

AGENDA

REGULAR MEETING OF THE BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
360 ORANGE STREET NEW HAVEN, CT 06511
TUESDAY, OCTOBER 20TH, 2026 at 4:00 P.M.

<https://shorturl.at/z9HZs>

Dial: 1-650-419-1505

Access Code / Meeting ID: 215 683 616

1. Roll Call
2. Approval of the Minutes From September 15th, 2026
3. Bills and Communications
4. Public Comments (3 Minutes per Individual)
5. President's Report

ACTION ITEMS

ANNUAL MEETING ELECTION:

- Open Annual Meeting (Rolan Joni Young)
- Nomination of Chair
- Nomination of Vice Chair
- Nomination of Assistant Treasurer
- Nomination of Assistant Secretary

FINANCE COMMITTEE:

NONE

P&D COMMITTEE:

1. **Resolution 10-72/26-R;** Resolution Authorizing A Predevelopment Loan To The Glendower Group, Inc. In An Amount Not To Exceed \$400,000 For The West Rock Community Center Redevelopment Project Located At 295 Wilmot Road
2. **Resolution 10-73/26-R;** Resolution Amending Resolution No. 12-100/19-R To Authorize An Additional \$2,706,000 Predevelopment Loan For The Westville Manor Redevelopment, Increasing The Total Authorized Predevelopment Loan To \$4,545,115
3. **Resolution 10-74/26-R;** Resolution Authorizing Amendment #1 To Year 2 Of Indefinite Quantities Contract ("IQC") PM-24-C-908(D) With Brian Cleveland Architects For Agency Wide Architectural & Engineering Services Increasing The Contract Value In The Maximum Not To Exceed Amount Of \$467,075.00 Bringing The Amended Contract Through Year 2 From \$343,771 To \$810,086 Through January 9, 2027

4. **Resolution 10-75/26-R;** Resolution Authorizing The Issuance Of Multifamily Housing Revenue Bonds In An Amount Not Exceeding \$15,000,000 And The Making Of A Loan To Finance The Costs Of A Portion Of The Heights At West Rock Project
5. **Resolution 10-76/26-R;** Resolution Authorizing Acceptance Of A Predevelopment Grant In The Amount Of \$1,438,054 From The State Of Connecticut Acting By And Through Its Department Of Housing To Pay A Portion Of The Predevelopment Expenses In Connection With The Union Square Development
6. **Resolution 10-77/26-R;** Ratifying, Authorizing And To The Extent Necessary, Reauthorizing The Execution And Delivery Of A Letter Of Intent ("LOI") For The Purchase Of The Real Property Located At 518-526 Howard Ave, 202-216 Davenport Ave, 198-200 & 206-208 Putnam St., 4-6/19-21/27-29/28-30/31-33/32-34/59 Hurlburt St., And 139-141/140/162-164/165/172-174 Rosette St., New Haven, Connecticut
7. **Resolution 10-78/26-R;** Ratification And Confirmation Of Prior Board Authorization For Supportive Housing And Resident Services At The St. Luke's Whalley Avenue Redevelopment; Ratification Of The September 15, 2026 Supportive Services Funding Commitment; Approval Of The Current Supportive Services Agreement And \$90,000 Annual Budget; And Confirmation Of \$1,800,000 In Supportive Services Funding Over The Applicable Twenty-Year Period

SERVICES COMMITTEE:

8. **Resolution 10-79/26-R;** Resolution Authorizing The Housing Choice Voucher Payment Standard Schedule For FY27, For The Period January 1, 2027 To December 31, 2027
9. **Resolution 10-80/26-R;** Resolution Authorizing And Approving The 14-Unit Section 32 Homeownership Plan And Authorizing Submission To HUD
10. **Resolution 10-81/26-R;** Resolution Authorizing A Memorandum Of Understanding Between Manufacturing And Training Community Hub (MATCH) And Housing Authority Of The City Of New Haven (D/B/A Elm City Communities) For The Period November 1, 2026 To October 31, 2027 To Facilitate Referrals And Collaborative Efforts That Support Workforce Development, Economic Opportunity With A Holistic Approach
11. **Resolution 10-82/26-R;** Resolution Authorizing A Memorandum Of Agreement For Space Utilization And Provision Of Services By And Between Housing Authority Of The City Of New Haven, D/B/A Elm City Communities (ECC/HANH) And Bridges Of Hope (BOH) Commencing November 1, 2026 Through October 31, 2027
12. **Resolution 10-83/26-R;** Ratifying, Authorizing and to the Extent Necessary Reauthorizing the Fifth and Final Year of the Contract with Ring Central for a Term Ending September 29, 2027, and Increasing the Contract Amount by \$264,000.00 Bringing the Total Contract Amount to \$1,119,653.32
13. **Resolution 10-84/26-R;** Resolution Authorizing The Award Of A Contract In The Amount Not To Exceed \$687,589.25 For The Period Beginning November 1, 2026, And Ending October 30, 2029, With An Option To Renew For Two Additional Years, To CWPM, LLC, To Provide Carting, Rubbish Removal Services At LIPH Sites Agency Wide
14. **Resolution 10-85/26-R;** Resolution Authorizing Change Order Number One (1) To The Contract With Gengras Ford Auto Group For An Additional Amount Of \$605,064.80 Bringing The Total Contract Amount From \$194,518.85 To \$799,583.65, For The Purchase Of Vehicles, Trade-Ins And Aftermarket Options Agency-Wide

- 15. Resolution 10-86/26-R;** Resolution Authorizing the Approval of an MOU and the Receipt of Funds for a Direct Rental Assistance Pilot Program
- 16. Resolution 10-87/26-R;** Resolution Authorizing, Ratifying, and to the Extent Necessary, Reauthorizing an Agreement For A Housing Assistance Payment (AHAP) Contract With Strong School LLC For Eight (8) Project-Based Units
- 17. Resolution 10-88/26-R;** Resolution Ratifying, Authorizing and, to the Extent Necessary, Reauthorizing a Housing Assistance Payments (HAP) Contract with BC Chapel Street LLC, Effective October 1, 2026, for an Initial Term of Twenty (20) Years, with an Option to Renew for an Additional Twenty (20) Years in the Authority's Sole Discretion, for HCV Project-Based Assistance for up to (38) Units at the Development known as Atwater

ADJOURNMENT

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

Those present included:

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

The Regular Meeting of the Board of Commissioners of the Housing Authority of New Haven was called to order at 4:05 p.m.

Approval of the Minutes from August 18th, 2026, Meeting:

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

Aged Accounts Payable Report totaling **\$646,146.64** (listed on page 11), this excludes invoices paid on report. This list consists of invoices that have been received and entered in the system but may not be ready for payment. A register of the invoices paid may be provided on October 20, 2026, Board of Commissioners meeting.

Bank Book Check Register totaling **\$5,261,743.31** (listed on page 59), this report consists of invoices paid between September 1 and September 30, 2026. Major payments include Newman Architects PC (\$669,407.52) for architectural and engineering services and McCarter & English LLP (\$219,858.48) for legal services. Additional payments include Censere Consulting LLC (\$30,142.10) for development consulting services. Operational and maintenance-related payments include Southern Connecticut Gas (\$28,477.43), Regional Water (\$75,564.12), and United Illuminating (\$146,100.41) for agency-wide utility services.

The total of both registers is **\$5,907,889.95**

Public Comments:

- *Anais Nunez – Updates*
- *Yule Whatley & Joy Dundston – Angel care foundation*

September 16th, 2026 President Report Located Here:

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

September 16th, 2026 Resolutions Located Here:

- [Click Here For All Resolutions](#)

ADJOURNMENT Motion to adjourn made by Witherspoon seconded by Keene at 4:46pm

MEMORANDUM

TO: All Board of Commissioners

FROM: Natalia Rutenberg, Vice President of Finance

RE: Bills and Communications

DATE: October 20, 2026

Attached please find the following Two (2) lists:

Aged Accounts Payable Report totaling **\$646,146.64** (listed on page 11), this excludes invoices paid on report. This list consists of invoices that have been received and entered in the system but may not be ready for payment. A register of the invoices paid may be provided on October 20, 2026, Board of Commissioners meeting.

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The total of both registers is **\$5,907,889.95**
Attachments

Bills & Communications Full Report Located Here



Housing Authority of New Haven
The Glendower Group | 360 Management

PRESIDENT'S REPORT

OCTOBER 2026



FROM THE OFFICE OF OUR PRESIDENT

- Submitted a \$26 million Choice Neighborhoods Initiative grant application to advance the transformation of Union Square and Robert T. Wolfe.
- Continued progress on major affordable housing redevelopment projects, including St. Luke's, Eastview Terrace, Heights at West Rock, Newhallville and scattered-site properties.
- Advanced resident relocation, mobility and housing support activities, including assessments and relocation services associated with redevelopment and modernization efforts.
- Completed key property modernization and infrastructure improvements, including modernization of family homes, boiler improvements at Crawford Manor and continued construction at Eastview Terrace.
- Strengthened resident engagement and representation, including the Tenant Commissioner selection process and tenant elections that generated more than 100 applications.
- Continued Choice Neighborhoods and community revitalization efforts, including improvements at Trowbridge Park and ongoing resident and community engagement around Union Square.
- Expanded opportunities for residents through Family Self-Sufficiency, housing mobility and landlord engagement initiatives.
- Welcomed Pascale Desir as Chief Operating Officer, strengthening ECC's executive leadership team and organizational capacity.
- Recognized employees and organizational milestones through Employee Appreciation Day, employee recognition initiatives and the launch of the Jeans Day charitable giving program.
- Celebrated The Glendower Group's 25th Anniversary, marking 25 years of responsible development and continued investment in New Haven communities.



Pascale Desir, Chief Operating Officer

CONTRACT UPDATES

- No Cost Time Extension to the contract with Ed the Treeman State of CT. Contract #23PSX0100 for arborist, weeds & tree removal set to expire June 2, 2026. Extension effective June 3, 2026, to November 30th, 2026.
- No Cost Time Extension to the Contract with Montagno Construction, Inc. for Newhallville Construction Manager At Risk from May 29, 2026 until May 28, 2027.
- No Cost Time Extension to the Contract with Newman Architects for Interior Design Services from August 5, 2026, until August 4, 2027.
- No Cost Time Extension to the Contract with Montagno Construction for Construction Management at Risk Services for the Newhallville Development project until May 27, 2027.
- No Cost Time Extension to the contract with Reitman Personnel for Temporary Staffing for the performance of its daily operations from May 17, 2026 - May 16, 2027.
- No Cost Time Extension to the contract with C.W.Kraus for Historic Preservation Consultant services from August 15, 2026 to August 14, 2029.
- No Cost Time Extension to the contract with Gengras Ford Automotive Group State of CT. Contract # 24PSX0171 for fleet replacement vehicles set to expire September 30, 2026. Extension effective September 30, 2026 to December 31, 2026.
- No Cost Time Extension to the contract with F. W. Webb State of CT. Contract # 24PSX0110 for plumbing & heating supplies set to expire September 30th, 2026. Extension effective September 30, 2026, to March 31, 2028.
- No Cost Time Extension to the contract with CWPM, LLC for Trash Removal Services set to expire September 30, 2026. Extension effective September 30, 2026 to October 30th, 2026.
- No Cost Time Extension to the contract with Cohen's Key Shop for Key & Lock Services set to expire August 31, 2026. Extension effective September 1, 2026 to October 30, 2026.
- No Cost Time Extension for H + Electrical LLC from September 18, 2026 to November 18, 2026 for temporary electrical service at the Clock Factory site.

YTD FINANCIALS

The financial report covers eleven months (October 1 through August 31) of data. Total Revenues are \$132,219,38. Total Expenses are \$123,022.48 (including depreciation expense of \$2,544,750. The excess of revenue over expenses is reduced by \$(10,228,347) capitalized expenditures. Depreciation expense add-back is \$2,544,750, agency reserve funding \$6,023,101, the HANH Net Surplus is \$7,536,342.

**COMMUNITY ECONOMIC
DEVELOPMENT****Driving Economic Mobility**

- Mill River Fall Festival: Close to 400 families attended for food, games, activities, and connections with CED staff and services.
- Resident support and housing stability: Resident Service Coordinators reported 293 case contacts and processed 138 rent rebates. Staff also followed up with Valley households affected by the shooting.
- Progress toward self-sufficiency: Fifty FSS families had positive escrow balances totaling \$496,427, with \$11,670 disbursed. Youth Services reported 20 teacher-in-residence registrations and 23 active cases.

HOUSING CHOICE VOUCHER

The Housing Choice Voucher Program continued to make progress during May 2026, with notable gains in voucher utilization, occupancy, and leasing activity. The program served a total of 5,726 occupied households across the MTW, RAD, PBV, VASH, and Church Street South portfolios, reflecting an increase from the prior reporting period and demonstrating continued efforts to maximize available housing resources.

Voucher Utilization

The MTW program remains aligned with the FY2023 MTW Plan utilization target of 4,103 vouchers. During May, the program supported:

- 26 Homeownership Vouchers
- 21 Enhanced (Tenant Protection) Vouchers
- 2,830 Moving to Work households

Special purpose and project-based programs showed continued improvement:

- VASH Utilization: 58 of 100 authorized vouchers (58% utilization), an increase from the previous month.
- Church Street South (CSS): 158 of 242 vouchers utilized (65% utilization), reflecting continued leasing progress.
- RAD Program: 1,620 of 1,658 authorized vouchers utilized (97.7% utilization), representing a significant increase and nearing full utilization.
- Project-Based Voucher (PBV) Program: 582 of 671 vouchers utilized (86.7% utilization), continuing a positive upward trend.

The substantial increase in RAD utilization and steady gains in PBV, VASH, and CSS utilization demonstrate the department's continued focus on lease-up activities and occupancy stabilization.

Recertification Operations

The recertification team processed 173 certifications during the month of May

- 90 Annual Recertifications
- 83 Interim Recertifications
- 2 End of Participation actions

While staff resources continue to be dedicated to annual recertification processing and backlog reduction efforts, management remains focused on increasing monthly production to ensure compliance with HUD recertification requirements and agency performance goals.

Summary

Overall, May reflected positive operational progress for the HCV Program. Occupancy increased to 5,726 assisted households, RAD utilization approached full capacity at 97.7%, and leasing activities continued to support future utilization growth. The department will continue prioritizing lease-up efforts, recertification compliance, and operational efficiency to ensure full utilization of available housing resources while providing quality service to participating families and landlords.

OPERATIONS

Operations and Maintenance

- The LIPH portfolio continues to demonstrate strong overall occupancy performance, with a 97% occupancy rate. Maintenance operations remained responsive, with 97 emergency work orders received and completed during the month, ensuring no backlog in urgent requests. Non-emergency work orders remain steady, with 630 requests received and 510 completed, maintaining a consistent pipeline while holding the backlog at 120 open work orders, unchanged from the beginning of the month. Systems inspections identified minor activity across key areas, including plumbing, roofing, and fire sprinkler systems, with no significant systemic concerns noted.

Recertifications and Compliance

- Recertification performance within the HANH LIPH portfolio remains strong. Of 446 occupied units, only 26 recertifications are delinquent, resulting in a low 5.8% delinquency rate and a 94% submission rate, reflecting improved compliance and effective staff follow-through. Monthly productivity also exceeded expectations, with 38 recertifications completed by one specialist, including 35 annuals and 3 interims, demonstrating strong individual output.

Leasing and Admissions Activity

- Leasing activity remained stable during the month, with one transfer move-in and one transfer move-out, resulting in no net change in occupancy. Intake activity included 2 new admissions and 3 end-of-participation actions, with property management staff maintaining steady processing levels. Additionally, the agency continues to support re-entry initiatives, successfully leasing up 20 community re-entry participants.

Waitlist and Program Demand

- Demand for housing assistance remains high, with 27,708 applicants on the agency-wide waiting list, underscoring the continued need for affordable housing resources in the community.

Compliance and Resident Engagement

- Community Service Requirement (CSR) compliance remains an area of focus, with 67 tenants currently identified as non-compliant. Staff continue targeted outreach and engagement efforts to bring households into compliance.

**PLANNING &
MODERNIZATION**

- 398-400 Concord Street: Design documents prepared and bids solicited for property site drainage improvements. One bid received. Re-solicited in April for increased competition. One bid submitted. Contract award authorized at May Board of Commissioners meeting. July construction start paused pending coordination with City for permit. Construction now starting in October.
- Scattered Sites West: Unit upgrades at 116 Lawncrest Rd. and at 555 Fountain St. Construction complete and contract closing out.
- Scattered Sites East: Improvements at 140 Harrington Ave., 1091 Townsend Ave. and 759 Quinpiac Ave. Construction in progress at all three locations. Expected completion October.
- Section 32 Home Ownership Program for selected scattered sites properties in planning phase.

