

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, SEPTEMBER 16TH 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 August 19th, 2025
3. Bills and Communications
4. Public Comments (3 Minutes per Individual /15 Minutes per Group)
5. President's Report

ACTION ITEMS

FINANCE COMMITTEE:

1. **Resolution 09-59/25-R;** Resolution authorizing the FY2026 (October 1, 2025 – September 30, 2026) Elm City Communities Agency-Wide Budget

P&D COMMITTEE:

NONE

SERVICES COMMITTEE:

2. **Resolution 09-60/25-R;** Resolution Authorizing the Award of a Contract to Mechanical Heating & Air Conditioning, Inc to provide emergency, on-call and preventative maintenance HVAC services at various properties within HANH's portfolio for a not to exceed amount of \$449,520.00 for the period beginning October 1, 2025, and ending September 30, 2028, with a two (2) year option to renew
3. **Resolution 09-61/25-R;** Resolution Authorizing a Memorandum of Agreement for Space Utilization and Provision of Services by and between Elm City Communities/Housing Authority of the City of New Haven (ECC/HANH) and Better Tomorrows Enrichment Program (BTEP) commencing October 1, 2025 through September 30, 2026

4. **Resolution 09-62/25-R;** Resolution Authorizing a Memorandum of Agreement for Data Sharing, Tutoring Services, and Space Utilization by and between Elm City Communities/Housing Authority of the City of New Haven (ECC/HANH) and Common Ground High School commencing October 1, 2025 through September 30, 2026
5. **Resolution 09-63/25-R;** Resolution Authorizing a Collaboration Agreement Between Southern Connecticut State University and Elm City Communities/Housing Authority of the City of New Haven for Student Educational Training Commencing September 1, 2025 through August 31, 2026, including the Expenditure of \$25,000
6. **Resolution 09-64/25-R;** Resolution Authorizing a Memorandum of Agreement for Data Sharing, Tutoring Services, and Space Utilization, by and between Elm City Communities/Housing Authority of the City of New Haven (ECC/HANH) and Wintergreen ACES-Wintergreen Interdistrict Magnet School commencing October 1, 2025 through September 30, 2026
7. **Resolution 09-65/25-R;** Resolution Authorizing a Memorandum of Understanding Between Youth Entrepreneurs and Elm City Communities/Housing Authority of the City of New Haven commencing October 1, 2025 through September 30, 2026
8. **Resolution 09-66/25-R;** Authorization Of Additional \$149,000.00 To The I.T. Infrastructure Contract With The Computer Company Which Ends December 31, 2025

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, SEPTEMBER 16TH, 2025 at 4:00 P.M.

Those present included:

William Kilpatrick, Chair
Kevin Alvarez, Commissioner
Danya Keene, Commissioner
Alberta Witherspoon, Commissioner
Elmer Rivera, Commissioner
Christine 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 4:00 p.m.

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

Approval of the Minutes from the August 19th, 2025, Meeting:

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

Aged Accounts Payable Report totaling \$ 0.

We are currently doing a Yardi Conversion. All August invoices we paid from Elite and we do not have a report for this month.

Bank Book Check Register totaling \$ 5,967,963.80 (listed on page 16). This list consists of invoices that have been paid from August 1- August 31, 2025. Yardi Systems Inc (\$ 319,605) for agency training and conversion services. VASE Management LLC (\$ 172,884) for Scattered Site Lead; ARAMARK Uniform & Career Apparel (\$ 19,368) for agency maintenance uniforms; M.A.C Computer Consulting, Inc (\$ 43,722) for consulting services, conversion; Southern Connecticut State University (\$18,797) for tenant service partnership;

Fuss & O'Neill, Inc. (16,092) for IQC Scattered sites; City of New Haven (\$ 286,072) for Youth @Work, Parks & Rec Summer program, LCI, Pilot Bill & taxes; Censere Consulting, LLC (24,462) for agency consultant services; United Illuminating (\$ 434,883) for various sites electrical; Regional Water Authority (\$110,991) For agency-wide services.

The total of both registers is **\$ 5,967,963.80**

Public Comments:

- NONE

August 19th, 2025 President Report Located Here:

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

August 19th, 2025 Resolutions Located Here:

- [08-50 CHRISTOPHER WILLIAMS IQC CONTRACTAMENDMENT #1 YEAR 1 - RESOLUTION.docx](#)
- [08-51 BRIAN CLEVELAND ARCHITECTS AMENDMENT 2 YR 1 IQC CONTRACT RESOLUTION.docx](#)
- [08-52 Revision of Micro-Purchase and Small Purchase Thresholds RESOLUTION 080425.docx](#)
- [08-53 DIXWELL HOUSING ASSOCIATED HAP PBV RESOLUTION.docx](#)
- [08-54 ENERGY CONSULTANT RESOLUTION AUGUST 2025.docx](#)
- [08-55 COMPUTER STORE RESOLUTION.docx](#)
- [08-56 Albertus Magnus AUGUST 2025 RESOLUTION.doc](#)
- [08-57 Reitman Change Order - RESOLUTION \(1\).docx](#)
- [08-58 WORKERS COMPENSATION 2025 RESOLUTION.doc](#)

ADJOURNMENT

Motion to adjourn made by Alvarez seconded by Keene at 4:30PM

MEMORANDUM

TO: All Board of Commissioners

FROM: John Rafferty, CFO

RE: Bills and Communications

DATE: September 16, 2025

Attached please find the following Two (2) lists:

Aged Accounts Payable Report totaling \$ 0.

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The total of both registers is **\$ 5,967,963.80**
Attachments



Type	Check No.	DD No.	Date	Amount	Status	Void Date	Recorded Payee
DD	0	34348	08/01/2025	\$ (4,503.10)	Posted		Housing Authority of the City of New Haven
DD	0	34347	08/01/2025	\$ (38,441.82)	Posted		360 Management Group. Co.
DD	0	34349	08/01/2025	\$ (200.00)	Posted		Tracye J Herring
Check	200268	0	08/01/2025	\$ (106.00)	Posted		Adrienne Simpson
Check	200269	0	08/01/2025	\$ (186.00)	Posted		Angelica Del Mar Rivera
Check	200270	0	08/01/2025	\$ (74.00)	Posted		Beatriz Toro
Check	200271	0	08/01/2025	\$ (4.00)	Posted		Beulah Jones
Check	200272	0	08/01/2025	\$ (137.00)	Posted		Brenda Sparks
Check	200273	0	08/01/2025	\$ (195.00)	Posted		Carle Washington
Check	200274	0	08/01/2025	\$ (195.00)	Posted		Cassandra Moore
Check	200275	0	08/01/2025	\$ (60.00)	Posted		Catalina Soto
Check	200276	0	08/01/2025	\$ (178.00)	Posted		Chevonne Boone
Check	200277	0	08/01/2025	\$ (50.00)	Posted		Ciera S Lewis
Check	200278	0	08/01/2025	\$ (26.00)	Posted		Connie J Tyson
Check	200279	0	08/01/2025	\$ (215.00)	Posted		Corelle Wallace
Check	200280	0	08/01/2025	\$ (74.00)	Posted		D'Juana Desilva
Check	200281	0	08/01/2025	\$ (4.00)	Posted		Delia E Torres
Check	200282	0	08/01/2025	\$ (126.00)	Posted		Djiba Kane
Check	200283	0	08/01/2025	\$ (241.00)	Posted		Dozier Dickey
Check	200284	0	08/01/2025	\$ (47.00)	Posted		Evelyn Santiago
Check	200285	0	08/01/2025	\$ (195.00)	Posted		Faith H Thompson
Check	200286	0	08/01/2025	\$ (43.00)	Posted		Gwendolyn Tyson
Check	200287	0	08/01/2025	\$ (4.00)	Posted		Hazel Juanita Standberry
Check	200288	0	08/01/2025	\$ (129.00)	Posted		Helen Suggs
Check	200289	0	08/01/2025	\$ (219.00)	Posted		Hope Brodie
Check	200290	0	08/01/2025	\$ (20.00)	Posted		Hytean Iona Nolan Sterling
DD	200291	34341	08/01/2025	\$ (4.00)	Posted		Iris Nereida Santana
DD	200292	34342	08/01/2025	\$ (194.00)	Posted		Isabel Fuentes
Check	200293	0	08/01/2025	\$ (176.00)	Posted		Jada Nyla Burnett
Check	200294	0	08/01/2025	\$ (20.00)	Posted		Janet Santiago
Check	200295	0	08/01/2025	\$ (156.00)	Posted		Jannie Ellison
Check	200296	0	08/01/2025	\$ (268.00)	Posted		Jared Fleming
Check	200297	0	08/01/2025	\$ (269.00)	Posted		Joshua C Martinez
Check	200298	0	08/01/2025	\$ (132.00)	Posted		Joslyn Lockwood
Check	200299	0	08/01/2025	\$ (20.00)	Posted		Keldra C Harrison
Check	200300	0	08/01/2025	\$ (138.00)	Posted		Kiara Carmichael
Check	200301	0	08/01/2025	\$ (91.00)	Posted		Latanya Evans
Check	200302	0	08/01/2025	\$ (195.00)	Posted		Latoya D Garrett
Check	200303	0	08/01/2025	\$ (232.00)	Posted		Lillie Louise Cunningham
Check	200304	0	08/01/2025	\$ (43.00)	Posted		Lindsay Derubis
Check	200305	0	08/01/2025	\$ (20.00)	Posted		Madelyn Pagan
Check	200306	0	08/01/2025	\$ (165.00)	Posted		Maria R Langston
Check	200307	0	08/01/2025	\$ (106.00)	Posted		Maria Rodriguez Quiles
Check	200308	0	08/01/2025	\$ (20.00)	Posted		Marsha A Thomas
Check	200309	0	08/01/2025	\$ (137.00)	Posted		Martha Moore
Check	200310	0	08/01/2025	\$ (115.00)	Posted		Mary Lennon
Check	200311	0	08/01/2025	\$ (219.00)	Posted		Maryann Jones
Check	200312	0	08/01/2025	\$ (16.00)	Posted		Mayra Quiles
Check	200313	0	08/01/2025	\$ (41.00)	Posted		Modi Saher
Check	200314	0	08/01/2025	\$ (156.00)	Posted		Nancy Marilyn Estrada
Check	200315	0	08/01/2025	\$ (124.00)	Posted		Natalie Rodriguez
Check	200316	0	08/01/2025	\$ (162.00)	Posted		Natasha Laureano
Check	200317	0	08/01/2025	\$ (23.00)	Posted		Paula A Barnes
Check	200318	0	08/01/2025	\$ (159.00)	Posted		Perry Flowers

Check	200319	0	08/01/2025	\$	(87.00)	Posted	Preziosa Flores
Check	200320	0	08/01/2025	\$	(193.00)	Posted	Rayquan T Durham
Check	200321	0	08/01/2025	\$	(126.00)	Posted	Rehossem Djirangaye
Check	200322	0	08/01/2025	\$	(113.00)	Posted	Robyn Louise Green
DD	200323	34343	08/01/2025	\$	(22.00)	Posted	Rosaura Luciano
Check	200324	0	08/01/2025	\$	(4.00)	Posted	Sandra L Council
Check	200325	0	08/01/2025	\$	(146.00)	Posted	Sarah M Kendrick
Check	200326	0	08/01/2025	\$	(219.00)	Posted	Science Burruss
Check	200327	0	08/01/2025	\$	(115.00)	Posted	Shalanda Rena Wiggins
Check	200328	0	08/01/2025	\$	(163.00)	Posted	Shirley A Massey
Check	200329	0	08/01/2025	\$	(19.00)	Posted	Sor Perez
Check	200330	0	08/01/2025	\$	(177.00)	Posted	Talisha Inell Young
Check	200331	0	08/01/2025	\$	(277.00)	Posted	Tamika Bratton
Check	200332	0	08/01/2025	\$	(70.00)	Posted	Tanya Franklin
DD	200333	34344	08/01/2025	\$	(162.00)	Posted	Teneshia Monique Harrington
Check	200334	0	08/01/2025	\$	(67.00)	Posted	Terese Edwina Stevenson
DD	200335	34345	08/01/2025	\$	(76.00)	Posted	Thelma Goodwin
Check	200336	0	08/01/2025	\$	(287.00)	Posted	Tiffaine Brodie
Check	200337	0	08/01/2025	\$	(156.00)	Posted	Tonya Perkins
Check	200338	0	08/01/2025	\$	(128.00)	Posted	Trenna Soares
Check	200339	0	08/01/2025	\$	(128.00)	Posted	Trevon Highsmith
Check	200340	0	08/01/2025	\$	(245.00)	Posted	Trevon Pue
Check	200341	0	08/01/2025	\$	(109.00)	Posted	Tyjon Watley
Check	200342	0	08/01/2025	\$	(109.00)	Posted	Victoria C Allen
Check	200343	0	08/01/2025	\$	(98.00)	Posted	Yvonne A Barros
Check	200345	0	08/01/2025	\$	(255,032.95)	Posted	Anthem Blue Cross/Blue Shield
Check	200346	0	08/01/2025	\$	(2,500.00)	Posted	Fred V Leone
Check	200347	0	08/01/2025	\$	(2,500.00)	Posted	Fred V Leone
Check	200348	0	08/01/2025	\$	(2,500.00)	Posted	Fred V Leone
Check	200349	0	08/01/2025	\$	(7,136.85)	Posted	Lake Quassapaug Amusement Park, Inc
Check	200350	0	08/01/2025	\$	(200.00)	Posted	Shantour Jackson
DD	0	34350	08/05/2025	\$	(5,770.20)	Posted	Christopher Williams Architects, LLC
DD	0	34362	08/05/2025	\$	(24,764.15)	Posted	Trinity New Haven Housing Two Limited Partnership
DD	0	34360	08/05/2025	\$	(20,251.58)	Posted	Trinity New Haven Housing LP
DD	0	34351	08/05/2025	\$	(500.00)	Posted	Ace Van & Storage, Inc.
DD	0	34363	08/05/2025	\$	(17,797.15)	Posted	Trinity Rowe, LP
DD	0	34354	08/05/2025	\$	(31,210.64)	Posted	Brookside I Associates LLC
DD	0	34353	08/05/2025	\$	(19,853.94)	Posted	Brookside 2 Associates LLC
DD	0	34361	08/05/2025	\$	(9,458.95)	Posted	Trinity New Haven Housing Three LP
DD	0	34359	08/05/2025	\$	(18,641.51)	Posted	Rockview 1 Associates LLC
DD	0	34355	08/05/2025	\$	(668.41)	Posted	Jasmine Yvonne Johnson
DD	0	34358	08/05/2025	\$	(18,975.28)	Posted	Ringcentral, Inc
DD	0	34352	08/05/2025	\$	(668.41)	Posted	Ashley Shemone Keen
DD	0	34356	08/05/2025	\$	(668.41)	Posted	Jerry L. Blue
DD	0	34357	08/05/2025	\$	(10,520.90)	Posted	Mechanical Heating and Air Conditioning, Inc
Check	200351	0	08/05/2025	\$	(72,180.00)	Posted	Consolidated Electric INC
Check	200352	0	08/05/2025	\$	(30,707.12)	Posted	AMG Plumbing Mechanical LLC
Check	200353	0	08/05/2025	\$	(437.17)	Posted	Aramark Refreshment Services
Check	200354	0	08/05/2025	\$	(18,354.53)	Posted	ARAMARK Uniform & Career Apparel
Check	200355	0	08/05/2025	\$	(215.00)	Posted	Chesson & Schweickert, LLC
Check	200356	0	08/05/2025	\$	(27,238.91)	Posted	City of New Haven
Check	200357	0	08/05/2025	\$	(166.18)	Posted	De Lage Landen Financial Services, Inc
Check	200358	0	08/05/2025	\$	(1,239.69)	Posted	Online Information Services, Inc
Check	200359	0	08/05/2025	\$	(543.85)	Posted	Southern Connecticut Gas
Check	200360	0	08/05/2025	\$	(435.61)	Posted	Sunwealth Project Pool 14 LLC
Check	200361	0	08/05/2025	\$	(21,308.17)	Posted	Verizon Wireless
DD	0	34364	08/06/2025	\$	(12,180.00)	Posted	Nobe Construction Company
DD	0	34366	08/06/2025	\$	(2,236.29)	Posted	Chamberlain Court Condominium Association, Inc.
DD	0	34365	08/06/2025	\$	(3,537.34)	Posted	Carahsoft Technology Corporation
DD	0	34367	08/06/2025	\$	(545.48)	Posted	Mechanical Heating and Air Conditioning, Inc
Check	200362	0	08/06/2025	\$	(5,113.74)	Posted	HD Supply Facilities Maintenance, Ltd
Check	200363	0	08/06/2025	\$	(1,800.00)	Posted	Morris Statlender
Check	200364	0	08/06/2025	\$	(125.00)	Posted	National Center For Housing Mgmt.

Check	200365	0	08/06/2025	\$	(855.90)	Posted	Southern New England Fire Protection
Check	200366	0	08/06/2025	\$	(2,153.57)	Posted	United Illuminating
Check	200367	0	08/06/2025	\$	(461.64)	Posted	United Illuminating
Check	200368	0	08/06/2025	\$	(1,995.13)	Posted	United Illuminating
Check	200369	0	08/06/2025	\$	(419.42)	Posted	United Illuminating
Check	200370	0	08/06/2025	\$	(0.36)	Posted	United Illuminating
Check	200371	0	08/06/2025	\$	(18.86)	Posted	United Illuminating
Check	200372	0	08/06/2025	\$	(349.86)	Posted	United Illuminating
Check	200373	0	08/06/2025	\$	(1,348.92)	Posted	United Illuminating
Check	200374	0	08/06/2025	\$	(1,182.91)	Posted	United Illuminating
Check	200375	0	08/06/2025	\$	(94.32)	Posted	United Illuminating
Check	200376	0	08/06/2025	\$	(3,719.15)	Posted	United Illuminating
Check	200377	0	08/06/2025	\$	(1,571.58)	Posted	United Illuminating
Check	200378	0	08/06/2025	\$	(2,815.26)	Posted	United Illuminating
Check	200379	0	08/06/2025	\$	(3,805.95)	Posted	United Illuminating
Check	200380	0	08/06/2025	\$	(115.34)	Posted	United Illuminating
Check	200381	0	08/06/2025	\$	(4,255.26)	Posted	United Illuminating
Check	200382	0	08/06/2025	\$	(48.97)	Posted	United Illuminating
Check	200383	0	08/06/2025	\$	(14.79)	Posted	United Illuminating
Check	200384	0	08/06/2025	\$	(2,736.92)	Posted	United Illuminating
Check	200385	0	08/06/2025	\$	(593.32)	Posted	VERIZON CONNECT FLEET USA LLC
Check	200386	0	08/06/2025	\$	(126.95)	Posted	500-520 Main Street LLC
Check	200387	0	08/06/2025	\$	(100.00)	Posted	Massmutual Va.
Check	200388	0	08/06/2025	\$	(100.00)	Posted	Massmutual Va.
Check	200389	0	08/06/2025	\$	(8.00)	Posted	United Way of Greater New Haven
Check	200390	0	08/06/2025	\$	(8.00)	Posted	United Way of Greater New Haven
DD	0	34368	08/07/2025	\$	(2,869.87)	Posted	CWPM, LLC
DD	0	34369	08/07/2025	\$	(7,379.38)	Posted	Mechanical Heating and Air Conditioning, Inc
DD	0	34371	08/07/2025	\$	(2,950.00)	Posted	Nobe Construction Company
DD	0	34370	08/07/2025	\$	(1,202.88)	Posted	Holly A Bryk
DD	0	34373	08/07/2025	\$	(6,150.00)	Posted	Tighe & Bond, Inc
DD	0	34372	08/07/2025	\$	(19,505.64)	Posted	Censere Consulting, LLC
Check	200391	0	08/07/2025	\$	(6,423.50)	Posted	AM/PM Glass & Metal Fab., LLC
Check	200392	0	08/07/2025	\$	(325.38)	Posted	Comcast Cable
Check	200393	0	08/07/2025	\$	(269.38)	Posted	Comcast Cable
Check	200394	0	08/07/2025	\$	(207.19)	Posted	Comcast Cable
Check	200395	0	08/07/2025	\$	(402.72)	Posted	Comcast Cable
Check	200396	0	08/07/2025	\$	(220.42)	Posted	Comcast Cable
Check	200397	0	08/07/2025	\$	(236.39)	Posted	Engle North America Inc
Check	200398	0	08/07/2025	\$	(4.86)	Posted	Engle North America Inc
Check	200399	0	08/07/2025	\$	(3.78)	Posted	Engle North America Inc
Check	200400	0	08/07/2025	\$	(0.04)	Posted	Engle North America Inc
Check	200401	0	08/07/2025	\$	(51.30)	Posted	Engle North America Inc
Check	200402	0	08/07/2025	\$	(1,201.92)	Posted	Engle North America Inc
Check	200403	0	08/07/2025	\$	(560.04)	Posted	Engle North America Inc
Check	200404	0	08/07/2025	\$	(6,592.43)	Posted	Engle North America Inc
Check	200405	0	08/07/2025	\$	(6,052.27)	Posted	Engle North America Inc
Check	200406	0	08/07/2025	\$	(132.01)	Posted	Frontier Communications of Company
Check	200407	0	08/07/2025	\$	(282.68)	Posted	Frontier Communications of Company
Check	200408	0	08/07/2025	\$	(241.14)	Posted	Frontier Communications of Company
Check	200409	0	08/07/2025	\$	(396.19)	Posted	Frontier Communications of Company
Check	200410	0	08/07/2025	\$	(26.86)	Posted	Infoshred, LLC
Check	200411	0	08/07/2025	\$	(1,895.32)	Posted	Southern Connecticut Gas
Check	200412	0	08/07/2025	\$	(323.36)	Posted	Southern Connecticut Gas
Check	200413	0	08/07/2025	\$	(161.57)	Posted	Southern Connecticut Gas
Check	200414	0	08/07/2025	\$	(1,173.37)	Posted	Southern Connecticut Gas
Check	200415	0	08/07/2025	\$	(180.09)	Posted	Southern Connecticut Gas
Check	200416	0	08/07/2025	\$	(94.11)	Posted	Southern Connecticut Gas
Check	200417	0	08/07/2025	\$	(572.33)	Posted	Southern Connecticut Gas
Check	200418	0	08/07/2025	\$	(1,572.96)	Posted	Southern Connecticut Gas
Check	200419	0	08/07/2025	\$	(1,528.61)	Posted	Southern Connecticut Gas
Check	200420	0	08/07/2025	\$	(1,381.26)	Posted	Southern Connecticut Gas
Check	200421	0	08/07/2025	\$	(162.38)	Posted	United Illuminating

Check	200422	0	08/07/2025	\$	(516.41)	Posted	United Illuminating
Check	200423	0	08/07/2025	\$	(2,790.90)	Posted	United Illuminating
Check	200424	0	08/07/2025	\$	(2,145.36)	Posted	United Illuminating
Check	200425	0	08/07/2025	\$	(4,054.88)	Posted	United Illuminating
Check	200426	0	08/07/2025	\$	(1,983.71)	Posted	United Illuminating
Check	200427	0	08/07/2025	\$	(895.81)	Posted	United Illuminating
Check	200428	0	08/07/2025	\$	(9,267.62)	Posted	United Illuminating
Check	200429	0	08/07/2025	\$	(224.31)	Posted	United Illuminating
Check	200430	0	08/07/2025	\$	(7,521.23)	Posted	United Illuminating
Check	200431	0	08/07/2025	\$	(168.64)	Posted	United Illuminating
Check	200432	0	08/07/2025	\$	(41.09)	Posted	United Illuminating
Check	200433	0	08/07/2025	\$	(587.29)	Posted	United Illuminating
Check	200434	0	08/07/2025	\$	(848.75)	Posted	W.B. Mason Company Inc
Check	200435	0	08/07/2025	\$	(26.59)	Posted	De Lage Landen Financial Services, Inc
Check	200436	0	08/07/2025	\$	(406.66)	Posted	Frontier Communications of Company
Check	200437	0	08/07/2025	\$	(208.57)	Posted	Frontier Communications of Company
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DD	0	34379	08/08/2025	\$	(180.00)	Posted	The Computer Company Inc
DD	0	34374	08/08/2025	\$	(2,014.80)	Posted	Autoscribe Corporation
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DD	0	34377	08/08/2025	\$	(7,263.82)	Posted	Mechanical Heating and Air Conditioning, Inc
DD	0	34380	08/08/2025	\$	(3,717.00)	Posted	Berchem Moses PC
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DD	0	34396	08/12/2025	\$	(350.00)	Posted		East Street Properties, LLC
DD	0	34399	08/12/2025	\$	(950.00)	Posted		IGI Trading, LLC
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DD	0	34404	08/12/2025	\$ (950.00)	Posted		Netz Bonds New Haven V ADD DE
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DD	0	34409	08/12/2025	\$ (350.00)	Posted		Village Park II Realty Company
DD	0	34408	08/12/2025	\$ (175.00)	Posted		Sunset Ridge Apartments LLC
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DD	0	34424	08/12/2025	\$ (1,410.00)	Posted		FIRETECH Engineered Systems
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DD	0	34429	08/12/2025	\$ (263.76)	Posted		LaToya Mills
DD	0	34420	08/12/2025	\$ (200.00)	Posted		Donna Santiago
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Check	200613	0	08/12/2025	\$	(200.00)	Posted		Shantour Jackson
Check	200614	0	08/12/2025	\$	(18,797.10)	Posted		Southern Connecticut State University
Check	200615	0	08/12/2025	\$	(735.00)	Posted		Supreme Corporation
Check	200616	0	08/12/2025	\$	(200.00)	Posted		Teethenia Stroud
Check	200617	0	08/12/2025	\$	(250.00)	Posted		The Diaper Bank of Connecticut
Check	200618	0	08/12/2025	\$	(1,111.80)	Posted		HD Supply Facilities Maintenance, Ltd
Check	200619	0	08/12/2025	\$	(2,400.00)	Posted		Youth Entrepreneurs Inc
DD	0	34451	08/13/2025	\$	-	Posted	08/18/2025	Kone Inc.
DD	0	34450	08/13/2025	\$	-	Posted	08/18/2025	Home Services & More, LLC
DD	0	34453	08/13/2025	\$	-	Posted	08/18/2025	Smartsheet.com, Inc
DD	0	34452	08/13/2025	\$	-	Posted	08/18/2025	Mechanical Heating and Air Conditioning, Inc
DD	0	34454	08/13/2025	\$	-	Posted	08/19/2025	United Mechanical Resources Inc.
Check	200620	0	08/13/2025	\$	(9,939.60)	Posted		Water Pollution Control
Check	200621	0	08/13/2025	\$	(44.50)	Posted		Water Pollution Control
Check	200622	0	08/13/2025	\$	(13,103.70)	Posted		Water Pollution Control
Check	200623	0	08/13/2025	\$	(558.60)	Posted		Water Pollution Control
Check	200624	0	08/13/2025	\$	(3,309.30)	Posted		Water Pollution Control
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Check	200626	0	08/13/2025	\$	(1,560.30)	Posted		Water Pollution Control
Check	200627	0	08/13/2025	\$	(457.90)	Posted		Water Pollution Control
Check	200628	0	08/13/2025	\$	(97.50)	Posted		Water Pollution Control
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Check	200643	0	08/13/2025	\$	-	Posted	08/14/2025	City of New Haven
Check	200644	0	08/13/2025	\$	-	Posted	08/14/2025	HD Supply Facilities Maintenance, Ltd
Check	200645	0	08/13/2025	\$	-	Posted	08/14/2025	Home Depot
Check	200646	0	08/13/2025	\$	-	Posted	08/14/2025	New England Trauma Services LLC
DD	0	34455	08/14/2025	\$	-	Posted	08/14/2025	Reitman Personnel Services, Inc.
DD	0	34458	08/14/2025	\$	-	Posted		Kone Inc.
DD	0	34457	08/14/2025	\$	-	Posted		Home Services & More, LLC
DD	0	34460	08/14/2025	\$	-	Posted		Smartsheet.com, Inc
DD	0	34459	08/14/2025	\$	-	Posted		Mechanical Heating and Air Conditioning, Inc
DD	0	34456	08/14/2025	\$	-	Posted	08/14/2025	United Mechanical Resources Inc.
DD	0	34461	08/14/2025	\$	(46,230.28)	Posted		Reitman Personnel Services, Inc.
DD	0	34462	08/14/2025	\$	(67,714.30)	Posted		United Mechanical Resources Inc.
Check	200647	0	08/14/2025	\$	-	Posted	08/14/2025	Eryka L Claudio

