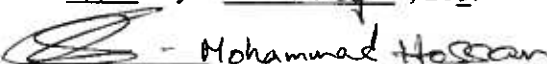
**FORM OF NON-COLLUSIVE AFFIDAVIT**  
**(PRIME BIDDER)**

State of CT  
County of Hartford  
Kevin Barros, being first duly sworn, deposes and says that:

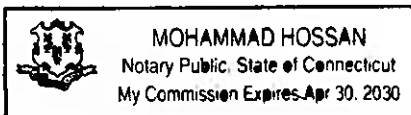
- 1) He/She is owner, partner, officer, representative or agent of  
The Computer Company, Inc., the party making  
the forgoing proposal or bid;
- 2) He/She is fully informed respecting the preparation and contents of the attached proposal or  
bid and all circumstances regarding the same;
- 3) Said proposal or bid is genuine and is not a collusive or sham proposal or bid;
- 4) Neither the said bidder nor any of its officers, partner, owners, agents representatives,  
employees or parties-in-interest, including this affiant has in any way colluded, conspired,  
connived or agreed, directly or indirectly, with any other bidder, firm or person to submit a  
collusive or sham bid or proposal in connection with the Contract for which the attached  
proposal or bid has been submitted or to refrain from bidding in connection with said  
Contract, or has in any manner directly or indirectly, sought by firm or person to fix the price  
or prices in the attached proposal or bid or of any other bidder, or to fix any overhead, profit  
or cost element of the bid price or this or any other bidder or to secure through any collusion,  
conspiracy, connivance or unlawful agreement any advantage against the Housing Authority  
of the City of New Haven or any person interested in the proposed Contract;
- 5) The price or prices quoted in the attached proposals or bid are fair and proper and are not  
tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of this  
Bidder or any of its agents, representatives, owners, employees, or parties-in-interest,  
including this affiant; and
- 6) All statements in said proposal or bid are true.

  
(Signature)  
President  
(Title)

Subscribed and sworn to before me  
this 11<sup>th</sup> day of July, 2025

  
(Notary Public)

My Commission expires: 04/30/2030



## MEMORANDUM

**TO:** Board of Commissioners

**DATE:** August 19, 2025

**FROM:** Shenae Draughn, President

**RE:** RESOLUTION RATIFYING, AUTHORIZING AND, TO THE EXTENT NECESSARY, REAUTHORIZING A COLLABORATION AGREEMENT WITH ALBERTUS MAGNUS COLLEGE TO PROVIDE A FIFTEEN PERCENT TUITION DISCOUNT FOR ELM CITY COMMUNITIES EMPLOYEES ENROLLED IN DEGREE PROGRAMS, EFFECTIVE AS OF AUGUST 1, 2025, CONTINUING UNTIL TERMINATION BY EITHER PARTY.

---

**ACTION:** Recommend that the Board of Commissioners adopt Resolution #08-56/25-R

**TIMING:** Immediately

**DISCUSSION:** Elm City Communities (ECC), in alignment with its commitment to employee development and educational access, has engaged Albertus Magnus College to establish a formal collaboration offering continuing education benefits to ECC employees.

The collaboration provides for a fifteen-percent (15%) tuition discount for ECC employees who enroll in associate's, bachelor's, or master's degree programs offered through Albertus Magnus College's Division of Professional and Graduate Studies. The collaboration also provides opportunities for professional development engagement, participation in career fairs, and access to student internships.

The educational benefit will be promoted internally by ECC through employee communications and, when feasible, Albertus Magnus College may be invited to present at on-site events or employee benefit fairs.

This resolution seeks Board ratification, authorization and, to the extent necessary, reauthorization for the execution of the collaboration agreement with Albertus Magnus College, effective August 1, 2025, and continuing until terminated by either party in accordance with the terms of the agreement.