**THE GLENDOWER
GROUP****The Glendower Group**

- The Authority submitted a 9% LIHTC application in November 2016 to complete the offsite component on the Rockview Phase II site and was awarded. - Contract closing for Rockview Phase 2 occurred on June 20, 2019 and The Authority issued an RFQ for a Master Planner for Westville Manor and selected a team composed of Ken Boroson Architects and Torti Gallas Planners. The master Planning Team held a series of meetings and charrettes in September 2018 and will completed a final recommendation to stakeholders in January 2019. The Authority submitted a RAD application for Westville Manor and was awarded. It was determined that a Planned Development District (PDD) was the best approach to the redevelopment of the site. A PDD application was submitted to the City of New Haven in January 2019 that will include the redevelopment of 109 units on site of which 80% will be RAD replacement units and 20% unrestricted. The Board of Alders approved the PDD in April 2019.
- Glendower Submitted a 9% LIHTC application for on-site Phase 1 on January 12, 2022 which was not awarded. The Glendower Group staff in consultation with the architect and consultants is currently modeling the development to determine the most effective and cost efficient method to complete the on site redevelopment it is anticipated that funding for the final Westville Manor funding proposal will be completed in FY 2027.
- Anticipated closing in 4th^{2nd} quarter of 2027.

RAD Portfolio Award

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

McConaughy Terrace

- For the purpose of Financing Glendower bifurcated the redevelopment of McConaughy Terrace into two phases – 4% and 9% Low Income Housing Tax Credit applications.
- Glendower McConaughy Terrace 4%, LLC consists of 92 affordable units and includes 26 new construction units that are ADA accessible. Construction was completed in June 2025.
- Glendower McConaughy Terrace 9%, LLC consists of 130 total units, 104 affordable and 26 market rate units. Construction is ongoing and is scheduled to be completed in August 2025.

**THE GLENDOWER
GROUP****Scattered Sites**

- Scattered site is multifamily redevelopment which includes 123 units located in the Fair Haven Heights area of the city and neighboring neighborhoods. The following various sites will be included in the development and conversion of units from LIPH to RAD Project Based Vouchers: Essex Townhomes, David Echols Court, Kingswood 1, Kingswood 2, St Anthony 1, St Anthony 2, Cornell Scott Ridge, and 63-73 Fulton St. The project is being expanded from previous versions to include 123 units by including Essex Townhomes. An architect is currently being procured. Anticipated closing in 2027.

34 Level Street/The Heights at Westrock

- HUD awarded the 202 grant and associated rental subsidy in January 2023.
- The development includes 50 supportive housing units. DECD Brownfields award of \$999,000 received in June 2023 to assist in clean up and removal of former nursing home.
- Closing anticipated to be in the 2nd quarter of 2026.

St Luke's Apartments, Whalley Ave.

- Partnering to take over a struggling pre-development project being managed by St. Luke's 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 up to 49 housing units, including 5 LIHTC units
- Closing anticipated to be in the 3rd quarter of 2026.

Newhallville Development, 201 Hazel Street

- Partnering to redevelop a currently vacant site managed by Newhallville Development Corp.
- The development includes up to 63 total units including 50 affordable and 13 market rate.
- An application for CIF funding was submitted in November 2025 but was not funded. A application will be submitted in June 2026 for the upcoming CIF round.

**THE GLENDOWER
GROUP****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 CNI Transformation Plan was submitted to HUD in August 2025.
- The planning team has begun scheduling the necessary steps to prepare for the first phase of on-site redevelopment. The first phase will consist of buildings 1a, 1b, and 2a and consists of 541 units, 50% of which are approximately affordable.
- A CNI Implementation Application was submitted on March 9, 2026.
- The New Haven City Plan Commission approved the site plan for Phase 1 on April 14, 2026.
- Construction documents are being completed with a goal of applying for 9% LIHTC in January 2027.
- ECC and Glendower is working in conjunction with the City of New Haven to design and construct a geothermal heating system to provide energy to the development.
- Glendower has selected a Construction Manager at Risk for phase 1A and Phase 1B redevelopment.

Eastview Terrace Conversion

- The Project's 15-year initial Low-Income Tax Credit ("LIHTC") Compliance Period ("Compliance Period") ended in December 2023.
- Investor buyout completed on September 4, 2024.
- Anticipated closing in 3rd quarter of 2026.

MEMORANDUM

TO: Board of Commissioners

DATE: October 20, 2026

FROM: Shenae Draughn, President

RE: RESOLUTION AUTHORIZING A PREDEVELOPMENT LOAN IN AN AMOUNT NOT TO EXCEED \$400,000 TO THE GLENDOWER GROUP, INC., FOR THE WEST ROCK COMMUNITY CENTER REDEVELOPMENT PROJECT LOCATED AT 295 WILMOT ROAD

ACTION: Recommend that the Board of Commissioners adopt Resolution #10-72/26-R

TIMING: Immediately

DISCUSSION: The Housing Authority of the City of New Haven, doing business as Elm City Communities ("ECC"), is undertaking the redevelopment of the existing community center located at 295 Wilmot Road, New Haven, Connecticut, commonly known as the West Rock Community Center Redevelopment Project.

The Project contemplates the demolition of the existing facility and the planning, design, financing, and construction of a modern community center providing recreational, educational, workforce-development, wellness, and community-gathering spaces for residents of the West Rock neighborhood and surrounding community.

The Project has received \$3,000,000 in HUD Community Project Funding and is anticipated to utilize additional federal, state, local, philanthropic, and private funding sources.

The Glendower Group, Inc. requires a predevelopment loan in an amount not to exceed \$400,000 to fund redevelopment planning, architectural and engineering services, environmental review, Part 58 compliance, existing-conditions investigations, surveying, geotechnical investigations, utility evaluations, cost estimating, financial planning, permitting, procurement support, third-party reports, legal services, and other activities necessary to advance the Project toward construction and implementation.

The predevelopment loan will be repaid from committed Project financing sources, grant reimbursements, or other available financing, and in any event no later than September 30, 2029, unless otherwise approved by ECC.

FISCAL IMPACT: \$400,000, to be repaid from committed Project financing sources, grant reimbursements, or other available financing, and in any event no later than September 30, 2029.

SOURCE OF FUNDS: MTW funds in an amount not to exceed \$400,000.

STAFF: Edward LaChance, Vice President of Development

Housing Authority of the City of New Haven

Resolution #10-72/26-R

**RESOLUTION AUTHORIZING A PREDEVELOPMENT LOAN IN AN AMOUNT NOT TO EXCEED \$400,000 TO THE
GLENDOWER GROUP, INC., FOR THE WEST ROCK COMMUNITY CENTER REDEVELOPMENT PROJECT
LOCATED AT 295 WILMOT ROAD**

WHEREAS, the Housing Authority of the City of New Haven, doing business as Elm City Communities (“ECC”), together with its instrumentality and development entity, The Glendower Group, Inc. (“Glendower”), is undertaking the redevelopment of the existing community center located at 295 Wilmot Road, New Haven, Connecticut, commonly known as the West Rock Community Center Redevelopment Project (the “Project”); and

WHEREAS, the Project contemplates the demolition of the existing facility and the planning, design, financing, and construction of a modern community center that will provide recreational, educational, workforce-development, wellness, and community-gathering spaces for residents of the West Rock neighborhood and the surrounding community; and

WHEREAS, the Project has received Three Million Dollars (\$3,000,000) in HUD Community Project Funding and is anticipated to utilize additional federal, state, local, philanthropic, and private funding sources; and

WHEREAS, substantial predevelopment work is required to advance the Project, including redevelopment planning, programming validation, community engagement, architectural and engineering services, environmental review, Part 58 compliance, existing-conditions investigations, surveying, geotechnical investigations, utility evaluations, cost estimating, financial and operational planning, permitting, procurement support, third-party reports, legal services, and other necessary due-diligence activities; and

WHEREAS, the required predevelopment work is estimated to cost Four Hundred Thousand And No/100 Dollars (\$400,000.00), as set forth in the predevelopment budget attached hereto as Exhibit A; and

WHEREAS, staff recommends that ECC authorize a predevelopment loan to Glendower in an amount not to exceed Four Hundred Thousand And No/100 Dollars (\$400,000) to pay the predevelopment costs necessary to advance the Project toward construction and implementation; and

WHEREAS, the predevelopment loan shall be repaid from committed Project financing sources, grant reimbursements, or other available financing, and in any event no later than September 30, 2029, unless otherwise approved by ECC.

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

1. The making of a predevelopment loan to The Glendower Group, Inc. in an amount not to exceed Four Hundred Thousand And No/100 Dollars (\$400,00.00) for the West Rock Community Center Redevelopment Project, to be (a) used for the predevelopment costs identified in Exhibit A attached hereto, unless otherwise approved in writing by ECC, and (b) repaid from committed Project financing sources, grant reimbursements, or other available financing, and in any event no later than September 30, 2029, unless otherwise approved by ECC, be and hereby is authorized and directed; and
2. The President be and hereby is authorized and directed to take any and all such action and execute and deliver such documents, documents and agreements as necessary to effectuate the terms and conditions of this Resolution, and to take any and all action ancillary and related thereto; and
3. This Resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on October 20, 2026.

Shenae Draughn
President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By:_____
Rolan Joni Young, Esq.
A Partner

EXHIBIT A: WEST ROCK COMMUNITY CENTER REDEVELOPMENT PROJECT

**295 WILMOT ROAD
PREDEVELOPMENT BUDGET**

Category	Amount
Architectural and Engineering	\$140,000
Redevelopment Planning	\$40,000
Existing Conditions Assessment	\$20,000
Infrastructure Analysis	\$25,000
Environmental	\$35,000
Geotechnical	\$20,000
Surveying	\$15,000
Cost Estimating	\$15,000
Third-Party Reports	\$20,000
Legal	\$35,000
Contingency	\$35,000
Total	\$400,000

MEMORANDUM

TO: Board of Commissioners

DATE: October 20, 2026

FROM: Shenae Draughn, President

RE: RESOLUTION AMENDING RESOLUTION NO. 12-100/19-R TO AUTHORIZE AN ADDITIONAL \$2,706,000 PREDEVELOPMENT LOAN FOR THE WESTVILLE MANOR REDEVELOPMENT, INCREASING THE TOTAL AUTHORIZED PREDEVELOPMENT LOAN TO \$4,545,115

ACTION: Recommend that the Board of Commissioners adopt Resolution Number 10-73/26-R

TIMING: Immediately

DISCUSSION: On December 17, 2019, the Board of Commissioners adopted Resolution No. 12-100/19-R, authorizing an aggregate predevelopment loan in an amount not to exceed \$1,839,115 for the Westville Manor Redevelopment.

Additional predevelopment funding is required during FY2027 to continue architectural and engineering services, environmental review, legal services, surveying, consulting services, financing activities, and other predevelopment work necessary to advance the redevelopment toward financial closing.

Staff is requesting authorization to increase the existing predevelopment loan by an additional \$2,706,000 for FY2027. Following adoption of this amendment, the total authorized predevelopment loan amount will not exceed \$4,545,115.

The additional predevelopment loan will be repaid from committed Project financing sources or other available financing at financial closing, or by the amended maturity date approved by ECC.

FISCAL IMPACT: \$2,706,000 in additional FY2027 predevelopment funding.

SOURCE OF FUNDS: FY2027 MTW funds in an amount not to exceed \$2,706,000.

STAFF: Edward LaChance, Vice President of Development

Housing Authority of the City of New Haven

Resolution # 10-73/26-R

RESOLUTION AMENDING RESOLUTION NO. 12-100/19-R TO AUTHORIZE AN ADDITIONAL \$2,706,000 PREDEVELOPMENT LOAN FOR THE WESTVILLE MANOR REDEVELOPMENT, INCREASING THE TOTAL AUTHORIZED PREDEVELOPMENT LOAN TO \$4,545,115

WHEREAS, the Housing Authority of the City of New Haven, doing business as Elm City Communities ("ECC"), together with its instrumentality and development entity, The Glendower Group, Inc. ("Glendower"), is undertaking the redevelopment of Westville Manor (the "Project"); and

WHEREAS, on December 17, 2019, the Board of Commissioners adopted Resolution No. 12-100/19-R, authorizing an aggregate predevelopment loan in an amount not to exceed One Million Eight Hundred Thirty-Nine Thousand One Hundred Fifteen Dollars (\$1,839,115) for the Project; and

WHEREAS, additional predevelopment work is required during FY2027 to continue architectural and engineering services, environmental review, legal services, surveying, consulting services, financing activities, and other work necessary to advance the Project toward financial closing; and

WHEREAS, the additional FY2027 predevelopment costs are estimated to total Two Million Seven Hundred Six Thousand And No/100 Dollars (\$2,706,000), as set forth in the amended predevelopment budget attached hereto as Exhibit A; and

WHEREAS, staff recommends that Resolution No. 12-100/19-R be amended to authorize an increase in the predevelopment loan in the amount not to exceed Two Million Seven Hundred Six Thousand Dollars (\$2,706,000), resulting in a total authorized predevelopment loan amount not to exceed Four Million Five Hundred Forty-Five Thousand One Hundred Fifteen Dollars (\$4,545,115); and

WHEREAS, the additional predevelopment loan shall be repaid from committed Project financing sources or other available financing at financial closing, or by the amended maturity date approved by ECC.

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

1. Resolution No. 12-100/19-R is hereby amended to increase the authorized predevelopment loan for the Westville Manor Redevelopment by an additional amount not to exceed Two Million Seven Hundred Six Thousand Dollars (\$2,706,000), resulting in a total authorized predevelopment loan amount not to exceed Four Million Five Hundred Forty-Five Thousand One Hundred Fifteen Dollars (\$4,545,115); and
2. The additional loan proceeds shall be used for the FY2027 predevelopment costs identified in Exhibit A, unless otherwise approved in writing by ECC; and
3. The additional predevelopment loan shall be repaid from committed Project financing sources or other available financing at financial closing, or by the amended maturity date approved by ECC; and
4. Except as expressly amended by this Resolution, all other terms and provisions of Resolution No. 12-100/19-R shall remain unchanged and in full force and effect; and

5. The President be and hereby is authorized to execute and deliver such documents, agreements and instruments necessary and appropriate to fulfill the foregoing, and to take such actions as may be necessary and ancillary and related thereto to effectuate this Resolution; and
6. This Resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on October 20, 2026.

Shenae Draughn
President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

**EXHIBIT A: WESTVILLE MANOR REDEVELOPMENT
FY2027 PREDEVELOPMENT BUDGET**

Category	Description	Estimated Cost
Financing and Closing	Pre-closing project funding requirements	\$600,000
Architectural and Engineering	Architectural and engineering services	\$1,400,000
Legal and Financial	Legal fees and transaction documentation	\$50,000
Environmental	Environmental review and related investigations	\$25,000
Reports	Market study	\$25,000
Reports	Appraisal	\$25,000
Owner Soft Costs	Development and consulting services	\$40,000
Reports and Due Diligence	Survey	\$30,000
Financing and Closing	Lender commitment and financing fees	\$100,000
Contingency	Additional predevelopment costs and contingency	\$411,000
	TOTAL FY2027 PREDEVELOPMENT BUDGET	\$2,706,000

MEMORANDUM

TO: Board of Commissioners

DATE: October 20, 2026

FROM: Shenae Draughn, President

RE: Resolution Authorizing Amendment #1 to Year 2 of Indefinite Quantities Contract ("IQC") PM-24-C-908(D) with Brian Cleveland Architects for Agency Wide Architectural & Engineering Services Increasing the Contract Value in the Maximum Not to Exceed Amount of \$467,075.00 Bringing the Amended Contract through Year 2 From \$343,771.00 to \$810,086.00 Through January 9, 2027

ACTION: Recommend that the Board of Commissioners adopt Resolution **#10-74/26-R**

TIMING: Immediately

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

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

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

On August 19, 2025, the Board adopted Resolution #08-51/25-R authorizing contract Amendment #2 to add another \$100,000 to contract year one increasing the not to exceed amount from \$171,885.50 to \$271,885.50 through January 9, 2026.

We are now in option year two of Contract PM-24-C-908(D) which added another \$71,885.50 so that the value of the contract through year 2 is \$343,771.00.

On September 11, 2026, Glendower issued a Task Order requesting proposals from IQC architectural firms for Hill Community Scattered Site Portfolio services.

Glendower received and reviewed three proposals. Under PM-24-C-908(D) Article 10.2, task orders with a value in excess of \$150,000.00 are subject to Board approval. Glendower is recommending approval of Brian Cleveland Architect's proposal in the amount of \$467,075.00 for Hill Community Scattered Site Portfolio task order services bringing the adjusted value of the contract through year 2 from \$343,771.00 to \$810,086.00 through January 9, 2027.

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

ECC/HANH is recommending Board of Commissioners authorization of Amendment #1 to the second year of contract #PM-24-C-908(D) with Brian Cleveland Architects in the maximum not to exceed amount \$467,075.00 for Hill Community Scattered Site Portfolio task order services bringing the amended contract amount through year 2 from \$343,771.00 to \$810,086.00 through January 9, 2027 with three one-year options to extend still remaining.