Check	200648	0	08/14/2025	\$ -	Posted		City of New Haven
Check	200649	0	08/14/2025	\$ -	Posted		HD Supply Facilities Maintenance, Ltd
Check	200650	0	08/14/2025	\$ -	Posted		Home Depot
Check	200651	0	08/14/2025	\$ -	Posted		New England Trauma Services LLC
Check	200652	0	08/14/2025	\$ (4,873.72)	Posted		City of New Haven
Check	200653	0	08/14/2025	\$ (80.50)	Posted		Eryka L Claudio
Check	200654	0	08/14/2025	\$ (21,182.21)	Posted		HD Supply Facilities Maintenance, Ltd
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Check	200656	0	08/14/2025	\$ (2,291.00)	Posted		New England Trauma Services LLC
DD	0	34464	08/15/2025	\$ (41,717.05)	Posted		CWPM, LLC
DD	0	34463	08/15/2025	\$ (30,131.99)	Posted		Cdw Government Inc
Check	200657	0	08/15/2025	\$ (95.97)	Posted		Kimberly Johansen
Check	200658	0	08/15/2025	\$ (108.92)	Posted		Kristen Cloutier
Check	200659	0	08/15/2025	\$ (74.20)	Posted		Margarita Pagan
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Check	200661	0	08/15/2025	\$ (55.00)	Posted		Suela Pergjiono
Check	200662	0	08/15/2025	\$ (74.20)	Posted		Suela Pergjiono
Check	200663	0	08/15/2025	\$ (55.00)	Posted		Taylor Robinson
Check	200664	0	08/15/2025	\$ (74.20)	Posted		Taylor Robinson
Check	200665	0	08/15/2025	\$ (4,994.24)	Posted		Aramark Refreshment Services
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Check	200668	0	08/15/2025	\$ (302.72)	Posted		Comcast Cable
Check	200669	0	08/15/2025	\$ (280.42)	Posted		Comcast Cable
Check	200670	0	08/15/2025	\$ (71.32)	Posted		Comcast Cable
Check	200671	0	08/15/2025	\$ (2,085.00)	Posted		Conn NAHRO
Check	200672	0	08/15/2025	\$ (207.35)	Posted		Frontier Communications of Company
Check	200673	0	08/15/2025	\$ (289.87)	Posted		Frontier Communications of Company
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Check	200693	0	08/15/2025	\$ (560.00)	Posted		State Of Connecticut
Check	200694	0	08/15/2025	\$ (587.80)	Posted		Touch Them All Inc.
Check	200695	0	08/15/2025	\$ (406.61)	Posted		United Illuminating
DD	0	34466	08/18/2025	\$ (2,299.15)	Posted		Kone Inc.
DD	0	34465	08/18/2025	\$ (190.00)	Posted		Home Services & More, LLC
DD	0	34468	08/18/2025	\$ -	Posted	08/21/2025	Smartsheet.com, Inc
DD	0	34467	08/18/2025	\$ (13,578.92)	Posted		Mechanical Heating and Air Conditioning, Inc
DD	0	34469	08/18/2025	\$ (300.00)	Posted		Ace Van & Storage, Inc.
DD	0	34471	08/18/2025	\$ (630.48)	Posted		Housing Authority of the City of New Haven
DD	0	34472	08/18/2025	\$ (51,451.00)	Posted		Housing Authority of the City of New Haven
DD	0	34470	08/18/2025	\$ (4,289.73)	Posted		Home Services & More, LLC
DD	0	34473	08/18/2025	\$ (16,666.66)	Posted		Kelly Group Consultants LLC
Check	200696	0	08/18/2025	\$ (1,992.16)	Posted		Canon Solutions America Inc.
Check	200697	0	08/18/2025	\$ -	Posted	08/18/2025	CT's Delicious Dishes LLC
Check	200698	0	08/18/2025	\$ (515.00)	Posted		CT's Delicious Dishes LLC
Check	200699	0	08/18/2025	\$ (305.00)	Posted		CT's Delicious Dishes LLC

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Check	200701	0	08/18/2025	\$	(585.00)	Posted	CT's Delicious Dishes LLC
Check	200702	0	08/18/2025	\$	(1,050.00)	Posted	CT's Delicious Dishes LLC
Check	200703	0	08/18/2025	\$	(13,024.45)	Posted	Anthem Blue Cross/Blue Shield
Check	200704	0	08/18/2025	\$	(14,209.04)	Posted	Comcast Cable
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Check	200706	0	08/18/2025	\$	(164.01)	Posted	Engle North America Inc
Check	200707	0	08/18/2025	\$	(637.87)	Posted	Engle North America Inc
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Check	200709	0	08/18/2025	\$	(20.06)	Posted	Engle North America Inc
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Check	200715	0	08/18/2025	\$	(11,395.67)	Posted	Housing Authority Risk Retention Group, Inc
Check	200716	0	08/18/2025	\$	(2,556.00)	Posted	BENEFIT INTELLIGENCE INC
Check	200717	0	08/18/2025	\$	(2,344.07)	Posted	Eagle Elevator Company, Inc.
Check	200718	0	08/18/2025	\$	(2,021.51)	Posted	F.W. Webb Company
Check	200719	0	08/18/2025	\$	(51.96)	Posted	Federal Express Corp.
Check	200720	0	08/18/2025	\$	(240.00)	Posted	G.L. Capasso, Inc
Check	200721	0	08/18/2025	\$	(5,602.87)	Posted	Home Depot
Check	200722	0	08/18/2025	\$	(1,000.00)	Posted	Regional Plan Association
Check	200723	0	08/18/2025	\$	(712.00)	Posted	GAURVI HOSPITALITY LLC
Check	200724	0	08/18/2025	\$	(375.00)	Posted	Porsha B Brown
DD	0	34480	08/19/2025	\$	(4,542.75)	Posted	Cohen Key Shop
DD	0	34484	08/19/2025	\$	(1,868.00)	Posted	Tri-Con Construction Manager, Llc
DD	0	34483	08/19/2025	\$	(35,379.32)	Posted	Housing Authority of the City of New Haven
DD	0	34482	08/19/2025	\$	(1,508.45)	Posted	Home Services & More, LLC
DD	0	34479	08/19/2025	\$	(171,545.88)	Posted	360 Management Group. Co.
DD	0	34481	08/19/2025	\$	(1,162.48)	Posted	ECC Group IIA RAD, LLC
DD	0	34485	08/19/2025	\$	(2,375.00)	Posted	KJR Consulting
DD	0	34486	08/19/2025	\$	(5,377.80)	Posted	KJR Consulting
DD	0	34487	08/19/2025	\$	(50,964.22)	Posted	United Mechanical Resources Inc.
Check	200725	0	08/19/2025	\$	(206.26)	Posted	Hidden Quarry Association, Inc.
Check	200801	0	08/19/2025	\$	(10,841.04)	Posted	F.W. Webb Company
Check	200802	0	08/19/2025	\$	(1,959.68)	Posted	HD Supply Facilities Maintenance, Ltd
DD	0	34488	08/20/2025	\$	(3,534.44)	Posted	Carahsoft Technology Corporation
DD	0	34492	08/20/2025	\$	(9,931.10)	Posted	Reitman Personnel Services, Inc.
DD	0	34491	08/20/2025	\$	(18,675.00)	Posted	Nan McKay & Associates
DD	0	34489	08/20/2025	\$	(1,695.00)	Posted	Crown Castle Fiber LLC
DD	0	34493	08/20/2025	\$	(12,528.40)	Posted	United Mechanical Resources Inc.
DD	0	34490	08/20/2025	\$	(1,386.64)	Posted	Holly A Bryk
Check	200803	0	08/20/2025	\$	(950.00)	Posted	Exchange Real Estate Management LLC
Check	200804	0	08/20/2025	\$	(200.00)	Posted	Paul A Kates
Check	200805	0	08/20/2025	\$	(9,170.00)	Posted	AM/PM Glass & Metal Fab., LLC
Check	200806	0	08/20/2025	\$	(311.48)	Posted	ARAMARK Uniform & Career Apparel
Check	200807	0	08/20/2025	\$	(5,000.00)	Posted	DePino, Nunez & Biggs, LLC
Check	200808	0	08/20/2025	\$	(186.14)	Posted	Infoshred, LLC
Check	200809	0	08/20/2025	\$	(18,848.25)	Posted	Northeast Generator
Check	200810	0	08/20/2025	\$	(1,605.93)	Posted	Regional Water Authority
Check	200811	0	08/20/2025	\$	(31.38)	Posted	Regional Water Authority
Check	200812	0	08/20/2025	\$	(925.79)	Posted	Regional Water Authority
Check	200813	0	08/20/2025	\$	(3,500.00)	Posted	U.S. Bank
Check	200814	0	08/20/2025	\$	(7,862.38)	Posted	W.B. Mason Company Inc
Check	200815	0	08/20/2025	\$	(342.00)	Posted	Yale New Haven Hospital
Check	200816	0	08/20/2025	\$	(218.83)	Posted	Regional Water Authority
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Check	200826	0	08/20/2025	\$ (5,818.69)	Posted		Yale Termite & Pest Elimination Corp.
Check	200827	0	08/20/2025	\$ -	Posted	08/21/2025	Engle North America Inc
Check	200828	0	08/20/2025	\$ -	Posted	08/21/2025	Regional Water Authority
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Check	200832	0	08/20/2025	\$ -	Posted	08/21/2025	Regional Water Authority
Check	200833	0	08/20/2025	\$ -	Posted	08/21/2025	Regional Water Authority
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Check	200836	0	08/20/2025	\$ -	Posted	08/21/2025	Yale Termite & Pest Elimination Corp.
DD	0	34496	08/21/2025	\$ (11,400.00)	Posted		Kenneth Boroson Architects, LLC
DD	0	34495	08/21/2025	\$ (214.00)	Posted		Glendower Ribicoff, LLC
DD	0	34494	08/21/2025	\$ (18,910.00)	Posted		Brian Cleveland Architects Inc
DD	0	34498	08/21/2025	\$ (1,210.00)	Posted		Enviromed Services, Inc.
DD	0	34501	08/21/2025	\$ (97.44)	Posted		LaToya Mills
DD	0	34497	08/21/2025	\$ (12,493.20)	Posted		EccoVia, Inc
DD	0	34499	08/21/2025	\$ (2,002.08)	Posted		Gilson Software Solutions - PHA, LLC.
DD	0	34500	08/21/2025	\$ (753.00)	Posted		Holly A Bryk
Check	200837	0	08/21/2025	\$ (4,029.46)	Posted		Regional Water Authority
Check	200838	0	08/21/2025	\$ (35,722.37)	Posted		Smartsheet.com, Inc
Check	200839	0	08/21/2025	\$ (925.65)	Posted		Southern Connecticut Gas
Check	200840	0	08/21/2025	\$ (10,530.80)	Posted		Yale Termite & Pest Elimination Corp.
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Check	200846	0	08/21/2025	\$ (724.24)	Posted		Regional Water Authority
Check	200847	0	08/21/2025	\$ (201.00)	Posted		Ana Bertha Paredes Obregon
Check	200848	0	08/21/2025	\$ (215.00)	Posted		Bertha L McArthur
Check	200849	0	08/21/2025	\$ (50,632.00)	Posted		Consolidated Electric INC
Check	200850	0	08/21/2025	\$ (750.00)	Posted		Eagle Environmental, Inc
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Check	200852	0	08/21/2025	\$ (16,092.00)	Posted		Fuss & O'Neill, Inc.
Check	200853	0	08/21/2025	\$ (452.00)	Posted		Keionna Murphy
Check	200854	0	08/21/2025	\$ (67.00)	Posted		Natalya Troutman
Check	200855	0	08/21/2025	\$ (113.00)	Posted		Raven Taylor
Check	200856	0	08/21/2025	\$ (157.00)	Posted		Rosayda D Sanchez
Check	200857	0	08/21/2025	\$ (585.00)	Posted		Shaneka W Pittman
Check	200858	0	08/21/2025	\$ (506.00)	Posted		Shelton Investments LLC
Check	200859	0	08/21/2025	\$ (251.00)	Posted		Stephanie Marie Cox
Check	200860	0	08/21/2025	\$ (209.00)	Posted		Traci Frasier
Check	200861	0	08/21/2025	\$ (17,644.46)	Posted		Engle North America Inc
Check	200862	0	08/21/2025	\$ (469.29)	Posted		Chesson & Schweickert, LLC
Check	200863	0	08/21/2025	\$ (27,238.91)	Posted		City of New Haven
Check	200864	0	08/21/2025	\$ (238.52)	Posted		Comcast Cable
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Check	200875	0	08/21/2025	\$ (282.68)	Posted		Frontier Communications of Company
Check	200876	0	08/21/2025	\$ (12,042.60)	Posted		Glendower Farnam Courts II 4%, LLC
Check	200877	0	08/21/2025	\$ (26.86)	Posted		Infoshred, LLC

Check	200878	0	08/21/2025	\$	(299.70)	Posted	National Center For Housing Mgmt.
Check	200879	0	08/21/2025	\$	(15,959.29)	Posted	Regional Water Authority
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Check	200882	0	08/21/2025	\$	(208.25)	Posted	Regional Water Authority
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Check	200884	0	08/21/2025	\$	(128.66)	Posted	Regional Water Authority
Check	200885	0	08/21/2025	\$	(583.79)	Posted	Regional Water Authority
Check	200886	0	08/21/2025	\$	(542.93)	Posted	Regional Water Authority
Check	200887	0	08/21/2025	\$	(1,073.69)	Posted	Regional Water Authority
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Check	200889	0	08/21/2025	\$	(512.74)	Posted	Regional Water Authority
Check	200890	0	08/21/2025	\$	(403.45)	Posted	Regional Water Authority
Check	200891	0	08/21/2025	\$	(3,343.87)	Posted	Southern Connecticut Gas
Check	200892	0	08/21/2025	\$	(763.26)	Posted	Southern Connecticut Gas
Check	200893	0	08/21/2025	\$	(1,082.89)	Posted	Southern Connecticut Gas
Check	200894	0	08/21/2025	\$	(68.38)	Posted	Southern Connecticut Gas
Check	200895	0	08/21/2025	\$	(2,087.28)	Posted	Southern Connecticut Gas
Check	200896	0	08/21/2025	\$	(315.92)	Posted	Southern Connecticut Gas
Check	200897	0	08/21/2025	\$	(607.96)	Posted	Southern Connecticut Gas
Check	200898	0	08/21/2025	\$	(413.35)	Posted	Southern Connecticut Gas
Check	200899	0	08/21/2025	\$	(909.14)	Posted	Yvonne D Temple
Check	200900	0	08/21/2025	\$	(24,720.21)	Posted	United Illuminating
DD	0	34502	08/22/2025	\$	(196,571.20)	Posted	McCarter & English, LLP
DD	0	34503	08/22/2025	\$	(14,355.00)	Posted	Nobe Construction Company
Check	200901	0	08/22/2025	\$	(62.15)	Posted	United Illuminating
Check	200902	0	08/22/2025	\$	(269.18)	Posted	United Illuminating
Check	200903	0	08/22/2025	\$	(1,215.53)	Posted	United Illuminating
Check	200904	0	08/22/2025	\$	(38.79)	Posted	United Illuminating
Check	200905	0	08/22/2025	\$	(177.73)	Posted	United Illuminating
Check	200906	0	08/22/2025	\$	(673.44)	Posted	United Illuminating
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Check	200908	0	08/22/2025	\$	(4,318.06)	Posted	United Illuminating
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Check	200987	0	08/22/2025	\$	(443.47)	Posted		Comcast Cable
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Check	200989	0	08/22/2025	\$	(303.35)	Posted		Comcast Cable
Check	200990	0	08/22/2025	\$	(303.35)	Posted		Comcast Cable
DD	0	34507	08/25/2025	\$	(1,632.60)	Posted		Otis Elevator Company
DD	0	34504	08/25/2025	\$	(6,125.00)	Posted		360 Management Group. Co.
DD	0	34505	08/25/2025	\$	(18,300.19)	Posted		360 Management Group. Co.
DD	0	34506	08/25/2025	\$	(108,733.26)	Posted		360 Management Group. Co.
Check	200991	0	08/25/2025	\$	-	Posted	08/25/2025	Conncorp LLC
Check	200992	0	08/25/2025	\$	(660.00)	Posted		Conncorp LLC
Check	200993	0	08/25/2025	\$	(5,588.71)	Posted		Mutual of Omaha Insurance Company
Check	200994	0	08/25/2025	\$	(217.00)	Posted		Yale New Haven Hospital
DD	0	34511	08/26/2025	\$	(14,680.00)	Posted		The Glendower Group, Inc
DD	0	34512	08/26/2025	\$	(12,929.00)	Posted		The Glendower Group, Inc
DD	0	34508	08/26/2025	\$	(532,300.00)	Posted		Housing Authority of the City of New Haven

DD	0	34509	08/26/2025	\$ (402,507.00)	Posted	Housing Authority of the City of New Haven
DD	0	34510	08/26/2025	\$ (431,115.00)	Posted	Housing Authority of the City of New Haven
Check	200995	0	08/26/2025	\$ (1,282.79)	Posted	Regional Water Authority
Check	200996	0	08/26/2025	\$ (300.00)	Posted	Andrea Earl
DD	0	34514	08/27/2025	\$ (5,940.00)	Posted	Penfield Communications
DD	0	34513	08/27/2025	\$ (4,956.86)	Posted	Censere Consulting, LLC
DD	0	34515	08/27/2025	\$ (17,625.00)	Posted	Christopher Williams Architects, LLC
DD	0	34516	08/27/2025	\$ (88.37)	Posted	Ringcentral, Inc
DD	0	34517	08/27/2025	\$ (2,200.00)	Posted	Griselle McFadden
Check	200997	0	08/27/2025	\$ (2,503.70)	Posted	Regional Water Authority
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Check	201008	0	08/27/2025	\$ (147.95)	Posted	United Illuminating
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Check	201010	0	08/27/2025	\$ (257.80)	Posted	Answer Plus Communications
Check	201011	0	08/27/2025	\$ (239.70)	Posted	Claribel Shavers
Check	201012	0	08/27/2025	\$ (655.00)	Posted	CT's Delicious Dishes LLC
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Check	201021	0	08/27/2025	\$ (200.00)	Posted	Ann Marie Maysonet
DD	0	34523	08/28/2025	\$ (2,660.00)	Posted	La Voz Hispana Newsprint
DD	0	34526	08/28/2025	\$ (17,358.00)	Posted	Reitman Personnel Services, Inc.
DD	0	34518	08/28/2025	\$ (2,236.29)	Posted	Chamberlain Court Condominium Association, Inc.
DD	0	34522	08/28/2025	\$ (397.54)	Posted	Kone Inc.
DD	0	34521	08/28/2025	\$ (184.00)	Posted	Housing Authority of the City of New Haven
DD	0	34519	08/28/2025	\$ (248.00)	Posted	Eagle Leasing Company
DD	0	34528	08/28/2025	\$ (44,083.33)	Posted	Rubino Enterprises LLC
DD	0	34527	08/28/2025	\$ (88.37)	Posted	Ringcentral, Inc
DD	0	34524	08/28/2025	\$ (8,213.31)	Posted	Mechanical Heating and Air Conditioning, Inc
DD	0	34529	08/28/2025	\$ (8,000.00)	Posted	The Narrative Project, LLC
DD	0	34520	08/28/2025	\$ (100.00)	Posted	Holly A Bryk
DD	0	34525	08/28/2025	\$ (47,333.34)	Posted	Nonprofit HR Solutions LLC
DD	0	34530	08/28/2025	\$ (449.21)	Posted	Pullman & Comley, LLC
DD	0	34531	08/28/2025	\$ (6,138.00)	Posted	Eastview Terrace LLC
DD	0	34532	08/28/2025	\$ (288.00)	Posted	Glendower McConaughy Terrace 9% LLC
DD	0	34533	08/28/2025	\$ (2,796.90)	Posted	Afscme Local 713/afscme Council 4
DD	0	34536	08/28/2025	\$ (5,750.00)	Posted	Concepts for Adaptive Learning
DD	0	34534	08/28/2025	\$ (28.00)	Posted	AFSCME PEOPLE Committee
DD	0	34535	08/28/2025	\$ (10.00)	Posted	AFSCME PEOPLE Committee
DD	0	34540	08/28/2025	\$ (2,380.77)	Posted	Housing Authority of the City of New Haven
DD	0	34541	08/28/2025	\$ (78.82)	Posted	LaToya Mills
DD	0	34537	08/28/2025	\$ (8,551.00)	Posted	ECC Group IIA RAD, LLC
DD	0	34538	08/28/2025	\$ (350.00)	Posted	Glendower McConaughy Terrace 9% LLC
DD	0	34539	08/28/2025	\$ (13,070.00)	Posted	Glendower McConaughy Terrace 9% LLC
DD	0	34547	08/28/2025	\$ (8,540.00)	Posted	Ed The Treeman
DD	0	34545	08/28/2025	\$ (1,056.80)	Posted	Cohen Key Shop
DD	0	34546	08/28/2025	\$ (14,552.83)	Posted	CWPM, LLC
DD	0	34543	08/28/2025	\$ (1,320.00)	Posted	Ace Van & Storage, Inc.
DD	0	34544	08/28/2025	\$ (26,075.00)	Posted	B&H Foto & Electronics Corp

DD	0	34548	08/28/2025	\$ (628.80)	Posted		Palace Garage dba York Service Center
DD	0	34542	08/28/2025	\$ (1,950.00)	Posted		212 Exchange Street LLC
DD	0	34549	08/28/2025	\$ (3,800.00)	Posted		Rubino Enterprises LLC
DD	0	34551	08/28/2025	\$ (3,699.18)	Posted		United Mechanical Resources Inc.
DD	0	34550	08/28/2025	\$ (9,958.44)	Posted		Sparks Security LLC
DD	0	34552	08/28/2025	\$ (50.00)	Posted		ECC Group I RAD, LLC
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Check	201024	0	08/28/2025	\$ (1,166.21)	Posted		Aramark Refreshment Services
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Check	201061	0	08/28/2025	\$ (26.86)	Posted		Infoshred, LLC
Check	201062	0	08/28/2025	\$ (10,770.79)	Posted		Johnson Controls US Holdings LLC
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Check	201064	0	08/28/2025	\$ (94.24)	Posted		Northeast Generator
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Check	201068	0	08/28/2025	\$ -	Posted	08/28/2025	Glendower Farnam Courts 1 LLC
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Check	201070	0	08/28/2025	\$ (1,364.80)	Posted		Aflac
Check	201071	0	08/28/2025	\$ (264.00)	Posted		Afscme Local 818
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Check	201076	0	08/28/2025	\$ (25.00)	Posted		Cynthia N Rogers
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Check	201079	0	08/28/2025	\$	(303.19)	Posted	Legal Shield
Check	201080	0	08/28/2025	\$	(323.53)	Posted	Madeline Mendez
Check	201081	0	08/28/2025	\$	(25.00)	Posted	Marie Antoinette Turner
Check	201082	0	08/28/2025	\$	(51.92)	Posted	Online Information Services, Inc
Check	201083	0	08/28/2025	\$	(863.35)	Posted	Print Fly Corporation
Check	201084	0	08/28/2025	\$	(217.00)	Posted	Yale New Haven Hospital
Check	201085	0	08/28/2025	\$	(13,094.15)	Posted	AMG Plumbing Mechanical LLC
Check	201086	0	08/28/2025	\$	(702.39)	Posted	ARAMARK Uniform & Career Apparel
Check	201087	0	08/28/2025	\$	(11.99)	Posted	Christina Rosher
Check	201088	0	08/28/2025	\$	(629.88)	Posted	Comcast Cable
Check	201089	0	08/28/2025	\$	(166.18)	Posted	De Lage Landen Financial Services, Inc
Check	201090	0	08/28/2025	\$	(2,366.08)	Posted	F.W. Webb Company
Check	201091	0	08/28/2025	\$	(34,935.12)	Posted	Great Northern Elevator CO LLC
Check	201092	0	08/28/2025	\$	(333.50)	Posted	HD Supply Facilities Maintenance, Ltd
Check	201093	0	08/28/2025	\$	(25,268.24)	Posted	Home Depot
Check	201094	0	08/28/2025	\$	(2,500.00)	Posted	Marcum LLP
Check	201095	0	08/28/2025	\$	(128.66)	Posted	Regional Water Authority
Check	201096	0	08/28/2025	\$	(1,948.17)	Posted	Regional Water Authority
Check	201097	0	08/28/2025	\$	(1,105.53)	Posted	Ricoh USA Inc
Check	201098	0	08/28/2025	\$	(270.08)	Posted	Southern Connecticut Gas
Check	201099	0	08/28/2025	\$	(646.59)	Posted	Southern Connecticut Gas
Check	201100	0	08/28/2025	\$	(3,326.88)	Posted	Southern Connecticut Gas
Check	201101	0	08/28/2025	\$	(1,085.87)	Posted	Southern Connecticut Gas
Check	201102	0	08/28/2025	\$	(2,374.83)	Posted	Southern Connecticut Gas
Check	201103	0	08/28/2025	\$	(248.19)	Posted	Southern Connecticut Gas
Check	201104	0	08/28/2025	\$	(446.32)	Posted	Southern Connecticut Gas
Check	201105	0	08/28/2025	\$	(346.31)	Posted	Southern Connecticut Gas
Check	201106	0	08/28/2025	\$	(191.05)	Posted	Southern Connecticut Gas
Check	201107	0	08/28/2025	\$	(391.28)	Posted	Southern Connecticut Gas
Check	201108	0	08/28/2025	\$	(3,190.00)	Posted	State Of Connecticut
Check	201109	0	08/28/2025	\$	(624.36)	Posted	United Illuminating
Check	201110	0	08/28/2025	\$	(578.70)	Posted	United Illuminating
Check	201111	0	08/28/2025	\$	(538.35)	Posted	United Illuminating
Check	201112	0	08/28/2025	\$	(63.54)	Posted	W.B. Mason Company Inc
Check	201113	0	08/28/2025	\$	(922.67)	Posted	Water Pollution Control
Check	201114	0	08/28/2025	\$	(6,668.24)	Posted	Water Pollution Control
Check	201115	0	08/28/2025	\$	(6,678.92)	Posted	Water Pollution Control
Check	201116	0	08/28/2025	\$	(3,144.00)	Posted	Water Pollution Control
Check	201117	0	08/28/2025	\$	(89.67)	Posted	Water Pollution Control
Check	201118	0	08/28/2025	\$	(47,557.83)	Posted	Water Pollution Control
DD	0	34553	08/29/2025	\$	(5,082.00)	Posted	The Glendower Group, Inc
DD	0	34554	08/29/2025	\$	(869.00)	Posted	Cohen Key Shop
DD	0	34556	08/29/2025	\$	(1,020.00)	Posted	United Mechanical Resources Inc.
DD	0	34555	08/29/2025	\$	(5,369.38)	Posted	Sparks Security LLC
Check	201119	0	08/29/2025	\$	(629.88)	Posted	Comcast Cable
Check	201120	0	08/29/2025	\$	(17,169.97)	Posted	Johnson Controls US Holdings LLC
Check	201121	0	08/29/2025	\$	(1,680.00)	Posted	Marcum LLP
Check	201122	0	08/29/2025	\$	(4,029.46)	Posted	Regional Water Authority
Check	201123	0	08/29/2025	\$	(1,791.47)	Posted	Regional Water Authority
Check	201124	0	08/29/2025	\$	(2,503.70)	Posted	Regional Water Authority
Check	201125	0	08/29/2025	\$	(10,398.77)	Posted	Regional Water Authority
Check	201126	0	08/29/2025	\$	(933.31)	Posted	Regional Water Authority
Check	201127	0	08/29/2025	\$	(95.42)	Posted	Regional Water Authority
Check	201128	0	08/29/2025	\$	(5,627.76)	Posted	Regional Water Authority
Check	201129	0	08/29/2025	\$	(560.18)	Posted	Regional Water Authority
Check	201130	0	08/29/2025	\$	(3,698.46)	Posted	Regional Water Authority
Check	201131	0	08/29/2025	\$	(2,472.51)	Posted	Regional Water Authority
Check	201132	0	08/29/2025	\$	(6,356.43)	Posted	Regional Water Authority
Check	201133	0	08/29/2025	\$	(856.70)	Posted	Southern Connecticut Gas
Check	201134	0	08/29/2025	\$	(81.66)	Posted	United Illuminating
Check	201135	0	08/29/2025	\$	(383.75)	Posted	W.B. Mason Company Inc

Total Payments Issued

\$ (5,967,963.80)

ELM CITY COMMUNITIES

PRESIDENT'S REPORT



**SEP
2025**

FROM THE OFFICE OF OUR PRESIDENT

Happy September! As summer comes to a close, our work continues to thrive. The CED department had a fantastic summer, engaging our youth in meaningful programming. A big thank you to our dedicated CED team! As we move forward, we're committed to our Core Values:

- We Are Community; and
- We Care; and
- We Innovate; and
- We Create Opportunity.