**FISCAL IMPACT:** N/A

**STAFF:** Yvonne Temple, Director of Talent Management

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

**RESOLUTION # 08-56/25-R**

**RESOLUTION RATIFYING, AUTHORIZING AND, TO THE EXTENT NECESSARY, REAUTHORIZING A  
COLLABORATION AGREEMENT WITH ALBERTUS MAGNUS COLLEGE TO PROVIDE A FIFTEEN PERCENT  
TUITION DISCOUNT FOR ELM CITY COMMUNITIES EMPLOYEES ENROLLED IN DEGREE PROGRAMS,  
EFFECTIVE AS OF AUGUST 1, 2025, CONTINUING UNTIL TERMINATION BY EITHER PARTY.**

**WHEREAS**, the Housing Authority of the City of New Haven D/B/A Elm City Communities (ECC), is committed to fostering professional development and lifelong learning for its employees; and

**WHEREAS**, Albertus Magnus College has extended a proposal for collaboration to support ECC employees by providing a fifteen-percent (15%) tuition discount for associate's, bachelor's, and master's degree programs through its Division of Professional and Graduate Studies; and

**WHEREAS**, the collaboration includes opportunities for ECC to engage with Albertus Magnus College through career fairs, internship promotion, and professional development activities; and

**WHEREAS**, ECC shall promote this educational benefit internally and support outreach through employee communications and potential benefit fairs.

**NOW, THEREFORE, BE IT RESOLVED THAT:**

1. An educational collaboration agreement with Albertus Magnus College for the purposes set forth in the recitals hereinabove, upon such terms and conditions as the Presidents determines necessary and appropriate and in the best interests of ECC be and hereby is ratified, authorized, and to the extent necessary, reauthorized and directed; and
2. The President be and hereby is authorized and directed to execute and deliver such agreements, documents and instruments necessary in connection with this Resolution, and to take any and all such ancillary actions as may be necessary 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 August 19, 2025.

\_\_\_\_\_  
Shenae Draughn,  
Secretary/President

\_\_\_\_\_  
Date

REVIEWED:  
MCCARTER & ENGLISH, LLP  
GENERAL COUNSEL

By: \_\_\_\_\_  
Rolan Joni Young, Esq.  
A Partner

## MEMORANDUM

**TO:** Board of Commissioners

**DATE:** August 19, 2025

**FROM:** Shenae Draughn, President

**RE:** Resolution Ratifying, Authorizing, and to the extent necessary, Reauthorizing Change Order # 3 to the Contract with Reitman Personnel for Temporary Staffing to Extend the Term of the Contract for an Additional One (1) year and to Increase the Not-to-Exceed Contract Amount by \$800,000, Bringing the Total Not to Exceed Contract Amount from \$1,249,807 to \$2,049,807.

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**ACTION:** Recommend that the Board of Commissioners adopt Resolution Number # **08-57/25-R**

**TIMING:** Immediately

**DISCUSSION:** On May 16, 2023, the Board adopted Resolution # 05-36/23-R authorizing the award of a contract to Reitman Personnel for Temporary Staffing for the performance of its daily operations. HANH/ECC may need the assistance of temporary administrative, maintenance and higher level employees to work in the various departments throughout ECC to fill in on needed basis to cover employee's absences due to FMLA, Workman's compensation or when needed to fill for special projects. The contract was awarded with a contract amount not to exceed \$1,249,807.00 annually for a period of One-Year commencing on May 17, 2023 with four (4) one-year option(s) to renew.

In May 2024, ECC exercised a time extension only to the contract extending the term of the contract from May 17, 2024 to May 16, 2025 through the President's report.

ECC/HANH now seeks to ratification, authorization and, to the extent necessary, reauthorization of the amendment of the existing contract to extend the term of the contract from May 17, 2025 to May 16, 2026 and to increase the total not to exceed contract amount by \$800,000.

In accordance with resolution 10-129/18-R for the Revised Procurement Policy, adopted by the Board of Commissioners on

October 16, 2018, all Contracts greater than \$150,000.00 inclusive of all optional years and all Change Orders and amendments in excess of 10% or \$50,000.00 (whichever is higher) and which results in a total contract greater than \$150,000.00 must be authorized by the Board of Commissioners prior to execution.