FISCAL IMPACT: \$467,075.00

SOURCE OF FUNDS: MTW FUNDING to be repaid by permanent funding sources

STAFF: Ed LaChance, Vice President

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

Resolution Number 10-74/26-R

**RESOLUTION AUTHORIZING AMENDMENT #1 TO YEAR 2 OF INDEFINITE QUANTITIES CONTRACT ("IQC")
PM-24-C-908(D) WITH BRIAN CLEVELAND ARCHITECTS FOR AGENCY WIDE ARCHITECTURAL &
ENGINEERING SERVICES INCREASING THE CONTRACT VALUE IN THE MAXIMUM NOT TO EXCEED
AMOUNT OF \$467,075.00 BRINGING THE AMENDED CONTRACT THROUGH YEAR 2 FROM \$343,771.00 TO
\$810,086.00 THROUGH JANUARY 9, 2027**

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

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

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

WHEREAS, on August 19, 2025, the Board adopted Resolution #08-51/25-R authorizing contract Amendment #2 to add another \$100,000 to contract year one increasing the not to exceed amount from \$171,885.50 to \$271,885.50 through January 9, 2026; and

WHEREAS, we are now in option year two of Contract PM-24-C-908(D) which added another \$71,885.50 so that the value of the contract through year 2 is \$343,771.00; and

WHEREAS, on September 11, 2026, Glendower issued a Task Order requesting proposals from IQC architectural firms for Hill Community Scattered Site Portfolio services; and

WHEREAS, Glendower received and reviewed three proposals; and

WHEREAS, under PM-24-C-908(D) Article 10.2, task orders with a value in excess of \$150,000.00 are subject to Board approval; and

WHEREAS, ECC/HANH is recommending Board of Commissioners authorization of Amendment #1 to the second year of contract #PM-24-C-908(D) with Brian Cleveland Architects in the maximum not to exceed amount \$467,075.00 for Hill Community Scattered Site Portfolio task order services bringing the amended contract amount through year 2 from \$343,771.00 to \$810,086.00 through January 9, 2027 with three one-year options to extend still remaining; and

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

Board of Commissioners prior to execution; and

WHEREAS, ECC/HANH is recommending Board of Commissioners authorization to execute Amendment #1 to the second year of contract #PM-24-C-908(D) with Brian Cleveland Architects in the maximum not to exceed amount of \$467,075.00 for Hill Community Scattered Site Portfolio task order services bringing the amended contract amount through year two from \$343,771.00 to \$810,086.00 through January 9, 2027 with three one-year options to extend still remaining.

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

- 1) Amendment #1 to the second year of contract #PM-24-C-908(D) for on-call architectural and engineering services agency wide with Brian Cleveland Architects in the maximum not to exceed amount \$467,075.00 for Hill Community Scattered Site Portfolio task order services bringing the amended contract amount through year 2 from \$343,771.00 to \$810,086.00 through January 9, 2027 with three one-year options to extend still remaining be and hereby is authorized and directed; and
- 2) The President be and hereby is authorized, empowered and directed to take any and all action necessary and appropriate to fulfill the foregoing purposes and 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 to expend the authorized funds; and
- 3) This Resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on October 20, 2026.

Shenae Draughn
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

[illegible]

The Glendower Group

A&E Services GG-22-C-9967 & PM-24-C-9967

Hill Community Scattered Site Portfolio



September 22, 2026

9/22/2026

Yadira Vargas
Executive Project Manager
The Glendower Group
360 Orange Street
New Haven, CT

Re: A&E Task Order GG-22-C-9967

Ms. Vargas

Thank you for considering our team for the renovations to The Hill Community Scattered Sites. Brian Cleveland Architects and our consultants are pleased to present you with our fee proposal for architectural and engineering services for the assessment, renovations and upgrades proposed for the properties.

Fees are based on the Basic Services outlined in the Task Order. All work to meet current design standards, building code and accessibility requirements are included.

Project Assumptions

- Structural assessments are included for all properties, no structural design is included for any property at this time except for 172-174 Rosette Street.
- We exclude proving new electrical service to any property or unit except for 172-174 Rosette Street.
- We exclude boiler or water heater replacement except for 172-174 Rosette Street.
- We exclude basement dehumidification, dewatering, or waterproofing.
- We assume an 18 month construction duration with bi-weekly job meetings.
- We assume no new stormwater systems are required.
- We assume some in kind replacement of driveways or walkways on the property. We exclude improvements to the city sidewalks, curb cuts, etc.
- We assume sufficient capacity of public utilities are provide to each property and replacement or repair of any public utilities is not included.

Services Excluded

While we are excluding specific services from this project, we are able to add any of these services into the project if it is determined that they are required.

Physical Building or Site Models
3D Renderings
High Performance Building Design (LEED, Passive House, etc)
Hazardous Materials Investigation & Testing
Hazardous Materials Remediation Design
Geotechnical Engineer

Surveying & Civil Engineering
Landscape Architecture Design Services
Wetland Delineation
FF&E Selection, Specification, And Procurement
Exclusion stated in Sub-Consultants Proposal to Architect

Project Services and Fees

Refer to Compensation and Payment tables included in the Task Order.

Compensation

Compensation will be billed monthly. The fixed fee tasks will be billed based on the percent of the work completed.

Reimbursable expenses such as printing, special postage, certified mailing, overnight parcel delivery, travel, permit fees, or consultant services that may be added to this proposal will be passed through with a 10% markup.

Schedule

Brian Cleveland Architects and our consultants are available to start work immediately upon a notice to proceed or executed contract. We will be able to complete each Basic Service outlined in the Task Order Project Schedule and Milestones.

Form of Agreement

Master Agreement PM-24-C-908 for Architectural and Engineering Services.

We are pleased to have been given the opportunity to provide you with our proposal of services and we look forward to working with you.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Cleveland". The signature is fluid and cursive, with the first name "Brian" and last name "Cleveland" clearly distinguishable.

Brian Cleveland, RA | AIA | LEED-AP

Staff and Consultant Matrix							
Name	Role Type	4.2	4.3	4.4 - 4.7	4.8	4.9	4.10
Brian Cleveland Architects							
Brian Cleveland	Principal/Project Architect	100%	100%	75%	100%	100%	100%
Kylee Maloney	Project Drafter	100%	10%	100%		20%	
Acorn Consulting Engineers							
Mark Gendron	President/Lead Engineer	100%		10%		10%	
Raj Karki	Electrical Engineer			100%	100%	100%	100%
Mike Porter	Mechanical Engineer			100%	100%	100%	100%
Remington Carle	Plumbing & Fire Protection			100%	100%	100%	100%
Michael Horton Associates							
Paul Sheehan	Principal/Structural Engineer	10%		10%			
Luigi Peronace	Senior Structural Engineer	100%		100%	100%	100%	100%

Agencywide IQC Architectural & Engineering Services Cost Estimate

Year 1

2024

Position	Est. Hourly Rate	Estimated # Hours over 1 Year	Total Year Estimate
Principal Architect	\$175	200	\$35,000
Project Manager/Architect	\$134	300	\$40,200
Principal Civil Engineer	\$240	60	\$14,400
Principal Engineer Structural/MEP/Fire Protection	\$200	200	\$40,000
Project Engineer	\$165	160	\$26,400
Engineer Designer	\$135	150	\$20,250
Landscape Architect	\$200	40	\$8,000
Project Architect	\$134	300	\$40,200
Architect/Designer/Job Captain	\$134	200	\$26,800
Civil CADD Operator	\$120	150	\$18,000
Architectural Draftsperson/REVIT/CADD	\$83	150	\$12,450
Clerical/Word Processing	\$70	200	\$14,000
Cost Estimator	\$134	200	\$26,800
Geotechnical Engineer	\$150	50	\$7,500
Surveyor	\$150	50	\$7,500
Information Technologies Consultant	\$225	100	\$22,500
Security Consultant	\$225	100	\$22,500
Interior Designer	\$110	100	\$11,000
Energy Efficient Designer/Architectural & Engineering	\$207	100	\$20,700
Code Consultant (all applicable codes)	\$325	100	\$32,500
Total			\$446,700

Contractor Name

Brian Cleveland Architects

Authorized Signer

Brian Cleveland

Title

Principal Architect

Agencywide IQC Architectural & Engineering Services Cost Estimate

Year 2

2025

Position	Est. Hourly Rate	Estimated # Hours over 1 Year	Total Year Estimate
Principal Architect	\$180	200	\$36,000
Project Manager/Architect	\$138	300	\$41,400
Principal Civil Engineer	\$247	60	\$14,820
Principal Engineer Structural/MEP/Fire Protection	\$210	200	\$42,000
Project Engineer	\$175	160	\$28,000
Engineer Designer	\$145	150	\$21,750
Landscape Architect	\$212	40	\$8,480
Project Architect	\$138	300	\$41,400
Architect/Designer/Job Captain	\$138	200	\$27,600
Civil CADD Operator	\$124	150	\$18,600
Architectural Draftsperson/REVIT/CADD	\$86	150	\$12,900
Clerical/Word Processing	\$72	200	\$14,400
Cost Estimator	\$138	200	\$27,600
Geotechnical Engineer	\$158	50	\$7,900
Surveyor	\$155	50	\$7,750
Information Technologies Consultant	\$232	100	\$23,200
Security Consultant	\$232	100	\$23,200
Interior Designer	\$113	100	\$11,300
Energy Efficient Designer/Architectural & Engineer	\$217	100	\$21,700
Code Consultant (all applicable codes)	\$325	100	\$32,500
Total			\$462,500

Contractor Name

Brian Cleveland Architects

Authorized Signer

Brian Cleveland

Title

Principal Architect

Agencywide IQC Architectural & Engineering Services Cost Estimate

Year 3

2026

Position	Est. Hourly Rate	Estimated # Hours over 1 Year	Total Year Estimate
Principal Architect	\$186	200	\$37,200
Project Manager/Architect	\$142	300	\$42,600
Principal Civil Engineer	\$255	60	\$15,300
Principal Engineer Structural/MEP/Fire Protection	\$220	200	\$44,000
Project Engineer	\$185	160	\$29,600
Engineer Designer	\$155	150	\$23,250
Landscape Architect	\$222	40	\$8,880
Project Architect	\$142	300	\$42,600
Architect/Designer/Job Captain	\$142	200	\$28,400
Civil CADD Operator	\$127	150	\$19,050
Architectural Draftsperson/REVIT/CADD	\$88	150	\$13,200
Clerical/Word Processing	\$74	200	\$14,800
Cost Estimator	\$142	200	\$28,400
Geotechnical Engineer	\$165	50	\$8,250
Surveyor	\$159	50	\$7,950
Information Technologies Consultant	\$239	100	\$23,900
Security Consultant	\$239	100	\$23,900
Interior Designer	\$117	100	\$11,700
Energy Efficient Designer/Architectural & Engineer	\$228	100	\$22,800
Code Consultant (all applicable codes)	\$325	100	\$32,500
Total			\$478,280

Contractor Name

Brian Cleveland Architects

Authorized Signer

Brian Cleveland

Title

Principal Architect

Agencywide IQC Architectural & Engineering Services Cost Estimate

Year 4

2027

Position	Est. Hourly Rate	Estimated # Hours over 1 Year	Total Year Estimate
Principal Architect	\$191	200	\$38,200
Project Manager/Architect	\$146	300	\$43,800
Principal Civil Engineer	\$262	60	\$15,720
Principal Engineer Structural/MEP/Fire Protection	\$230	200	\$46,000
Project Engineer	\$195	160	\$31,200
Engineer Designer	\$165	150	\$24,750
Landscape Architect	\$233	40	\$9,320
Project Architect	\$146	300	\$43,800
Architect/Designer/Job Captain	\$146	200	\$29,200
Civil CADD Operator	\$131	150	\$19,650
Architectural Draftsperson/REVIT/CADD	\$91	150	\$13,650
Clerical/Word Processing	\$76	200	\$15,200
Cost Estimator	\$146	200	\$29,200
Geotechnical Engineer	\$174	50	\$8,700
Surveyor	\$164	50	\$8,200
Information Technologies Consultant	\$246	100	\$24,600
Security Consultant	\$246	100	\$24,600
Interior Designer	\$120	100	\$12,000
Energy Efficient Designer/Architectural & Engineering	\$239	100	\$23,900
Code Consultant (all applicable codes)	\$325	100	\$32,500
Total			\$494,190

Contractor Name

Brian Cleveland Architects

Authorized Signer

Brian Cleveland

Title

Principal Architect

Agencywide IQC Architectural & Engineering Services Cost Estimate

Year 5

2028

Position	Est. Hourly Rate	Estimated # Hours over 1 Year	Total Year Estimate
Principal Architect	\$197	200	\$39,400
Project Manager/Architect	\$151	300	\$45,300
Principal Civil Engineer	\$270	60	\$16,200
Principal Engineer Structural/MEP/Fire Protection	\$240	200	\$48,000
Project Engineer	\$205	160	\$32,800
Engineer Designer	\$175	150	\$26,250
Landscape Architect	\$245	40	\$9,800
Project Architect	\$151	300	\$45,300
Architect/Designer/Job Captain	\$151	200	\$30,200
Civil CADD Operator	\$135	150	\$20,250
Architectural Draftsperson/REVIT/CADD	\$93	150	\$13,950
Clerical/Word Processing	\$79	200	\$15,800
Cost Estimator	\$151	200	\$30,200
Geotechnical Engineer	\$182	50	\$9,100
Surveyor	\$169	50	\$8,450
Information Technologies Consultant	\$253	100	\$25,300
Security Consultant	\$253	100	\$25,300
Interior Designer	\$124	100	\$12,400
Energy Efficient Designer/Architectural & Engineer	\$251	100	\$25,100
Code Consultant (all applicable codes)	\$325	100	\$32,500
Total			\$511,600

Contractor Name

Brian Cleveland Architects

Authorized Signer

Brian Cleveland

Title

Principal Architect

MEMORANDUM

TO: Board of Commissioners

DATE: October 20, 2026

FROM: Shenae Draughn, President

RE: Resolution Authorizing the Issuance of Multifamily Housing Revenue Bonds in an Amount Not Exceeding \$15,000,000 and the Making of a Loan to Finance the Costs of a Portion of the Heights at West Rock Project

ACTION: Recommend that the Board of Commissioners adopt Resolution Number 10-75/26-R

TIMING: Immediately

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

The HANH has been requested to provide financing by issuing bonds in one or more series, and by using the bond proceeds to fund a loan or loans (the "Loan") to Glendower Level Heights Limited Partnership or one or more entities to be formed by it, or any of its subsidiaries, affiliates or parent (the "Borrower") for the acquisition, construction, reconstruction and equipping of a residential rental housing development known as the Heights at West Rock which will be comprised of approximately fifty (50) affordable rental units, of which 11 units will be restricted to tenants whose incomes average below 30% of AMI, 28 units will be restricted to tenants whose incomes average below 50% AMI and 11 units will be restricted to tenants whose incomes average below 60% AMI (the "Heights at West Rock Project"). The Heights at West Rock Project is located in the West Rock neighborhood of New Haven, Connecticut, and the Borrower has agreed to secure the Loan with a mortgage, assignment of leases and rents and other security, as may be required by the purchaser of the bonds. The principal of and interest on the bonds may be additionally secured by an irrevocable direct-pay letter of credit, guaranty, insurance, surety agreement, standby bond purchase agreement or other credit enhancement or liquidity facility ("Credit Facility") issued by a credit facility provider.

For the purpose of providing the funds needed to (i) make the Loan to the Borrower for the financing and refinancing of the costs of the Heights at West Rock

Project (ii) fund one or more reserve funds established under the Loan Agreement or Financing Agreement, if necessary (as hereinafter defined) (iii) pay capitalized interest on the bonds, if needed and (iv) to pay certain costs of issuance and credit enhancement fees, if any, with respect to the bonds issued hereunder (collectively, the “Project”), We request that the Board of Commissioners authorize the issuance of its multifamily housing revenue bonds or notes in one or more series (collectively the “Bonds”) to lend the Bond proceeds to the Borrower.

FISCAL IMPACT: None

SOURCE OF FUNDS: N/A

STAFF: Ed LaChance, Vice President of Development

HOUSING AUTHORITY OF THE CITY OF NEW HAVEN

RESOLUTION # 10-75/26-R

Resolution Authorizing the Issuance of Multifamily Housing Revenue Bonds in an Amount Not Exceeding \$15,000,000 and the Making of a Loan to Finance the Costs of a Portion of the Heights at West Rock (AKA 34 Level Street) Project

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

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

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

WHEREAS, the HANH has been requested to provide financing by issuing bonds in one or more series, and by using the bond proceeds to fund a loan or loans (the “Loan”) to Glendower Level Heights Limited Partnership or one or more entities to be formed by it, or any of its subsidiaries, affiliates or parent (the “Borrower”) for the acquisition, construction, reconstruction and equipping of an approximately 50-unit residential rental housing development known as the Heights at West Rock and located at 34 Level Street, New Haven, Connecticut, of which 11 units will be restricted to tenants whose incomes average below 30% of AMI, 28 units will be restricted to tenants whose incomes average below 50% AMI and 11 units will be restricted to tenants whose incomes average below 60% AMI (the “Heights at West Rock Project”). The Heights at West Rock Project is located in the West Rock neighborhood of New Haven, Connecticut, and the Borrower has agreed to secure the Loan with a mortgage, assignment of leases and rents and other security, as may be required by the purchaser of the bonds; and

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

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

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

1. In order to provide for financing the cost of the Project, the issuance and sale of the Bonds in one or more series is hereby authorized in the aggregate principal amount not to exceed \$15,000,000 as hereinafter provided. The Bonds shall be payable solely from sources and secured by such security as provided for in one or more Trust Indentures (the "Trust Indenture") by and between the HANH and U.S. Bank Trust Company, National Association or such other trustee as is appointed by the HANH (the "Trustee") and the HANH hereby pledges such security for the payment of the Bonds. The Bonds (a) shall not constitute a debt or liability of the State of Connecticut (the "State"), or of any political subdivision thereof, the City of New Haven (the "City") or the United States of America (the "USA"); (b) shall not constitute a pledge of the full faith and credit of the State or of any political subdivision thereof, the City or the USA; and (c) shall not directly, indirectly or contingently obligate the State or any political subdivision thereof, the City or the USA to levy or to pledge any form of taxation whatever therefor or to make any appropriation for their payment.