This commitment is reflected in some internal promotions and the board's recent decision to approve a discounted rate for Albertus Magnus attendance—thank you, Board! We continue our path to excellence.

I can't say enough about our IT division! While I've heard about the challenges others faced during the Yardi rollout, our experience has been quite the opposite. Although we're still in the transition phase, we haven't encountered the issues many organizations have reported. This success is thanks to our exceptional IT team, led by Donna Piccirilli, Jim Pekar, Mohana Yadavalli, and our consultant Michelle Kelly.

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

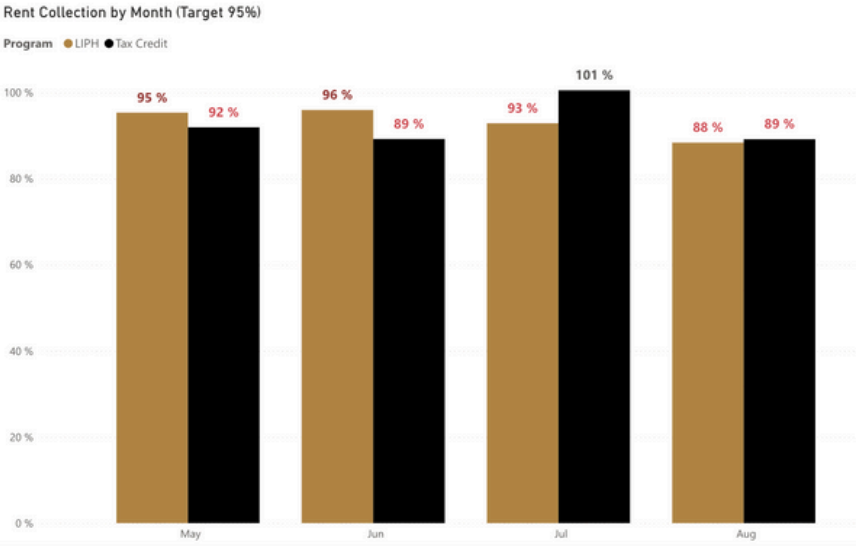
-Let's Make Excellence A Habit!

CONTRACT UPDATES

- Time Extension Granted per Resolution #02-25/10-R
- · No cost time extension to Contract with Aramark Uniform & Concessions for uniforms and concessions items amended from March 6, 2025, to May 30, 2026.
- · No cost time extension to the Contract with Johnson Control US Holding LLC for Fire & Sprinkler Protection Services amended from May 1, 2025, to July 31, 2026. State of Ct. Contract number 18PSX0004 set to expire July 31, 2026.
- · No cost time extension to the Contract with Johnson Control US Holding LLC for Fire & Sprinkler Protection Services amended from June 25, 2025, to October 31, 2025. State of Ct. Contract number 18PSX0005 set to expire October 31, 2025.
- · No cost time extension to Contract with Ace Moving & Storage for moving services which expires on September 30, 2025. Extension effective October 1, 2025 to December 31, 2026.
- · No Cost Time Extension to the contract with Home Depot for a variety of supplies and services which expires on September 30, 2025. Extension effective October 1, 2025 to December 31, 2026.
- · No Cost Time Extension to the contract with HD Supply for a variety of supplies and services which expires on September 30, 2025. Extension effective October 1, 2025 to December 31, 2026.
- · No cost time extension to the contract with Special Testing Laboratories, Inc. for Materials Testing Services which expires on November 6, 2025 effective November 7, 2025 to November 6, 2028.
- · No cost time extension to Tri-Con contract for 1361 H Quinnipiac Ave. renovations from August 30, 2025 to September 30, 2025.



OPERATIONS



YTD FINANCIALS

The financial report covers ten months (October 1 through July 2025) of data. Total Revenues are \$117,189,995. Total Expenses are \$103,428,712 (including depreciation expense of \$1,414,011). The excess of revenue over expenses is reduced by \$(7,429,238) capitalized expenditures. Depreciation expense add-back is \$1,414,011. The HANH Net Surplus of \$7,746,057.

COMMUNITY ECONOMIC DEVELOPMENT



#1- The End of Summer event at Westville Manor was celebrated with Pizza's. The residents and the youth were taught how to make pizzas from scratch, and they made their own pizzas. This included a table where residents could donate and/or pick up uniforms for school.

#2 The Youth Entrepreneurs (YE) Summer 2025 program In partnership with Elm City Communities, high school students received with an immersive, college-level experience. Students earned three college credits from the University of New Haven while building entrepreneurial, leadership, and financial literacy skills. Key Outcomes Student credits from the University of New Haven.

#3- CFAL Robotics Summer Program Wrap-Up This month, youth participants successfully completed the CFAL Robotics summer program, where they designed and built their own robots. Every participant received a 3D pen as a reward for their hard work and creativity.

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 grant funds is 100% and expenditure of funds at 89%.

- Scattered Sites East and West upgrades: Three IQC architectural firms in coordination with two environmental 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. Bids solicited.

THE GLENDOWER GROUP

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 Sept 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 to be completed in September 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.
- The project is now being modeled to determine the best method to obtain project financing.

**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 1st quarter 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 5 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 210 Hazel Street with Newhallville Development Corp.
- The development includes up to 63 affordable units, 50 affordable and 13 market rate.
- A CIF application is planned to 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 Draft Transformation Plan was submitted in March 2025 and reviewed by HUD. The final Transformation plan was submitted to HUD in August 2025.
- A CNI Implementation Plan application will be submitted upon announcement of the next round from 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 1st quarter 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 2025.
- Construction to begin in November 2025 with a 12- month construction period.
- Completed project will contain 7 units.

HOUSING CHOICE VOUCHER

- In August FY25, Elm City Communities continued to demonstrate strong performance across its Housing Choice Voucher (HCV) and special programs. Within the MTW voucher pool, HUD's baseline is set at 4,481 units, with an anticipated utilization of 4,103 units for the fiscal year. As of August, ECC successfully utilized 4,075 vouchers, achieving a utilization rate of 99.3 percent, which underscores the agency's strong leasing performance and effective management under the MTW framework. The Homeownership Voucher Program remained stable, assisting 28 families in achieving long-term stability and self-sufficiency through homeownership opportunities. ECC also supported 225 households through portability, reflecting families' ability to relocate while highlighting the flow of subsidy outside of New Haven.
- The Tenant Protection Program provided 22 enhanced vouchers, ensuring that families impacted by housing conversion or loss of affordability maintained stable housing. Utilization within the Veterans Affairs Supportive Housing (VASH) program remains a concern, with 55 of 100 allocated vouchers leased, resulting in a 55 percent utilization rate. This shortfall is primarily due to VA staffing challenges and delayed referrals, and ECC continues to collaborate closely with the VA to improve lease-up rates for veterans. Additionally, the Church Street South program continues to serve as a critical initiative, with baseline allocations supporting relocation and long-term housing stability for affected families.
- ECC also made important progress under the Emergency Housing Voucher (EHV) program. In August, the agency issued \$14,500 in service fees to tenants under the Household Essentials initiative, providing 30 tenants with \$500 each to support critical needs. Tenants expressed their appreciation, with several visiting the office to personally say thank you. On the landlord side, ECC distributed \$14,275 in retention fees, with amounts tailored to unit size, reinforcing strong landlord relationships and sustaining housing opportunities.
- Overall, ECC's performance demonstrates strong program stewardship, with particularly high utilization within the MTW voucher pool. At the same time, ECC recognizes the need for continued focus on strengthening VASH utilization in partnership with the VA, while maintaining the flexibility and responsiveness required to support families and landlords across all voucher programs.

MEMORANDUM

TO: Board of Commissioners

DATE: September 16, 2025

FROM: Shenae Draughn, President

RE: Resolution authorizing the FY2026 (October 1, 2025 – September 30, 2026) Elm City Communities Agency-Wide Budget

ACTION: Recommend that the Board of Commissioners adopt Resolution #09-59/25-R

TIMING: Immediately

DISCUSSION: Elm City Communities (ECC) performs a budget process each year. The ECC Budget includes anticipated spending for both the Moving to Work (MTW) block grant and non-MTW programs as follows:

MTW includes Low Income Public Housing Program (LIPH), Housing Choice Voucher (HCV) program and Veterans Affairs Supportive Housing (VASH) Voucher Program and Capital Fund Program (CFP).

Non-MTW includes Family Self-Sufficiency (FSS), ROSS, Mobility Grant, Business Activities and the Central Office Cost Center (COCC).

ECC's Budget also includes two discretely presented component units – Glendower and 360 Management. However, it does not include the tax credit and redeveloped sites, in which ECC has negligible to no ownership. The tax credit properties, such as Eastview Terrace, Fair Haven, RAD Group I, etc. are separate legal entities from ECC and have separate budgets, different approval process, and are on a different budget cycle than ECC.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

The ECC Budget Summary for FY 2026 is as follows:

HANH	LIPH	\$10,625,257
	HCV	\$116,960,586
	CFP	\$4,788,678
	Non-MTW	\$32,098,107
	Mgmt Fees / Expenses	(\$12,565,191)
HANH	Subtotal	\$151,907,437
Glendower	Operating	\$2,264,533
360 Management	Operating	\$5,979,987
	Mgmt Fees/Expenses for Glendower & 360 Mgmt	(\$744,764)
Grand Total		\$159,407,192

The FY 2026 Budgets for the Housing Authority of New Haven (HANH) are showing a surplus of \$4,848,850 (an excess of revenues over expenses). Included in the budgeted expenses are the following assumptions:

- No additional LIPH units to RAD during fiscal 2026.
 - Public Housing inventory will remain at 496 units managed by ECC and 307 public housing units managed by the third parties for a total of 803 units.
 - 360 Mgmt is operating 1,407 units. No additional units during FY 2026
 - A total of 342 RAD units is managed by Third Parties.
- The Low-Income Public Housing (LIPH) operating subsidies of \$9,231,509 are calculated based on 803 units (excluding 17 units of Val Macri) with the assumption of 85.0% proration factor. As required by the U.S. Department of Housing and Urban Development (HUD), project-based budgets by the Asset Management Projects (AMPs) are included in the FY 2026 Budget detail.
- Housing Choice Voucher (HCV) revenue is estimated in the amount of \$116,960,586 with the assumption of 95% proration factor – HAP of \$106,434,133 and Administrative Fee of \$10,526,453. The budget includes HCV lease up projections by month. Housing Assistance Payments are projected to be \$96,095,832 for a fy2026 for an average of 6,039 units. This meets the HUD 90% target lease-up recommendation.

4. The Capital Fund Program is budgeted for \$4,788,678 which includes administrative salary/benefits and capital improvements for various public housing sites.
5. A total of \$11,879,641 is funded from the MTW HCF Funds for development activities. Some of the larger projects include:
 - Clock Factory - \$4,500,000
 - 34 Level Street - \$1,000,000
 - Newhallville Pre-development - \$617,250
 - St. Lukes pre-development - \$500,000
 - New Property Acquisitions - \$2,000,000
 - Craford Manor pre-development - \$1,000,000
 - State & George Street Pre-development - \$1,000,000
6. Central Office Cost Center (COCC) includes the Executive Office, Legal, Finance, Human Resources, Information Technology, Planning & Modernization, Central Operations and Community & Economic Development (CED).
 - COCC has total revenue of \$17,672,066 which includes the earned management fee from various programs totaling \$13,275,132.
 - The COCC receives a transfer of \$1,553,458 to cover the cost of CED expenses.
 - Total operating expenses are \$13,820,971 (including depreciation expense of \$546,358) yielding a projected surplus of \$5,950,911 after adding back depreciation expense.
7. The above Agency-Wide budgets include two discretely presented component units – Glendower and 360 Management.
 - Glendower is projected with a total revenue of \$2,264,533 which includes developer fees of \$1,989,533 in fy2026; total expenses are \$2,611,682, which yields a deficit of \$347,149.
 - 360 Management submitted a balanced budget with expenses and revenues both totaling \$5,979,987 after accounting for a \$267,327 loan from HANH to help fund start up operations for 360 Management.

FISCAL IMPACT: \$159,407,192

SOURCE OF FUNDS: FY2026 Operating Budgets

STAFF: John Rafferty
 Senior VP Finance, IT & Administration

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven
RESOLUTION 09-59/25-R

RESOLUTION AUTHORIZING THE FY2026 (OCTOBER 1, 2025 – SEPTEMBER 30, 2026) ELM CITY
COMMUNITIES AGENCY-WIDE BUDGET

WHEREAS, the Housing Authority of the City of New Haven (HANH) prepared a budget for fiscal year 2026 (October 1, 2025 – September 30, 2026); and

WHEREAS, this budget projects revenues of \$159,407,192 including HANH for \$151,907,437 and two discretely presented component units (Glendower and 360 Management) for \$7,499,756; and

WHEREAS, this budget covers \$16,445,319 to leverage the RAD and development projects; and

WHEREAS, these items result in a surplus of \$4,676,198 for HANH in FY 2026 and yield a projected deficit \$347,149 for Glendower

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

1. The Fiscal Year 2026 Annual Budget for the year ending September 30, 2026 is hereby authorized and adopted; and
2. The President be and hereby is authorized, empowered and directed to execute and deliver such documents and instruments 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 September 16, 2025.

Shenae Draughn
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

ELM CITY COMMUNITIES
SOURCES USES OF FUNDS - BUDGET
FY 2026

FDS - Budget	AMPS	LIPH Grant	LIPH	HCV Admin	HCV HAP
703000- Net Tenant Revenue	1,440,560		1,440,560		
Tenant Revenue Other	(124,812)	65,000	(59,812)		
70500 Total Tenant Revenue	1,315,748	65,000	1,380,748		
70600-010 Housing assistance payments			-		106,434,133
70600-020 Administrative fees earned			-	10,526,453	
70600 HUD Operating Grants	5,173,798	4,057,711	9,231,509		
70600 Total Operating Grants	5,173,798	4,057,711	9,231,509	10,526,453	106,434,133
70610 Capital Grants			-		
70710 Management Fees			-		
70800 Other Government Grants			-		
71100 Investment Income- Unrestricted			-		
71500 Other Revenue	13,000		13,000		
71600 Gain or Loss on Sale of Capital Assets	-		-		
70000 Total Revenue	6,502,546	4,122,711	10,625,257	10,526,453	106,434,133
91000-91900 Administrative	673,041	174,391	847,432	4,539,817	-
91300 Management Fees-Other	428,538	405,771	834,309	1,052,645	10,643,413
92100-92500 Tenant Services	255,522		255,522		
93100-93600 Utilities	1,435,909		1,435,909	-	-
93800 Utility Other			-	-	
94000 Ordinary Maintenance & Operations	3,512,705	662,188	4,174,892		
95000-95500 Protective Services	284,772		284,772		
96110- 96140 Insurance Premiums	673,564	50,137	723,701	157,192	-
96000 General Expenses			-		
96800 Other General Expenses	1,731,217		1,731,217	-	-
96700 - 96730 Interest Expense & Amortization Cost			-		
96900 Total Operating Expenses	8,995,268	1,292,486	10,287,754	5,749,654	10,643,413
97100 Extraordinary Maintenance	1,000,000		1,000,000	-	
97200 Casualty Loss - non-capitalized			-		
97300 Housing Assistance Payments			-		96,095,832
97400 Depreciation Expense	1,704,285		1,704,285	2,425	
90000 Total Expenses	11,699,553	1,292,486	12,992,039	5,752,079	106,739,246

ELM CITY COMMUNITIES
SOURCES USES OF FUNDS - BUDGET
FY 2026

Revenue Over (Under) Exp before Transfers In/Out	(5,197,007)	2,830,224	(2,366,782)	4,774,373	(305,112)
RAD/DEV/CFP - MTW Fund Expenditure	(152,000)	-	(152,000)		-
10010 Operating Transfer In	407,522		407,522	-	
10020 Operating Transfer Out			-	(14,216,200)	
10000 Excess of Revenue Over (Under) Expenses	(4,941,485)	2,830,224	(2,111,260)	(9,441,827)	(305,112)
Adj for Depreciation Expense	1,704,285	-	1,704,285	2,425	-
Funded by Agency Reserves/Earned Developer's Fee				9,744,514	
350 Surplus/(Deficit)	(3,237,200)	2,830,224	(406,976)	305,113	(305,112)

ELM CITY COMMUNITIES
SOURCES USES OF FUNDS - BUDGET
FY 2026

FDS - Budget	Total HCV	MTW CFP	MTW	Family Self-Sufficiency
703000- Net Tenant Revenue	-		1,440,560	
Tenant Revenue Other	-		(59,812)	
70500 Total Tenant Revenue	-	-	1,380,748	-
70600-010 Housing assistance payments	106,434,133		106,434,133	
70600-020 Administrative fees earned	10,526,453		10,526,453	
70600 HUD Operating Grants	-	-	9,231,509	349,808
70600 Total Operating Grants	116,960,586	-	126,192,095	349,808
70610 Capital Grants	-	4,788,678	4,788,678	
70710 Management Fees	-		-	
70800 Other Government Grants	-		-	
71100 Investment Income- Unrestricted	-		-	
71500 Other Revenue	-		13,000	
71600 Gain or Loss on Sale of Capital Assets	-		-	
70000 Total Revenue	116,960,586	4,788,678	132,374,520	349,808
91000-91900 Administrative	4,539,817	375,000	5,762,249	-
91300 Management Fees-Other	11,696,059		12,530,367	
92100-92500 Tenant Services	-		255,522	349,808
93100-93600 Utilities	-		1,435,909	
93800 Utility Other	-		-	
94000 Ordinary Maintenance & Operations	-		4,174,892	
95000-95500 Protective Services	-		284,772	
96110- 96140 Insurance Premiums	157,192		880,893	
96000 General Expenses	-		-	
96800 Other General Expenses	-		1,731,217	
96700 - 96730 Interest Expense & Amortization Cost	-		-	
96900 Total Operating Expenses	16,393,067	375,000	27,055,822	349,808
97100 Extraordinary Maintenance	-	-	1,000,000	
97200 Casualty Loss - non-capitalized	-		-	
97300 Housing Assistance Payments	96,095,832		96,095,832	
97400 Depreciation Expense	2,425		1,706,710	
90000 Total Expenses	112,491,325	375,000	125,858,364	349,808

ELM CITY COMMUNITIES
SOURCES USES OF FUNDS - BUDGET
FY 2026

Revenue Over (Under) Exp before Transfers In/Out	4,469,261	4,413,678	6,516,156	-
RAD/DEV/CFP - MTW Fund Expenditure	-	(4,413,678)	(4,565,678)	-
10010 Operating Transfer In	-	-	407,522	-
10020 Operating Transfer Out	(14,216,200)	-	(14,216,200)	-
10000 Excess of Revenue Over (Under) Expenses	(9,746,939)	-	(11,858,200)	-
Adj for Depreciation Expense	2,425	-	1,706,710	-
Funded by Agency Reserves/Earned Developer's Fee	9,744,514	-	9,744,514	-
350 Surplus/(Deficit)	0	-	(406,975)	-

ELM CITY COMMUNITIES
SOURCES USES OF FUNDS - BUDGET
FY 2026

FDS - Budget	ROSS	Mobility	Business Activity	COC	Non-MTW	Eliminations
703000- Net Tenant Revenue			401,645		401,645	
Tenant Revenue Other					-	
70500 Total Tenant Revenue	-		401,645	-	401,645	-
70600-010 Housing assistance payments					-	
70600-020 Administrative fees earned					-	
70600 HUD Operating Grants	80,314		-	-	430,121	
70600 Total Operating Grants	80,314	-	-	-	430,121	-
70610 Capital Grants					-	
70710 Management Fees				13,275,132	13,275,132	(12,565,191)
70800 Other Government Grants		485,000			485,000	
71100 Investment Income- Unrestricted			13,079,094	3,000,000	16,079,094	
71500 Other Revenue			30,182	1,396,934	1,427,116	
71600 Gain or Loss on Sale of Capital Assets				-	-	
70000 Total Revenue	80,314	485,000	13,510,921	17,672,066	32,098,107	(12,565,191)
91000-91900 Administrative		485,000	261,180	10,163,993	10,910,173	
91300 Management Fees-Other				34,824	34,824	(12,565,191)
92100-92500 Tenant Services	80,314		132,000	2,477,732	3,039,853	
93100-93600 Utilities			273,250	100,700	373,950	
93800 Utility Other					-	
94000 Ordinary Maintenance & Operations			740,350	223,530	963,880	
95000-95500 Protective Services			13,000	15,000	28,000	
96110- 96140 Insurance Premiums			62,210	258,834	321,045	
96000 General Expenses					-	
96800 Other General Expenses					-	
96700 - 96730 Interest Expense & Amortization Cost			13,074,594		13,074,594	
96900 Total Operating Expenses	80,314	485,000	14,556,584	13,274,613	28,746,319	(12,565,191)
97100 Extraordinary Maintenance			25,000		25,000	
97200 Casualty Loss - non-capitalized					-	
97300 Housing Assistance Payments					-	
97400 Depreciation Expense			84,585	546,358	630,943	
90000 Total Expenses	80,314	485,000	14,666,169	13,820,971	29,402,262	(12,565,191)

ELM CITY COMMUNITIES
SOURCES USES OF FUNDS - BUDGET
FY 2026

Revenue Over (Under) Exp before Transfers In/Out	-	0	(1,155,249)	3,851,095	2,695,846	-
RAD/DEV/CFP - MTW Fund Expenditure	-		(11,879,641)		(11,879,641)	
10010 Operating Transfer In	-		12,255,220	1,553,458	13,808,678	-
10020 Operating Transfer Out	-				-	
10000 Excess of Revenue Over (Under) Expenses	-	0	(779,670)	5,404,553	4,624,883	-
Adj for Depreciation Expense	-	-	84,585	546,358	630,943	-
Funded by Agency Reserves/Earned Developer's Fee	-				-	
350 Surplus/(Deficit)	-	0	(695,085)	5,950,911	5,255,826	-

ELM CITY COMMUNITIES
SOURCES USES OF FUNDS - BUDGET
FY 2026

FDS - Budget	TOTAL HANH	Glendower	360 Management	Eliminations	GRAND TOTAL
703000- Net Tenant Revenue	1,842,204				1,842,204
Tenant Revenue Other	(59,812)				(59,812)
70500 Total Tenant Revenue	1,782,392				1,782,392
70600-010 Housing assistance payments	106,434,133				106,434,133
70600-020 Administrative fees earned	10,526,453				10,526,453
70600 HUD Operating Grants	9,661,630				9,661,630
70600 Total Operating Grants	126,622,216				126,622,216
70610 Capital Grants	4,788,678				4,788,678
70710 Management Fees	709,940.68		1,408,037	(744,764)	1,373,213
70800 Other Government Grants	485,000		267,327		752,327
71100 Investment Income- Unrestricted	16,079,094	72,000			16,151,094
71500 Other Revenue	1,440,116	2,192,533	4,304,623		7,937,272
71600 Gain or Loss on Sale of Capital Assets	-				-
70000 Total Revenue	151,907,437	2,264,533	5,979,987	(744,764)	159,407,192
91000-91900 Administrative	16,672,422	2,265,850	5,416,518		24,354,790
91300 Management Fees-Other	-	237,426	507,339	(744,764)	-
92100-92500 Tenant Services	3,295,375				3,295,375
93100-93600 Utilities	1,809,859		-		1,809,859
93800 Utility Other	-				-
94000 Ordinary Maintenance & Operations	5,138,772	7,571			5,146,343
95000-95500 Protective Services	312,772				312,772
96110- 96140 Insurance Premiums	1,201,937	100,836	56,131		1,358,905
96000 General Expenses	-				-
96800 Other General Expenses	1,731,217				1,731,217
96700 - 96730 Interest Expense & Amortization Cost	13,074,594				13,074,594
96900 Total Operating Expenses	43,236,949	2,611,682	5,979,988	(744,764)	51,083,855
97100 Extraordinary Maintenance	1,025,000	-			1,025,000
97200 Casualty Loss - non-capitalized	-				-
97300 Housing Assistance Payments	96,095,832				96,095,832
97400 Depreciation Expense	2,337,653				2,337,653
90000 Total Expenses	142,695,434	2,611,682	5,979,988	(744,764)	150,542,340

ELM CITY COMMUNITIES
SOURCES USES OF FUNDS - BUDGET
FY 2026

Revenue Over (Under) Exp before Transfers In/Out	9,212,002	(347,149)	(0)	-	8,864,852
RAD/DEV/CFP - MTW Fund Expenditure	(16,445,319)	-	-	-	(16,445,319)
10010 Operating Transfer In	14,216,200	-	-	-	14,216,200
10020 Operating Transfer Out	(14,216,200)	-	-	-	(14,216,200)
10000 Excess of Revenue Over (Under) Expenses	(7,233,317)	(347,149)	(0)	-	(7,580,467)
Adj for Depreciation Expense	2,337,653	-	-	-	2,337,653
Funded by Agency Reserves/Earned Developer's Fee	9,744,514	-	-	-	9,744,514
350 Surplus/(Deficit)	4,848,850	(347,149)	(0)	-	4,501,700

FDS - Budget	Total HCV	
703000- Net Tenant Revenue	-	-
Tenant Revenue Other	-	-
70500 Total Tenant Revenue	-	-
70600-010 Housing assistance payments	97,620,875	8,135,073
70600-020 Administrative fees earned	9,537,056	794,755
70600 HUD Operating Grants	-	-
70600 Total Operating Grants	107,157,931	8,929,828
70610 Capital Grants	-	-
70710 Management Fees	-	-
70730 Bookkeeping Fees	-	-
70800 Other Government Grants	-	-
71100 Investment Income- Unrestricted	-	-
71500 Other Revenue	-	-
71600 Gain or Loss on Sale of Capital Assets	-	-
70000 Total Revenue	107,157,931	8,929,828
91000-91900 Administrative	3,956,539	329,712
91300 Management Fees-Other	10,715,793	892,983
92100-92500 Tenant Services	-	-
93100-93600 Utilities	-	-
94100-94500 Maintenance & Operations	-	-
95000-95500 Protective Services	-	-
96110- 96140 Insurance Premiums	-	-
96800 Severence Expenses	152,336	12,695
96700 - 96730 Interest Expense & Amortization Cost	-	-
96800 Severence Expenses	-	-
96900 Total Operating Expenses	14,824,668	1,235,389
97100 Extraordinary Maintenance	-	-
97200 Casualty Loss - non-capitalized	-	-
97300 Housing Assistance Payments	84,316,942	7,026,412
97400 Depreciation Expense	2,425	202
90000 Total Expenses	99,144,035	8,262,003
	-	-
Revenue Over (Under) Exp before Transfers In/Out	8,013,896	667,825
	-	-
10010 Operating Transfer In	-	-
10020 Operating Transfer Out	(12,722,936)	(1,060,245)
Total Transfer in/out	(12,722,936)	(1,060,245)
10000 Excess of Revenue Over (Under) Expenses	(4,709,040)	(392,420)
Adj for Depreciation Expense	2,425	202
Funded by Agency Reserves/Earned Developer's Fee	4,706,615	392,218
350 (Surplus) / Deficit	(0)	(0)

MEMORANDUM

To: Board of Commissioners
Date: September 16, 2025
From: Shenae Draughn, President

Resolution Authorizing the Award of a Contract to Mechanical Heating & Air Conditioning, Inc. to provide emergency, on-call and preventative maintenance HVAC services at various properties within HANH's portfolio for a not to exceed amount of \$449,520.00 for the period beginning October 1, 2025, and ending September 30, 2028, with a two (2) year option to renew.