FISCAL IMPACT: \$800,000.00 in Operating Funds Available

STAFF: **Yvonne Temple, Director of Talent Management**



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

**RESOLUTION #08-57/25-R**

**RESOLUTION RATIFYING, AUTHORIZING AND, TO THE EXTENT NECESSARY,  
REAUTHORIZING CHANGE ORDER # 1 TO THE CONTRACT WITH REITMAN PERSONNEL  
FOR TEMPORARY STAFFING TO EXTEND THE TERM OF THE CONTRACT FOR AN ADDITION  
ONE (1) YEAR AND TO INCREASE THE NOT-TO-EXCEED CONTRACT AMOUNT BY  
\$800,000, BRINGING THE TOTAL NOT TO EXCEED CONTRACT AMOUNT FROM  
\$1,249,807 TO \$2,049,807**

WHEREAS, on May 16, 2023, the Board adopted Resolution # 05-36/23-R authorizing the award of a contract to Reitman Personnel for Temporary Staffing for the performance of its daily operations; and

WHEREAS, HANH/ECC may need the assistance of temporary administrative, maintenance and higher level employees to work in the various departments throughout ECC to fill in on needed basis to cover employee's absences due to FMLA, Workman's compensation or when needed to fill for special projects; and

WHEREAS, the contract was awarded with a contract amount not to exceed \$1,249,807.00 annually for a period of One-Year commencing on May 17, 2023 with four (4) one-year option(s) to renew; and

WHEREAS, ECC exercised a one-year option in May 2024 for time only extending the contract from May 16, 2024 to May 17, 2025; and

WHEREAS, ECC/HANH now seeks ratification, authorization and, to the extent necessary reauthorization of the amendment of the existing contract to extend the term of the contract from May 17, 2025 to May 16, 2026 and to increase the total not to exceed contract amount by \$800,000; 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. The exercise of the option to extend the term of the contract with Reitman Personnel for the period May 17, 2025 to May 16, 2026, and the increase in the not to exceed contract amount by \$800,000, including the expenditure of such amount, be and hereby is ratified, authorized and, to the extent necessary, reauthorized and directed; and

2. The President be and hereby is authorized, empowered, and directed to execute and deliver such agreements, documents and instruments necessary to fulfill the foregoing purposes, and to take any and all such action ancillary, related thereto; and
3. This Resolution shall take effect immediately

I hereby certify that the above resolution was ratified by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on August 19, 2025.

\_\_\_\_\_  
Shenae Draughn, President

\_\_\_\_\_  
Date

REVIEWED:  
McCarter & English, LLP  
General Counsel

By: \_\_\_\_\_  
Rolan Young, Esq  
A Partner

## MEMORANDUM

TO: Board of Commissioners

DATE: August 19, 2025

FROM: Shenae Draughn, President

RE: Resolution Ratifying, Authorizing, and to the Extent Necessary, Reauthorizing the Workers' Compensation Policy with Connecticut Interlocal Risk Management Agency (CIRMA) for the period commencing on July 1, 2025, and ending on June 30, 2026, in the amount of \$215,132.00

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ACTION: Recommend that the Board of Commissioners adopt Resolution # **08-58/25-R**

TIMING: Immediately

DISCUSSION: HANH's Broker / Agent of Record / Consultant, Gallagher Consulting, conducted a competitive procurement to identify a contractor to provide comprehensive insurance for the protection of employees in case of an injury incurred while working. They received Four (4) responses. Upon completion of the review and evaluations of proposals, it was determined by Gallagher Consulting, that Connecticut Interlocal Risk Management Agency (CIRMA) had submitted the most responsive proposal for HANH's Workman's Compensation Insurance.