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

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

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

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

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

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

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

9. That the power (i) to establish the final aggregate principal amount of the Bonds (at not greater than \$15,000,000) which Bonds may be sold or privately placed in one or more series, the principal amount of the Bonds maturing in each year, the final maturity date for the Bonds, the interest rates to be borne by the Bonds, the redemption provisions of the Bonds, and the date and place for the sale of the Bonds, (ii) to sell the Bonds at a negotiated sale or a direct private placement pursuant to the Purchase Contract to one or more underwriters or purchasers and (iii) to execute and deliver any and all documents required thereby or in connection therewith, is hereby delegated to any Authorized Officer of the HANH and action taken by any one of such officers shall be sufficient.

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

11. The Bonds shall state on their face that neither the full faith and credit nor the taxing power of the City, the State, or any agency, department, or political subdivision thereof, the USA or the HANH is pledged to the payment of the principal of or interest on the Bonds. The Bonds also shall state

on their face that they have been issued by the HANH to aid in financing a housing project for persons of low and moderate income.

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

13. The HANH hereby expresses its official intent pursuant to Section 1.150-2 of the Federal Income Tax Regulations, Title 26 (the "Regulations"), to reimburse expenditures paid sixty days prior to and anytime after the date of passage of this Resolution in connection with the development of the Project with the proceeds of the Bonds. The Bonds shall be issued to reimburse such expenditures not later than 18 months after the later of the date of the expenditure or the substantial completion of the Project, or such later date the Regulations may authorize. The HANH hereby certifies that the intention to reimburse as expressed herein is based upon its reasonable expectations as of this date. The Executive Director or her designee is hereby authorized to pay Project expenses, if any, in accordance herewith pending the issuance of the Bonds. This Section 13 is included herein solely for purposes of compliance with the Regulations and may not be used or relied on for any other purpose.

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

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on October 20, 2026.

Shenae Draughn
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

MEMORANDUM

TO: Board of Commissioners

DATE: October 20, 2026

FROM: Shenae Draughn, President

RE: Resolution Authorizing Acceptance Of A Predevelopment Grant In The Amount Of \$1,438,054.00 From The State Of Connecticut Acting By And Through Its Department Of Housing To Pay A Portion Of The Predevelopment Expenses In Connection With The Union Square Development.

ACTION: Recommend that the Board of Commissioners adopt Resolution Number #10-76/26-R

TIMING: Immediately

DISCUSSION: The Union Square Transformation Plan envisions the redevelopment of the former Church Street South site and surrounding area into a vibrant, mixed-income, mixed-use neighborhood. Over a multi-phase timeline, the plan will deliver up to 2,500 new residential units, supported by retail, commercial, and community space, as well as significant open space and streetscape improvements.

The current plan calls for six phases, though these may be divided into subphases or expanded into additional phases depending on the availability of financing, market conditions, and marketability.

For implementation, HANH's development instrumentality, The Glendower Group, Inc. ("Glendower") has engaged Newman Architects, Fuss & O'Neill, Pullman & Comley, et al to carry out certain predevelopment activities and to ensure planning and design align with the broader master plan.

Predevelopment funding is needed to finance these activities. The State of Connecticut, acting by and through its Department of Housing, has agreed to provide HANH with a \$1,438,054 grant to pay approved predevelopment expenses.

This request is to authorize acceptance of a Predevelopment Grant in the amount of \$1,438,054 from the State of Connecticut Department of Housing to pay these predevelopment expenses.

FISCAL IMPACT: None

SOURCE OF FUNDS: \$1,438.054 from DOH

STAFF: Edward LaChance, Vice President

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

RESOLUTION #10-76/26-R

Resolution Authorizing Acceptance Of A Predevelopment Grant In The Amount Of \$1,438,054.00 From The State Of Connecticut Acting By And Through Its Department Of Housing To Pay A Portion Of The Predevelopment Expenses In Connection With The Union Square Development.

WHEREAS, the Union Square Transformation Plan envisions the redevelopment of the former Church Street South site and surrounding area into a vibrant, mixed-income, mixed-use neighborhood; and

WHEREAS, over a multi-phase timeline, the plan will deliver up to 2,500 new residential units, supported by retail, commercial, and community space, as well as significant open space and streetscape improvements; and

WHEREAS, the current plan calls for six phases, though these may be divided into subphases or expanded into additional phases depending on the availability of financing, market conditions, and marketability; and

WHEREAS, for implementation, HANH's development instrumentality, The Glendower Group, Inc. ("Glendower") has engaged Newman Architects, Fuss & O'Neill, Pullman & Comley, et al to carry out certain predevelopment activities and to ensure planning and design align with the broader master plan; and

WHEREAS, predevelopment funding is needed to finance these activities; and

WHEREAS, the State of Connecticut, acting by and through its Department of Housing, has agreed to provide HANH with a \$1,438,054 grant to pay approved predevelopment expenses; and

WHEREAS, this request is to authorize acceptance of a Predevelopment Grant in the amount of \$1,438,054 from the State of Connecticut Department of Housing to pay these predevelopment expenses.

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

1. The acceptance of a Predevelopment Grant in the amount of \$1,438,054 from the State of Connecticut acting by and through its Department of Housing, be and hereby is authorized and directed; and
2. The President be and hereby is authorized and directed to execute and deliver such agreements, documents and instruments necessary to fulfill the intent of this Resolution as set forth hereinabove, and to advance the funds identified hereinabove, consistent with this Resolution; and
3. The President is authorized to take any and all ancillary actions necessary and appropriate and related hereto carry out the intent of this Resolution; and
4. This Resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on October 20, 2026.

Shenae Draughn
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

MEMORANDUM

TO: Board of Commissioners

DATE: October 20TH 2026

FROM: Shenae Draughn, President

RE: RATIFYING, AUTHORIZING AND TO THE EXTENT NECESSARY, REAUTHORIZING THE EXECUTION AND DELIVERY OF A LETTER OF INTENT ("LOI") FOR THE PURCHASE OF THE REAL PROPERTY LOCATED AT 518-526 HOWARD AVE, 202-216 DAVENPORT AVE, 198-200 & 206-208 PUTNAM ST., 4-6/19-21/27-29/28-30/31-33/32-34/59 HURLBURT ST., AND 139-141/140/162-164/165/172-174 ROSETTE ST., NEW HAVEN, CONNECTICUT

ACTION: Recommend that the Board of Directors adopt Resolution Number **10-77/26-R**

TIMING: Immediate

DISCUSSION: The Housing Authority of the City of New Haven/Elm City Communities ("ECC" or "HANH") has an opportunity to acquire the real property located at 518-526 Howard Ave, 202-216 Davenport Ave, 198-200 & 206-208 Putnam St., 4-6/19-21/27-29/28-30/31-33/32-34/59 Hurlburt St., and 139-141/140/162-164/165/172-174 Rosette St., New Haven, Connecticut, which consists of sixty-five (65) residential units. In connection therewith, HANH has executed the attached Letter of Intent ("LOI"), a copy of which is attached as Exhibit A, and which permits certain due diligence by HANH to occur and negotiation of a final purchase and sale agreement to include, *inter alia*, a purchase price and other terms and conditions acceptable to HANH and the Seller. The LOI is subject to authorization of the Board of Commissioners.

This Resolution seeks ratification, authorization and, to the extent necessary, reauthorization of the execution of the LOI by the President

The obligations of HANH under any purchase and sale agreement will be subject to certain additional conditions as set forth in the attached LOI, and specifically are subject to HANH's satisfactory completion of public hearings as required pursuant to Connecticut General Statutes Section 8-44 and Section 8-56a, as well as further Board of Commissioner authorization.

FISCAL IMPACT: None

Sources: MTW Funding

Staff: Ed LaChance, Vice President

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION # 10-77/26-R

RATIFYING, AUTHORIZING AND TO THE EXTENT NECESSARY, REAUTHORIZING THE EXECUTION AND DELIVERY OF A LETTER OF INTENT ("LOI") FOR THE PURCHASE OF THE REAL PROPERTY LOCATED AT 518-526 HOWARD AVE, 202-216 DAVENPORT AVE, 198-200 & 206-208 PUTNAM ST., 4-6/19-21/27-29/28-30/31-33/32-34/59 HURLBURT ST., AND 139-141/140/162-164/165/172-174 ROSETTE ST., NEW HAVEN, CONNECTICUT

WHEREAS, the Housing Authority of the City of New Haven/Elm City Communities ("ECC" or "HANH") has an opportunity to acquire the real property located at 518-526 Howard Ave, 202-216 Davenport Ave, 198-200 & 206-208 Putnam St., 4-6/19-21/27-29/28-30/31-33/32-34/59 Hurlburt St., and 139-141/140/162-164/165/172-174 Rosette St., New Haven, Connecticut, which consists of sixty-five (65) residential units; and

WHEREAS, in connection therewith, HANH has executed the attached Letter of Intent ("LOI"), a copy of which is attached as Exhibit A, and which permits certain due diligence by HANH to occur and negotiation of a final purchase and sale agreement to include, *inter alia*, a purchase price and other terms and conditions acceptable to HANH and the Seller; and

WHEREAS, the LOI is subject to authorization of the Board of Commissioners; and

WHEREAS, this Resolution seeks ratification, authorization and, to the extent necessary, reauthorization of the execution of the LOI by the President; and

WHEREAS, the obligations of HANH under any purchase and sale agreement will be subject to certain additional conditions as set forth in the attached LOI, and specifically are subject to HANH's satisfactory completion of public hearings as required pursuant to Connecticut General Statutes Section 8-44 and Section 8-56a, as well as further Board of Commissioner authorization.

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

- 1) The execution and delivery of the Letter of Intent attached hereto as Exhibit A in connection with the real property located at 518-526 Howard Ave, 202-216 Davenport Ave, 198-200 & 206-208 Putnam St., 4-6/19-21/27-29/28-30/31-33/32-34/59 Hurlburt St., and 139-141/140/162-164/165/172-174 Rosette St., New Haven, Connecticut, be and hereby is ratified, authorized and, to the extent necessary, reauthorized; and
- 2) The President be and is hereby authorized, empowered and directed to take any and all such action and execute such documents as necessary to effectuate the terms and conditions of this Resolution, and to take any and all necessary action ancillary and related thereto.
- 3) This Resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on October 20, 2026.

Shenae Draughn
President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

EXHIBIT A

Letter of Intent

MEMORANDUM

TO: Board of Commissioners

DATE: October 20TH 2026

FROM: Shenae Draughn, President

RE: **RATIFICATION AND CONFIRMATION OF PRIOR BOARD AUTHORIZATION FOR SUPPORTIVE HOUSING AND RESIDENT SERVICES AT THE ST. LUKE'S WHALLEY AVENUE REDEVELOPMENT; RATIFICATION OF THE SEPTEMBER 15, 2026 SUPPORTIVE SERVICES FUNDING COMMITMENT; APPROVAL OF THE CURRENT SUPPORTIVE SERVICES AGREEMENT AND \$90,000 ANNUAL BUDGET; AND CONFIRMATION OF \$1,800,000 IN SUPPORTIVE SERVICES FUNDING OVER THE APPLICABLE TWENTY-YEAR PERIOD**

ACTION: Recommend that the Board of Directors adopt Resolution Number **10-78/26-R**

TIMING: Immediate

DISCUSSION: The St. Luke's Whalley Avenue Redevelopment is a forty-nine (49) unit affordable housing development located at 117-125 Whalley Avenue in New Haven. On March 18, 2024, the Board previously authorized and ratified actions relating to supportive housing and resident services for the Project. That authorization reflected the program structure contemplated at the time, including annual supportive-services expenditures not to exceed \$65,154 and a supportive housing plan for no fewer than six (6) households.

Since that approval, the Project's supportive-services requirements and funding structure have been revised and formalized. The Project's executed Federal Home Loan Bank of Boston Affordable Housing Program commitments now designate eleven (11) of the forty-nine (49) units for households experiencing homelessness and include supportive-service and resident-participation requirements. The current Supportive Services Agreement between St. Luke's Glendower LLC and 360 Management Group, Co. establishes an annual supportive-services fee and approved annual program budget of \$90,000.

On September 15, 2026, the Authority issued a Commitment Letter confirming \$442,500 in additional Authority funds for the supportive-services program. Together with \$1,357,500 in supportive-services reserves included in the associated HUD budget, the Project has a total of \$1,800,000 committed to support eligible supportive-service activities over the applicable twenty (20) year period.

This request is to ratify and confirm the Board's prior authorization and actions taken in furtherance of the supportive-services program; ratify the

September 15, 2026 funding commitment; approve the current Supportive Services Agreement and \$90,000 annual budget; and confirm the \$1,800,000 twenty-year funding commitment. The twenty-year period applies to the supportive-services program and funding commitment and does not constitute approval of a twenty-year service-provider contract; the Provider's engagement remains governed by the term, renewal, amendment, performance, and compliance provisions of the current Supportive Services Agreement.

FISCAL IMPACT: \$_____

Sources:

Staff: Ed LaChance, Vice President

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION # 10-XX/26-R

**RATIFICATION AND CONFIRMATION OF PRIOR BOARD AUTHORIZATION FOR SUPPORTIVE HOUSING AND RESIDENT SERVICES AT THE ST. LUKE'S WHALLEY AVENUE REDEVELOPMENT;
RATIFICATION OF THE SEPTEMBER 15, 2026 SUPPORTIVE SERVICES FUNDING COMMITMENT;
APPROVAL OF THE CURRENT SUPPORTIVE SERVICES AGREEMENT AND \$90,000 ANNUAL BUDGET;
AND CONFIRMATION OF \$1,800,000 IN SUPPORTIVE SERVICES FUNDING OVER THE APPLICABLE TWENTY-YEAR PERIOD**

WHEREAS, on March 18, 2024, the Board of Commissioners of the Housing Authority of the City of New Haven (the "Authority" or "ECC") adopted a resolution authorizing and ratifying actions relating to supportive housing and resident services for the St. Luke's Whalley Avenue Redevelopment (the "Prior Resolution"); and

WHEREAS, the Prior Resolution reflected the supportive-services structure then contemplated for the Project, including expenditures not to exceed \$65,154 annually for an initial one-year period with options for four additional one-year periods and a supportive housing plan for no less than six (6) households; and

WHEREAS, St. Luke's Glendower LLC, a Connecticut limited liability company (the "Owner"), is developing the Whalley Avenue Redevelopment Project, a forty-nine (49) unit affordable housing development located at 117-125 Whalley Avenue, New Haven, Connecticut (the "Project"); and

WHEREAS, the Project's executed Federal Home Loan Bank of Boston Affordable Housing Program ("AHP") qualifying characteristics designate eleven (11) of the forty-nine (49) units for households experiencing homelessness and include commitments to provide or facilitate job placement or employment opportunities, resident training and budgeting assistance, mental health counseling, and meaningful resident participation in resident council or house meetings; and

WHEREAS, the supportive-services program has been revised and formalized through a current Supportive Services Agreement between the Owner and 360 Management Group, Co., a Connecticut corporation (the "Provider"), which provides for an annual supportive-services fee and approved annual program budget of Ninety Thousand Dollars (\$90,000) and an initial term of one (1) contract year, with any renewal, extension, or material revision to be made in writing; and

WHEREAS, on September 15, 2026, the Authority issued a Commitment Letter of Funds for the Project's supportive-services program confirming a firm commitment of Four Hundred Forty-Two Thousand Five Hundred Dollars (\$442,500) in additional Authority funds and documenting the Project's revised supportive-services budget and long-term funding structure (the "Commitment Letter"); and

WHEREAS, the Commitment Letter confirms that the associated HUD budget includes One Million Three Hundred Fifty-Seven Thousand Five Hundred Dollars (\$1,357,500) in supportive-services reserves and that, together with the Authority's additional \$442,500 commitment, a total of One Million Eight Hundred Thousand Dollars (\$1,800,000) is committed to support the Project's supportive-services program over the applicable twenty (20) year period; and

WHEREAS, the committed funds are intended to support eligible supportive-service activities consistent with the Project's Supportive Services Plan, AHP requirements, and applicable Project financing and regulatory documents; and

WHEREAS, the Board desires to ratify and confirm the Prior Resolution and actions taken in furtherance thereof, ratify the Commitment Letter and the Authority's funding commitment, and amend and supersede those provisions of the Prior Resolution that are inconsistent with the Project's current AHP

commitments, supportive-services structure, annual budget, service-provider arrangement, and twenty-year funding commitment.