ACTION: Recommend that the Board of Commissioners adopt Resolution **09-60/25-R**

TIMING: Immediately

DISCUSSION: The Housing Authority of the City of New Haven (HANH) has determined a need for a contractor to provide emergency, on-call and preventative maintenance HVAC services.

HANH conducted a competitive procurement to identify a contractor to provide these needed services. The first solicitation was released on July 8, 2025, pursuant to Invitation to Bid # OP-25-IFB-2020. Responses were due on July 29, 2025. However, there was one response received and due to the lack of competition the solicitation was reissued.

The second solicitation was issued on August 11, 2025, with a return date of September 3, 2025. HANH received One (1) response in the amount of \$149,840.00 annually.

Upon completion of the review and evaluation of proposals, it was determined that Mechanical Heating & Air Conditioning, Inc. had submitted a responsive bid. Award of the contract for emergency, on-call and preventative maintenance HVAC services agency wide is recommended for a not to exceed amount of \$449,520.00 for the period beginning October 1, 2025, and ending September 30, 2028, with a two (2) year option to renew.

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 results in a total contract greater than \$150,000.00 must be authorized by the Board of Commissioners prior to execution.

FISCAL IMPACT: Operating funds budgeted FY 2025-2026 \$149,840.00
 Operating funds budgeted FY 2026-2027 \$149,840.00
 Operating funds budgeted FY 2027-2028 \$149,840.00

STAFF: Lee Purvis, Central Operations Manager

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION # 09-60/25-R

Resolution Authorizing the Award of a Contract to Mechanical Heating & Air Conditioning, Inc to provide emergency, on-call and preventative maintenance HVAC services at various properties within HANH's portfolio for a not to exceed amount of \$449,520.00 for the period beginning October 1, 2025, and ending September 30, 2028, with a two (2) year option to renew.

WHEREAS, the Housing Authority of the City of New Haven (HANH) determined a need for a contractor to provide emergency, on-call and preventative maintenance HVAC services; and

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

WHEREAS, the first solicitation was released on July 8, 2025, pursuant to Invitation to Bid # OP-25-IFB-2020. Responses were due on July 29, 2025. However, there was one response received and due to the lack of competition the solicitation was reissued: and

WHEREAS, the second solicitation was issued on August 11, 2025, with a return date of September 3, 2025. HANH received One (1) response in the amount of \$149,840.00 annually; and

WEHREAS, upon completion of the review and evaluation of proposals, it was determined that Mechanical Heating & Air Conditioning, Inc had submitted the most responsive bid. Award of the contract for emergency, on-call and preventative maintenance HVAC services agency wide is recommended for a not to exceed amount of \$449,520.00 for the period beginning October 1, 2025, and ending September 30, 2028, with a two (2) year option to renew; and

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

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

1. The award of a contract to Mechanical Heating & Air Conditioning, Inc for emergency, on-call and preventative maintenance HVAC services agency wide is recommended for a not to exceed amount of \$449,520.00 for the period beginning October 1, 2025, and ending September 30, 2028, with a two (2) year option to renew, be and hereby is authorized and directed; and
2. The President be and hereby is authorized, empowered and directed to execute and deliver such agreements, documents and instruments necessary and appropriate 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, including the expenditure of the aforesaid amount; and
3. This resolution shall take effect immediately; and

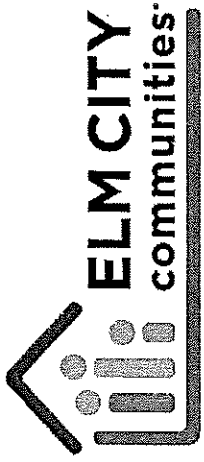
I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on September 16, 2025.

Shenae Draughn
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner



Housing Authority of New Haven

Invitation for Quotes

OP-25-IFB-2053

HVAC Services for LIPH (Low Income Public Housing)
Units

Company Name: Mechanical Heating and Air Conditioning, Inc.

Address: 300 Whalley Ave - Suite 201

City, State & Zip Code: New Haven, CT 06511

Telephone: 203.780.8959

Fax Number:

Contact Person Name: Booker Washington

Email Address: bookerw@mechanicalheatingac.com

Date Submitted: 9/3/2025

Shenae Draughn
President

Materials	QUANTITY	Estimated # of Hours	AxBxC		AxD		AxE		AxF	
			Fully Loaded Labor Rate	Total Labor Cost	MATERIAL UNIT COST	TOTAL MATERIAL COSTS	TOTAL REPAIR COSTS			
Replace Ultrametal	12	1.00	\$ 120.00	\$ 1,440.00	\$ 65.00	\$ 780.00	\$ 2,220.00			
Replace circulator pump 1/2 HP	12	2.00	\$ 120.00	\$ 2,880.00	\$ 185.00	\$ 2,220.00	\$ 5,100.00			
Replace therm coupling	12	1.00	\$ 120.00	\$ 1,440.00	\$ 35.00	\$ 420.00	\$ 1,860.00			
Replace backflow	12	2.00	\$ 120.00	\$ 2,880.00	\$ 275.00	\$ 3,300.00	\$ 6,180.00			
Replace igniter	12	1.00	\$ 120.00	\$ 1,440.00	\$ 75.00	\$ 900.00	\$ 2,340.00			
Replace gas valve	12	2.00	\$ 120.00	\$ 2,880.00	\$ 350.00	\$ 4,200.00	\$ 7,080.00			
Replace aquistat	12	1.00	\$ 120.00	\$ 1,440.00	\$ 300.00	\$ 3,600.00	\$ 5,040.00			
Replace relief valve	12	1.00	\$ 120.00	\$ 1,440.00	\$ 55.00	\$ 660.00	\$ 2,100.00			
Replace Auto water feed	12	2.00	\$ 120.00	\$ 2,880.00	\$ 285.00	\$ 3,420.00	\$ 6,300.00			
Replace 16 vent control	12	1.00	\$ 120.00	\$ 1,440.00	\$ 35.00	\$ 420.00	\$ 1,860.00			
Air conditioner 3-Ton unit	1	16.00	\$ 120.00	\$ 1,920.00	\$ 3,500.00	\$ 3,500.00	\$ 5,420.00			
Heat Maker 68-82 BTU	4	250.00	\$ 120.00	\$ 19,200.00	\$ 4,500.00	\$ 18,000.00	\$ 37,200.00			
Boiler 68-82 BTU	2	40.00	\$ 120.00	\$ 9,600.00	\$ 4,500.00	\$ 9,000.00	\$ 18,600.00			
Replace ball valve	12	2.00	\$ 120.00	\$ 2,880.00	\$ 55.00	\$ 660.00	\$ 3,540.00			
Total Labor rate must include overhead and profit (A fully loaded cost)										
General and Emergency hourly rate must include overhead and profit (A fully loaded cost)										
AxB										
Hourly Rate Estimated Annual Hours										
Total										
For Services during regular business hours										
			\$	120.00	176	\$	21,000.00			
General Hourly Rate - HVAC Technician			\$	120.00	75	\$	9,000.00			
			\$	120.00	75	\$	9,000.00			
General Hourly Rate - Helper			\$	120.00	75	\$	9,000.00			
For Services outside of Normal Business Hours/Weekends/Holidays										
			\$	120.00	75	\$	9,000.00			
Emergency Hourly Rate - Master Plur HVAC Technician			\$	120.00	75	\$	9,000.00			
			\$	120.00	50	\$	6,000.00			
Emergency Hourly Rate - Helper			\$	120.00	50	\$	6,000.00			
Total Hours							\$ 45,000.00			
Grand Total of all Services							\$ 149,840.00			

B. Washington

Materials	QUANTITY	Estimated # of Hours	Fully Loaded Labor Rate	Total Labor Cost	MATERIAL UNIT COST	TOTAL MATERIAL COSTS	TOTAL REPAIR COSTS	
							AxE	DxF
Replace thermostat	12	1.00	\$ 120.00	\$ 1,440.00	\$ 65.00	\$ 780.00		2,220.00
Replace circulation pump 1/2 HP	12	2.00	\$ 120.00	\$ 2,880.00	\$ 185.00	\$ 2,220.00		5,100.00
Replace thermo coupling	12	1.00	\$ 120.00	\$ 1,440.00	\$ 35.00	\$ 420.00		1,860.00
Replace backflow	12	2.00	\$ 120.00	\$ 2,880.00	\$ 275.00	\$ 3,300.00		6,180.00
Replace igniter	12	1.00	\$ 120.00	\$ 1,440.00	\$ 75.00	\$ 900.00		2,340.00
Replace gas valve	12	2.00	\$ 120.00	\$ 2,880.00	\$ 350.00	\$ 4,200.00		7,080.00
Replace aquistat	12	1.00	\$ 120.00	\$ 1,440.00	\$ 300.00	\$ 3,600.00		5,040.00
Replace relief valve	12	1.00	\$ 120.00	\$ 1,440.00	\$ 55.00	\$ 660.00		2,100.00
Replace Auto water feed	12	2.00	\$ 120.00	\$ 2,880.00	\$ 285.00	\$ 3,420.00		6,300.00
Replace 1/2 vent control	12	1.00	\$ 120.00	\$ 1,440.00	\$ 35.00	\$ 420.00		1,860.00
Air Conditioner 3-Ton unit	1	16.00	\$ 120.00	\$ 1,920.00	\$ 3,500.00	\$ 3,500.00		5,420.00
Heat Maker 68-82 BTU	4	240.00	\$ 120.00	\$ 19,200.00	\$ 4,500.00	\$ 18,000.00		37,200.00
Boiler 68-82 BTU	2	40.00	\$ 120.00	\$ 9,600.00	\$ 4,500.00	\$ 9,000.00		18,600.00
Replace ball valve	12	2.00	\$ 120.00	\$ 2,880.00	\$ 55.00	\$ 660.00		3,540.00
Total labor rate must include overhead and profit (A fully loaded cost)							Repair Costs	
								\$ 104,840.00
General and Emergency hourly rate must include overhead and profit (a fully loaded cost)								
A								
Hourly Rate								
Estimated Annual Hours								
Total								
AB								
General Hourly Rate - HVAC Technician								
								\$ 120.00
								175
General Hourly Rate - Helper								
								\$ 120.00
								75
								\$ 9,000.00
Emergency Hourly Rate - Master/Plum HVAC Technician								
								\$ 120.00
								75
								\$ 9,000.00
Emergency Hourly Rate - Helper								
								\$ 120.00
								50
								\$ 6,000.00
Total Hours								
								\$ 45,000.00
Grand Total of all services								
								\$ 149,840.00

No Escalation in Year 2

B. Washington

Materials	A	B	C	D	E	F	D+F
	QUANTITY	Estimated # of Hours	Fully Loaded Labor Rate	Total Labor Cost	MATERIAL UNIT COST	TOTAL MATERIAL COSTS	
Replace thermostat	12	1.00	\$ 1,440.00	\$ 1,440.00	65.00	\$ 780.00	2,220.00
Replace circulator pump 1/2 HP	12	2.00	\$ 2,880.00	\$ 2,880.00	185.00	\$ 2,220.00	5,100.00
Replace therm coupling	12	1.00	\$ 1,440.00	\$ 1,440.00	35.00	\$ 420.00	1,860.00
Replace backflow	12	2.00	\$ 2,880.00	\$ 2,880.00	275.00	\$ 3,300.00	6,180.00
Replace igniter	12	1.00	\$ 1,440.00	\$ 1,440.00	75.00	\$ 900.00	2,340.00
Replace gas valve	12	2.00	\$ 2,880.00	\$ 2,880.00	350.00	\$ 4,200.00	7,080.00
Replace aquastat	12	1.00	\$ 1,440.00	\$ 1,440.00	300.00	\$ 3,600.00	5,040.00
Replace relief valve	12	1.00	\$ 1,440.00	\$ 1,440.00	55.00	\$ 660.00	2,100.00
Replace auto water feed	12	2.00	\$ 2,880.00	\$ 2,880.00	285.00	\$ 3,420.00	6,300.00
Replace pressure control	12	1.00	\$ 1,440.00	\$ 1,440.00	35.00	\$ 420.00	1,860.00
Air Conditioner 3-Ton unit	1	16.00	\$ 1,920.00	\$ 1,920.00	3,500.00	\$ 3,500.00	5,420.00
Heat Maker 66-62 BTU	4	40	\$ 216.00	\$ 864.00	4,500.00	\$ 18,000.00	37,200.00
Boiler 66-32 BTU	2	40.00	\$ 9,600.00	\$ 19,200.00	4,500.00	\$ 18,000.00	18,600.00
Replace ball valve	12	2.00	\$ 2,880.00	\$ 2,880.00	55.00	\$ 660.00	3,540.00
Total labor rate must include overhead and profit (A fully loaded cost)							104,840.00
General and Emergency hourly rate must include overhead and profit (a fully loaded costs)							
A							
Hourly Rate							
Estimated Annual Hours							
Total							
AxB							
General Hourly Rate - HVAC Technician							
\$ 120.00							
176							
\$ 21,000.00							
General Hourly Rate - Helper							
\$ 120.00							
75							
\$ 9,000.00							
Emergency Hourly Rate - Master Plumber/HVAC Technician							
\$ 120.00							
75							
\$ 9,000.00							
Emergency Hourly Rate - Helper							
\$ 120.00							
50							
\$ 6,000.00							
Total Hours							
\$ 45,000.00							
Grand Total of all Services							
\$ 149,840.00							

No Escalation in Year 3

B. Washington

Materials	A		B		C		D		E		F		G	
	QUANTITY	Estimated # of Hours	Fully Loaded Labor Rate	Total Labor Cost	MATERIAL UNIT COST	TOTAL MATERIAL COSTS	TOTAL REPAIR COSTS							
Replace thermostat	12	1.00	\$	120.00	\$	65.00	\$	780.00	\$	2,220.00				
Replace circulator pump 1/2 HP	12	2.00	\$	120.00	\$	185.00	\$	2,220.00	\$	5,100.00				
Replace thermic coupling	12	1.00	\$	120.00	\$	35.00	\$	420.00	\$	1,660.00				
Replace backflow	12	2.00	\$	120.00	\$	275.00	\$	3,300.00	\$	6,180.00				
Replace igniter	12	1.00	\$	120.00	\$	1,440.00	\$	75.00	\$	2,340.00				
Replace gas valve	12	2.00	\$	120.00	\$	2,880.00	\$	350.00	\$	7,080.00				
Replace aquistat	12	1.00	\$	120.00	\$	1,440.00	\$	300.00	\$	5,040.00				
Replace relief valve	12	1.00	\$	120.00	\$	1,440.00	\$	55.00	\$	2,100.00				
Replace Auto water feed	12	2.00	\$	120.00	\$	2,880.00	\$	285.00	\$	6,300.00				
Replace Hi-vent control	12	1.00	\$	120.00	\$	1,440.00	\$	35.00	\$	1,860.00				
Air Conditioner 3-Ton unit	1	16.00	\$	120.00	\$	1,920.00	\$	3,500.00	\$	5,420.00				
Heat Maker 66-62 BTU	4	210.00	\$	120.00	\$	19,200.00	\$	4,500.00	\$	37,200.00				
Boiler 66-62 BTU	2	40.00	\$	120.00	\$	9,600.00	\$	4,500.00	\$	18,600.00				
Replace ball valve	12	2.00	\$	120.00	\$	2,880.00	\$	55.00	\$	3,540.00				
Total Labor rate must include overhead and profit (A fully loaded cost)														
General and Emergency hourly rate must include overhead and profit (a fully loaded cost)														
A														
Hourly Rate														
Estimated Annual Hours														
Total														
AXB														
Repair Costs														
Total Labor rate must include overhead and profit (A fully loaded cost)														
Total														104,840.00
General and Emergency hourly rate must include overhead and profit (a fully loaded cost)														
For Services during regular business hours														
General Hourly Rate - HVAC Technician														\$
														120.00
														176
														\$
General Hourly Rate - Helper														\$
														120.00
														75
														\$
Emergency Hourly Rate - HVAC Technician														\$
														120.00
														75
														\$
Emergency Hourly Rate - Helper														\$
														120.00
														50
														\$
For Services outside of Normal Business Hours/Weekends/Holidays														
Emergency Hourly Rate - HVAC Technician														\$
														120.00
														75
														\$
Emergency Hourly Rate - Helper														\$
														120.00
														50
														\$
Total Hours														
Grand Total of all Services														
														\$
														45,000.00
														\$
														149,840.00

No Escalation in Year 4

B. Washington

Materials	QUANTITY	Estimated # of Hours	Fully Loaded Labor Rate	Total Labor Cost	MATERIAL UNIT COST	TOTAL MATERIAL COSTS	TOTAL REPAIR COSTS	A	
								Hourly Rate	Estimated Annual Hours
General and Emergency hourly rate must include overhead and profit (a fully loaded cost)									
Total labor rate must include overhead and profit (A fully loaded cost)									
Replace thermostat	12	1.00	\$	120.00	\$	1,440.00	\$	780.00	
Replace circulator pump 1/2 HP	12	2.00	\$	120.00	\$	2,880.00	\$	185.00	
Replace thermocoupling	12	1.00	\$	120.00	\$	1,440.00	\$	35.00	
Replace backflow	12	2.00	\$	120.00	\$	2,880.00	\$	275.00	
Replace igniter	12	1.00	\$	120.00	\$	1,440.00	\$	75.00	
Replace gas valve	12	2.00	\$	120.00	\$	2,880.00	\$	350.00	
Replace aquastat	12	1.00	\$	120.00	\$	1,440.00	\$	300.00	
Replace relief valve	12	1.00	\$	120.00	\$	1,440.00	\$	55.00	
Replace Auto water feed	12	2.00	\$	120.00	\$	2,880.00	\$	285.00	
Replace 15-vent control	12	1.00	\$	120.00	\$	1,440.00	\$	35.00	
Air Conditioner 3-Ton unit	1	10.00	\$	120.00	\$	1,200.00	\$	3,500.00	
Heat Maker 68-82 BTU	4	210.00	\$	120.00	\$	19,200.00	\$	4,500.00	
Boiler 68-82 BTU	2	40.00	\$	120.00	\$	9,600.00	\$	4,500.00	
Replace ball valve	12	2.00	\$	120.00	\$	2,880.00	\$	55.00	
								Repair Costs	
								\$	
								104,840.00	
AxB									
Hourly Rate									
Estimated Annual Hours									
Total									
For Services during regular business hours									
General Hourly Rate - HVAC Technician									
\$									
120.00									
175									
\$									
21,000.00									
General Hourly Rate - Helper									
\$									
120.00									
75									
\$									
9,000.00									
For Services outside of Normal Business Hours/Weekends/Holidays									
Emergency Hourly Rate - Master Plur HVAC Technician									
\$									
120.00									
75									
\$									
9,000.00									
Emergency Hourly Rate - Helper									
\$									
120.00									
50									
\$									
9,000.00									
Total Hours									
\$									
45,000.00									
Grand Total of all Services									
\$									
149,840.00									

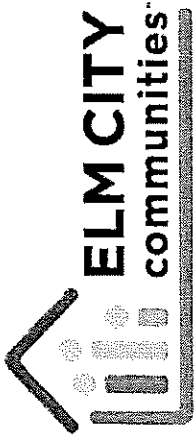
No Escalation in Year 5
B. Washington
9/3/2025

HUD-52158 Maintenance Wage Rate Determination		U.S. Department of Housing and Urban Development Office of Davis-Bacon and Labor Standards	
Issuance of a Maintenance Wage Rate Determination to a Public Housing Agency, Tribally Designated Housing Entity, or the Department of Hawaiian Home Lands (collectively "Local Contracting Agencies" or "LCAs") does not require the LCA to submit any materials to HUD upon receipt. Issuance of this form sets an obligation on the receiving LCA to pay no less than the HUD-determined or adopted prevailing wage rates to maintenance laborers and mechanics employed in the LCA's operation of certain Public and Indian housing projects. This requirement is set by statute pursuant to Section 12(a) of the U.S. Housing Act of 1937, as amended (42 USC § 1437j(a)), and Sections 104(b) and 805(b) of the Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA), as amended (25 USC § 4114(b) and 25 USC § 4225(b), respectively.)			
Agency Name: HOUSING AUTHORITY OF THE CITY OF NEW HAVEN		DBLS Agency ID No: CT004	Wage Decision Type: <input checked="" type="checkbox"/> Routine Maintenance <input type="checkbox"/> Nonroutine Maintenance
		Effective Date: 4/1/2025	Expiration Date: 3/31/2027
The following wage rate determination is made pursuant to Section 12(a) of the U.S. Housing Act of 1937, as amended (Public Housing Agencies), or pursuant to Section 104(b) of the Native American Housing Assistance and Self-Determination Act of 1996, as amended (Tribally Designated Housing Entities), or pursuant to Section 805(b) of the Native American Housing Assistance and Self-Determination Act of 1996, as amended (Department of Hawaiian Home Lands). The Agency and its contractors shall pay to maintenance laborers and mechanics no less than the wage rate(s) indicated for the type of work they actually perform.			
DBLS Staff Signature <i>Nelcy Agudelo</i>		4/16/2025 Date	
NELCY AGUDELO, LABOR STANDARDS SPECIALIST			
Name and Title			
WORK CLASSIFICATION(S)		HOURLY WAGE RATES	
		BASIC WAGE	FRINGE BENEFIT(S) (if any)
HVAC Technician Licensed Plumber Mechanical Systems Technician Night BMW4 Building Maintenance Worker 4 Building Maintenance Worker 3 Building Maintenance Worker 2 Building Maintenance Worker 1		\$40.18 \$40.18 \$43.41 \$35.26 \$34.50 \$33.24 \$32.77 \$25.42	

Previous editions obsolete.

B. Washington

HUD-52158 (05/2022)



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:

The Carabetta Companies- Flatiron Building

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

533 Ann Uccello St. Hartford, Ct

3. Scope of work that was performed:

Renovation new HVAC for Residential and Commercial Space

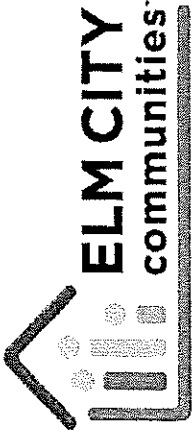
Year of completion: 11/2024-Current

4. Contact Person: Ross Burton

Phone No: 203-537-6066

Email Address: rburton@carabettabros.com

5. Cost of Project: \$417,675.00



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:

RMS North Crossing B1

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

1144 Main Street Hartford, Ct

3. Scope of work that was performed:

250 Furnace Coils and Condensers, Exhaust and Fresh Air

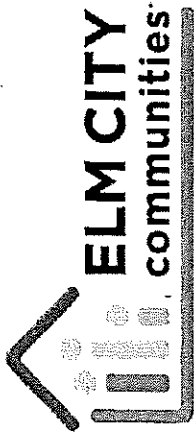
Year of completion: 5/2025-Current

4. Contact Person: Jay P Inzitari

Phone No: 203-223-6948

Email Address: jay@rms-companies.com

5. Cost of Project: \$2,920,740.00



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:

Giordano Construction Co., Inc.

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

Park Ridge Apartments

3. Scope of work that was performed:

88 Unit Apartment Building On Call Service and Preventative Maintenance

Year of completion: 2019-Current

4. Contact Person: Sarah Giordano

Phone No: 203.535.5340

Email Address: ap@montowese.com

5. Cost of Project: Open Purchase Order

EIM CITY COMMUNITIES
HOUSING AUTHORITY OF THE CITY OF NEW HAVEN

ACKNOWLEDGEMENT OF ADDENDA FORM

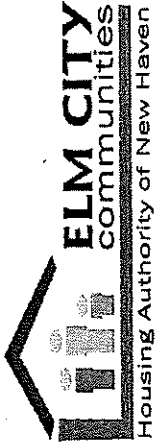
Bidder has received the following Addenda, the receipt of which is hereby acknowledged:

Addendum Number:	NA	Date Received:	
Addendum Number:		Date Received:	
Addendum Number:		Date Received:	
Addendum Number:		Date Received:	
Addendum Number:		Date Received:	

Mechanical Heating and Air Conditioning, Inc.
(Company Name)

B. Washington
(Signature)

Booker Washington, President
(Printed or Typed Name)



Karen DuBois-Walton , President
Housing Authority of the City of New Haven
360 Orange Street, New Haven, CT 06511

ATTENTION: Potential HUD Section 3 Business Concern

The Elm City Communities - Housing Authority of New Haven Section 3 Program's mission is to create an environment of inclusion where our diverse and local business enterprises are given maximum opportunity to compete successfully in providing quality and cost-effective products and services to Housing Authority Departments in a timely manner.

To assist in these areas, we are developing a database of HANH certified Section 3 businesses interested in participating in HUD Section 3 federally funded projects. Please consider registering and certifying your business in order to take full advantage of these opportunities. HANH attempts to accomplish this goal by first informing businesses about contracting opportunities, and then assisting them with the bid process to maximize small business participation. The Elm City Communities - Housing Authority of New Haven is eager to establish relationships with businesses and business organizations to identify qualified small and local businesses to compete for Housing Authority work projects. Refer to the "What is a Section 3 Business?" flyer for information on how to qualify as a HUD Section 3 Business.

Please complete the enclosed application so your company can be considered for inclusion in the HUD Section 3 business database. By registering as a Section 3 Business Concern your business may be subject to audits including by Elm City Communities and the United States Department of Housing and Urban Development. **Be sure to print clearly, complete ALL portions of the attached application, and return to:**

LaVonta Bryant
Director of Procurement
Elm City Communities - Housing Authority of New Haven
360 Orange Street
New Haven, CT 06511

If you have any questions about the application, please contact LaVonta Bryant at lbryant@elmcitycommunities.org or Linda Fuller at lfuller@elmcitycommunities.org.