Connecticut Interlocal Risk Management Agency (CIRMA) quoted HANH's Workman's Compensation Insurance premium for a one-year period at an amount not to exceed \$215,132.00 commencing on July 1, 2025, and ending on June 30, 2026, which is a *savings of \$80,409.00 from last year.*

This resolution is asking for board ratification, authorization and, to the extent necessary, reauthorization of the contract with Connecticut Interlocal Risk Management Agency (CIRMA) for a period of one-year commencing on July 1, 2025, and ending on June 30, 2026, in an amount not to exceed \$215,132.00.

In accordance with resolution 07-54/01-R, adopted by the Board of commissioners on July 24, 2001, all contracts greater than \$150,000.00 and all change orders in excess of 10% of the contract value must be authorized by the Board of Commissioners prior to execution.

HANH staff is recommending that the Board of Commissioners ratify, authorize and, to the extent necessary, reauthorize a contract with Connecticut Interlocal Risk Management Agency (CIRMA) for a total contract amount not to exceed \$215,132.00 for a one-year period commencing on July 1, 2025 and ending on June 30, 2026.

FISCAL IMPACT: \$215,132.00 in Operating Funds available

STAFF: Yvonne Temple, Director of Talent Management

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

**RESOLUTION #08-58/25-R**

**RESOLUTION RATIFYING, AUTHORIZING AND, TO THE EXTENT NECESSARY, REAUTHORIZING THE WORKERS' COMPENSATION POLICY WITH CONNECTICUT INTERLOCAL RISK MANAGEMENT AGENCY (CIRMA) COMMENCING ON JULY 1, 2025, AND ENDING ON JUNE 30, 2026, IN THE AMOUNT OF \$215,132.00**

WHEREAS, HANH's Broker / Agent of Record / Consultant, Gallagher Consulting, conducted a competitive procurement to identify a contractor to provide comprehensive insurance for the protection of employees in case of an injury incurred while working; and

WHEREAS, HANH's Broker / Agent of Record / Consultant, Gallagher Consulting, received four (4) responses, of which two responses were quotes and two responses were declines; and

WHEREAS, upon completion of the review and evaluations of proposals, it was determined by Gallagher Consulting, that Connecticut Interlocal Risk Management Agency (CIRMA) had submitted the most responsive proposal for HANH's Workman's Compensation Insurance; and

WHEREAS, Connecticut Interlocal Risk Management Agency (CIRMA) quoted HANH's Workman's Compensation Insurance premium at an amount not to exceed \$215,132.00 for a one-year period commencing on July 1, 2025, and ending on June 30, 2026, a savings of \$80,409.00 from last year; and

WHEREAS, in accordance with resolution 07-54/01-R adopted by the Board of Commissioners on July 24, 2001, all contracts greater than \$150, 000, 00 must be authorized by the Board of Commissioners; and

WHEREAS, HANH seeks ratification, authorization and, to the extent necessary, reauthorization of the contract with Connecticut Interlocal Risk Management Agency (CIRMA) in the amount of \$215,132.00 for a one-year period commencing on July 1, 2025, and ending on June 30, 2026.

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

1. The contract with Connecticut Interlocal Risk Management Agency (CIRMA) for Workers Compensation Insurance Agency wide for a one year period commencing July 1, 2025 and ending on June 30, 2026 for a total not to exceed contract amount of \$215,132.00, including the expenditure of such amount, be and hereby is ratified, authorized, and, to the extent necessary, reauthorized and directed, including the expenditure of the aforesaid amounts; and
2. The President be and hereby is ratified, empowered and directed to execute and deliver such agreements, instruments and documents necessary to fulfill the foregoing purposes, and to take all such actions as are necessary or appropriate and ancillary thereto; and
3. This Resolution shall take effect immediately.

[CERTIFICATION FOLLOWS]

I hereby certify that the above resolution was ratified by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on August 19, 2025.

\_\_\_\_\_  
Shenae Draughn,  
Secretary/President

\_\_\_\_\_  
Date

REVIEWED:  
MCCARTER & ENGLISH, LLP  
GENERAL COUNSEL

By: \_\_\_\_\_  
Rolan Joni Young, Esq.  
A Partner