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

- 1) The Prior Resolution adopted on March 18, 2024, and all actions taken pursuant to or in furtherance of that authorization are hereby ratified, confirmed and approved; provided, however, that any provision of the Prior Resolution inconsistent with this Resolution is hereby amended and superseded by the terms of this Resolution.
- 2) The Prior Resolution's reference to a supportive housing plan for no less than six (6) households is hereby amended and superseded to reflect the Project's current executed AHP commitment designating eleven (11) of the forty-nine (49) units for households experiencing homelessness, together with the related AHP supportive-services and resident-participation requirements.
- 3) The September 15, 2026 Commitment Letter is hereby ratified, confirmed and approved, including the Authority's firm commitment of \$442,500 in additional Authority funds for the Project's supportive-services program.
- 4) The Board hereby ratifies, confirms and approves the Project's supportive-services funding commitment totaling \$1,800,000 over the applicable twenty (20) year period, consisting of \$1,357,500 in supportive-services reserves included in the associated HUD budget and \$442,500 in additional Authority funds. Such committed funds are authorized for eligible supportive-service activities consistent with the Project's Supportive Services Plan, AHP requirements, and applicable Project financing and regulatory documents.
- 5) The current Supportive Services Agreement between St. Luke's Glendower LLC, as Owner, and 360 Management Group, Co., as Provider, and the annual supportive-services budget incorporated therein are hereby approved and ratified, including an annual supportive-services fee and annual program budget of \$90,000. The Provider's engagement shall remain subject to the term, renewal, extension, amendment, performance, compliance, and other provisions of the Supportive Services Agreement.
- 6) The Executive Director of the Authority is hereby authorized, empowered and directed to execute and deliver, on behalf of the Authority, such approvals, consents, certifications, funding documents, and other ancillary instruments, and to take such actions as may be necessary or appropriate to implement the supportive-services program and the funding commitment described herein. To the extent any Authority approval or consent is required in connection with annual renewals, extensions, or amendments of the Supportive Services Agreement, such approval or consent may be given without further Board action provided that (a) the annual supportive-services fee does not exceed \$90,000, (b) cumulative supportive-services expenditures do not exceed the approved \$1,800,000 twenty-year funding commitment, and (c) no such action materially reduces the services required by the Project's AHP commitments.

- 7) For the avoidance of doubt, the twenty (20) year period confirmed by this Resolution applies to the Project's supportive-services program and funding commitment and does not create or approve a twenty-year service-provider contract with 360 Management Group, Co. The Provider's engagement remains governed by the Supportive Services Agreement, including its one-year initial term and any written renewals, extensions, or amendments made in accordance with that Agreement. Any increase above the \$90,000 annual program ceiling or the \$1,800,000 aggregate funding commitment shall require further authorization to the extent required by applicable Authority policy or governing Project documents.
- 8) Any prior acts of the Authority, its officers, employees, agents, and authorized representatives consistent with the purpose and intent of this Resolution, including actions taken to establish, document, or commit the supportive-services funding described herein, are hereby ratified, confirmed and approved in all respects. The Executive Director is further authorized to take any and all additional actions necessary or appropriate to carry out the intent of this Resolution. This Resolution shall take effect immediately upon adoption.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on October 20, 2026.

Shenae Draughn
President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

MEMORANDUM

TO: Board of Commissioners

DATE: October 20, 2026

FROM: Shenae Draughn, President

RE: Resolution Authorizing The Housing Choice Voucher Payment Standard Schedule For FY27, for the Period January 1, 2027 to December 31, 2027.

ACTION: Recommend that the Board of Commissioners adopt Resolution Number # 10-79/26-R

TIMING: Immediately

DISCUSSION: Section 8(c)(1) of the United States Housing Act of 1937 (USHA) requires the Secretary of the U.S. Department of Housing and Urban Development (HUD) to publish Fair Market Rents (FMRs) periodically, but not less than annually, adjusted to be effective October 1 of each year.

HUD published the Final FY 2027 FMRs with an effective date of October 1, 2026, unless a valid request for reevaluation is received for a specific FMR area. Pursuant to 24 CFR 982.503, a Public Housing Agency (PHA) must adopt a payment standard schedule establishing voucher payment standard amounts for each applicable FMR area within its jurisdiction and for each unit size, measured by number of bedrooms. Payment standards are used to calculate the monthly Housing Assistance Payment (HAP) for assisted families.

Under the current regulation, a PHA may establish a basic payment standard between 90 percent and 110 percent of the applicable published FMR without HUD approval or prior notification. The PHA may establish different percentages for different bedroom sizes within that basic range.

The FMR represents the amount generally needed to pay the gross rent, including contract rent and tenant-paid utilities, for privately owned, decent, safe, and modest rental housing within the applicable market area. For Calendar Year 2027, ECC proposes a Voucher Payment Standard equal to 100 percent of the FY 2027 New Haven FMR for all bedroom sizes from 0 through 8 bedrooms. Unlike the FY 2026 schedule, there is no need to maintain a prior-year payment standard for any bedroom size because each FY 2027 FMR exceeds ECC's corresponding 2026 Voucher Payment Standard.

This schedule does not alter ECC's separately authorized payment-standard policies for non-impacted areas, which remain at 120 percent, or hard-to-locate units, including accessible and larger-bedroom units, which may be established up to 150 percent as authorized under HANH's approved Moving to Work (MTW) Plan.

HUD publishes FMRs for zero- through four-bedroom units. For unit sizes larger than four bedrooms, HUD's methodology calculates the FMR by adding 15 percent of the four-bedroom FMR for each additional bedroom. Accordingly, the FY 2027 amounts for five- through eight-bedroom units are derived from the FY 2027 four-bedroom FMR of \$2,935.

The final FY2027 FMR's have increased in accordance with the chart below.

	0BR	1BR	2BR	3BR	4BR	5BR	6BR	7BR	8BR
2026 FMR	\$1,372	\$1,591	\$1,969	\$2,433	\$2,872	\$3,303	\$3,734	\$4,164	\$4,595
2027 FMR	\$1,609	\$1,743	\$2,091	\$2,602	\$2,935	\$3,375	\$3,816	\$4,256	\$4,696
Difference	17.27%	9.55%	6.20%	6.95%	2.19%	2.18%	2.20%	2.21%	2.20%

The FY 2027 FMR increases range from approximately **2.18 percent to 17.27 percent**, depending upon bedroom size.

	0BR	1BR	2BR	3BR	4BR	5BR	6BR	7BR	8BR
2026 VPS	\$1,421	\$1,591	\$1,969	\$2,433	\$2,872	\$3,303	\$3,734	\$4,164	\$4,595
2027 VPS	\$1,609	\$1,743	\$2,091	\$2,602	\$2,935	\$3,375	\$3,816	\$4,256	\$4,696
Difference	13.23%	9.55%	6.20%	6.95%	2.19%	2.18%	2.20%	2.21%	2.20%

Although the FY 2027 efficiency FMR increased by 17.27 percent compared with the FY 2026 FMR, the change in ECC's Voucher Payment Standard is **13.23 percent**, from \$1,421 to \$1,609, because ECC maintained the 2026 efficiency payment standard at the higher FY 2025 amount of \$1,421.

Under **24 CFR 982.505(c)(4)**, when a payment standard amount is increased during the term of a HAP contract, the increased payment standard must be used to calculate the family's monthly housing assistance payment no later than the earliest of: the effective date of a qualifying gross-rent increase, the family's first regular or interim reexamination, or one year following the effective date of the payment-standard increase. A PHA may establish a policy applying an increase earlier pursuant to 24 CFR 982.505(c)(5).

SOURCE OF FUNDS: HCV MTW Funds

STAFF: Sherri Williamson, Vice President of HCV

HOUSING AUTHORITY OF THE CITY OF NEW HAVEN (d/b/a Elm City Communities)
RESOLUTION # 10-79/26-R

**Resolution Authorizing The Housing Choice Voucher Payment Standard Schedule For FY27
For the Period January 1, 2027 to December 31, 2027**

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

WHEREAS, HUD published the Final FY 2027 Fair Market Rents with an effective date of October 1, 2026, unless subject to an approved reevaluation request; and

WHEREAS, pursuant to 24 CFR 982.503, a Public Housing Agency must establish a voucher payment standard schedule for each applicable FMR area within its jurisdiction and for each unit size, measured by number of bedrooms; and

WHEREAS, Voucher Payment Standards are used to calculate the monthly Housing Assistance Payment (HAP) made on behalf of eligible families participating in the Housing Choice Voucher Program; and

WHEREAS, pursuant to 24 CFR 982.503, a PHA may establish a basic payment standard amount between **90 percent and 110 percent of the applicable published FMR** without HUD approval or prior notification; and

WHEREAS, the Housing Authority of the City of New Haven (HANH), d/b/a Elm City Communities (ECC), has reviewed the Final FY 2027 FMRs for the New Haven area and proposes to establish its standard Voucher Payment Standard at **100 percent of the FY 2027 FMR for unit sizes from zero through eight bedrooms**; and

WHEREAS, all FY 2027 FMR amounts exceed the corresponding Voucher Payment Standards in effect for Calendar Year 2026 and, therefore, no prior-year payment standard is required to be retained for any bedroom size under the proposed Calendar Year 2027 schedule; and

WHEREAS, ECC's separately authorized payment-standard policies for non-impacted areas and hard-to-locate units, including accessible and larger-bedroom units, shall remain subject to the applicable provisions of HANH's approved Moving to Work Plan and Administrative Plan;

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

1. The following Payment standard for the period of January 1, 2027 until December 31, 2027

	0BR	1BR	2BR	3BR	4BR	5BR	6BR	7BR	8BR
2027 VPS	\$1,609	\$1,743	\$2,091	\$2,602	\$2,935	\$3,375	\$3,816	\$4,256	\$4,696

be and hereby is authorized, directed and adopted; and

2. The President be and hereby is authorized, empowered and directed to take any and all such action 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; and
3. This Resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on October 20, 2026.

Shenae Draughn
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

MEMORANDUM

TO: Board of Commissioners

DATE: October 20, 2026

FROM: Shenae Draughn, President

RE: Resolution Authorizing and Approving the 14-Unit Section 32 Homeownership Plan and Authorizing Submission to HUD

ACTION: Recommend that the Board of Commissioners adopt Resolution Number #**10-80/26-R**

TIMING: Immediately

DISCUSSION: The Housing Authority of the City of New Haven, d/b/a Elm City Communities (“ECC”) has prepared a Section 32 Homeownership Plan for fourteen (14) scattered-site public housing units consisting of eight condominium units and six vacant non-condominium scattered-site units (the “Program”). The Program is intended to create sustainable homeownership opportunities for eligible low-income purchasers while resolving the operational challenges associated with isolated scattered-site and condominium units.

The current implementation plan assumes that four occupied condominium households will be temporarily relocated during rehabilitation, two vacant condominium units will proceed with the first construction phase, and the occupancy assignment for the remaining two condominium units will be confirmed before submission to the U.S. Department of Housing and Urban Development (“HUD”). The six vacant non-condominium units consist of five rehabilitation units and one demolition/new-construction unit. Current residents retain the first opportunity to purchase their occupied units, subject to eligibility, counseling, affordability, property readiness, and financing requirements.

The updated permanent program budget totals approximately \$3,332,680, consisting of \$3,207,680 in escalated development costs, \$75,000 in legal fees, and \$50,000 for environmental assessment. Permanent sources are presently modeled as approximately \$2,000,000 of State grant funds and \$1,332,680 of buyer first-mortgage proceeds. The final amount of each source, sales price, affordability assistance, and purchaser financing will be determined through unit-level appraisal and underwriting and must remain consistent with the HUD-approved Plan and applicable funding requirements.

FISCAL IMPACT: \$ 0.00

SOURCE OF FUNDS: MTW Funds

STAFF: LaVonta Bryant, VP of Asset Management

HOUSING AUTHORITY OF THE CITY OF NEW HAVEN (d/b/a Elm City Communities)
RESOLUTION #10-80/26-R

Resolution Authorizing and Approving the 14-Unit Section 32 Homeownership Plan and Authorizing Submission to HUD

WHEREAS, the Housing Authority of the City of New Haven d/b/a Elm City Communities (“ECC”) owns and operates scattered-site public housing units and desires to expand sustainable homeownership opportunities for eligible low-income families; and

WHEREAS, Section 32 of the United States Housing Act of 1937, 42 U.S.C. § 1437z-4, and 24 C.F.R. Part 906 authorize a public housing agency to sell public housing dwelling units to eligible purchasers under a homeownership plan approved by the U.S. Department of Housing and Urban Development (“HUD”); and

WHEREAS, ECC has prepared a Section 32 Homeownership Plan for fourteen (14) scattered-site public housing units consisting of eight condominium units and six vacant non-condominium scattered-site units, including five units to be rehabilitated and one unit to be demolished and reconstructed (the “Program”); and

WHEREAS, the Plan establishes resident consultation, purchaser preferences, waitlist administration, homeownership counseling, affordability underwriting, appraisal and property-condition requirements, condominium protections, relocation and nondisplacement protections, sales and closing controls, use-of-proceeds restrictions, civil-rights compliance, and post-closing monitoring; and

WHEREAS, six occupied condominium households are expected to require temporary relocation during rehabilitation, two vacant condominium units are expected to proceed with the first construction phase, and the occupancy assignment for the remaining two condominium units will be verified before HUD submission, with all relocation and right-to-return obligations to be administered in accordance with the HUD-approved Plan and applicable law; and

WHEREAS, the updated permanent Program budget totals approximately Three Million Three Hundred Thirty-Two Thousand Six Hundred Eighty Dollars (\$3,332,680), with permanent sources presently modeled as approximately \$2,000,000 in State grant proceeds and \$1,332,680 in buyer first-mortgage proceeds, subject to final appraisal, purchaser underwriting, funding approvals and reconciliation; and

WHEREAS, no property will be conveyed before HUD approval of the Plan, completion of the applicable environmental review, satisfaction of HUD approval conditions, receipt of any required release from the Annual Contributions Contract and federal use restrictions, and satisfaction of all other applicable legal and program requirements.

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

1. The approval of the plan and submission to HUD be and hereby is authorized and directed; and
2. The President be and hereby is authorized, empowered and directed to take any and all such action necessary and appropriate to fulfill the foregoing purposes, and 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 October 20, 2026.

Shenae Draughn
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

SECTION 32 HOMEOWNERSHIP PLAN

Eight Scattered-Site Condominium Units, Five Vacant Scattered-Site Dwelling Units, and One Vacant Lot

**Housing Authority of the City of New Haven
d/b/a Elm City Communities**

Prepared for submission to the
U.S. Department of Housing and Urban Development
Special Applications Center

September 2026 | Working Draft

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1. Executive Summary

Housing Authority of the City of New Haven dba Elm City Communities (ECC) proposes a limited Section 32 homeownership initiative for fourteen scattered-site properties proposed to produce fourteen homeownership units: eight condominium units, six vacant non-condominium dwelling units, and one vacant lot at 69 Rock Street proposed for new construction. One of the vacant, non-condominium located at 92 Melrose will be demolished and rebuilt. Based on the current implementation workbook, six condominium households require temporary relocation before rehabilitation can begin, two condominium units are vacant and may proceed with the first construction phase. The six existing non-condominium dwelling units consist of five rehabilitation units and one demolition/reconstruction unit at 92 Melrose. The vacant lot at 69 Rock Street is a separate development site proposed for construction of one additional home. ECC will rehabilitate or reconstruct each property as required, obtain HUD approval, and convey sale-ready homes to qualified purchasers under the preferences, affordability protections, and financial controls in this plan.

The initiative advances resident asset-building, supports stable owner occupancy, and resolves the operational challenges of managing isolated condominium and scattered units. The eight condominium units are subject to association governance, common charges, assessments, and rules controlled by third parties, while the six other units are in need of renovation or demolition and rebuilding and are eyesore to the communities in which they are situated. The plan is intentionally limited to 14 identified properties and 14 proposed homeownership units and does not authorize the sale of other scattered-site units. A household is not required to be a current Section 8 recipient or enrolled in ECC's Section 8 Homeownership Program (SEHOP) when applying for Section 32. After the household completes all Section 32 requirements and is ready to purchase, ECC will determine Section 8(y) eligibility and enroll the eligible household in SEHOP before closing.

Each current resident will receive clear written notice and the first opportunity to purchase the condominium the household occupies. If that resident declines or cannot qualify, ECC will apply the approved preference hierarchy: 1) current unit resident, if applicable, 2) other qualified scattered-site residents enrolled in the FSS program; 3) other qualified scattered site residents; 4) other ECC public housing residents; 5) then qualified families on ECC's tenant-based Section 8/HCV waiting list. Within each preference category, households enrolled in ECC's Family Self-Sufficiency (FSS) program will receive priority. No household will be required to buy. A household that declines, is ineligible, or cannot obtain affordable financing will retain all applicable public housing and relocation protections and will be relocated to another comparable public housing unit. **An occupied unit will not be conveyed to another buyer until the resident's rights and any required relocation arrangements are fully resolved.**

ECC will not complete a sale until the purchaser demonstrates sustainable affordability. Total recurring housing costs including principal, interest, taxes, property insurance, condominium common charges, utilities, maintenance allowance, and any subordinate loan payment will generally be limited to 35 percent of adjusted monthly income, consistent with 24 CFR 906.15. The purchaser must contribute at least one percent of the purchase price from personal resources unless HUD approves a legally permissible alternative.

Program Objectives

- Create a realistic path to ownership for existing public housing or other low-income residents.
- Preserve affordability through responsible underwriting and, where needed, a structured soft second mortgage or purchase-price assistance.
- Ensure every unit is physically sound and financially sustainable before sale.
- Generate and use sale proceeds only in accordance with the HUD-approved plan and applicable public housing requirements.
- Complete transparent, auditable closings with HUD releases, title controls, and inventory reporting.

2. Authority, Purpose, and Program Objectives

The program is authorized by section 32 of the United States Housing Act of 1937, 42 U.S.C. § 1437z-4, and HUD's implementing regulations at 24 CFR Part 906. Those regulations govern the sale of individual public housing dwelling units by a public housing agency to eligible families under a HUD-approved homeownership plan. HUD approval through the Special Applications Center is required before disposition.