Sincerely,

LaVonta Bryant
Director of Procurement
Elm City Communities - Housing Authority of New Haven



Karen DuBois-Walton , President
Housing Authority of the City of New Haven
360 Orange Street, New Haven, CT 06511

HANH SECTION 3 BUSINESS APPLICATION

The following applicable information must be submitted to determine your eligibility as a HUD Section 3 business. Be sure to complete BOTH sides of this document. Upon verification of the information submitted, your company, upon approval, will be included in a HANH Database of Businesses certified with the City of New Haven Housing Authority to participate in future HUD Section 3 projects. We will use this database to notify you of upcoming opportunities and to share with Prime Contractors seeking Certified HUD Section 3 businesses for projects. This registration will be effective for one year from the date that your business is posted in the publicly accessible database. ECC, however, reserves the right to request your business to re-register as a Section 3 Business Concern at any time. Failure to re-register as a Section 3 Business Concern, either after the expiration of the one-year period or upon ECC's request, will ultimately result in the removal of your business from the database. Failure to comply may be results in sanctions, termination of contract and/or unsatisfactory performance evaluation, cautions reported, and affect award of future contracts.

(PLEASE PRINT OR TYPE ALL INFORMATION)

Company Name: Mechanical Heating and Air Conditioning, Inc.
Contact Name: Booker Washington Title: President
Address: 300 Whalley Ave - Suite 201
City: New Haven State: CT Zip: 06511
Telephone: 203.780.8959 Fax: _____ E-mail: bookenw@mechanicalheatingac.com
Website Address: mechanicalheatingac.com
Composition of Ownership (more than 50% of ownership) (Optional): Ethnicity: AA Gender: Male

Type of Business: (Applicable documentation must be submitted with application.)

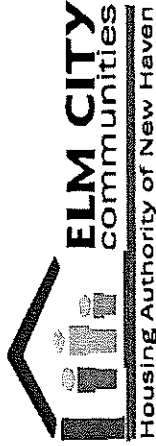
- ☒ Corporation:
• Attach copy of Certificate of Corporation Good Standing
☐ Partnership:
• Attach copy of Partnership Agreement
☐ Sole Proprietorship:
• Attach copy of Assumed Business Name Certificate
☐ Joint Venture:
• Attach copy of Joint Venture Agreement

Please provide the following information:

- ☒ Federal Tax ID Number: 84-2587266
☐ City of New Haven License Number: _____
☒ State of Connecticut Contractor License Number(s): HTG.0407844-S1

Please list Services and/or Products you can provide: (Use NAICS Codes, visit www.SBA.gov for codes) Plumbing, Heating, and Air-Conditioning Contractors (238220)

Revised 2023



Karen DuBois-Walton, President
Housing Authority of the City of New Haven
360 Orange Street, New Haven, CT 06511

☐ Businesses claiming HUD Section 3 status as a 51% Owned by low- or very low-income person or owned by current public housing residents or residents who currently live in Section 8-assisted housing.

- Attach copy of last year's Income Statement and;
- Section 3 Business Concern Certification Form # 100 and;
- Proof of 51% ownership in Company (Operating Agreement)

☒ Businesses claiming HUD Section 3 status by documenting over 75 percent of labor hours over the previous 3-month period are performed by Section 3 residents:

- Payroll Summary of ALL company hours worked and;
- Payroll Summary of all hours performed by low-or very low-income persons and;
- Form 200
- Form 300- One per employee

I, THE UNDERSIGNED, ON BEHALF OF THE COMPANY HEREBY CERTIFY THAT ALL OF THE INFORMATION I HAVE PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE.

Name of Company: Mechanical Heating and Air Conditioning, Inc.

Address of Company: 300 Whalley Ave - Suite 201 New Haven, CT 06511

Telephone: 203.780/8959 Fax: _____

*Printed Name of Signer: Booker Washington *Authorized Signature: *B. Washington*

*Title of Signer: President Date 7/21/2025

*CORPORATE OFFICER OR PERSON AUTHORIZED TO SIGN BIDS AND CONTRACTS ON BEHALF OF THE COMPANY.
IF YOU HAVE ANY QUESTIONS OR NEED ASSISTANCE COMPLETING THIS APPLICATION, PLEASE CONTACT:

LaVonta Bryant
Director of Procurement
Elm City Communities - Housing Authority of New Haven
360 Orange Street
New Haven, CT 06511

PLEASE RETURN APPLICATION TO:

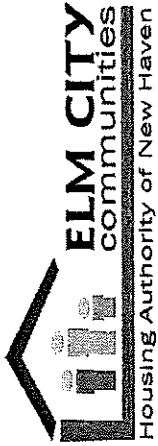
LaVonta Bryant
Director of Procurement

FOR OFFICIAL USE ONLY

Date Application Received: _____ Initial Review by: _____ Date: _____

Final Review and certification by: Date: _____ -2 of 2-

Revised 2023



Karen DuBois-Walton , President
Housing Authority of the City of New Haven
360 Orange Street, New Haven, CT 06511

New Section 3 Rule Effective November 30, 2020

Section 3 is a provision of the Housing and Urban Development Act of 1968. The purpose of Section 3 is to ensure that economic opportunities, most importantly employment, generated by certain HUD financial assistance shall be directed to low- and very low-income persons, particularly those who are recipients of government assistance for housing or residents of the community in which the Federal assistance is spent.

Section 3 Business Concern – A business entity formed in accordance with State law, and which is licensed under State, county, or municipal law to engage in the type of business activity for which it was formed and: A business that is 51 percent owned and controlled by low-or very low-income person; or over 75 percent of the labor hours performed for the business over the prior three-month period are performed by Section 3 Workers; or at least 51 percent owned and controlled by current public housing residents or residents who currently live in Section 8- assisted housing..

Your business was formed in accordance with State law, and licensed to engage in the type of business activity for which it was formed.

AND You can answer yes to **ONE** of the following questions:

- ✓ Is 51% (percent) of the Business owned by low- or very low-income persons;
- OR**
- ✓ Over 75 percent of the labor hours performed for the business over the prior three-month period are performed by Section 3 workers in the service area or the neighborhood of the project
- OR**
- ✓ Is the business at least 51% (percent) owned by current public housing residents or residents who currently live in Section 8- assisted housing.

For a definition of a Section 3 Worker and Targeted Section 3 Worker, please see the reverse side. For more information about

What Is a Section 3 Worker Or Targeted Section 3 Worker?

HUD defines a Section 3 Worker for both public housing financial assistance and Section 3 projects as a worker that meets one of the following requirements:

- The worker's income is below the income limit established by HUD;
- The worker is employed by a Section 3 Business Concern;
- The worker is a YouthBuild Participant

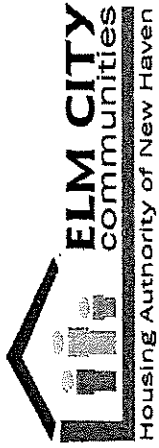
HUD defines a Targeted Section 3 Worker for public housing financial assistance:

- Resident of public housing or Section 8- assisted housing;
- Resident of another project managed by the PHA that is expending assistance or;
- YouthBuild Participant

HUD defines a Targeted Section 3 Worker for Section 3 Projects:

- Any worker employed by a Section 3 Business Concern or;
- Section 3 Worker living within the service area or neighborhood of the project or;
- YouthBuild Participant

0 440 0



Karen DuBois-Walton, President
Housing Authority of the City of New Haven
360 Orange Street, New Haven, CT 06511

A Section 3 Extreme Low/Very Low Income Person:

A Section 3 low-income person resides in the metropolitan area (city), where the Section 3 covered assistance is expended (City of New Haven – Meriden, Metropolitan Area), and whose household income does not exceed 80 percent of the median income for the area. A Section 3 very low-income person is the same as above with the exception that the household income does not exceed 50 percent of the median income for the area. The **New Haven-Meriden, CT HUD Metro FMR** area contains the following areas: Bethany, Branford, Cheshire, East Haven, Guilford Hamden, Madison, Meriden, New Haven, North Branford, North Haven, Orange, Wallingford, West Haven and Woodbridge. Please see chart below.

Section 3 Worker Income Restrictions

STATE: CONNECTICUT
New Haven-Meriden, CT HMFA
FY 2022 MFI: \$99,700

HUD INCOME LIMITS

PERSON	
EXTREMELY LOW (30%) INCOME LIMITS	\$23,700
VERY LOW (50%) INCOME LIMITS	\$39,450
LOW (80%) INCOME LIMITS	\$62,600

0 440



Karen DuBois-Walton , President
Housing Authority of the City of New Haven
360 Orange Street, New Haven, CT 06511

*Application for Certification as a HUD Section 3 Business Concern
Form 100*

Business Name: Mechanical Heating and Air Conditioning, Inc.
Address: 300 Whalley Ave - Suite 201 City: New Haven
State: CT Zip: 06511 Phone: 203.780.8959

Business Concern Certification:

To become certified as a Section 3 Business Concern because 51% or more of the business is owned by low or very low-income persons or owned by current public housing residents or residents who currently live in Section 8 assisted housing. List each business owner below and complete a "Section 3 Resident" form for each business owner who is a Section 3.

List each business owner	% of Business Ownership
Booker Washington	100%



Karen DuBois-Walton , President
Housing Authority of the City of New Haven
360 Orange Street, New Haven, CT 06511

**ECC Section 3 Business Concern
Form 200**

The purpose of this form is to comply with Section 3 of the HUD Act of 1968 Self- certification requirements. To qualify as a Section 3 worker, the United States legal resident's annual income must not exceed the HUD income limits for the year before the worker was hired, or, the individual's current income annualized on a full-time basis for the year must be below the HUD income limit. Additionally, an individual can qualify as a Section 3 worker if they are a YouthBuild participant or employee of a Section 3 Business Concern.

Business Name: Mechanical Heating and Air Conditioning, Inc.

Address: 300 Whalley Ave - Suite 201 City: New Haven

State: CT Zip: 06511 Phone: 203.780.8959

List each full-time employee below and complete a **Section 3 Resident** form for each full-time employee who is a Section 3 worker.

List all permanent, full-time employees	Hire Date	Section 3 Worker Yes or No
Carson, Raymond D	1/13/2025	YES
Charleson, Stanley	12/17/2024	YES
Estremera jr, Hector I	2/28/2025	YES
Foster, Thomas L	9/26/2024	YES
Washington, Nir'Asia S	6/20/2025	YES
Frazier, Malik M	1/1/2022	NO
Frimpter, Willie	1/13/2025	YES
Gilliam, Raheem	1/27/2022	NO
Hatcher, Isaiah L	7/29/2024	YES
Joiner, Renee D	1/17/2025	YES
Veizaj, Enea	2/17/2025	YES

0 440 0

SECTION 3 WORKER & TARGETED SECTION 3 WORKER

Voluntary Self-Certification Form

IN COMPLIANCE WITH SECTION 3 OF THE HUD ACT OF 1968 UPDATED 24 CFR PART 75 11/30/2020

The purpose of this form is to comply with Section 3 of the HUD Act of 1968 self-certification income requirements. To count as a Section 3 individual, any legal resident of the United States annual income must not exceed the HUD income limits for the year before they were hired, or, the individual's current year income annualized for the year they are being confirmed as low-income.

Print Name Erea Veizaj

Phone 203-805-1182 Email erea.veizaj3@gmail.com

Address 4 Walnut St

City Cheshire State CT Zip 06410

To qualify as a Section 3 Person, you must meet one of the standards in the brackets below or your individual annual income must not exceed the number in the box below.

Check only one box below that describes your situation:


☐ I am a low or very low-income person residing within one-mile of the project location

☐ My employer will certify that I am employed by a Section 3 business

☐ I am a current YouthBuild participant

☒ My Individual Annual Income Does Not Exceed: \$66,150*

I hereby certify to the US Department of Housing and Urban Development (HUD) that all of the information on this form is true and correct. I attest under penalty of perjury that my total income does not exceed the one shown above, and that proof of this information may be requested. If found to be inaccurate, I understand that I may be disqualified as a certified Section 3 individual.

Signature:  Date: 02-20-25

Income Limits website: https://www.huduser.gov/portal/datasets/il/112023/select_Geography.odn

SECTION 3 WORKER & TARGETED SECTION 3 WORKER

Voluntary Self-Certification Form

IN COMPLIANCE WITH SECTION 3 OF THE HUD ACT OF 1968 UPDATED 24 CFR PART 75 11/30/2020

The purpose of this form is to comply with Section 3 of the HUD Act of 1968 self-certification income requirements. To count as a Section 3 individual, any legal resident of the United States annual income must not exceed the HUD income limits for the year before they were hired, or, the individual's current year income annualized for the year they are being confirmed as low-income.

Print Name Thomas Foster

Phone 203 843 1221 Email TF.Foster.1123@icloud.com

Address 17 Mountain View Rd

City Bethany State CT Zip 06524

To qualify as a Section 3 Person, you must meet one of the standards in the brackets below or your individual annual income must not exceed the number in the box below.

Check only one box below that describes your situation:

☐ I am a low or very low-income person residing within one-mile of the project location

☐ My employer will certify that I am employed by a Section 3 business

☐ I am a current YouthBuild participant

☒ My Individual Annual Income Does Not Exceed: \$66,150*

I hereby certify to the US Department of Housing and Urban Development (HUD) that all of the information on this form is true and correct. I attest under penalty of perjury that my total income does not exceed the one shown above, and that proof of this information may be requested. If found to be inaccurate, I understand that I may be disqualified as a certified Section 3 individual.

Signature: Tom Foster Date: 2/26/25

Income Limits website: https://www.huduser.gov/portal/datasets/il/IL2023/select_Geography.odn

SECTION 3 WORKER & TARGETED SECTION 3 WORKER

Voluntary Self-Certification Form

IN COMPLIANCE WITH SECTION 3 OF THE HUD ACT OF 1968 UPDATED 24 CFR PART 75 11/30/2020

The purpose of this form is to comply with Section 3 of the HUD Act of 1968 self-certification income requirements. To count as a Section 3 individual, any legal resident of the United States annual income must not exceed the HUD income limits for the year before they were hired, or, the individual's current year income annualized for the year they are being confirmed as low-income.

Print Name	Isaiah Hatcher		
Phone	203 953 1651	Email	hatcher1571@gmail.com
Address	204 Alden Avenue Fl 2		
City	New Haven	State	CT
		Zip	06515

To qualify as a Section 3 Person, you must meet one of the standards in the brackets below or your individual annual income must not exceed the number in the box below.

Check only one box below that describes your situation:

☐ I am a low or very low-income person residing within one-mile of the project location

☐ My employer will certify that I am employed by a Section 3 business

☐ I am a current YouthBuild participant

☒ My Individual Annual Income Does Not Exceed: \$66,150*

I hereby certify to the US Department of Housing and Urban Development (HUD) that all of the information on this form is true and correct. I attest under penalty of perjury that my total income does not exceed the one shown above, and that proof of this information may be requested. If found to be inaccurate, I understand that I may be disqualified as a certified Section 3 individual.

Signature:  Date: 2/20/25

Income Limits website: <https://www.huduser.gov/portal/datasets/il/IL2023/select-Geography.odn>

SECTION 3 WORKER & TARGETED SECTION 3 WORKER

Voluntary Self-Certification Form

IN COMPLIANCE WITH SECTION 3 OF THE HUD ACT OF 1968 UPDATED 24 CFR PART 75 11/30/2020

The purpose of this form is to comply with Section 3 of the HUD Act of 1968 self-certification income requirements. To count as a Section 3 individual, any legal resident of the United States annual income must not exceed the HUD income limits for the year before they were hired, or, the individual's current year income annualized for the year they are being confirmed as low-income.

Print Name	<u>Raymond Carson</u>		
Phone	<u>203-606-4066</u>	Email	
Address	<u>63 Jackson St</u>		
City	<u>Ansonia</u>	State	<u>CT</u>
		Zip	

To qualify as a Section 3 Person, you must meet one of the standards in the brackets below or your individual annual income must not exceed the number in the box below.

Check only one box below that describes your situation:

☐ I am a low or very low-income person residing within one-mile of the project location

☐ My employer will certify that I am employed by a Section 3 business

☐ I am a current YouthBuild participant

☒ My Individual Annual Income Does Not Exceed: \$66,150*

I hereby certify to the US Department of Housing and Urban Development (HUD) that all of the information on this form is true and correct. I attest under penalty of perjury that my total income does not exceed the one shown above, and that proof of this information may be requested. If found to be inaccurate, I understand that I may be disqualified as a certified Section 3 individual.

Signature: Raymond Carson Date: 2/20/25

Income Limits website: https://www.huduser.gov/portal/datasets/il/112023/select_Geography.odn

SECTION 3 WORKER & TARGETED SECTION 3 WORKER

Voluntary Self-Certification Form

IN COMPLIANCE WITH SECTION 3 OF THE HUD ACT OF 1968 UPDATED 24 CFR PART 75 11/30/2020

The purpose of this form is to comply with Section 3 of the HUD Act of 1968 self-certification income requirements. To count as a Section 3 individual, any legal resident of the United States annual income must not exceed the HUD income limits for the year before they were hired, or, the individual's current year income annualized for the year they are being confirmed as low-income.

Print Name REVEE JOINER

Phone (200) 985-0300 Email REVEEJOINER09@aiahoo.com

Address 121 CLEVELAND AVE

City HARTFORD State CT Zip 06120

To qualify as a Section 3 Person, you must meet one of the standards in the brackets below or your individual annual income must not exceed the number in the box below.

Check only one box below that describes your situation:

☐ I am a low or very low-income person residing within one-mile of the project location

☐ My employer will certify that I am employed by a Section 3 business

☐ I am a current YouthBuild participant

☒ My Individual Annual Income Does Not Exceed: \$66,150*

I hereby certify to the US Department of Housing and Urban Development (HUD) that all of the information on this form is true and correct. I attest under penalty of perjury that my total income does not exceed the one shown above, and that proof of this information may be requested. If found to be inaccurate, I understand that I may be disqualified as a certified Section 3 individual.

Signature: RJ

Date: 2-20-2025

Income Limits website: <https://www.huduser.gov/portal/datasets/il/IL2023/select-Geography.odn>

SECTION 3 WORKER & TARGETED SECTION 3 WORKER

Voluntary Self-Certification Form

IN COMPLIANCE WITH SECTION 3 OF THE HUD ACT OF 1968 UPDATED 24 CFR PART 75 11/30/2020

The purpose of this form is to comply with Section 3 of the HUD Act of 1968 self-certification income requirements. To count as a Section 3 individual, any legal resident of the United States annual income must not exceed the HUD income limits for the year before they were hired, or, the individual's current year income annualized for the year they are being confirmed as low-income.

Print Name Stanley Charles
Phone 203-540-0857 Email StanCharles610@gmail.com
Address 192 Federal St
City Bridgeport State CT Zip 06606

To qualify as a Section 3 Person, you must meet one of the standards in the brackets below or your individual annual income must not exceed the number in the box below.

Check only one box below that describes your situation:

☐ I am a low or very low-income person residing within one-mile of the project location

☐ My employer will certify that I am employed by a Section 3 business

☐ I am a current YouthBuild participant

☒ My Individual Annual Income Does Not Exceed: \$66,150*

I hereby certify to the US Department of Housing and Urban Development (HUD) that all of the information on this form is true and correct. I attest under penalty of perjury that my total income does not exceed the one shown above, and that proof of this information may be requested. If found to be inaccurate, I understand that I may be disqualified as a certified Section 3 individual.

Signature: [Signature] Date: 2/20/25

Income Limits website: https://www.huduser.gov/portal/datasets/il/11/2023/select_Geography.pdf

Time Period we 4/12 - 7/12/2025

Full name	Employee ID	Regular hours	Overtime hours	Section 3	
				NO	YES
Carson, Raymond D	3411	416.55			416.55
Charleston, Stanley	9170	562.14	7.50		569.64
Estremera Jr, Hector I	12	581.50	7.50		589.00
Foster, Thomas L	1	493.40			493.40
Frazier, Malik M	2	571.08		571.08	
Frimpter, Willie	7	484.77			484.77
Gilliam, Raheem	11	467.27	6.00	473.27	
Hatcher, Isalah L	5538	566.82			566.82
Joiner, Renee D	9308	507.25			507.25
Veizaj, Enea	3519	541.41			541.41
Washington, Nil'Asia S	5	213.50			213.50
		5405.69	21.00	1044.35	4382.34
					81%

Secretary of the State of Connecticut Certificate of Legal Existence

Certificate of Legal Existence Certificate

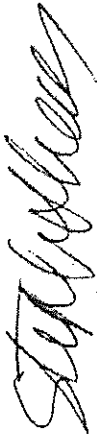
Date Issued: Monday, July 21, 2025 7:47 AM

I, the Connecticut Secretary of the State, and keeper of the seal thereof, do hereby certify, that the certificate of incorporation for the below domestic Stock corporation was filed in this office.

A certificate of dissolution has not been filed, the corporation has filed all annual reports, and so far, as indicated by the records of this office, such corporation is in existence.

Business Details

Business Name	MECHANICAL HEATING AND AIR CONDITIONING INC
Business ALEI	US-CT.BER:1316939
Formation Date	08/01/2019



Secretary of the State

Business ALEI: US-CT.BER:1316939

Note: To verify this certificate, visit [Business.ct.gov](https://business.ct.gov)

Page 1 of 1

Certificate Number: C-00176046

STATE OF CONNECTICUT + DEPARTMENT OF CONSUMER PROTECTION

Be it known that

BOOKER T WASHINGTON III
300 WHALLEY AVE STE 201
NEW HAVEN, CT 06511-3151

has been certified by the Department of Consumer Protection as a licensed

HEATING, PIPING & COOLING UNLIMITED CONTRACTOR

License # HTG.0407844-S1



Bryan T. Caffarella, Commissioner

Effective: 09/01/2024

Expiration: 08/31/2025

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

Mechanical Heating and Air Conditioning, Inc.

Program/Activity Receiving Federal Grant Funding

BID FOR: OP-25-IFB-2020: HVAC Services Low Income Public Housing (LIPH) Units

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

Booker Washington

Title

President

Signature

B. Washington

Date (mm/dd/yyyy)

07/21/2025

Previous edition is obsolete

form HUD 50071 (01/14)

ELM CITY COMMUNITIES
HOUSING AUTHORITY OF THE CITY OF NEW HAVEN

FORM OF NON-COLLUSIVE AFFIDAVIT
(PRIME BIDDER)

State of Connecticut
County of New Haven
Booker Washington

, being first duly sworn, deposes and says that:

- 1) He/She is owner, partner, officer, representative or agent of
Mechanical Healing and Air Conditioning, 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.

B. Washington
(Signature)

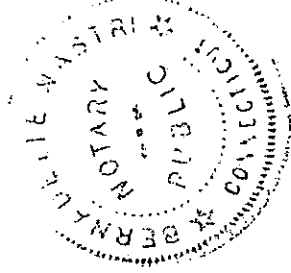
Booker Washington, President
(Title)

Subscribed and sworn to before me
this 21 day of July, 2025

Bernadette Nastri
(Notary Public)

My Commission expires:

<u>BERNADETTE NASTRI</u> Notary Public, State of Connecticut My Commission Expires 12/31/2027



MEMORANDUM

TO: Board of Commissioners

DATE: September 16, 2025

FROM: Shenae Draughn, President

RE: Resolution Authorizing a Memorandum of Agreement for Space Utilization and Provision of Services by and between Elm City Communities/Housing Authority of the City of New Haven (ECC/HANH) and Better Tomorrows Enrichment Program (BTEP) commencing October 1, 2025 through September 30, 2026.

ACTION: Recommend that the Board of Commissioners adopt Resolution Number #09-61/25-R

TIMING: Immediately

DISCUSSION: Better Tomorrows Enrichment Program (BTEP) and ECC/HANH desire to enter into an agreement for use of space for programming to benefit youth living at Brookside/ Rockview/Twinbrook/Westville.

This request is to allow ECC/HANH to permit BTEP to utilize the Community Room located at 295 Wilmot Road, New Haven, Connecticut, to conduct Youth Enrichment Programs (SYEP), Monday through Thursday, from 2:30 pm to 5:30 p.m. The BTEP will include up to 10 youth ages 5-12 within the Westville Community. With activities such as: homework help, enrichment activities, arts and crafts, physical activity, and social-emotional learning.

BTEP Outcomes: During this past summer, the Enrichment Program successfully created meaningful opportunities for growth, engagement, and development among participants with a total of 12 participants in the program.

Participants strengthened both academic and social-emotional skills, with noticeable growth in confidence, teamwork and problem solving. Attendance and participation rates remained consistent throughout, reflecting the program's ability to foster an enjoyable and motivating environment. Parents expressed high level of satisfaction, noting improvements with their children. Participants gained exposure to new activities, including enrichment opportunities that expanded their creativity, leadership and personal interest.

The summer program aimed to support the participants to a smoother transition into the upcoming academic year by reinforcing routines, readiness, and learning continuity. Overall, the program provided a safe, supportive, and enriching experience that not only addressed immediate summer learning needs but also contributed to long-term personal and academic success.

BTSEP will offer a safe and supportive environment where children can receive academic assistance, develop social skills, and engage in enriching activities such as arts, sports, and STEM learning. By keeping children engaged during critical afterschool hours, these programs help reduce the risks associated with unsupervised time while giving parents peace of mind as they work or attend to other responsibilities

HANH seeks authorization of a Memorandum of Agreement for space utilization and provision of services by and between Elm City Communities/Housing Authority of the City of New Haven and Better Tomorrows commencing October 1, 2025 through September 30, 2026.

FISCAL IMPACT: \$0

SOURCE OF FUNDS: n/a

STAFF: LaToya Mills
Director of Community, Economic & Development

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION #09-61/25-R

Resolution Authorizing a Memorandum of Agreement for Space Utilization and Provision of Services by and between Elm City Communities/Housing Authority of the City of New Haven (ECC/HANH) and Better Tomorrows Enrichment Program (BTEP) commencing October 1, 2025 through September 30, 2026.

WHEREAS, Better Tomorrows Enrichment Program (BTEP) and ECC/HANH are looking to enter into an agreement for use of space for programming to benefit youth living at Brookside/Rockview/Twinbrook/Westville; and

WHEREAS, this request is to authorize ECC/HANH to permit BTEP to utilize the Community Room located at 295 Wilmot Road, New Haven, Connecticut, to conduct afterschool program, Monday through Thursday, from 2:30 pm to 5:00 p.m.; and

WHEREAS, the BTEP will include up to 15 youth ages 5-12 within the Westville Community; and

WHEREAS, BTEP will offer a safe and supportive environment where children can receive academic assistance, develop social skills, and engage in enriching activities such as arts, sports, and STEM learning; and

WHEREAS, HANH seeks authorization of a Memorandum of Agreement for space utilization and provision of services by and between Elm City Communities/Housing Authority of the City of New Haven and Better Tomorrows commencing October 1, 2025 through September 30, 2026.

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

1. A Memorandum of Agreement Between Better Tomorrows and Elm City Communities/Housing Authority of the City of New Haven for Provision of Services and Use of Community Room Space as set forth in the Recitals hereinabove, be and hereby is authorized and directed; and
2. The President be and hereby is authorized, empowered and directed to execute and deliver such agreements, documents and instruments 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.

[CERTIFICATION PAGE FOLLOWS]

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on September 16, 2025.

Shenae Draughn
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner



Better Tomorrows is seeking permission to utilize the community room located at 295 Wilmot Road New Haven Connecticut year round Monday- Thursday from 2:30pm - 5:30pm for the purpose of hosting structured youth programs, including an afterschool program and special community events. Our programs are designed to provide educational, recreational, and social enrichment opportunities for children and families in the community.

Program Overview:

1. Afterschool Program

- **Days/Times:** Monday – Thursday, 3:00 PM – 5:00 PM
- **Activities:** Homework help, enrichment activities, arts and crafts, physical activity, and social-emotional learning.
- **Target Audience:** Children ages 5 Yrs old to 12 yrs old from the local community.

2. Special Holiday and Community Events

- **Examples of Events:** Thanksgiving celebration, winter toy giveaway, and other seasonal or community-focused events.
- **Dates/Times:** Vary depending on the event; typically Monday- Thursday from 3pm to 5pm to accommodate families. Events scheduled will be shared ahead of time.
- **Expected Attendance:** 15 +

Enrollment and Participant Information:

All children participating in our programs will complete enrollment forms to ensure their safety and provide essential information to our staff. The only information that will be shared with Elms City Community/Housing Authority of the city of New Haven is the **number of participants** for each program or event.

Benefits to the Community:

- Provides a safe, structured, and supportive environment for children during out-of-school hours.
- Encourages community engagement and participation through special events.
- Promotes educational growth, healthy social interaction, and positive development for local youth.
- Supports families by offering reliable programming and resources.

Conclusion:

We respectfully request the use of the community room located at 295 Wilmot road, New Haven, Connecticut for our afterschool program and community events as outlined above. Partnering with Elms City Housing Authority will allow us to expand access to critical youth services and foster stronger community connections. We are committed to maintaining the space responsibly and adhering to all facility rules and guidelines.

MEMORANDUM

TO: Board of Commissioners

DATE: September 16, 2025

FROM: Shenae Draughn, President

RE: Resolution Authorizing a Memorandum of Agreement for Data Sharing, Tutoring Services, and Space Utilization by and between Elm City Communities/Housing Authority of the City of New Haven (ECC/HANH) and Common Ground High School commencing October 1, 2025 through September 30, 2026.

ACTION: Recommend that the Board of Commissioners adopt Resolution Number #09-62/25-R

TIMING: Immediately

DISCUSSION: In the spirit of Elm City Believes, HANH and Common Ground High School ("Common Ground") have a long standing collaboration, which outlines ways in which both organizations share data about students who are residents of HANH's low income public developments or whose families are recipients of Section 8 vouchers (sometimes hereinafter referred to as "HANH Resident Students") in order to enhance the academic success and educational achievement expectations of HANH Resident Students.

This agreement will enable Common Ground and HANH to increase academic outcomes and reduce the achievement gap for HANH Resident Students by allowing access to individual student records consistent with the requirements of FERPA and only as authorized by prior written consent;

The agreement will also directly support HANH Resident Students in their academic progress and classroom engagement within each school year and from school year to school year with tutoring services on site at Common Ground High School.

Under this collaboration, both schools provide academic tutoring services for thirty (30) weeks for a total of six (6) hours weekly from October through June. The tutoring is also an opportunity for students to be introduced to a positive role model. The total cost of this program is \$8,000.

Offering afterschool tutoring at the school provides significant benefits for both students and families. It creates a safe, structured environment where students can receive additional academic support, strengthen their skills, and build confidence in areas where they may struggle. This extra time with tutors helps reinforce classroom learning, improve grades, and foster better study habits. Additionally, this program will reduce stress for parents by providing accessible

academic assistance, while also promoting stronger school engagement and long-term educational success for students.

The tutoring program at Common Ground High School included 27 high school students during the academic year. This year, ECC/HANH funding helped Common Ground provide:

- Saturday, after-school, and summer academic support sessions
- (7%) received intensive support for transitions to college and careers, including senior case management and connections to career and college readiness opportunities.

Over the year, 18/27 (67%) ECC/HANH students were regular participants in out-of-school academic support sessions, and 15/27 (56%) ECC/HANH students accessed additional college and career readiness support made possible with ECC/HANH support.

These wraparound supports made a difference.

- Four seniors (15%) who were not on track to graduate were able to access additional supports that allowed them to graduate on time
- Four juniors (15%) were able to access Early College.
- One junior (4%) is the first of our students to access a new partnership with Job Corps that allows students also enroll in career certification opportunities.

HANH seeks authorization of a Memorandum of Agreement for data sharing, tutoring services, and space utilization by and between Elm City Communities/Housing Authority of the City of New Haven and Common Ground High School commencing October 1, 2025 through September 30, 2026.

FISCAL IMPACT: \$8,000

SOURCE OF FUNDS: n/a

STAFF: LaToya Mills
Director of Community, Economic & Development

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

RESOLUTION #09-62/25-R

Resolution Authorizing a Memorandum of Agreement for Data Sharing, Tutoring Services, and Space Utilization by and between Elm City Communities/Housing Authority of the City of New Haven (ECC/HANH) and Common Ground High School commencing October 1, 2025 through September 30, 2026.

WHEREAS, HANH and Common Ground High School ("Common Ground") have a long standing partnership, providing support to ECC youth; and

WHEREAS, this agreement will enable Common Ground and HANH to increase academic outcomes and reduce the achievement gap for HANH Resident Students by allowing access to individual student records consistent with the requirements of FERPA and only as authorized by prior written consent; and

WHEREAS, the agreement will also directly support HANH Resident Students in their academic progress and classroom engagement within each school year and from school year to school year with tutoring services on site at Common Ground; and

WHEREAS, it creates a safe, structured environment where students can receive additional academic support, strengthen their skills, and build confidence in areas where they may struggle; and

WHEREAS, HANH seeks authorization for a Memorandum of Agreement for data sharing and tutoring services by and between Elm City Communities/Housing Authority of the City of New Haven and Common Ground commencing October 1, 2025 through September 30, 2026; and

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

1. A Memorandum of Agreement Between Common Ground High School and Elm City Communities/Housing Authority of the City of New Haven for Data Sharing, Tutoring Services, and Space Utilization, be and hereby is authorized and directed; and
2. The President be and hereby is authorized, empowered and directed to execute and deliver such agreements, documents and instruments as necessary to fulfill the foregoing purposes, and 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.

[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 September 16, 2025.

Shenae Draughn
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

AGREEMENT
FOR STUDENT DATA SHARING
BY AND BETWEEN
HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
AND
COMMON GROUND HIGH SCHOOL

This AGREEMENT (“the Agreement”) is made by and between the Housing Authority of the City of New Haven a public body corporate and politic organized and existing pursuant to Chapter 128 of the Connecticut General Statutes, with a chief executive office located at 360 Orange Street, New Haven, Connecticut 06510 (“ECC/HANH”) and **COMMON GROUND**, Common Ground High School, Urban Farm, and Environmental education Center (“COMMON GROUND”), a public charter school located at 385 Springside Avenue, New Haven, CT 06515; COMMON GROUND and ECC/HANH are collectively referred to as the “Parties”.

BACKGROUND

ECC/HANH and COMMON GROUND are parties in Elm City Believes (the “Initiative”), an education initiative for youth in grades K-12 who call public housing home. Serving as both a platform and a portal, ECC/HANH forms partnership with local educational agencies and community-based organizations with the aim of stopping cycles of poverty. In the spirit of Elm City Believes, ECC/HANH and COMMON GROUND have signed an agreement on June 13, 2014, which outlines ways in which both organizations will share certain data about students who are residents of ECC/HANH’s low income public developments or whose families are recipients of Section 8 vouchers (sometimes hereinafter referred to as “ECC/HANH Residents Students”) in order to enhance the academic success and educational achievement expectations of ECC/HANH Resident Students.

The Department of Housing and Urban Development (“HUD”) designated ECC/HANH Moving to Work status. As part of this designation, ECC/HANH has launched Elm City Believes, which consists of ECC/HANH-wide policies and programs, as well as school-specific partnerships that provide agency-wide and one-on-one supports and services that cater to individual students’ needs. Programs are research-based and best practice supported. Throughout the remainder of ECC/HANH’s Moving to Work status, ECC/HANH will work with COMMON GROUND, a school-specific partnership, and its community-based partner organizations to implement a coordinated approach to ensure opportunity gaps are being closed and learning is being supported for ECC/HANH Resident Students.

In order to provide individualized and collaborative assistance to ECC/HANH Resident Students and families, each such family will be asked to grant written consent for their student’s

Personally Identifiable Information (as that term is defined in 20 U.S.C 1232G AND 34 C.F.R 99.34) collected by COMMON GROUND to be shared with ECC/HANH and shared by ECC/HANH with its Service Providers. The written consent shall be in a form sufficient to comply with all requirements for release of student Personally Identifiable Information under 20 U.S.C 1232g and 34 C.F.R 99.34 (the Family Educational Rights & Privacy Act ("FERPA")). The sharing of student information and records will allow ECC/HANH, COMMON GROUND, COMMON GROUND, and their partners to achieve the Objectives and reports on progress regarding those Objectives to HUD and the community.

GOALS

The Agreement has the following overriding goals;

1. Protecting against unauthorized access to and disclosure of students Personally Identifiable Information;
2. Complying with all state and federal laws that apply to the use and release of COMMON GROUND student Personally Identifiable Information, including but not limited to FERPA and its regulations, set forth at 34 C.F.R 99;
3. Enhancing the ability of COMMON GROUND and ECC/HANH to increase academic outcomes and reduce the achievement gap for ECC/HANH Resident Students by allowing access to individual student records consistent with the requirements of FERPA and only as authorized by prior written consent;
4. Directly supporting ECC/HANH Resident Students in their academic progress and classroom engagement within each school year and from school year to school year.

AGREEMENT

NOW, THEREFORE COMMON GROUND AND ECC/HANH AGREE AS FOLLOWS:

I. OBLIGATIONS OF ECC/HANH

ECC/HANH, representing all staff, shall ensure the confidentiality of student's data through the following methods:

- a) Ensuring the signed contract by and between ECC/HANH and Common Ground High School, Urban Farm, and Environment Education Center ("COMMON GROUND") a public magnet school located 385 Springside Avenue, New Haven, CT 06515 is adhered to by ECC/HANH and its key partners. ECC/HANH does not assume responsibility for any inappropriate release of data by third parties and should not be held liable for any such actions.

- b) Ensuring a consent form is signed by all parents of students participating in the ECC/HANH- COMMON GROUND partnership

II. OBLIGATIONS OF COMMON GROUND

COMMON GROUND shall securely and permanently destroy ECC/HANH student Personally Identifiable Information, and any and all hard and soft (electronic) copies thereof, when it is no longer needed for the purpose of this Agreement or subsequent related agreements. COMMON GROUND agrees to document the methods used to destroy the data, and provide certification to ECC/HANH that the data has been destroyed.

Tutor responsibilities:

- Provide tutoring services at thirty (30) weeks for a total of six (6) hours weekly (each session may be no less than 1.5 hours and no more than 2 hours) during the 2025-2026 school year commencing in October of 2025 and ending in June of 2026,
- Be a positive role model for each student being tutored and encourage and respect the individuality of each student's unique learning style,
- Inform students and ECC/HANH (no less than 5 hours in advance of scheduled tutoring session) if s/he will be absent or late to a tutoring session,
- Meet with ECC/HANH at least two (2) times during the 2025-2026 school years to discuss program, student progress, and program suggestions/changes that may be needed.
- Ensure an "Acknowledgement of Personal Liability Waiver & Release" form is signed by all parents of students participating in the ECC/HANH- COMMON GROUND partnership; a copy of the form is included in Appendix A of this Agreement.

III. PAYMENT

ECC/HANH agrees to pay COMMON GROUND a stipend of \$8,000 for thirty weeks (30) tutoring sessions during the 2022-2023 school year commencing in October of 2025 and ending in June 2026. The stipend shall be paid in two installments: \$4,000 on or before February 1, 2026 and \$4,000 on or before July 1, 2026. Each tutoring session will be no more than two (2) hours.

COMMON GROUND agrees that to the fullest extent permitted by law, COMMON GROUND will hold harmless, defend, and indemnify ECC/HANH, their agents, employees and board members from any liability, cost or expense, including without limitation penalties, losses, damages, attorney's fees, taxes, expenses of litigation, judgments, suits, liens, and encumbrances, to the extent arising out of or resulting from any act or omission by COMMON GROUND under this Agreement. The term of this section shall survive termination of this Agreement.

IV. NOTICES

All notices contemplated or required under this Agreement shall be in writing and delivered by hand or U.S. Mail as follows:

To COMMON GROUND: Joel Tolman @ COMMON GROUND
385 Springside Avenue
New Haven, CT 06515

To ECC/HANH: President
Housing Authority of the City of New Haven
360 Orange Street
New Haven, CT 06511

V. TERM

This Agreement is effective for tutoring services from the date when parties signing this Agreement through data for the July 31, 2026.

VI. TERMINATION

COMMON GROUND may terminate the Agreement upon 30 days' prior written notice to ECC/HANH, at any time, for any reason. ECC/HANH may terminate the Agreement, without cause, at any time and for any reason giving notice of at least ten (10) business days to COMMON GROUND

("Termination for Convenience"). Upon such termination for Convenience, the ECC/HANH shall pay COMMON GROUND for all services satisfactorily performed up to the official date of termination. The ECC/HANH may terminate the Agreement with cause, at any time, on the giving of notice to the COMMON GROUND ("Termination for Cause"). Upon such Termination for Cause, the Authority shall make such payments as ECC/HANH deems appropriate for work satisfactorily completed.

VII. MISCELLANEOUS PROVISIONS

- a. Entire Agreement. This Agreement constitutes the entire agreement between the Parties, and supersedes all prior oral or written agreements, commitments, or understandings concerning the matters provided herein.
- b. Amendment. Modifications to this Agreement must be in writing and be signed by each Party.
- c. Governing Law. The terms of the Agreement shall be interpreted according to and enforced under laws of the State of Connecticut. The Parties agree that any judicial

proceedings filed by the Parties regarding the Agreement will take place in New Haven, Connecticut.

- d. Severability. If any provision of the Agreement is held invalid or unenforceable, the remainder of the Agreement will not be affected, but continue in full force.
- e. Assignment. Neither Party shall assign its rights or responsibilities under this Agreement, unless it receives written permission from the other Party.
- f. Non- Waiver. Any express waiver of failure to exercise promptly any rights under this Agreement will not create a continuing wavier or any exception of non-enforcement.
- g. Counterparts. The Parties agree that this Agreement may be executed in one or more counterparts, each of which, when assembled together, shall constitute one and the same agreement and shall constitute an enforceable original of the Agreement, and that facsimile signatures shall be as effective and binding as original signatures.
- h. Debarment. COMMON GROUND, by executing this Agreement, warrants that she is not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions (defined as not being eligible to receive federal funds) by any local, state, or federal department or agency.
- i. Background Check. COMMON GROUND, by executing the Agreement, warrants that Common Ground High School, Urban Farm, and Environment Education Center ("Common Ground"), a public charter school located at 385 Springside Ave, New Haven, CT 06515 has conducted a background check contingent with his employment as a Common Ground teacher.

By signing below, each signatory represents that it has the authority to execute this Agreement. Only COMMON GROUND may sign for COMMON GROUND. For ECC/HANH, only the Executive Director is authorized to sign.

HOUSING AUTHORITY
OF THE CITY OF NEW HAVEN

COMMON GROUND HIGH SCHOOL

Shenae Draughn
Signature

Joel Tolman
Signature

Printed Name

Printed Name

Title

Title

Date

Date

MEMORANDUM

TO: Board of Commissioners

DATE: September 16, 2025

FROM: Shenae Draughn, President

RE: Resolution Authorizing a Collaboration Agreement Between Southern Connecticut State University and Elm City Communities/Housing Authority of the City of New Haven for Student Educational Training Commencing September 1, 2025 through August 31, 2026, including the Expenditure of \$25,000.

ACTION: Recommend that the Board of Commissioners adopt Resolution Number #**09-63/25-R**

TIMING: Immediately

DISCUSSION: Southern Connecticut State University ("SCSU") offers programs in Social Work, and desires to provide experience and instruction to its students. ECC/HANH and SCSU have agreed to a collaboration which will provide experience and instruction to SCSU's students to benefit ECC/HANH residents. ECC/HANH is willing to make its supportive service opportunities available to the students for such intern experience and instruction. SCSU will complete field evaluations for each student at the end of the fall and spring semester. ECC/HANH will pay \$25,000 in two (2) installments.

With this arrangement, ECC in collaboration with SCSU have agreed that four (4) students in the Southern Connecticut State University ("SCSU") Department of Social Work will work with employees of the ECC Community and Economic Development Department as the students do their field placement in the West Rock area of New Haven, CT. ECC's operations include a facility that suits the needs of SCSU's students.

The students will work with a supervisor, provided by SCSU. SCSU's supervisor will meet with students for weekly supervision and twice a month for group supervision. The supervisor will provide direction, regarding timing and type of engagement and/or intervention activities along with trainings. The students will meet the supervisor weekly for supervision and the supervisor will offer feedback to the students on a regular basis.

SCSU students will provide in addition to working alongside the CED staff a special project within the ECC community. The projects have consisted of a coat drive, family event and youth event.

The SCSU students will be an asset to the ECC community by bringing fresh perspectives, innovative ideas, and a strong commitment to service. Their support will help enhance programming, expand outreach efforts, and provide

much-needed assistance to both staff and residents. Through their dedication and hands-on involvement, the students will not only gain meaningful experience but also contribute to building stronger connections and creating positive outcomes for the community. The cost for this program is \$25,000.00.

FISCAL IMPACT: \$25,000

SOURCE OF FUNDS: MTW

STAFF: LaToya Mills
Director of Community, Economic & Development

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

RESOLUTION #09-63/25-R

**Resolution Authorizing a Collaboration Agreement Between Southern Connecticut State University
and Elm City Communities/Housing Authority of the City of New Haven for Student Educational
Training Commencing September 1, 2025 through August 31, 2026.**

WHEREAS, Southern Connecticut State University ("SCSU") offers programs in Social Work, and desires to provide experience and instruction to its students; and

WHEREAS, ECC/HANH and SCSU have agreed to a collaboration which will provide experience and instruction to SCSU's students to benefit ECC/HANH residents, and ECC/HANH is willing to make its supportive service opportunities available to the students for such intern experience and instruction; and

WHEREAS, SCSU will complete field evaluations for each student at the end of the fall and spring semester; and

WHEREAS, ECC/HANH will pay \$25,000 in two (2) installments; and

WHEREAS, with this arrangement, ECC in collaboration with SCSU have agreed that four (4) students in the Southern Connecticut State University ("SCSU") Department of Social Work will work with employees of the ECC Community and Economic Development Department as the students do their field placement in the West Rock area of New Haven, CT; and

WHEREAS, ECC's operations include a facility that suits the needs of SCSU's students; and

WHEREAS, the students will work with a supervisor, provided by SCSU, who will meet with students for weekly supervision and twice a month for group supervision, and provide direction, regarding timing and type of engagement and/or intervention activities along with trainings; and

WHEREAS, the students will meet the supervisor weekly for supervision and the supervisor will offer feedback to the students on a regular basis; and

WHEREAS, the SCSU students will provide in addition to working alongside the CED staff a special project within the ECC community, which projects have in the past consisted of a coat drive, family event and youth event; and

WHEREAS, The SCSU students will be an asset to the ECC community by bringing fresh perspectives, innovative ideas, and a strong commitment to service, and their support will help enhance programming, expand outreach efforts, and provide much-needed assistance to both staff and residents; and

WHEREAS, Through their dedication and hands-on involvement, the students will not only gain meaningful experience but also contribute to building stronger connections and creating positive outcomes for the community.

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

1. The collaboration agreement consistent with the Recitals set forth hereinabove with Southern Connecticut State University, including the expenditure of \$25,000 in connection therewith, be and hereby is authorized and directed; R; and
2. The President be and hereby is authorized, empowered and directed to execute and deliver such agreements, documents and instruments as necessary to fulfill the foregoing purposes, and to take any and all such action ancillary, related and or/necessary action to fulfill the foregoing purposes and the purposes of this Resolution.
3. This Resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on September 16, 2025.

Shenae Draughn
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

STUDENT EDUCATIONAL TRAINING AFFILIATION AGREEMENT

BY AND BETWEEN

SOUTHERN CONNECTICUT STATE UNIVERSITY

AND

The Housing Authority of New Haven

TERM

From: 9/1/2025

To: 8/31/2026

This Affiliation Agreement (the "Agreement") is made by and between Southern Connecticut State University (hereinafter the "Institution"), a constituent unit of the State of Connecticut System of Higher Education, and the Housing Authority of the City of New Haven (hereinafter the "Facility").

WHEREAS, the Institution offers a program in Social Work (hereinafter the "Program" or collectively "Programs"); and

WHEREAS, the Institution desires to provide experience and instruction to its students; and

WHEREAS, the Facility, in the interest of furthering the educational objectives of the Institution, is willing to make its Facility available to the Students for such experience and instruction; and

WHEREAS, the Facility's operations include a facility or facilities suited to the needs of the Institution; and

WHEREAS, the Institution is authorized to enter this Agreement under provisions of Sections 10a-6, 4a52a and 10a-151b of the General Statutes of the State of Connecticut.

NOW THEREFORE, in consideration of the promises and the mutual covenants, agreements and undertakings hereinafter set forth, it is hereby AGREED:

1. EDUCATIONAL TRAINING PLAN, PHILOSOPHY AND IMPLEMENTATION

1.1 Philosophy and Objectives of the Program. The objectives of the Program are to: 1) prepare Students for future employment and/or careers through job exposure and work experiences; 2) increase independent skills; and 3) increase knowledge of and access to community resources.

1.2 Education Training Program Plan/Implementation.

(a) The Institution shall be responsible for the planning, implementation and execution of its Students' educational training experience.

(b) The Institution shall submit to the Facility, at least five (5) days prior to commencement of the Program, a description of the types of training experiences needed by the Students, the dates during which such experiences will be needed, the number of Students expected to participate in the Program, and the names, professional credentials, and evidence of current licensure (if applicable) of the Institution's faculty personnel (hereinafter the "Faculty") who will supervise Students enrolled in Programs that require Faculty supervision on the premises of the Facility.

- (c) The Institution shall inform the Facility as soon as practicable of any changes in information previously provided to the Facility regarding the Program.

2. **TERM, AMENDMENT AND TERMINATION OF AGREEMENT.** The term of this Agreement shall be effective only as of the date of signature by the Institution's authorized official, and if applicable the date of approval by the Connecticut Attorney General or the date first written above, whichever is later, and shall remain in effect until the term end date written above. Prior to the end of this term, the parties may renew the Agreement by an amendment to this Agreement executed by both parties and if applicable, approved by the Connecticut Attorney General. Such desire to renew shall be conveyed in writing at least sixty (60) days prior to the end of the termination date. Either the Facility or the Institution may terminate this Agreement at any time without cause by giving one hundred and twenty (120) days written notice to the other party. If either party moves to terminate this Agreement prior to its expiration, termination shall not become effective until the Students in their fieldwork placement have completed their scheduled clinical experience, or the Contractor and the Institution agree otherwise, in writing.

3. FACILITY RESPONSIBILITIES

3.1 Experience. The Facility will accept Students for educational training experience.

- (a) The Facility shall provide the opportunity for Students to perform educational training under the supervision of an employee of the Facility or Faculty in accordance with the terms of this Agreement.

- (b) Students may receive educational training and practical experience under the supervision of an employee of the Facility.

3.2 Equipment and Use of Facilities. The Facility shall provide equipment and supplies necessary for the administration of care by Students; space for conferences connected with Students' instruction; phone access; and, if available, secured locker room or equivalent space for use by Students and Faculty at no cost. Students and Faculty may use the Facility cafeteria during the training experience, if available. The cost of cafeteria purchases shall be the responsibility of the person making the purchase.

3.3 Orientation for Faculty and Students. The Facility shall provide Faculty and Students with relevant Facility information, including policies, procedures, and rules for which Faculty and Students must comply.

3.4 Professional Standards. In rendering services under this Agreement, the Contractor shall conform to high professional standards of work and business ethic. The Contractor warrants that the services shall be performed: 1) in a professional and workmanlike manner; and 2) in accordance with generally and currently accepted principles and practices. During the term of this Agreement, the Contractor agrees to provide to the Institution in a good and faithful manner, using its best efforts and in a manner that shall promote the interests of said Institution, such services as the Institution requests, provided in this Agreement.

3.5 Emergency Medical Care. The Facility will provide emergency medical care to Students and/or Faculty who become ill or who are injured while on duty at the Facility or arrange transport to an acute care facility, as applicable. The Institution shall advise its Students and Faculty that the cost of such care shall be the responsibility of the individual receiving it.

- 3.6 Student Education Records. The Facility acknowledges that it may be given access to student education records in the course of performing its obligations pursuant to this Agreement. The Facility acknowledges that such information is subject to the Family Educational Rights and Privacy Act ("FERPA") and agrees that it will utilize such information only to perform the services required by this Agreement and for no other purpose. The Facility further agrees that it will not disclose such information to any third party without the prior written consent of the Student to whom such information relates.

4. INSTITUTION RESPONSIBILITIES

- 4.1 Planning. The Institution shall be responsible for the planning and execution of its Students' educational training experience.
- 4.2 The Institution shall submit to the Facility, at least thirty (30) days prior to the commencement of the Program, a description of the types of training experiences needed by its Students, the dates during which such experiences will be needed, the number of Students expected to participate in the Program, and if applicable, the names, professional credentials, and evidence of current licensure of Faculty who will supervise the Students.
- 4.3 Insurance. During the term of this Agreement, the Institution shall maintain professional liability insurance covering each Student for his or her acts or omissions while participating in any curriculum activity at the Facility. A Certificate of Insurance will be provided to the Facility, indicating State professional liability coverage.
- 4.4 Compliance with Facility Rules. The Institution will advise Students and Faculty that they are required to comply with all rules and regulations of the Facility and instructions of Facility personnel. Upon the Facility's request, Students may be required to wear and visibly display identification badges issued by the Facility or Institution and a name tag acceptable to the Facility.
- 4.5 Confidential Information. The Institution will advise its Students, Faculty, and Institution personnel that they must not disclose any confidential material or information connected with the Facility or any of its patients, except as required by federal or State law, including the Connecticut Freedom of Information Act (FOIA). The Institution shall also advise its Students and Faculty that they must comply with the Facility's policy on confidentiality.
- 4.6 Background Checks. The Institution shall advise its Students that they may be required to provide the Facility with evidence that they have completed a criminal background check, meeting the Facility's requirements (which shall be provided to students and the Institution, and may include a criminal history, national sex offender registry check, and FACIS Level III sanction check). The Facility may refuse to accept for participation in the Program any Student for whom satisfactory evidence has not been provided.
- 4.7 Withdrawal of Students from the Facility. The Institution shall withdraw any Student from the Facility due to health, performance, or other reasonable reasons if such Student's continued participation in the Program is detrimental to the Institution, Student and/or Facility. The Institution agrees to withdraw any Student from the Facility immediately upon the request of the Facility provided the Facility furnishes information to the Institution that the Student's continued participation in the Program is detrimental to Institution, Student and/or Facility.
- 4.8 Immunizations and Physical. The Institution shall advise Students and Faculty that they will be required to provide the Facility with evidence that they meet the Facility's requirements for immunization and physical examination, as applicable. The Contractor may refuse to accept for

assignment any student or faculty member for whom satisfactory evidence of health status and immunization history has not been provided.