Section 18 of the 1937 Act does not govern a disposition completed under an approved Section 32 homeownership program. Nevertheless, ECC will complete all environmental, civil-rights, consultation, property, financial, and inventory actions required by HUD's Section 32 application process and approval conditions.

This plan will be incorporated into or made consistent with ECC's applicable Annual Plan and Five-Year Plan processes. Any material change in the number of units, purchaser class, affordability mechanism, use of proceeds, or resident protections will be submitted to HUD for approval before implementation.

3. Property Description and Unit Eligibility

The proposed portfolio consists of fourteen identified scattered-site properties expected to produce fourteen homeownership units. The portfolio includes eight condominium units, five existing vacant non-condominium dwelling units, and one vacant lot located

at 69 Rock Street, where construction of a new single-family home is proposed. The eight condominium units are identified in ECC property records and are included in the 206-unit master repositioning inventory. The five existing vacant scattered-site dwelling units and the vacant lot at 69 Rock Street will also remain part of the proposed homeownership program. ECC will verify each address, AMP/PIC status, bedroom count, legal description, and the vacant lot's ACC, Declaration of Trust, zoning, utility, and development status before formal HUD submission. ECC will provide HUD with the completed schedule below and supporting title, ACC, appraisal, inspection, environmental, and property-condition documentation for every unit.

Vacant Lot Development. The 69 Rock Street parcel contains no existing dwelling unit. Section 32 does not authorize construction itself. ECC will complete environmental review, title and Declaration of Trust review, zoning and utility confirmation, site testing, design, cost estimating, procurement, and all required HUD development approvals under Section 9 and 24 CFR Part 905. If HUD determines that the completed home must first be recognized as an ACC public housing unit, ECC will complete that action before requesting its Section 32 release and sale. ECC will not market or convey a nonexistent or incomplete unit, and the vacant lot will not be counted as a demolition unit.

Table 1. Proposed Section 32 Portfolio – 14 Properties / 14 Proposed Homes

No.	Property Type	AMP	Address	PIC/Unit	BR	Occupancy	Appraised Value	Condition / Sale Strategy
1	Condominium	023	14 Chamberlain Street	58008	3	Occupied	TBD	Temporary relocation, rehabilitation, and right to return; current resident first
2	Condominium	021	26 Chamberlain Street	47001	4	Occupied	TBD	Temporary relocation, rehabilitation, and right to return; current resident first
3	Condominium	021	30 Chamberlain Street Unit B	47007	3	Vacant	TBD	Temporary relocation, rehabilitation, and right to return; current resident first
4	Condominium	021	32 Chamberlain Street Unit A	47005	3	Occupied	TBD	Temporary relocation, rehabilitation, and right to return; current resident first
5	Condominium	021	32 Chamberlain Street Unit B	47006	3	Occupied	TBD	Rehabilitate with first-phase vacant units; market by hierarchy

No.	Property Type	AMP	Address	PIC/Unit	BR	Occupancy	Appraised Value	Condition / Sale Strategy
6	Condominium	021	34 Chamberlain Street Unit A	47003	3	Occupied	TBD	Rehabilitate with first-phase vacant units; market by hierarchy
7	Condominium	021	34 Chamberlain Street Unit B	47004	3	Vacant	TBD	Confirm occupancy and assign construction/relocation phase
8	Condominium	021	44 Chamberlain Street	47002	3	Occupied	TBD	Confirm occupancy and assign construction/relocation phase
9	Vacant development lot	TBD	69 Rock St	TBD	TBD	Vacant land	TBD	No existing dwelling; complete site due diligence and develop one new home under Part 905 before any Section 32 sale
10	Non-condo scattered site	TBD	174 Barnes Avenue	TBD	3	Vacant	TBD	One vacant dwelling unit; rehabilitate
11	Non-condo scattered site	TBD	92 Melrose Dr	TBD	3	Vacant	TBD	One vacant dwelling unit; demolish only after HUD authorization and reconstruct under Part 905
12/13	Non-condo scattered site	TBD	44–46 Judith Terrace	TBD	26	Vacant	TBD	One building containing two vacant dwelling units; rehabilitate both units
14	Non-condo scattered site	TBD	168 Beacon Ave	TBD	7	Vacant	TBD	One building, containing two vacant dwelling units; rehabilitate both units

3. Threshold Review for Each Unit

1. Confirm ECC ownership, legal description, deed restrictions, Capital Fund source, and ACC coverage.
2. Obtain a current title report and identify liens, encumbrances, rights of first refusal, transfer fees, and association approval requirements.
3. Complete the required environmental review and document clearance before committing HUD-assisted funds or conveying the property.
4. Complete a physical needs inspection and identify all immediate repairs, code issues, lead-based paint obligations, accessibility concerns, and remaining useful lives of major systems.
5. In the case of the condominium units, review the condominium declaration, bylaws, rules, budget, reserve study, insurance, litigation, owner-occupancy ratio, arrearages, pending special assessments, and restrictions affecting mortgageability.

6. Obtain an independent appraisal that reflects current market conditions.
7. Confirm that projected ownership costs are supportable for the intended purchaser and that the unit is financeable.

ECC may remove a unit from the proposed sales pool before closing if title defects, association instability, excessive assessments, physical deficiencies, environmental conditions, financing barriers, or affordability concerns make the sale imprudent. Removal of a unit will not diminish the resident's tenancy rights.

4. Resident Consultation and Right of First Refusal

ECC will conduct resident consultation before submitting or materially amending the plan. Consultation will include written notice in accessible formats, at least one informational meeting, individual outreach to affected households, a reasonable written-comment period, and a written response to material comments. Language assistance and disability-related accommodations will be provided upon request.

The current resident of each proposed unit will be given the first opportunity to purchase that unit on the terms approved by HUD. The offer will identify the proposed price, estimated assistance, estimated monthly ownership costs, inspection findings, association obligations, counseling requirements, financing deadlines, and consequences of accepting or declining. ECC will provide a reasonable decision and financing period and may extend it for good cause.

A resident's decision not to purchase will be voluntary and documented. ECC staff, counselors, lenders, and agents may explain the program but may not coerce a household, threaten tenancy, or condition continued assistance on purchase.

5. Purchaser Eligibility and Selection

Eligible purchasers will be public housing residents and other low-income families permitted by 24 CFR Part 906. ECC will apply the following preference hierarchy to each sale-ready unit. A household in a lower tier will not be selected while an eligible, ready, and responsive household remains available in a higher tier.

Purchaser Preference Hierarchy

Order	Preference Category	Application
1	Current resident of the unit offered for sale	First opportunity to purchase the occupied unit, subject to eligibility, counseling, affordability, property readiness, and financing.
2	Other qualified ECC scattered-site residents enrolled in FSS	Next offer to qualified residents of other ECC scattered-site public housing units who are enrolled in FSS.

Order	Preference Category	Application
3	Other qualified ECC scattered-site residents	Next offer to other qualified ECC scattered-site public housing residents.
4	Other ECC public housing residents	Next offer to qualified residents of ECC's other public housing developments.
5	Qualified families on ECC's tenant-based Section 8/HCV waiting list	If no qualified public housing resident proceeds, offer to qualified low-income families on ECC's tenant-based HCV waiting list.

FSS Preference Within Each Category

Within each of the five preference categories, a household currently enrolled in ECC's Family Self-Sufficiency program will receive priority over a household in the same category that is not enrolled in FSS. The FSS preference operates only within a category; it does not permit an FSS participant in a lower category to move ahead of an applicant in a higher category. FSS enrollment must exist by the application or eligibility cut-off date stated in the offering notice and will be verified from ECC records.

If two or more households have the same preference status within a category, ECC will use the neutral tie-breaker stated in the marketing and selection procedures, such as the date and time of a complete application or a documented lottery. ECC will use one tie-breaker method consistently for the offering, will provide reasonable application time, and will maintain an auditable selection log. All applicants must independently satisfy the eligibility, counseling, affordability, purchaser-contribution, and financing requirements of this plan. Preference status does not guarantee approval or waive any threshold requirement.

Section 8 Assistance Through ECC SEHOP

A household does not need to be a current tenant-based Section 8/Housing Choice Voucher recipient or be enrolled in SEHOP when it applies for or participates in the Section 32 purchaser-readiness process. After the household completes all Section 32 eligibility, counseling, affordability, purchaser-contribution, financing, and property requirements and ECC determines that the household is ready to purchase, ECC will determine the household's eligibility for Section 8(y) homeownership assistance and process the eligible household for enrollment in SEHOP before closing. SEHOP enrollment and assistance remain subject to applicable HUD requirements, ECC's HCV Administrative Plan, and the availability of HCV funding. Once approved, the Section 8 homeownership assistance may be applied toward eligible monthly ownership expenses after closing.

Minimum Eligibility Standards

- The household will occupy the unit as its principal residence.

- The household's verified annual income is at or above 50 percent of the applicable area median income, adjusted for household size, and the household otherwise satisfies 24 CFR Part 906 and the HUD-approved plan.
- An ECC resident household has remained lease-compliant for the 12 consecutive months immediately preceding final purchaser approval. A non-ECC tenant household must provide equivalent documentation of satisfactory rental history for the same period.
- The household completes ECC-approved homeownership education and individualized counseling.
- The household demonstrates the ability to meet mortgage and recurring ownership obligations under ECC's affordability test.
- The household contributes at least one percent of the purchase price from its own resources.
- The household obtains an acceptable first mortgage or other approved financing and satisfies lender requirements.
- The household is not debarred, suspended, or otherwise prohibited from participating in a federal transaction.
- The household signs all program certifications, including principal-residence, no-coercion, and disclosure acknowledgments.
- The household provides a \$500 Section 32 Homeownership Deposit that will be paid by the applicant once they are selected to participate in the program. The deposit will be applied to the purchase price at closing or refunded to the applicant in the event they are unable to close after complying with all program requirements.

For purposes of this plan, lease compliance means that during the applicable 12-month review period the household has complied with material lease obligations, has no serious or repeated lease violations, has no pending eviction action for cause, and is current on rent and other valid tenant charges or has fully performed an ECC-approved repayment agreement. ECC will review the household's complete circumstances, apply reasonable accommodations, and will not treat the exercise of protected tenant rights or an approved accommodation as lease noncompliance.

ECC may establish additional reasonable readiness standards relating to credit, savings, payment history, and completion of an action plan, but will apply them consistently and provide reasonable accommodations. A negative credit item will not automatically disqualify a household when documented extenuating circumstances, corrective action, or an alternative underwriting method establishes sustainable affordability.

MEMORANDUM

TO: Board of Commissioners

DATE: October 20, 2026

FROM: Shenae Draughn, President

RE: Resolution Authorizing A Memorandum Of Understanding Between Manufacturing And Training Community Hub (MATCH) And Housing Authority Of The City Of New Haven (D/B/A Elm City Communities) For The Period November 1, 2026 To October 31, 2027 To Facilitate Referrals And Collaborative Efforts That Support Workforce Development, Economic Opportunity With A Holistic Approach.

ACTION: Recommend that the Board of Commissioners adopt Resolution Number #10-81/26-R

TIMING: Immediately

DISCUSSION: ECC is committed to advancing initiatives that promote self-sufficiency, workforce development, and economic mobility for the residents it serves. The Housing Authority seeks to strengthen community partnerships that create pathways to employment and career advancement.

MATCH is a recognized workforce development organization that provides job readiness training, employment placement, and supportive services designed to connect individuals to sustainable employment opportunities. ECC and MATCH share a common goal of empowering individuals and families through access to employment and economic opportunities; and through this collaboration, the Housing Authority will refer eligible individuals to MATCH for participation in workforce development programs, job placement services, and other supportive resources.

This collaboration aligns with the Housing Authority's mission to enhance the quality of life for residents and foster community and economic development.

HANH seeks authorization of a Memorandum of Understanding with Manufacturing and Training Community HUB (MATCH) for the period November 1, 2026 to October 31, 2027, to facilitate referrals and collaborative efforts that support Workforce Development, Economic Opportunity with a Holistic Approach.

FISCAL IMPACT: \$ 0

SOURCE OF FUNDS: N/A

STAFF: LaToya Mills - Director of CED

**HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
(d/b/a Elm City Communities)**

RESOLUTION # 10-81/26-R

Resolution Authorizing A Memorandum Of Understanding Between Manufacturing And Training Community Hub (MATCH) And Housing Authority Of The City Of New Haven (D/B/A Elm City Communities) For The Period November 1, 2026 To October 31, 2027 To Facilitate Referrals And Collaborative Efforts That Support Workforce Development, Economic Opportunity With A Holistic Approach

WHEREAS, the ECC is committed to advancing initiatives that promote self-sufficiency, workforce development, and economic mobility for the residents it serves; and

WHEREAS, the Housing Authority seeks to strengthen community partnerships that create pathways to employment and career advancement; and

WHEREAS, MATCH is a recognized workforce development organization that provides job readiness training, employment placement, and supportive services designed to connect individuals to sustainable employment opportunities; and

WHEREAS, the Housing Authority and MATCH share a common goal of empowering individuals and families through access to employment and economic opportunities; and

WHEREAS, through this collaboration, the Housing Authority will refer eligible individuals to MATCH for participation in workforce development programs, job placement services, and other supportive resources; and

WHEREAS, this collaboration aligns with the Housing Authority's mission to enhance the quality of life for residents and foster community and economic development; and

WHEREAS, HANH seeks authorization of a Memorandum of Understanding with Manufacturing and Training Community HUB (MATCH) for the period November 1, 2026 to October 31, 2027, to facilitate referrals and collaborative efforts that support Workforce Development, Economic Opportunity with a Holistic Approach.

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 Understanding between Manufacturing and Training Community HUB (MATCH) for the period November 1, 2026 to October 31, 2027 to facilitate referrals and collaborative efforts that support workforce development, economic opportunity with a holistic approach, be and hereby is authorized and directed; and
2. The President be and hereby is authorized, empowered and directed to take any and all such action necessary and appropriate to fulfill the foregoing purposes, 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 October 20, 2026.

Shenae Draughn
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner



MEMORANDUM OF UNDERSTANDING

2026-2027

Between

Elm City Communities (ECC)

and

Manufacturing and Training Community Hub (MATCH)

Community Aims

MATCH and Elm City Communities (ECC) share a commitment to strengthening economic mobility and expanding access to career pathways for New Haven residents. The partners will work together to:

- Create an inclusive environment that promotes equitable access to education, training, employment, and advancement opportunities.
- Develop a coordinated referral system that supports a holistic approach to strengthening individuals, families, and communities.
- Provide participants with a strong foundation for career opportunities in manufacturing and related industries.
- Reduce barriers to participation by connecting residents to appropriate wrap-around supports and Community & Economic Development (CED) programs and services.
- Strengthen communication, data sharing, outcome tracking, and accountability between the partners.

Goal

To coordinate and provide comprehensive training, mentorship, employment preparation, and wrap-around supports designed to meet the needs of women, high school graduates entering the workforce, disengaged youth, unemployed and under-employed New Haven residents, residents of color, re-entry residents, and other eligible ECC residents and community members.

Objective

To equip MATCH trainees with the technical, employability, and career-readiness skills needed to become competitive candidates for local manufacturers, while connecting ECC-referred participants to CED services that support long-term employment, stability, and economic self-sufficiency.

Description of Partnership

Through this collaboration, MATCH and ECC will develop and maintain a comprehensive recruitment, referral, service-coordination, and outcome-tracking process. ECC, through its Community & Economic Development Department, will identify, engage, recruit, and refer eligible ECC residents and other qualifying community members to MATCH. MATCH will provide training and employment-focused services and will keep ECC informed of participant enrollment, attendance, progress, completion, employment placement, and concerns that may affect successful participation.

The partners will establish a mutually agreed-upon process for collecting and reporting information necessary to evaluate partnership performance, document participant outcomes, support program improvement, and meet applicable funder and reporting requirements. Information will be shared only as permitted by participant consent, agency policy, and applicable confidentiality requirements.

Routine communication regarding referrals, participant status, service coordination, and follow-up should be documented in writing by email or another mutually agreed-upon method. When an urgent matter requires a telephone call, the call should be followed by written documentation summarizing the discussion and next steps, with appropriate ECC CED and MATCH leadership/staff included as needed.

Role of MATCH

- Serve as the primary provider of manufacturing training and related career preparation under this partnership.
- Provide ECC/CED with clear program eligibility criteria, enrollment requirements, training schedules, program capacity, and referral instructions so that CED staff can appropriately recruit and refer residents.
- Acknowledge ECC referrals and provide timely enrollment or disposition updates so CED can close the referral loop and document outcomes.
- Communicate at least weekly with the designated ECC/CED contact regarding the progress, participation, successes, and needs of ECC-referred trainees, consistent with applicable privacy requirements.
- Notify ECC/CED promptly when an ECC-referred participant experiences attendance, engagement, performance, transportation, childcare, financial, housing, or other barriers that may affect successful completion, so that CED can coordinate appropriate supports.
- Assist trainees with job readiness, employer connections, interviews, employment placement, and transition into manufacturing or related careers upon completion.
- Provide ECC/CED with outcome information for referred participants, including enrollment, training completion, credentials earned when applicable, employment placement, and other mutually agreed-upon performance measures.
- Participate in periodic partnership review meetings with ECC/CED to assess referrals, outcomes, challenges, participant needs, and opportunities to improve the partnership.
- Collaborate with ECC/CED on outreach activities, information sessions, recruitment events, career fairs, and other resident engagement opportunities when mutually agreed upon.