5. SHARED RESPONSIBILITIES

- 5.1 Instruction and Supervision. The Facility shall be responsible for the supervision and instruction of Students and shall at all times retain authority and responsibility for the delivery of care.
- 5.2 Required In-Services. The Facility will provide mandatory in-services to Students and Faculty in advance of the first experience. Mandatory in-services may include, but are not limited to, general safety, infection control, OSHA blood borne pathogens, TB, fire safety, hazardous materials, and use of electrical equipment.
- 5.3 Program Evaluation. Facility personnel will consult at least two (2) time(s) each year with the Institution for the purpose of evaluating the Program at the Facility, in an effort to continually provide an appropriate learning environment for the Students.
- 5.4 Students and Faculty Not Employees or Agents. Both the Facility and the Institution acknowledge that neither Students nor Faculty are to be considered employees or agents of the Facility. Students shall not receive compensation of any kind from the Contractor.
- 5.5 Insurance. Each party to this Agreement agrees to procure and maintain at its own cost all such insurance coverage as would be usual and prudent for a comparable institution to maintain in respect of the activities carried on by that party pursuant to this Agreement and to provide evidence of such insurance to the other party on that party's reasonable request.

6. COST AND SCHEDULE OF PAYMENTS

6.1 SEE ADDENDUM

7. GENERAL PROVISIONS. References in this section to "contract" shall mean this Agreement and references to "contractor" shall mean the Facility.

- 7.1 Notices. Any notice required to be given pursuant to the terms of this Agreement shall be in writing and shall be sent, postage prepaid, by certified mail, return receipt requested, to the Institution or Facility at the address set forth, below. The notice shall be effective on the date of delivery indicated on the return receipt.

If to the
Institution: Southern Connecticut State University
501 Crescent Street ENG B213
New Haven CT 06515
Attn: Julianne Fowler
Email: fowlerj3@southernct.edu

If to the
Facility: Housing Authority of the City of New Haven
360 Orange Street, PO Box 1912
New Haven CT 06511
Attn: Shenae Draughn
Email: sdraughn@elmcitycommunities.org

With a copy to: 360 Orange Street, PO Box 1912

New Haven CT 06511
Attn: LaToya Mills
Email: lmills@elmcitycommunities.org

And a copy to: 360 Orange Street, PO Box 1912
New Haven CT 06511
Attn: Gayatri Rana
Email: grana@elmcitycommunities.org

- 7.2 Prohibition against Assignment. Except as provided in this Section, this Agreement may not be assigned by either party without the prior written consent of the other party, which shall not be unreasonably withheld. Any purported assignment of this Agreement or any parts thereof in violation of this Agreement shall be void and of no effect. Any permitted assignee shall assume all obligations of its assignor under this Agreement.
- 7.3 Accommodations for Persons with Disabilities. In the event that a Student, Faculty, or other Institution personnel requests accommodations for a disability beyond those accommodations that are currently available at the Facility, and provided that the Institution determines that such accommodations should be provided, the Institution shall be responsible for making any reasonable arrangements necessary to effectuate reasonable additional accommodations.
- 7.4 Worker's Compensation. The Institution and Facility agree that the Facility is not responsible for any Workers Compensation or disability claim filed by a Student or Faculty.
8. REQUIRED PROVISIONS - STATE OF CONNECTICUT. References in this section 8 to "contract" shall mean this Agreement and references to "Contractor" shall mean the Facility.
- 8.1 Claims Against the State. The Facility agrees that the sole and exclusive means for the presentation of any claim against the State of Connecticut or Institution arising from this Agreement shall be in accordance with Chapter 53 of the Connecticut General Statutes (Claims Against the State) and the Facility further agrees not to initiate any legal proceedings in any state or federal court in addition to, or in lieu of, said Chapter 53 proceedings.
- 8.2 Indemnification. The Contractor hereby indemnifies and shall defend and hold harmless the State, its officers and its employees from and against any and all suits, actions, legal or administrative proceedings, claims, demands, liabilities, monetary loss, interest, attorneys' fees, costs and expenses of whatsoever kind or nature arising out of the performance of this Contract, including those arising out of injury to or death of Contractor's employees or subcontractors, whether arising before, during or after completion of the services hereunder and in any manner directly or indirectly caused, occasioned or contributed to in whole or in part, by reason of any intentional, reckless or negligent act or omission of the Contractor or its employees, agents or subcontractors. Notwithstanding the foregoing, Contractor shall not be obligated to indemnify the State for any claims arising solely out of the negligent acts or omissions of the Students.
- 8.3 Forum and Choice of Law. The parties deem the Contract to have been made in the City of Hartford, State of Connecticut. Both parties agree that it is fair and reasonable for the validity and construction of the contract to be, and it shall be, governed by the laws and court decisions of the State of Connecticut, without giving effect to its principles of conflicts of laws.

To the extent that any immunities provided by Federal law or the laws of the State of Connecticut do not bar an action against the State, and to the extent that these courts are courts of competent jurisdiction, for the purpose of venue, the complaint shall be made returnable to the Judicial District of Hartford only or shall be brought in the United States District Court for the District of Connecticut only, and shall not be transferred to any other court, provided, however, that nothing here constitutes a waiver or compromise of the sovereign immunity of the State of Connecticut. The Client Business waives any objection which it may now have or will have to the laying of venue of any claims in any forum and further irrevocably submits to such jurisdiction in any suit, action or proceeding.

8.4 Non Discrimination.

(a) For purposes of this Section, the following terms are defined as follows: (i) "Commission" means the Commission on Human Rights and Opportunities; (ii) "Contract" and "contract" include any extension or modification of the Contract or contract; (iii) "Contractor" and "contractor" include any successors or assigns of the Contractor or contractor; (iv) "Gender identity or expression" means a person's gender-related identity, appearance or behavior, whether or not that gender-related identity, appearance or behavior is different from that traditionally associated with the person's physiology or assigned sex at birth, which gender-related identity can be shown by providing evidence including, but not limited to, medical history, care or treatment of the gender-related identity, consistent and uniform assertion of the gender-related identity or any other evidence that the gender-related identity is sincerely held, part of a person's core identity or not being asserted for an improper purpose; (v) "good faith" means that degree of diligence which a reasonable person would exercise in the performance of legal duties and obligations; (vi) "good faith efforts" shall include, but not be limited to, those reasonable initial efforts necessary to comply with statutory or regulatory requirements and additional or substituted efforts when it is determined that such initial efforts will not be sufficient to comply with such requirements; (vii) "marital status" means being single, married as recognized by the State of Connecticut, widowed, separated or divorced; (viii) "mental disability" means one or more mental disorders, as defined in the most recent edition of the American Psychiatric Association's "Diagnostic and Statistical Manual of Mental Disorders", or a record of or regarding a person as having one or more such disorders; (ix) "minority business enterprise" means any small contractor or supplier of materials fifty-one percent or more of the capital stock, if any, or assets of which is owned by a person or persons: (1) who are active in the daily affairs of the enterprise, (2) who have the power to direct the management and policies of the enterprise, and (3) who are members of a minority, as such term is defined in subsection (a) of Connecticut General Statutes 5 32-9n; and (x) "public works contract" means any agreement between any individual, firm or corporation and the State or any political subdivision of the State other than a municipality for construction, rehabilitation, conversion, extension, demolition or repair of a public building, highway or other changes or improvements in real property, or which is financed in whole or in part by the State, including, but not limited to, matching expenditures, grants, loans, insurance or guarantees.

For purposes of this Section, the terms "Contract" and "contract" do not include a contract where each contractor is (1) a political subdivision of the state, including, but not limited to, a municipality, (2) a quasi-public agency, as defined in Conn. Gen. Stat. 5 1-120, (3) any other state, including but not limited to any federally recognized Indian tribal governments, as defined in Conn. Gen. Stat. 5 1-267, (4) the federal government, (5) a foreign government, or (6) an agency of a subdivision, agency, state or government described in the immediately preceding enumerated items (1), (2), (3), (4) or (5).

(b) (1) The Contractor agrees and warrants that in the performance of the Contract such Contractor will not discriminate or permit discrimination against any person or group of persons on the grounds of race, color, religious creed, age, marital status, national origin, ancestry, sex, gender identity or

expression, intellectual disability, mental disability or physical disability, including, but not limited to, blindness, unless it is shown by such Contractor that such disability prevents performance of the work involved, in any manner prohibited by the laws of the United States or of the State of Connecticut; and the Contractor further agrees to take affirmative action to insure that applicants with job-related qualifications are employed and that employees are treated when employed without regard to their race, color, religious creed, age, marital status, national origin, ancestry, sex, gender identity or expression, intellectual disability, mental disability or physical disability, including, but not limited to, blindness, unless it is shown by the Contractor that such disability prevents performance of the work involved; (2) the Contractor agrees, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, to state that it is an "affirmative action equal opportunity employer" in accordance with regulations adopted by the Commission; (3) the Contractor agrees to provide each labor union or representative of workers with which the Contractor has a collective bargaining Agreement or other contract or understanding and each vendor with which the Contractor has a contract or understanding, a notice to be provided by the Commission, advising the labor union or workers' representative of the Contractor's commitments under this section and to post copies of the notice in conspicuous places available to employees and applicants for employment; (4) the Contractor agrees to comply with each provision of this Section and Conn. Gen. Stat. 55 46a-68e and 46a-68f and with each regulation or relevant order issued by said Commission pursuant to Conn. Gen. Stat. 55 46a-56, 46a-68e and 46a-68f; and (5) the Contractor agrees to provide the Commission on Human Rights and Opportunities with such information requested by the Commission, and permit access to pertinent books, records and accounts, concerning the employment practices and procedures of the Contractor as it relates to the provisions of this Section and Conn. Gen. Stat. 5 46+56, If the contract is a public works contract, the Contractor agrees and warrants that he will make good faith efforts to employ minority business enterprises as subcontractors and suppliers of materials on such public works projects.

(c) Determination of the Contractor's good faith efforts shall include, but shall not be limited to, the following factors: The Contractor's employment and subcontracting policies, patterns and practices; affirmative advertising, recruitment and training; technical assistance activities and such other reasonable activities or efforts as the Commission may prescribe that are designed to ensure the participation of minority business enterprises in public works projects.

(d) The Contractor shall develop and maintain adequate documentation, in a manner prescribed by the Commission, of its good faith efforts.

(e) The Contractor shall include the provisions of subsection (b) of this Section in every subcontract or purchase order entered into in order to fulfill any obligation of a contract with the State and such provisions shall be binding on a subcontractor, vendor or manufacturer unless exempted by regulations or orders of the Commission. The Contractor shall take such action with respect to any such subcontract or purchase order as the Commission may direct as a means of enforcing such provisions including sanctions for noncompliance in accordance with Conn. Gen. Stat. 5 46a-56; provided if such Contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the Commission, the Contractor may request the State of Connecticut to enter into any such litigation or negotiation prior thereto to protect the interests of the State and the State may so enter.

(f) The Contractor agrees to comply with the regulations referred to in this Section as they exist on the date of this Contract and as they may be adopted or amended from time to time during the term of this Contract and any amendments thereto.

(g) (1) The Contractor agrees and warrants that in the performance of the Contract such Contractor will not discriminate or permit discrimination against any person or group of persons on the grounds of sexual orientation, in any manner prohibited by the laws of the United States or the State of Connecticut, and that employees are treated when employed without regard to their sexual orientation; (2) the Contractor agrees to provide each labor union or representative of workers with which such Contractor has a collective bargaining Agreement or other contract or understanding and each vendor with which such Contractor has a contract or understanding, a notice to be provided by the Commission on Human Rights and Opportunities advising the labor union or workers' representative of the Contractor's commitments under this section, and to post copies of the notice in conspicuous places available to employees and applicants for employment; (3) the Contractor agrees to comply with each provision of this section and with each regulation or relevant order issued by said Commission pursuant to Conn. Gen. Stat. 5 46a-56; and (4) the Contractor agrees to provide the Commission on Human Rights and Opportunities with such information requested by the Commission, and permit access to pertinent books, records and accounts, concerning the employment practices and procedures of the Contractor which relate to the provisions of this Section and Conn. Gen. Stat. 5 46a-56.

(h) The Contractor shall include the provisions of the foregoing paragraph in every subcontract or purchase order entered into in order to fulfill any obligation of a contract with the State and such provisions shall be binding on a subcontractor, vendor or manufacturer unless exempted by regulations or orders of the Commission. The Contractor shall take such action with respect to any such subcontract or purchase order as the Commission may direct as a means of enforcing such provisions including sanctions for noncompliance in accordance with Conn. Gen. Stat. 5 46a-56; provided, if such Contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the Commission, the Contractor may request the State of Connecticut to enter into any such litigation or negotiation prior thereto to protect the interests of the State and the State may so enter.

8.5 Executive Order. The Contract is subject to the provisions of Executive Order No. Three of Governor Thomas J. Meskill, promulgated June 16, 1971, concerning labor employment practices, Executive Order No. Seventeen of Governor Thomas J. Meskill, promulgated February 15, 1973, concerning the listing of employment openings and Executive Order No. Sixteen of Governor John G. Rowland promulgated August 4, 1999, concerning violence in the workplace, all of which are incorporated into and are made a part of the Contract as if they had been fully set forth in it. The Contract may also be subject to Executive Order No. 14 of Governor M. Jodi Rell, promulgated April 17, 2006, concerning procurement of cleaning products and services and to Executive Order No. 49 of Governor Dannel P. Malloy, promulgated May 22, 2015, mandating disclosure of certain gifts to public employees and contributions to certain candidates for office. If Executive Order 14 and/or Executive Order 49 are applicable, they are deemed to be incorporated into and are made a part of the Contract as if they had been fully set forth in it. At the Contractor's request, the Institution shall provide a copy of these orders to the Contractor.

8.6 Power to Execute. The individual signing this Agreement on behalf of the Facility certifies that s/he has full authority to execute the same on behalf of the Facility and that this Agreement has been duly authorized, executed and delivered by the Facility and is binding upon the Facility in accordance with the terms.

8.7 Sovereign Immunity. The parties acknowledge and agree that nothing in this Contract shall be construed as a modification, compromise or waiver by the State of any rights or defenses of any immunities provided by Federal law or the laws of the State of Connecticut to the State or any of its officers and employees, which they may have had, now have or will have with respect to all

matters arising out of this Contract. To the extent that this section conflicts with any other section, this section shall govern.

8.8 Entire Agreement. This written Agreement shall constitute the entire Agreement between the parties and no other terms and conditions in any document, acceptance or acknowledgement shall be effective or binding unless expressly agreed to in writing by the Institution. This Agreement may not be changed other than by a formal written amendment signed by the parties hereto and approved by the Connecticut Attorney General, if applicable.

IN WITNESS WHEREOF, the parties have executed this Contract by their duly authorized representatives with full knowledge of and agreement with its terms and conditions.

Facility

Southern Connecticut State University

By: _____

Print Name: Shenae Draughn

Title: President

Date: _____

By: _____

Print Name: Dr. Julia Irwin

Title: Interim Provost & Vice President for Academic Affairs

Date: _____

B the Connecticut Attorne General

This contract template, having been reviewed and approved as to form by the Connecticut Attorney General, is exempt from review pursuant to a Memorandum of Agreement between the Connecticut State Colleges and Universities, Board of Regents for Higher Education and the Connecticut Attorney General dated December 30, 2015. Therefore, no signature is required below.

6.1 Addendum — Cost and Schedule of Payments

As a result of the negotiation between the Elm City Housing Authority and the SCSU Department of Social Work, an arrangement has been made to provide supervision to four (4) students in the Department of Social Work as they do their field placements in the area of West Rock. These students will have the support of a clinical social work supervisor familiar with community organizing.

The work of the supervisor, provided by SCSU, will include the following:

- Create a cohesive unit of social work students; review the Code of Ethics as it relates to 'client self-determination', make plans for tracking each students' process and progress
- Provide direction, in concert with the housing managers, to the students regarding the timing and type of engagement and/or intervention activities. Providing trainings to student interns and supervisors
- Review required process recordings, and return to students, in a timely manner
- Offer feedback to the students on a regular basis; debrief difficult conversations or situation
- Meet with students for weekly supervision; twice a month to be group supervision
- Use the Lang Social Work House as the 'base of operations'
- Engage with faculty seminar leaders regarding student progress
- Complete field evaluations for each student at the end of both fall and spring semesters
Provide mentorship and instruction in new competencies to the Clinical Supervisor via SCSU's Interim Associate Director of Field Education
- Planning of on campus events and information sessions at SCSU
- Coordination of Elm City Communities enrichment events and activities

Cost and Schedule of Payments

Contractor agrees to a fixed price contract for the academic year 2025 - 2026 in the amount of \$25,000. Payments will be made in two (2) increments of \$12,500 each. The first payment will be sent to SCSU upon completion of the fully-executed agreement and submission of an invoice. The second payment is due on January 16, 2026 in advance of the spring semester

MEMORANDUM

TO: Board of Commissioners

DATE: September 16, 2025

FROM: Shenae Draughn, President

RE: Resolution Authorizing a Memorandum of Agreement for Data Sharing, Tutoring Services, and Space Utilization, by and between Elm City Communities/Housing Authority of the City of New Haven (ECC/HANH) and Wintergreen ACES- Wintergreen Interdistrict Magnet School commencing October 1, 2025 through September 30, 2026.

ACTION: Recommend that the Board of Commissioners adopt Resolution Number #09-64/25-R

TIMING: Immediately

DISCUSSION: In the spirit of Elm City Believes, HANH and WINTERGREEN have signed an agreement on June 13, 2014, which outlines ways in which both organizations will share certain data about students who are residents of HANH's low income public developments or whose families are recipients of Section 8 vouchers (sometimes hereinafter referred to as "HANH Resident Students") in order to enhance the academic success and educational achievement expectations of HANH Resident Students.

This agreement will allow the ability of WINTERGREEN and HANH to increase academic outcomes and reduce the achievement gap for HANH Resident Students by allowing access to individual student records consistent with the requirements of FERPA and only as authorized by prior written consent;

The agreement will also directly support HANH Resident Students in their academic progress and classroom engagement within each school year and from school year to school year with tutoring services on site at Wintergreen.

Offering afterschool tutoring at the school provides significant benefits for both students and families. It creates a safe, structured environment where students can receive additional academic support, strengthen their skills, and build confidence in areas where they may struggle. This extra time with tutors helps reinforce classroom learning, improve grades, and foster better study habits. Additionally, this program will reduce stress for parents by providing accessible academic assistance, while also promoting stronger school engagement and long-term educational success for students.

Under this collaboration, the school provides academic tutoring services for thirty (30) weeks for a total of six (6) hours weekly from October through June. The tutoring is also an opportunity for students to be introduced to a positive role model. The total cost of this program is \$8,000 per school. Last year, the tutoring program at Wintergreen Magnet school included five (5) students who attended regularly with 100% of the participants noting marked improvement in both math and reading. Each of the students achieved a minimum of “on grade level” in both subject areas at the end of the academic year. There are currently 11 ECC/HANH families attending the school and offered tutoring.

HANH seeks authorization of a Memorandum of Agreement for data sharing and tutoring services by and between Elm City Communities/Housing Authority of the City of New Haven and Wintergreen ACES commencing October 1, 2025 through September 30, 2026.

FISCAL IMPACT: \$8,000

SOURCE OF FUNDS: MTW

STAFF: LaToya Mills
Director of Community, Economic & Development

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

RESOLUTION #09-64/25-R

Resolution Authorizing a Memorandum of Agreement for Data Sharing, Tutoring Services, and Space Utilization, by and between Elm City Communities/Housing Authority of the City of New Haven (ECC/HANH) and Wintergreen ACES- Wintergreen Interdistrict Magnet School commencing October 1, 2025 through September 30, 2026.

WHEREAS, In the spirit of Elm City Believes, on June 13, 2014 HANH and Wintergreen ACES- Wintergreen Interdistrict Magnet School ("Wintergreen") have signed an agreement, which outlines ways in which both organizations will share certain data about students who are residents of HANH's low income public developments or whose families are recipients of Section 8 vouchers (sometimes hereinafter referred to as "HANH Resident Students") in order to enhance the academic success and educational achievement expectations of HANH Resident Students; and

WHEREAS, this agreement will allow the ability of WINTERGREEN and HANH to increase academic outcomes and reduce the achievement gap for HANH Resident Students by allowing access to individual student records consistent with the requirements of FERPA and only as authorized by prior written consent; and

WHEREAS, the agreement will also directly support HANH Resident Students in their academic progress and classroom engagement within each school year and from school year to school year with tutoring services on site at Wintergreen.

WHEREAS, offering afterschool tutoring at the school provides significant benefits for both students and families. It creates a safe, structured environment where students can receive additional academic support, strengthen their skills, and build confidence in areas where they may struggle. This extra time with tutors helps reinforce classroom learning, improve grades, and foster better study habits. Additionally, this program will reduce stress for parents by providing accessible academic assistance, while also promoting stronger school engagement and long-term educational success for students; and

WHEREAS, under this collaboration, the school provides academic tutoring services for thirty (30) weeks for a total of six (6) hours weekly from October through June. The tutoring is also an opportunity for students to be introduced to a positive role model; and

WHEREAS, the total cost of this program is \$8,000 per school. Last year, the tutoring program at Wintergreen Magnet school included five (5) students who attended regularly with 100% of the participants noting marked improvement in both math and reading. Each of the students achieved a minimum of "on grade level" in both subject areas at the end of the academic year. There are currently 11 ECC/HANH families attending the school and offered tutoring; and

WHEREAS, HANH seeks authorization of a Memorandum of Agreement for data sharing and tutoring services by and between Elm City Communities/Housing Authority of the City of New Haven and Wintergreen ACES commencing October 1, 2025 through September 30, 2026.

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

1. A Memorandum of Agreement with Wintergreen for Data Sharing, Tutoring Services, and Space Utilization, be and hereby is authorized and directed; and
2. The President be and hereby is authorized, empowered and directed to execute and deliver such agreements, documents and instruments as necessary to fulfill the foregoing purposes, and 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 September 16, 2025.

Shenae Draughn
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

**AGREEMENT
FOR STUDENT DATA SHARING
BY AND BETWEEN
HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
AND
WINTERGREEN ACES - WINTERGREEN INTERDISTRICT MAGNET SCHOOL**

This AGREEMENT ("the Agreement") is made by and between the Housing Authority of the City of New Haven a public body corporate and politic organized and existing pursuant to Chapter 128 of the Connecticut General Statutes, with a chief executive office located at 360 Orange Street, New Haven, Connecticut 06510 ("HANH") and ACES – Wintergreen Interdistrict Magnet School ("WINTERGREEN"), a public charter school located at 670 Wintergreen Avenue, Hamden Haven, CT 06514; Wintergreen and HANH are collectively referred to as the "Parties".

BACKGROUND

HANH and WINTERGREEN are parties in Elm City Believes (the "Initiative"), an education initiative for youth in grades K-12 who call public housing home. Serving as both a platform and a portal, HANH forms partnership with local educational agencies and community-based organizations with the aim of stopping cycles of poverty. In the spirit of Elm City Believes, HANH and WINTERGREEN have signed an agreement on June 13, 2014, which outlines ways in which both organizations will share certain data about students who are residents of HANH's low income public developments or whose families are recipients of Section 8 vouchers (sometimes hereinafter referred to as "HANH Residents Students") in order to enhance the academic success and educational achievement expectations of HANH Resident Students.

The Department of Housing and Urban Development ("HUD") designated HANH Moving to Work status. As part of this designation, HANH has launched Elm City Believes, which consists of HANH-wide policies and programs, as well as school-specific partnerships that provide agency-wide and one-on-one supports and services that cater to individual students' needs. Programs are research-based and best practice supported. Throughout the remainder of HANH's Moving to Work status, HANH will work with WINTERGREEN, a school-specific partnership, and its community-based partner organizations to implement a coordinated approach to ensure opportunity gaps are being closed and learning is being supported for HANH Resident Students.

In order to provide individualized and collaborative assistance to HANH Resident Students and families, each such family will be asked to grant written consent for their student's Personally Identifiable Information (as that term is defined in 20 U.S.C 1232G AND 34 C.F.R 99.34) collected by WINTERGREEN to be shared with HANH and shared by HANH with its Service Providers. The written consent shall be in a form sufficient to comply with all requirements for

release of student Personally Identifiable Information under 20 U.S.C 1232g and 34 C.F.R 99.34 (the Family Educational Rights & Privacy Act ("FERPA")). The sharing of student information and records will allow HANH, WINTERGREEN and their partners to achieve the Objectives and reports on progress regarding those Objectives to HUD and the community.

GOALS

The Agreement has the following overriding goals;

1. Protecting against unauthorized access to and disclosure of students Personally Identifiable Information;
2. Complying with all state and federal laws that apply to the use and release of WINTERGREEN student Personally Identifiable Information, including but not limited to FERPA and its regulations, set forth at 34 C.F.R 99;
3. Enhancing the ability of WINTERGREEN and HANH to increase academic outcomes and reduce the achievement gap for HANH Resident Students by allowing access to individual student records consistent with the requirements of FERPA and only as authorized by prior written consent;
4. Directly supporting HANH Resident Students in their academic progress and classroom engagement within each school year and from school year to school year.

AGREEMENT

NOW, THEREFORE WINTERGREEN AND HANH AGREE AS FOLLOWS:

I. OBLIGATIONS OF HANH

HANH, representing all staff, shall ensure the confidentiality of student's data through the following methods:

- a) Ensuring the signed contract by and between HANH and Wintergreen ACES - Wintergreen Interdistrict Magnet School, Urban Farm, and Environment Education Center ("WINTERGREEN") a public magnet school located 88 Bassett Road, North Haven, CT 06473 is adhered to by HANH and its key partners. HANH does not assume responsibility for any inappropriate release of data by third parties and should not be held liable for any such actions.
- b) Ensuring a consent form is signed by all parents of students participating in the HANH- WINTERGREEN partnership

II. OBLIGATIONS OF WINTERGREEN

WINTERGREEN shall securely and permanently destroy HANH student Personally Identifiable Information, and any and all hard and soft (electronic) copies thereof, when it is no longer needed for the purpose of this Agreement or subsequent related agreements. WINTERGREEN agrees to document the methods used to destroy the data and provide certification to HANH that the data has been destroyed.

Tutor responsibilities:

- Provide tutoring services at thirty (30) weeks for a total of six (6) hours weekly (each session may be no less than 1.5 hours and no more than 2 hours) during the 2025-2026 school year commencing in October of 2025 and ending in June of 2026,
- Be a positive role model for each student being tutored and encourage and respect the individuality of each student's unique learning style,
- Inform students and HANH (no less than 5 hours in advance of scheduled tutoring session) if s/he will be absent or late to a tutoring session,
- Meet with HANH at least two (2) times during the 2025-2026 school year to discuss program, student progress, and program suggestions/changes that may be needed.
- Ensure an "Acknowledgement of Personal Liability Waiver & Release" form is signed by all parents of students participating in the HANH- WINTERGREEN partnership.

III. PAYMENT

HANH agrees to pay WINTERGREEN a stipend of \$8,000 for thirty weeks (30) tutoring sessions during the 2022-2023 school year commencing in October of 2025 and ending in June 2026. The stipend shall be paid in two installments: \$4,000 on or before February 1, 2025 and \$ 4,000 on or before July 1, 2026. Each tutoring session will be no more than two (2) hours.

WINTERGREEN agrees that to the fullest extent permitted by law, WINTERGREEN will hold harmless, defend, and indemnify HANH, their agents, employees and board members from any liability, cost or expense, including without limitation penalties, losses, damages, attorney's fees, taxes, expenses of litigation, judgments, suits, liens, and encumbrances, to the extent arising out of or resulting from any act or omission by WINTERGREEN under this Agreement. The term of this section shall survive termination of this Agreement.

IV. NOTICES

All notices contemplated or required under this Agreement shall be in writing and delivered by hand or U.S. Mail as follows:

To WINTERGREEN: Principal
670 Wintergreen Avenue
Hamden, CT 06514

To HANH President
Housing Authority of the City of New Haven
360 Orange Street
New Haven, CT 06511

V. TERM

This Agreement is effective for tutoring services from the date when parties signing this Agreement through July 31, 2026.

VI. TERMINATION

WINTERGREN may terminate the Agreement upon 30 days' prior written notice to HANH, at any time, for any reason. HANH may terminate the Agreement, without cause, at any time and for any reason giving notice of at least ten (10) business days to WINTERGREEN ("Termination for Convenience"). Upon such termination for Convenience, the HANH shall pay WINTERGREEN for all services satisfactorily performed up to the official date of termination. The HANH may terminate the Agreement with cause, at any time, on the giving of notice to the WINTERGREEN ("Termination for Cause"). Upon such Termination for Cause, the Authority shall make such payments as HANH deems appropriate for work satisfactorily completed.

VII. MISCELLANEOUS PROVISIONS

- a. Entire Agreement. This Agreement constitutes the entire agreement between the Parties, and supersedes all prior oral or written agreements, commitments, or understandings concerning the matters provided herein.
- b. Amendment. Modifications to this Agreement must be in writing and be signed by each Party.
- c. Governing Law. The terms of the Agreement shall be interpreted according to and enforced under laws of the State of Connecticut. The Parties agree that any judicial proceedings filed by the Parties regarding the Agreement will take place in New Haven, Connecticut.

- d. Severability. If any provision of the Agreement is held invalid or unenforceable, the remainder of the Agreement will not be affected, but continue in full force.
- e. Assignment. Neither Party shall assign its rights or responsibilities under this Agreement, unless it receives written permission from the other Party.
- f. Non- Waiver. Any express waiver of failure to exercise promptly any rights under this Agreement will not create a continuing wavier or any exception of non-enforcement.
- g. Counterparts. The Parties agree that this Agreement may be executed in one or more counterparts, each of which, when assembled together, shall constitute one and the same agreement and shall constitute an enforceable original of the Agreement, and that facsimile signatures shall be as effective and binding as original signatures.
- h. Debarment. WINTERGREEN, by executing this Agreement, warrants that it is not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions (defined as not being eligible to receive federal funds) by any local, state, or federal department or agency.
- i. Background Check. WINTERGREEN, by executing the Agreement, warrants that Wintergreen ACES - Wintergreen Interdistrict Magnet School, Urban Farm, and Environment Education Center ("Wintergreen"), a public charter school located at 88 Bassett Road, North Haven, CT 06473 has conducted a background check contingent with his employment as a Wintergreen teacher.

By signing below, each signatory represents that it has the authority to execute this Agreement. Only Principal may sign for Wintergreen ACES - Wintergreen Interdistrict Magnet School. For HANH, only the President is authorized to sign.

HOUSING AUTHORITY
OF THE CITY OF NEW HAVEN

WINTERGREEN

Karen DuBois Walton, PH.D
Signature

Dr. Zakiyyah Baker
Signature

Printed Name

Printed Name

Title

Title

Date

Date

MEMORANDUM

TO: Board of Commissioners

DATE: September 16, 2025

FROM: Shenae Draughn, President

RE: Resolution Authorizing a Memorandum of Understanding Between Youth Entrepreneurs and Elm City Communities/Housing Authority of the City of New Haven commencing October 1, 2025 through September 30, 2026.

ACTION: Recommend that the Board of Commissioners adopt Resolution Number #09-65/25-R

TIMING: Immediately

DISCUSSION: Youth Entrepreneurs will work the New Haven Housing Authority to implement 5 week interim programs. The programs will take place both at the University of New Haven and on ECC site to foster entrepreneurship and skill development among young individuals. The program is for High school students (Grades 9-12).

The value to ECC of the program \$800 per youth, or \$8,000 for 10 youth. Youth are expected to develop a business model for social good through hands-on workshops and mentorship; participate in field visits to local social enterprises and community impact organizations; engage with guest speakers, social entrepreneurs, and business leaders; learn about sustainable business practices, ethical entrepreneurship, and financial literacy.

This is the 2nd year that we have partnered with Youth Entrepreneurs, with the current proposal being during the school year.

Program Outcomes: (Scale of 1-5)

- Ages 12-14 and 18-21 reported the highest levels of enjoyment, both averaging 4.50 Overall, the program received a solid enjoyment rating of 4.27 across all age groups.
- Ages 12-14 felt they learned the most, with an average learning score of 4.75.
- Ages 18-21 age group followed closely with an average of 4.50.
- The overall learning average is 4.33, indicating a positive educational impact.
- Both the 12-14 and 18-21 age groups rated leadership development very highly, each giving a score of 5.
- The 18-21 age group felt the most supported and mentored, giving a score of 5.00.
- Both the 12-14 and 15-17 age groups rated support and mentorship highly at 4.67.
- The overall average is an impressive 4.71, indicating excellent support and mentorship throughout the program.

This program will provide educational opportunities and resources for youth residing in New Haven, focusing on entrepreneurship and skill development. Additionally, ECC/HANH and Youth Entrepreneurs will collaborate on delivering a comprehensive curriculum designed to participants to the essentials of entrepreneurship, develop practical skills, and encourage creativity and innovation.

HANH seeks authorization of a Memorandum of Agreement for space utilization and provision of services by and between Elm City Communities/Housing Authority of the City of New Haven and Youth Entrepreneurs commencing October 1, 2025 through September 30, 2026.

FISCAL IMPACT: \$0

SOURCE OF FUNDS: n/a

STAFF: LaToya Mills
Director of Community, Economic & Development

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION #09-65/25-R

Resolution Authorizing a Memorandum of Understanding Between Youth Entrepreneurs and Elm City Communities/Housing Authority of the City of New Haven commencing October 1, 2025 through September 30, 2026.

WHEREAS, Youth Entrepreneurs will facilitate workshops and activities offering mentorship and support to participants throughout the program; and

WHEREAS, Youth Entrepreneurs will sponsor free slots for ECC/HANH youth participants; and

WHEREAS, ECC/HANH will be responsible for recruiting and placing students in the program; and

WHEREAS, ECC/HANH will coordinate transportation to and from the program location and Assist in the administration and logistics of the program as needed; and

WHEREAS, Youth are expected to develop a business model for social good through hands-on workshops and mentorship; participate in field visits to local social enterprises and community impact organizations; engage with guest speakers, social entrepreneurs, and business leaders; learn about sustainable business practices, ethical entrepreneurship, and financial literacy; and

WHEREAS, ECC/HANH and Youth Entrepreneurs will collaborate on delivering a comprehensive curriculum designed to participants to the essentials of entrepreneurship, develop practical skills, and encourage creativity and innovation; and

WHEREAS, HANH seeks authorization of a Memorandum of Agreement for space utilization and provision of services by and between Elm City Communities/Housing Authority of the City of New Haven and Youth Entrepreneurs commencing October 1, 2025 through September 30, 2026.

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

1. A Memorandum of Agreement for Space Utilization between Youth Entrepreneurs and Elm City Communities/Housing Authority of the City of New Haven for the provision of the program set forth in the recitals hereinabove, be and hereby is authorized and directed; and
2. The President be and hereby is authorized, empowered and directed to execute and deliver such agreements, documents and instruments 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.

[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 September 16, 2025.

Shenae Draughn
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

**MEMORANDUM OF AGREEMENT FOR PROVISION OF SERVICES AND USE OF
COMMUNITY ROOM SPACE**

**THE HOUSING AUTHORITY OF CITY OF NEW HAVEN
d/b/a
ELM CITY COMMUNITIES
and
YOUTH ENTREPRENEURS**

THIS MEMORANDUM OF AGREEMENT FOR PROVISION OF SERVICES AND USE OF OUTDOOR AND COMMUNITY ROOM SPACE AT EASTVIEW TERRACE (the "Agreement") is made and entered into this 1 day of October, 2025, by and between **YOUTH ENTREPRENEURS**, a nonprofit organization dedicated to empowering aspiring entrepreneurs throughout Connecticut, with an office located at 657 Grand Avenue, New Haven, CT ("YOUTH ENTREPRENEURS"), and the **HOUSING AUTHORITY OF CITY OF NEW HAVEN**, d/b/a **ELM CITY COMMUNITIES**, a public body corporate and politic, organized and existing pursuant to Chapter 128 of the laws of the State of Connecticut with a chief administrative office located at 360 Orange Street, New Haven, Connecticut 06511 ("ECC").

ARTICLE 1. Purpose

YOUTH ENTREPRENEURS has agreed to provide, at no cost to ECC, the services set forth in Schedule A attached hereto and incorporated herein by this reference (the "Services"), such Services to [provided to the number of ECC residents and for the period of time as set forth in Schedule A.

ECC is the owner of that certain community room in the developments known as Mill River Crossing, located at 657 Grand Avenue, respectively (the "Premises"). YOUTH ENTREPRENEURS desires to use and occupy the community room to provide the Services for residents of ECC developments. The purpose of this Agreement is to establish the terms and conditions pursuant to which YOUTH ENTREPRENEURS may use and occupy the Premises and shall provide the Services.

In connection with the provision of the Services, ECC has agreed to permit YOUTH ENTREPRENEURS to use certain of ECC's community room space upon the terms and conditions set forth hereinbelow, and to perform the tasks more specifically set forth in Schedule B attached hereto and incorporated herein by this reference.

ARTICLE 2. Agreement to Provide the Services and Perform the Tasks; Grant of Right to Use and Occupy

YOUTH ENTREPRENEURS hereby agrees to provide the Services, at no cost to ECC, and as set forth herein. ECC agrees to perform the tasks set forth in Schedule B and as set forth herein.

ECC hereby grants YOUTH ENTREPRENEURS the right to use and occupy the Premises for the purpose of providing the Services for ECC t residents. The right to use and occupy the Premises is granted to YOUTH ENTREPRENEURS "as is", and "with all defects" and ECC makes no representations or warranties as to the condition or habitability of the Premises or the suitability of the Premises for YOUTH ENTREPRENEURS 's intended purposes or for any other purposes. YOUTH ENTREPRENEURS may use and occupy the Premises solely for providing the services during the agreed upon operating hours of operation ("Operating Hours") as set forth in Exhibit A attached hereto. YOUTH ENTREPRENEURS shall not use the Premises for any other purpose(s) without the prior written consent of ECC, in ECC's sole and absolute discretion.

ARTICLE 3. Agreement Term

The term of this Agreement shall commence on October 1, 2025, and terminate on September 30, 2026, unless sooner terminated in accordance with the provisions contained herein (the "Term").

ARTICLE 4. Costs

YOUTH ENTREPRENEURS shall be responsible for any and all costs incurred in the provision of the Service in the community room, including costs incurred to comply with all applicable local, state and federal laws, rules and regulation.

ARTICLE 5. Subordination, Non-Disturbance and Attornment

This Agreement shall be subject and subordinate to any and all mortgages which may now or after be placed on the Premises. YOUTH ENTREPRENEURS shall promptly execute such documents as may reasonably be requested by ECC or ECC 's mortgagee in confirmation of such subordination,

ARTICLE 6. Assignment and Subletting

YOUTH ENTREPRENEURS shall have no right to assign this Agreement or sublet the Premises without ECC's prior written consent, which approval shall be in ECC's sole and absolute discretion. Any request for ECC 's approval shall be in writing, mailed to ECC at its address and in the same manner specified for notices to ECC, and shall state the name and address of the proposed assignee or subtenant, its proposed use of the Premises, and evidence of its financial responsibility of the proposed assignee, and shall contain a copy of the proposed agreement of assignment.

ARTICLE 7. Liens

YOUTH ENTREPRENEURS shall pay for all labor and materials ordered by YOUTH ENTREPRENEURS in connection with the Premises and shall keep the Premises at all times free and clear of all mechanic's liens for labor or materials furnished. Any mechanic's lien filed shall be released by bond or otherwise within forty-five (45) days of filing.

ARTICLE 8. Compliance with Laws

During the Term of this Agreement, YOUTH ENTREPRENEURS shall at its sole cost and expense, comply with all applicable local, state, and federal governmental laws, ordinances, by-laws, rules, regulations, orders, executive orders, guidelines and decrees, including, but not limited to those issued with respect to covid-19 and any other public health threat (collectively, “Laws”) affecting its use and/or occupancy of the Premises, and procure all licenses, permits and approvals and take all such other actions as are necessary in order to comply with all such Laws. YOUTH ENTREPRENEURS shall provide ECC with copies of (i) all licenses, permits, approvals or other evidence of YOUTH ENTREPRENEURS ’s compliance with Laws relating to YOUTH ENTREPRENEURS ’s use and occupancy of the Premises.

ARTICLE 9. Compliance with Rules and Regulations

During the Term of this Agreement, YOUTH ENTREPRENEURS shall comply with all rules and regulations relating to the use of the Premises as set forth in Exhibit B attached hereto, which may be amended from time to time by ECC and provided to YOUTH ENTREPRENEURS - in writing.

ARTICLE 10. Insurance

During the Term of this Agreement, YOUTH ENTREPRENEURS shall, at its sole cost and expense, obtain and maintain: (a) commercial general liability insurance with a limit of not less than Three Million Dollars (\$3,000,000.00) for injury to or death of any one person, for injury to or death of any number of persons in one occurrence, and for damage to property, (b) worker’s compensation insurance covering its employees as required by law, and (c) motor vehicle insurance covering owned, non-owned and hired vehicles with a combined single limit of not less than One Million Dollars (\$1,000,000.00). All insurance required in the Agreement and all renewals of the same shall be issued by companies authorized to transact business in the State of Connecticut and (i) shall name ECC, as additional named insured, (ii) shall expressly provide that the insurance policy(ies) may not be canceled or altered without thirty (30) days prior written notice to ECC, and (iii) shall contain a waiver by the insurer of its rights of subrogation against ECC. All policies shall be written as primary policies, not contributing with and not in excess of any coverage that ECC may carry. Upon issuance, a certificate of all policies shall be delivered to ECC.

ARTICLE 11. Utilities

All costs of utilities for the Premises, except for telephone, cable and internet, shall be paid by ECC.

ARTICLE 12. Alterations

YOUTH ENTREPRENEURS shall not make any alterations, additions, improvements or modifications to the Premises or erect any sign or marking on the exterior of the Premises, (other than interior decorations) without the prior written consent of ECC, which consent may be withheld in ECC's sole and absolute discretion.

ARTICLE 13. Prohibited Activities

During the Term, YOUTH ENTREPRENEURS shall use reasonable efforts not to knowingly (a) commit or permit any waste, overloading, damage, private or public nuisance or unlawful or noxious activity to be conducted upon the Premises (b) permit the attachment of any lien on the Premises, (c) engage in or permit any illegal activities at the Premises, (d) store, use, handle, or dispose of hazardous materials (as such materials may be defined from time to time under Connecticut and/or federal law), (e) use or allow the use or presence of alcohol or any controlled substance at the Premises, or (f) use the Premises in a manner which violates any of the provisions of this Agreement.

ARTICLE 14. Entry and Inspection

ECC and its representatives and agents shall be permitted to enter the Premises (i) in the event of an emergency and (ii) for the purposes of maintaining, repairing, improving, or inspecting the Premises and ascertaining YOUTH ENTREPRENEURS' compliance with the provisions of this Agreement. Except in the event of an emergency, ECC agrees that it will use reasonable efforts to provide YOUTH ENTREPRENEURS with at least forty-eight (48) hours' notice prior to entering the Premises.

ARTICLE 15. Personal Property

YOUTH ENTREPRENEURS acknowledges and agrees that its use of the Premises and its placement or use of its personal property on the Premises shall be at YOUTH ENTREPRENEURS' sole risk and expense. YOUTH ENTREPRENEURS shall be permitted to secure the Premises by means of locks or other security devices provided by ECC. YOUTH ENTREPRENEURS shall not be permitted either to (i) install any other locks or other security devices not provided by ECC or (ii) change the locks or other security devices on its Premises without the prior written consent of ECC. ECC shall provide YOUTH ENTREPRENEURS with (i) keys to office space (the "Keys") and/or (ii) means of access ("Access Devices") to any other security devices securing the Premises. YOUTH ENTREPRENEURS shall not be permitted to make copies of the Keys or Access Devices or to provide the Keys or Access Devices to any third parties without the prior written consent of ECC. YOUTH ENTREPRENEURS acknowledges that ECC shall keep copies of the Keys and Access Devices, which may be used by ECC in the exercise of its rights hereunder.

YOUTH ENTREPRENEURS shall, upon the expiration of this Agreement, remove its effects and peacefully yield up the Premises in the same condition as at commencement, reasonable wear and tear excepted. Prior to the expiration of this Agreement, YOUTH ENTREPRENEURS

may, and upon the direction of the ECC shall, remove any personal property, trade fixtures or appliances installed by YOUTH ENTREPRENEURS; provided any damage to the Premises from such removal shall be repaired by YOUTH ENTREPRENEURS at YOUTH ENTREPRENEURS 's sole cost and expense. Any personal property, trade fixture or appliance not removed prior to the expiration of this Agreement shall be deemed abandoned and ECC may dispose of it as it deems fit.

ARTICLE 16. Indemnification

YOUTH ENTREPRENEURS shall indemnify and hold (i) ECC and its officers, directors, employees, agents, contractors, attorneys and affiliates and (ii) any holders of mortgages on the Property harmless for, from and against any damage, claim, loss, liability, cost or expense (including reasonable attorney's fees and expenses) incurred on account of any breach by YOUTH ENTREPRENEURS of any of its obligations hereunder, any negligence caused by any act or omission by YOUTH ENTREPRENEURS or any of its officers, employees, agents, contractors or guests. The provisions of this Section 16 shall survive the termination of this Agreement. The indemnification provided hereunder shall terminate and expire on the date that the statute of limitations has expired on any claim that is brought, or may be brought, by a third party claimant against ECC for the claims defined hereinabove.

ARTICLE 17. Surrender of Premises

At the expiration of the Term, YOUTH ENTREPRENEURS shall vacate the Premises, surrender all keys to the Premises, remove all of its goods and effects, and yield up the Premises in broom-clean condition, subject to ECC's obligations to maintain the Premises as described herein. In the event YOUTH ENTREPRENEURS shall fail to so vacate the Premises or any portion thereof.

ARTICLE 18. Default

If either YOUTH ENTREPRENEURS or ECC fails to observe or perform any of the covenants, conditions or provisions of this Agreement where such failure shall continue for a period of thirty (30) days after notice thereof, the same shall constitute an event of default ("Event of Default") hereunder.

ARTICLE 19. Remedies in Event of Default

In the Event of Default, then ECC or YOUTH ENTREPRENEURS may, at any time thereafter, by giving 30-day written notice terminate this Agreement, which termination shall not release ECC or YOUTH ENTREPRENEURS from liability for its failure to perform any of the duties or obligations set forth in this Agreement and which were required to be performed prior to termination. If YOUTH ENTREPRENEURS defaults in the performance of its obligations hereunder, ECC shall have the right to pursue all legal remedies available, whether at law or in equity, including without limitation, the right to reenter and take possessions of the Premises. Upon such default by YOUTH ENTREPRENEURS, upon notice from ECC, YOUTH

ENTREPRENEURS 's rights to use and occupy the Premises shall terminate and YOUTH ENTREPRENEURS shall immediately quit and surrender the Premises as provided for in this Agreement.

ARTICLE 20. No Assignment or Other Transfer

YOUTH ENTREPRENEURS shall not assign this Agreement, in whole or in part, without the prior written consent of ECC.

ARTICLE 21. No Personal Liability of ECC

Notwithstanding anything to the contrary contained herein, there shall be no personal liability on the part of the commissioners, officers, directors, partners, agents, employees or affiliates of ECC with respect to any of the terms, covenants, conditions and provisions of this Agreement, and YOUTH ENTREPRENEURS shall look solely to the interest of ECC, and its successor and assigns, in the Property, for the satisfaction of each and every remedy of YOUTH ENTREPRENEURS in the event of default by ECC hereunder; such exculpation of personal liability is absolute and without any exception whatsoever.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

ARTICLE 22. General Provisions

A. Notices

All notices required or permitted hereunder shall be in writing and shall be deemed duly served if and when delivered in person or when received if delivered if mailed by registered or certified mail postage prepaid addressed or by recognized overnight courier service to the other parties at the addresses listed below, or such other addresses as may be designated by written notice delivered in accordance with this Section 21:

If YOUTH ENTREPRENEURS:

1441 Dixwell

Hamden CT, 06514

Attention: **Laquita Joyner-McGraw, Ph.D., Executive Director**

If to ECC:

Housing Authority of City of New Haven

360 Orange Street

New Haven, Connecticut 06511

Attention: **Shenae Draughn, President**

B. Counterparts

This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one of the same instrument.

C. Modifications

This Agreement supersedes any prior oral or written agreement or understanding between the parties as to the matters set forth herein, and may not be amended except in writing executed by each of the parties hereto.

D. Successors and Assigns

This Agreement shall be binding upon, and shall inure to the benefit of, as the case may be, the parties hereto and their permitted successors and assigns.

E. Governing Law

This Agreement shall be governed by the laws of the State of Connecticut and the United States.

F. Severability

If any term or provision of this Agreement, or the application thereof to any person or circumstances, shall to any extent be held invalid or unenforceable, the remainder of this

Agreement, or the application of such terms to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and shall be enforced to the extent permitted by law.

IN WITNESS, WHEREOF, the parties have caused this instrument to be executed as of the day and year first written above.

HOUSING AUTHORITY OF THE CITY OF NEW HAVEN

By: _____
Shenae Draughn, President

Date: _____

YOUTH ENTREPRENEURS

By: _____
Dr. Laquita Joyner-McGraw, Executive Director

Date: _____

SCHEDULE A

YOUTH ENTREPRENEURS SERVICES

CEO of My Life: Career Pathways Edition

Fall 2025 | Thursdays, 5:30 - 6:30 PM

Dates: October 2, 9, 16, 23, 30

Location: In partnership with Elm City Communities (Site TBD)

Fee: Free

Audience: High School students, grades 9-12

Program Overview

The CEO of My Life: Career Pathways Edition is a 5-week interactive workshop series that empowers youth to take ownership of their futures by exploring career pathways, building essential life and leadership skills, and connecting academic choices to long-term goals.

Through real-world simulations and engaging activities, students will explore in-demand career fields, develop personal branding tools, practice financial literacy, and gain exposure to entrepreneurship and tech—all while building a mindset rooted in self-determination and purpose.

Student Outcomes

By the end of the program, students will:

- Complete a Career Pathway Profile
- Build a Digital Portfolio with a resume, budgeting plan, and personal brand project
- Develop a Pitch or Career Reflection Presentation
- Participate in a University-led Cybersecurity Experience
- Earn a Participation Certificate and exposure to industry professionals

Fall 2025 Program Schedule & Curriculum

Date	Theme	Topics & Activities	Student Artifacts	Special Feature
Oct 2	CEO of My Life: My Brand, My Path	Vision boards, SMART goals, intro to career clusters,	Career Pathway	Icebreaker + Career Interest Survey



		personal branding exercise	Profile, "Who I Am" Statement	
Oct 9	Career Skills & Financial Literacy	Mock pay stubs, budgeting simulations, workplace readiness, resume writing	Budget Plan, Resume Draft	Guest Speaker: Job Readiness Expert (Interview Tips, Workplace Etiquette)
Oct 16	Leadership & Public Speaking	Team-building, elevator pitches, mock interviews, leading with confidence	Pitch Practice, Peer Feedback	Public Speaking Challenge
Oct 23	From Passion to Purpose	Career passions to projects, planning for education/training, community impact design	Pitch or Project Slide Deck	Mentor Check-In + Portfolio Review
Oct 30	BONUS: Cybersecurity Pathway @ UNH	Interactive session at University of New Haven's Cyber Lab: Intro to digital careers	Reflection on Cyber Careers, Career Map Update	Hands-on Cybersecurity Simulation

Special Features

- Hands-on, interactive learning
- Industry guest speakers & university exposure
- Culturally responsive, trauma-informed facilitation
- Digital tools: Canva, Google Slides, and more
- Bonus field trip to the University of New Haven Cybersecurity Lab

SCHEDULE B

ECC TASKS

ECC will:

1. Assist to recruit participants and register them in YOUTH ENTREPRENEURS 's programs.
2. Work with residents to support program retention.
3. Will provide gymnasium space for youth when weather prevents outdoor programming.
4. Communicate frequently with YOUTH ENTREPRENEURS staff and partners.
5. Provide data to support program attendance and outcomes.

EXHIBIT A

Operating Hours

Thursday
5:30-6:30pm

EXHIBIT B

Rules and Regulations

MEMORANDUM

TO: Board of Commissioners

DATE: September 16, 2025

FROM: Shenae Draughn, President

RE: **AUTHORIZATION OF ADDITIONAL \$149,000.00 TO THE IT INFRASTRUCTURE CONTRACT WITH THE COMPUTER COMPANY WHICH ENDS DECEMBER 31, 2025.**

ACTION: Recommend that the Board of Commissioners adopt Resolution Number # **09-66/25-R**

TIMING: Upon authorization of the Board of Commissioners

DISCUSSION: ECC/HANH is under contract with The Computer Company, Inc. (TCC) through December 31, 2025. TCC manages ECC's outsourced infrastructure.

This resolution is seeking authorization of \$149,000 in additional funds to true up for end of contract which expires 12/31/25. No adjustments have been made to the initial contract for additional equipment, licenses, and increased on site presence for technical services.

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 additional funds award to The Computer Company to true up and fund the contract with an additional amount not to exceed \$149,000.00 and a total contract amount not to exceed of \$1,639,750.00.

FISCAL IMPACT: \$149,000.00 in Operating Funds available

STAFF: Donna Piccirilli, VP Information Technology/CIO

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

RESOLUTION #09-66/25-R

**AUTHORIZATION OF ADDITIONAL \$149,000.00 TO THE IT INFRASTRUCTURE CONTRACT WITH THE
COMPUTER COMPANY WHICH ENDS DECEMBER 31, 2025**

WHEREAS ECC/HANH is under contract with The Computer Company, Inc. (TCC) through December 31, 2025; and

WHEREAS, TCC manages ECC's outsourced infrastructure; and

WHEREAS, this resolution is seeking authorization of \$149,000.000 in additional funds to true up for end of contract which expires 12/31/25; and

WHEREAS, no adjustments have been made to the initial contract for additional equipment, licenses, and increased on site presence for technical services; and

WHEREAS, ECC/ HANH staff is recommending that the Board of Commissioners authorize the additional funds award to The Computer Company to true up and fund the contract with an additional amount not to exceed \$149,000.00 and a total contract amount not to exceed of \$1,639,750.00 through December 31,2025; 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 additional amount of \$149,000.00 for the IT Infrastructure Contract with The Computer Company Infrastructure, including the expenditure of such amount, in accordance with the recitals set forth hereinabove, be and hereby is authorized and directed; and
2. The Executive Director be and hereby is authorized, empowered, and directed to take any and all such action ancillary, related and or/necessary action to fulfill the foregoing purposes and the purposes of this resolution; and
3. This resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on September 16, 2025.

Shenae Draughn, President

Date

REVIEWED:
McCarter & English, LLP
General Counsel

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



Contract Change Order Request

Date:

Amendment # or Change Order #

Purchase Order Number:

Contractor Name:

Contract Services:

Contract Change Order Request: Please detail request below

Original Contract Amount \$

Contract Change Order Amount \$

Revised Contract Amount \$

Approved

Denied:

Reason:

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

Project Manager Signature: Donna Piccirilli

Department Head Signature:

(If required)

President: _____ (If required)

Shenae Draughn