Role of Elm City Communities (ECC) / Community & Economic Development (CED)

ECC's Community & Economic Development Department will serve as the primary coordinating department for ECC's responsibilities under this MOU. CED's role is to connect residents to opportunity while ensuring that referrals are coordinated, documented, supported, and followed through to measurable outcomes.

- Identify, engage, recruit, and refer eligible ECC residents and qualifying community members who seek employment, training, career advancement, and increased family self-sufficiency through manufacturing and related career pathways.
- Promote MATCH opportunities through appropriate CED outreach channels, resident engagement activities, community events, program communications, and coordination with ECC staff and resident leadership, as appropriate.
- Conduct an initial assessment of ECC-referred participants, when applicable, to identify goals, strengths, and potential barriers that may affect participation or successful completion.
- Provide or coordinate wrap-around supports within CED's scope and available resources, including referrals for employment supports, Family Self-Sufficiency (FSS), resident services, youth services, case management, benefits/resources, and other community-based supports.
- Maintain regular follow-up with ECC-referred participants based on participant need and program status. Follow-up may include scheduled check-ins before, during, and after training rather than requiring a weekly meeting for every participant.
- Work with MATCH to address participant barriers and develop reasonable service plans or referrals intended to support retention, completion, and employment.
- Track ECC referrals and participant outcomes in ECC's applicable data/reporting systems and maintain documentation needed for CED performance monitoring and funder requirements.

- Designate a primary CED point of contact for MATCH and identify appropriate secondary staff contacts to support referrals, case coordination, and continuity of services.
- Coordinate internally across relevant CED divisions so that participant needs are directed to the appropriate program or staff member without unnecessary duplication of services.
- Identify and engage community-based organizations and other partners that may expand awareness of MATCH or provide complementary supports to ECC-referred participants.
- Participate in periodic partnership review meetings with MATCH to review referral volume, enrollment, completion, employment outcomes, barriers, service gaps, and opportunities for continuous improvement.
- Provide feedback to MATCH regarding resident needs, recruitment challenges, service gaps, scheduling considerations, and other factors that may affect ECC residents' access to and success in the program.
- Support recruitment and outreach activities based on CED capacity and mutually agreed-upon schedules; ECC/CED is not responsible for guaranteeing a minimum number of referrals, enrollments, completions, or employment placements.
- Protect resident information and share participant-specific information only when appropriate authorization, consent, and applicable confidentiality requirements permit such sharing.

Partnership Coordination and Performance Review

ECC/CED and MATCH will identify designated staff contacts and will review the partnership periodically to ensure that the referral process remains responsive to resident and program needs. The partners may review, as applicable, the number of referrals, enrollments, active trainees, completions, credentials, employment placements, participant barriers, wrap-around service connections, and other agreed-upon outcomes. Any material changes to responsibilities or reporting expectations should be mutually discussed and documented.

Current Project Members

Elm City Communities / Community & Economic Development:

Director of Community & Economic Development: _____

CED Staff Contact: _____

Manufacturing and Training Community Hub:

David Feinberg, Executive Director, and designated MATCH staff.

Approval

We, the undersigned, approve the proposed partnership as outlined in this Memorandum of Understanding.

_____ David Feinberg, Executive Director MATCH	_____ Date
_____ Latisha Porcher, Intake and Training Coordinator MATCH	_____ Date
_____ _____, Director	_____

Elm City Communities	Date
Elm City Communities / CED Staff Contact	Date

MEMORANDUM

TO: Board of Commissioners

DATE: October 20, 2026

FROM: Shenae Draughn, President

RE: Resolution Authorizing a Memorandum of Agreement for Space Utilization and Provision of Services by and between Housing Authority of the City of New Haven, d/b/a Elm City Communities (ECC/HANH) and Bridges of Hope (BOH) Commencing November 1, 2026 through October 31, 2027.

ACTION: Recommend that the Board of Commissioners adopt Resolution Number #10-82/26-R

TIMING: Immediately

DISCUSSION: Bridges of Hope (BOH) and ECC/HANH desire to enter into an agreement for use of space for programming to benefit youth living at Mill River Crossing.

This request is to permit BOH to utilize the Community Room located at 35 Regina Way, New Haven, Connecticut, to conduct Bridges of Hope enrichment programming, once a week from 5pm-7pm during the school session and 2-3 times a week during the summer. The program will include up to 30 youth ages 5-18 within the Mill River Community with activities such as homework help, field trips, enrichment, arts and crafts, physical fitness and social-emotional learning.

Bridges of Hope has been serving residents of ECC/HANH since 2010. The organization began serving youth in Valley Townhouses and Scott Ridge, and since 2022 serves youth residing at Mill River Crossing. BOH offers a safe and supportive environment by keeping children engaged during critical out-of-school hours.

This past year, BOH provided year-round programming with homework assistance, mentorship, physical fitness and social emotional learning for 35 students in the community. Dinner is also served during programming hours.

BOH also hosts a number of family engagement events annually, including a "Harvest Parade" and candy giveaway in October, Turkey giveaway to over 80 families in November, Holiday party with gifts for all of the kids in the program in December, Easter Egg hunt in March, end of year party in June, weeklong camp in July and a backpack giveaway to over 100 kids in August.

HANH seeks authorization of a Memorandum of Agreement for space utilization and provision of services by and between the Housing Authority of the City of New Haven and Bridges of Hope commencing November 1, 2026 through October 31, 2027.

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 #10-82/26-R

**RESOLUTION AUTHORIZING A MEMORANDUM OF AGREEMENT FOR SPACE UTILIZATION AND PROVISION
OF SERVICES BY AND BETWEEN HOUSING AUTHORITY OF THE CITY OF NEW HAVEN, d/b/a ELM CITY
COMMUNITIES (ECC/HANH) AND BRIDGES OF HOPE (BOH) COMMENCING NOVEMBER 1, 2026
THROUGH OCTOBER 31, 2027.**

WHEREAS, Bridges of Hope (BOH) and ECC/HANH desire to enter into an agreement for use of space for programming to benefit youth living at Mill River Crossing; and

WHEREAS, this request is to permit BOH to utilize the Community Room located at 35 Regina Way, New Haven, Connecticut, to conduct out-of-school programming, up to three times per week from 5pm-7pm; and

WHEREAS, BOH will include up to 30 youth ages 5-18 within the Mill River Community Room near the playground; and

WHEREAS, BOH will offer a safe and supportive environment where children can receive mentoring, academic assistance and engage in enriching physical activities such as arts and outdoor play by keeping children engaged during critical out-of-school hours; 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 Bridges of Hope commencing November 1, 2026 through October 31, 2027.

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 the Housing Authority of the City of New Haven and Bridges for Provision of Services and Use of Community Room Space upon the terms and conditions 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.
3. This Resolution shall take effect immediately.

[CERTIFICATION FOLLOWS]

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on October 20, 2026.

Shenae Draughn
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner



MEMORANDUM OF AGREEMENT

FOR SPACE UTILIZATION AND PROVISION OF SERVICES

BETWEEN
ELM CITY COMMUNITIES / HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
AND
BRIDGES OF HOPE

Agreement Term: November 1, 2026 through October 31, 2027

This Memorandum of Agreement ("Agreement" or "MOA") is entered into by and between Elm City Communities/Housing Authority of the City of New Haven ("ECC/HANH") and Bridges of Hope ("BOH"), collectively referred to as the "Parties."

1. PURPOSE

The purpose of this Agreement is to establish the terms and conditions under which ECC/HANH will permit BOH to utilize designated community space at Mill River Crossing, 35 Regina Way, New Haven, Connecticut, for the provision of youth enrichment and out-of-school programming benefiting youth and families residing within the Mill River community.

BOH has provided programming and services to ECC/HANH residents since 2010 and has served youth residing at Mill River Crossing since 2022.

2. TERM OF AGREEMENT

This Agreement shall commence on November 1, 2026, and remain in effect through October 31, 2027, unless terminated earlier in accordance with the provisions of this Agreement.

Any continuation or renewal beyond October 31, 2027, shall require written approval by ECC/HANH and the execution of a new or renewed agreement.

3. USE OF SPACE

ECC/HANH agrees to permit BOH to utilize the designated Community Room located at 35 Regina Way, New Haven, Connecticut, for approved youth and family programming.

The space shall be used solely for activities authorized under this Agreement unless prior written approval is obtained from ECC/HANH.

BOH shall not assign, transfer, sublicense, or permit another organization to use the designated space without prior written authorization from ECC/HANH.

There shall be no charge to BOH for the approved use of the space under this Agreement.

4. PROGRAM SCHEDULE

During the regular school session, BOH anticipates providing programming once per week from approximately 5:00 p.m. to 7:00 p.m.

During the summer session, BOH may provide programming two to three times per week, based upon the approved program schedule and coordination with ECC/HANH.

BOH shall provide ECC/HANH with its proposed program schedule and notify ECC/HANH in advance of material changes, cancellations, special activities, field trips, or events.

Use of the Community Room remains subject to ECC/HANH operational needs, building schedules, emergency conditions, and other reasonable restrictions.

5. PROGRAM SERVICES

BOH shall provide enrichment and out-of-school programming for up to 30 youth, ages 5 through 18, primarily serving youth residing within the Mill River community.

Programming may include, but is not limited to:

Homework assistance and academic support

Mentoring

Social-emotional learning

Arts and crafts

Physical fitness and recreational activities

Outdoor activities

Enrichment activities

Field trips

Meals or dinner during designated programming hours

Summer programming and camp activities

Family and community engagement activities

BOH may also coordinate special events and seasonal activities for participating youth and families in coordination with ECC/HANH.

6. BOH RESPONSIBILITIES

BOH shall be responsible for the planning, coordination, implementation, staffing, and supervision of all BOH programming conducted pursuant to this Agreement.

BOH shall:

- a. Provide appropriate and adequate BOH staff and/or authorized program personnel to supervise participants during all programming;

- b.** Ensure that BOH programming is not conducted in the Community Room without appropriate BOH staff or authorized BOH program supervision present;
- c.** Maintain appropriate participant enrollment, attendance, emergency contact, and parent/guardian authorization records;
- d.** Obtain all necessary parental/guardian permissions, releases, waivers, and other documentation required for participating minors, field trips, or other activities;
- e.** Ensure that BOH staff and volunteers working with youth meet BOH's applicable screening, background-check, training, and supervision requirements;
- f.** Maintain appropriate procedures for responding to emergencies, injuries, behavioral incidents, and other safety concerns;
- g.** Promptly report significant incidents occurring during BOH programming to the designated ECC/HANH representative;
- h.** Ensure that participants are appropriately supervised when entering, occupying, and leaving ECC/HANH property;
- i.** Maintain the Community Room and other authorized areas in a clean, orderly, and safe condition;
- j.** Ensure that BOH staff, volunteers, participants, and guests comply with applicable ECC/HANH property rules and reasonable site requirements;
- k.** Be responsible for BOH program supplies, equipment, food, and materials unless otherwise agreed to in writing by ECC/HANH;
- l.** Notify ECC/HANH promptly of any condition in the Community Room or surrounding area that may present a safety or maintenance concern; and
- m.** Provide ECC/HANH with a current Certificate of Liability Insurance prior to the commencement of programming and maintain required insurance coverage throughout the term of this Agreement.

7. ECC/HANH RESPONSIBILITIES

ECC/HANH shall:

- a.** Provide BOH with reasonable access to the designated Community Room during approved program times;
- b.** Identify an ECC/HANH representative for coordination regarding scheduling, access, facilities, and other operational matters;
- c.** Communicate applicable property and Community Room requirements to BOH;
- d.** Provide reasonable notice, when practicable, if the designated space becomes temporarily unavailable due to an emergency, maintenance issue, ECC/HANH operational need, or other circumstance; and

- e. Collaborate with BOH regarding outreach to eligible Mill River youth and families, as appropriate.

Nothing in this Agreement shall be interpreted as requiring ECC/HANH employees to provide direct supervision of BOH participants or BOH programming unless separately agreed to in writing.

8. ATTENDANCE AND PROGRAM REPORTING

BOH shall maintain attendance records for programming provided pursuant to this Agreement.

Upon reasonable request, BOH shall provide ECC/HANH with program information necessary to evaluate utilization and outcomes, including the number of youth enrolled and participating, program attendance, types and frequency of activities provided, family engagement activities, program accomplishments and outcomes, and other reasonable information related to services provided under this Agreement.

Any reporting involving personally identifiable participant information shall be handled in accordance with applicable privacy requirements.

9. FACILITY CARE AND DAMAGES

BOH shall exercise reasonable care in its use of ECC/HANH facilities.

BOH shall promptly notify ECC/HANH of damage to the facility, equipment, or property occurring during BOH's use of the Community Room.

BOH shall not make alterations, install fixtures, or permanently modify the Community Room without prior written approval from ECC/HANH.

The Community Room shall be left in a clean and orderly condition following each program session.

10. SAFETY AND CONDUCT

BOH shall operate its programming in a manner that promotes the health, safety, and well-being of participating youth, families, staff, residents, and visitors.

BOH shall address participant behavioral concerns occurring during its programming and shall communicate significant or recurring concerns affecting ECC/HANH property or residents to ECC/HANH.

BOH shall immediately contact appropriate emergency services when circumstances require emergency intervention.

11. INSURANCE

Bridges of Hope shall maintain appropriate commercial general liability insurance coverage throughout the term of this Agreement. Prior to the commencement of services under this Agreement, BOH shall provide ECC/HANH with a current Certificate of Liability Insurance evidencing such coverage.

The Certificate of Liability Insurance shall identify Elm City Communities/Housing Authority of the City of New Haven, 35 Regina Way, New Haven, Connecticut 06511, as the certificate holder.

BOH shall maintain insurance coverage for the duration of this Agreement, from November 1, 2026 through October 31, 2027, and shall provide updated documentation to ECC/HANH if its insurance policy expires or is renewed during the term of the Agreement.

BOH shall promptly notify ECC/HANH of any cancellation, lapse, or material change in insurance coverage that may affect services provided under this Agreement.

Any additional insurance, indemnification, additional insured status, or other risk-management requirements deemed necessary by ECC/HANH or its General Counsel shall be incorporated into this Agreement or otherwise satisfied by BOH prior to the commencement of services.

12. COMPLIANCE WITH LAWS AND POLICIES

Each Party shall comply with applicable federal, state, and local laws and regulations in carrying out its responsibilities under this Agreement.

BOH shall also comply with reasonable ECC/HANH policies and procedures applicable to the use of ECC/HANH property and facilities.

13. INDEPENDENT ORGANIZATIONS

Nothing contained in this Agreement shall be construed to create an employer-employee, partnership, joint venture, or agency relationship between ECC/HANH and BOH.

BOH remains responsible for its employees, volunteers, contractors, programming, and operations.

14. COST AND FINANCIAL OBLIGATION

There is no fiscal obligation to ECC/HANH associated with this Agreement, unless a separate expenditure is expressly approved in writing by ECC/HANH.

Nothing in this Agreement obligates ECC/HANH to provide funding, reimbursement, staffing, transportation, supplies, meals, or other financial support to BOH.

15. TERMINATION

Either Party may terminate this Agreement upon thirty (30) days' written notice to the other Party.

ECC/HANH may immediately suspend BOH's use of the Community Room when ECC/HANH reasonably determines that continued use presents an immediate health, safety, security, legal, or operational concern.

The Parties shall make reasonable efforts to resolve programmatic or operational concerns prior to termination when circumstances permit.

16. MODIFICATION

This Agreement may be modified only by written agreement signed by authorized representatives of both Parties.

17. ENTIRE AGREEMENT

This Agreement represents the understanding between ECC/HANH and BOH concerning the use of the designated Community Room and provision of services described herein.

Any amendments or additional commitments shall be made in writing and approved by authorized representatives of both Parties.

18. AUTHORIZATION

This Agreement is entered into pursuant to authorization by the Board of Commissioners of the Housing Authority of the City of New Haven.

The individuals signing below represent that they are authorized to execute this Agreement on behalf of their respective organizations.

SIGNATURES

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

BRIDGES OF HOPE

Shenae Draughn

President

Date: _____

Name: _____

Title: _____

Date: _____

Ring Central Change Order Log**9/26/2026****Vendor:****Ring Central****Intital Contract Term: 10-1-2022 - 9-29-2027**

Change contract termination date to 9-30-2027

Original Contract amount: \$ 782,814.00**Change Order #1** \$ 72,839.32 Change contract termination date to 9-30-2027 and add funds**Change Order #2** \$264,000.00 Reinststate original contract termination date (9-29-27) and add funds**Total Contract Value:** \$ 1,119,653.32

+

MEMORANDUM

TO: Board of Commissioners

DATE: October 20, 2026

FROM: Shenae Draughn, President

RE: Resolution Authorizing The Award Of A Contract In The Amount Not To Exceed \$687,589.25 For The Period Beginning November 1, 2026, And Ending October 30, 2029, With An Option To Renew For Two Additional Years, To CWPM, LLC, To Provide Carting, Rubbish Removal Services At LIPH Sites Agency Wide.

ACTION: Recommend that the Board of Commissioners adopt Resolution # 10-84/26-R

TIMING: Immediately

DISCUSSION: Elm City Communities/The Housing Authority of the City of New Haven (ECC/HANH) has determined a need for a carting, rubbish removal Contactor for LIPH sites agency wide.

ECC/HANH conducted a competitive procurement to identify a contractor to provide these needed services. On August 10, 2026, ECC released an Invitation for bid via solicitation #OP-26-IFB-215. Responses were due on September 2, 2026. ECC received one (1) responses, CWPM, LLC in an amount not to exceed \$687,589.25, and submitted the most responsive bid for carting, rubbish removal Services at LIPH sites agency wide.

ECC/HANH is now seeking authorization to award and enter into a contract with CWPM, LLC for carting, rubbish removal Services at LIPH sites agency wide in an amount not to exceed \$687,589.25, for a period beginning November 1, 2026, and ending October 30, 2029, with the option to renew for two (2) additional years.

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

FISCAL IMPACT:	\$222,456.00	2026-2027
	\$229,129.68	2027-2028
	\$236,003.57	2028-2029

SOURCE OF FUNDS: HANH Operations Budget

STAFF: Lee Purvis, Central Operations Manager

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

RESOLUTION # 10-84/26-R

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT IN THE AMOUNT NOT TO EXCEED \$687,589.25
FOR THE PERIOD BEGINNING NOVEMBER 1, 2026, AND ENDING OCTOBER 30, 2029, WITH AN OPTION TO
RENEW FOR TWO ADDITIONAL YEARS, TO CWPM, LLC, TO PROVIDE CARTING, RUBBISH REMOVAL
SERVICES AT LIPH SITES AGENCY WIDE.**

WHEREAS, Elm City Communities/The Housing Authority of the City of New Haven (ECC/HANH) has determined a need for a carting, rubbish removal Contactor for LIPH sites agency wide; and

WHEREAS, ECC/HANH conducted competitive procurement to identify a contractor to provide these needed services. On August 10, 2026, ECC released an Invitation for bid via solicitation #OP-26-IFB-215. Responses were due on September 2, 2026. ECC received one (1) responses, CWPM, LLC in an amount not to exceed \$687,589.25; and

WHEREAS, ECC/HANH is now seeking authorization to award and enter into a contract with CWPM, LLC, in an amount not to exceed \$687,589.25, for the period beginning November 1, 2026, and ending October 30, 2029, with the option to renew for two (2) additional years to provide carting, rubbish removal services at LIPH sites agency wide; 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 award of contract to CWPM, LLC in an amount not to exceed \$687,589.25, for the period beginning November 1, 2026, and ending October 30, 2029, with the option to renew for two (2) additional years to provide carting, rubbish removal services at LIPH sites agency wide, be and hereby is authorized and directed, including the expenditure of such amount; and
2. The President be and hereby is authorized, empowered, and directed to execute and deliver such agreements, documents and instruments to effectuate the foregoing, 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 October 20, 2026.

Shenae Draughn
Secretary/President

Date

REVIEWED:
McCarter & English, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

MEMORANDUM

TO: Board of Commissioners

DATE: October 20, 2026

FROM: Shenae Draughn, President

RE: Resolution Authorizing a contract award to CWPM, LLC to provide carting, rubbish removal services at LIPH sites agency wide, for an amount not to exceed \$687,589.25 for the period beginning November 1, 2026, and ending October 30, 2029, with an option to renew for two additional years.

ACTION: Recommend that the Board of Commissioners adopt Resolution # 10-81/25-R

TIMING: Immediately

DISCUSSION: Elm City Communities/The Housing Authority of the City of New Haven (ECC/HANH) has determined a need for a carting, rubbish removal Contactor for LIPH sites agency wide.

ECC/HANH conducted a competitive procurement to identify a contractor to provide these needed services. On August 10, 2026, ECC released an Invitation for bid via solicitation #OP-26-IFB-215. Responses were due on September 2, 2026. ECC received one (1) responses, CWPM, LLC in an amount not to exceed \$687,589.25.

ECC/HANH is now seeking approval to enter into a contract with CWPM, LLC has submitted the most responsive bid for carting, rubbish removal Services at LIPH sites agency wide for a period beginning November 1, 2026, and ending October 30, 2029, in an amount not to exceed \$687,589.25, with the option to renew for two (2) additional years.

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 is now seeking approval to enter into a contract with CWPM, LLC to provide carting, rubbish removal services at LIPH sites agency wide, for the period beginning November 1, 2026, and ending October 30, 2029, in an amount not to exceed \$687,589.25, with the option to renew for two (2) additional years.

FISCAL IMPACT: \$222,456.00 2026-2027
 \$229,129.68 2027-2028
 \$236,003.57 2028-2029

SOURCE OF FUNDS: HANH Operations Budget

STAFF: Lee Purvis, Central Operations Manager

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION # 10-81-26/R

Resolution Authorizing a contract award to CWPM, LLC to provide carting, rubbish removal services at LIPH sites agency wide, for an amount not to exceed \$687,589.25 for the period beginning November 1, 2026, and ending October 30, 2029, with an option to renew for two additional years.

WHEREAS, Elm City Communities/The Housing Authority of the City of New Haven (ECC/HANH) has determined a need for a carting, rubbish removal Contactor for LIPH sites agency wide; and

WHEREAS, ECC/HANH conducted competitive procurement to identify a contractor to provide these needed services. On August 10, 2026, ECC released an Invitation for bid via solicitation #OP-26-IFB-215. Responses were due on September 2, 2026. ECC received one (1) responses, CWPM, LLC in an amount not to exceed \$687,589.25; and

WHEREAS, ECC/HANH is now seeking approval to enter into a contract with CWPM, LLC to provide carting, rubbish removal services at LIPH sites agency wide, for the period beginning November 1, 2026, and ending October 30, 2029, in an amount not to exceed \$687,589.25, with the option to renew for two (2) additional years; 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. Resolution Authorizing a contract award to CWPM, LLC to provide carting, rubbish removal services at LIPH sites agency wide, for an amount not to exceed \$687,589.25 for the period beginning November 1, 2026, and ending October 30, 2029, with an option to renew for two additional years be and hereby is authorized and directed, including the expenditure of such amounts; and
2. The Executive Director be and hereby is authorized, empowered, and directed to execute and deliver such agreements, documents and instruments to effectuate the foregoing, 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 October 20, 2026.

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 Bid OP-26-IFB-2151

Trash Removal Services

Company Name: CWPM, LLC

Address: 25 Norton Place, PO Box 415

City, State & Zip Code: Plainville, CT 06062

Telephone: 860-747-1335

Fax Number: 860-793-2624

Contact Person Name: Jason Manafort, President

Email Address: jam@cwpm.net

Date Submitted: 9/2/2026

**Shenae Draughn
President**

**LIPH WASTE REMOVAL
BID SHEET 2026**

Location	Total of 8 Yard Containers Per Site	Total of 6 Yard Containers Per Site	Frequency (Collections per Week)	Year 1 - Annual Cost Per Development	Year 2 - Annual Cost Per Development	Year 3 - Annual Cost Per Development	Year 4 - Annual Cost Per Development	Year 5 - Annual Cost Per Development
Essex Townhouses - 1134 Quinniapiac Avenue	2	0	3	\$28,704.00	\$29,565.12	\$30,452.07	\$31,365.64	\$32,306.60
Westville Manor - Level, Lodge and Wafarer Street	0	10	3	\$107,640.00	\$110,869.20	\$114,195.28	\$117,621.13	\$121,149.77
Scott Ridge 425-437 Eastern Street	0	2	3	\$21,528.00	\$22,173.84	\$22,839.06	\$23,524.23	\$24,229.95
David Echols 23 Chamberlain Street	0	1	3	\$10,764.00	\$11,086.92	\$11,419.53	\$11,762.11	\$12,114.98
St. Anthony's I & II 1361- 1363 Quinniapiac Avenue	0	2	3	\$21,528.00	\$22,173.84	\$22,839.06	\$23,524.23	\$24,229.95
	Subtotal of Family Developments			\$190,164.00	\$195,868.92	\$201,744.99	\$207,797.34	\$214,031.26
Location	Total of 6 Yard Containers Per Site	Frequency (Collections per Week)	Year 1 - Annual Cost Per Development	Year 2 - Annual Cost Per Development	Year 3 - Annual Cost Per Development	Year 4 - Annual Cost Per Development	Year 5 - Annual Cost Per Development	
George Crawford Manor - 90 Park Street	1	3	\$10,764.00	\$11,086.92	\$11,419.53	\$11,762.11	\$12,114.98	
Location	Total 2 Yd Containers	Frequency (Collections per Week)	Year 1 - Annual Cost Per Development	Year 2 - Annual Cost Per Development	Year 3 - Annual Cost Per Development	Year 4 - Annual Cost Per Development	Year 5 - Annual Cost Per Development	
Robert T Wolfe - 49 Union Avenue	3	3	\$21,528.00	\$22,173.84	\$22,839.06	\$23,524.23	\$24,229.95	
	Subtotal of Elderly / Mixed Developments		\$32,292.00	\$33,260.76	\$34,258.58	\$35,286.34	\$36,344.93	
Total All Sites Per Year			\$222,456.00	\$229,129.68	\$236,003.57	\$243,083.68	\$250,376.19	

3 Year Bid Total	\$687,589.25
2 Year Additional Total	\$493,459.87



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:

Town of Avon

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

Avon, CT

3. Scope of work that was performed:

Trash removal and recycling services at Town buildings and Schools

Year of completion: **still servicing**

4. Contact Person: **Claudia Frutuoso**

Phone No: **860-673-6151**

Email Address: **cfrutuoso@avonct.gov**

5. Cost of Project: **n/a**



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:

New Haven Housing

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

New Haven, CT

3. Scope of work that was performed:

Agency wide refuse removal services

Year of completion: **still servicing**

4. Contact Person: **Danny Ramos**

Phone No: **203-868-7133**

Email Address: **dramos@360mgtgrp.com**

5. Cost of Project: **n/a**



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:

Town of Plainville

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

3. Scope of work that was performed:
Curbside trash and recycling collection

still servicing
Year of completion: _____

Michael Paulhus
4. Contact Person: _____

860-793-0221
Phone No: _____

paulhus@plainville-ct.gov
Email Address: _____

n/a
5. Cost of Project: _____

ACKNOWLEDGEMENT OF ADDENDA FORM

Addendum Number:	1	Date Received:	8/14/2026
Addendum Number:	2	Date Received:	9/2/2026
Addendum Number:		Date Received:	
Addendum Number:		Date Received:	
Addendum Number:		Date Received:	

(Company Name)

(Printed or Typed Name)

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

RFP/RFQ/IFB - MBE and WBE Contract Compliance Certification
--

SOLICITATION NO: OP-26-IFB-2151 DATE FORM COMPLETED: 9/2/2026

DEVELOPER NAME: _____

PRIME CONTRACTOR NAME(S): CWPM, LLC ADDRESS: _____

CONTACT NAME/TITLE: Jason Manafort, President

E-MAIL ADDRESS: jam@cwpm.net TELEPHONE: () 860-747-1335

MBE/WBE (Please specify): n/a

Certifying Agency:

FEDERAL TAX IDENTIFICATION OR SOCIAL SECURITY NUMBER: 06-1600557

CONTRACT AMOUNT: \$ _____

OP-26-IFB-2151

As a respondent to SOLICITATION NUMBER _____ I do hereby affirm that I fully understand and will comply with Elm City Communities contract compliance requirements including the following:

- Elm City Communities Diversity and Inclusion Contract Requirements, including its MBE/WBE participation requirements (unless an MBE/WBE waiver has been granted);
- Davis-Bacon and Related Acts (when applicable); and
- Certified Payroll reporting requirements, as set forth below.

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

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

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

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

RFP/RFQ/IFB- MBE/WBE Contract Compliance Certification

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

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

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

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

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

ACKNOWLEDGEMENT:



Authorized Principal or Agent Signature

9/2/2026

Date

Elm City Communities
Procurement Solicitation Packet
Section 3 Other Economic Opportunity (OEO) Plan

This OEO plan must be completed in addition to the Section 3 Hiring Plan **ONLY if there is no** commitment to hire a section 3 resident(s) and/or subcontract to section 3 business concerns.

Solicitation Number: OP-26-IFB-2151 Solicitation Name: Trash Removal Services
Company Name: CWPM, LLC Address: 25 Norton Pl, Plainville, CT 06062
Company Phone: 860 747-1335

A. Name of Company official who will serve as the Section 3 Plan Officer.

Name Michele Camasso Company Title Human Resources Manager
Phone 860 793-6712 Email mcamasso@cwpm.net

B. Justification for Inability to Meet Section 3 Hiring and/or Subcontracting Requirements

Contractor must provide reasonable justification for its inability to hire Section 3 residents and/or subcontract with Section 3 Business Concerns, and its need, therefore, to provide other economic opportunities.

Reason(s) for inability to hire Section 3 residents and/or subcontract with Section 3 Business Concerns:

The part of our work force that will be servicing this contract will all be employees who possess a class B driver's license (CDL). Our drivers come into their employment with CWPM, LLC with their commercial driver's license and we do not train employees to obtain the CDL.

Elm City Communities
Procurement Solicitation Packet
Section 3 Other Economic Opportunity (OEO) Plan

C. Analysis and Projections

In the spaces provided below, please outline your plan to provide other economic opportunities to Section 3 residents and/or Section 3 Business Concerns, you are encouraged to select more than one option.

1. Indirect Participation (hiring section 3 residents in other capacity)			
Job Title	# of Projected Resident Hires	Projected Hourly Wage	Projected Hours/Week

2. Paid Internship Program (All interns must be paid at least minimum wage for at least 20 hours per week)		
Internship Title	Internship Description	Projected Number of Interns

3. Resident Training Program				
Type of Training	Length of Training	Certificates or Licenses	Cost Per Person	Projected # of Residents

4. Pre-Apprenticeship Training Opportunities			
Type of Training	# of Projected Residents Trained	Projected Hourly Wage	Projected Hours/Week

Elm City Communities
Procurement Solicitation Packet
Section 3 Other Economic Opportunity (OEO) Plan

D. OUTREACH & RECRUITMENT ACTIVITIES

What actions will your company take to recruit Section 3 residents and Section 3 Business Concerns for the Other Economic Opportunities listed?

- Do you commit to working with ECC's Community and Economic Development Department to source eligible residents?
- Do you commit to working with property managers to post opportunities?
- What other tools will you use to market these opportunities?

- How else do you plan to inform the community and resident associations of these opportunities?

- What efforts will you make to support Section 3 Business Concerns?

E. VENDOR CERTIFICATION

The vendor certifies to comply with the Section 3 regulations. The vendor's Section 3 Plan Officer agrees to meet with ECC residents and staff and provide documentation and reports required by ECC to confirm compliance with Section 3 requirements. Failure to comply may be deemed a material breach of this contract and may result in sanctions, termination of this contract and/or unsatisfactory performance evaluation, cautions reported and affect award of future contracts.

Michele Camasso

Name of Plan Officer

Human Resources Manager

Company Title:

Michele Camasso

Digitally signed by Michele Camasso
Date: 2026.08.31 12:32:14 -04'00'

Signature of Plan Officer:

08/31/2026

Date:

MEMORANDUM

To: Board of Commissioners

Date: October 20, 2026

From: Shenae Draughn, President

RE: Resolution Authorizing Change Order Number One (1) To The Contract With Gengras Ford Auto Group For An Additional Amount Of \$605,064.80 Bringing The Total Contract Amount From \$194,518.85 To \$799,583.65, For The Purchase Of Vehicles, Trade-Ins And Aftermarket Options Agency-Wide.

ACTION: Recommend that the Board of Commissioners adopt Resolution # 10-85/26-R

TIMING: Immediately

DISCUSSION: HANH has implemented a vehicle replacement program that requires disposal of older model vehicles and regular fleet replacement and upgrade. HANH has determined a need to purchase additional vehicles. The Gengras Ford Auto Group administers statewide Commodity Contracts for use by State Department and Local Governments. Statewide Commodity Contracts are a type of Leverage Procurement Agreements (LPA) used as one of the State's, main procurement methods for leveraging its buying power. This objective is accomplished by competitively soliciting quality products by a single lead public agency and making the resulting Contract available to other public agencies.

The State of Connecticut, through the Department of Administrative Services, has a contract with Gengras Ford Auto Group (24PSX0110) to purchase vehicles and aftermarket options set to expire on July 14, 2029.

On March 18, 2025, the Board of Commissioners authorized a contract with Gengras Ford Auto Group to purchase vehicles and aftermarket options.

ECC/HANH is recommending that the Board of Commissioners authorize Change Order Number One (1) to the Contract with Gengras Ford Auto Group for the purchase of vehicles, trade-ins and aftermarket options agency wide for an additional amount of \$605,064.80 bringing the total contract amount from \$194,518.85 to \$799,583.65 The cost breakdown for the various needs are: Four (4) Ford 350 pick- up truck with plow \$227,827.00, One (1) Ford Transit Cargo Van \$67,184.20, Two (2) Ford 350 Rack body truck \$176,866.80 and One (3) Ford Explorer \$133,186.80.

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

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

FISCAL IMPACT: \$200,371.00 Operating Fund Budgeted FY 2026-2027
 \$404,693.80.00 360 Management Group FY 2026-2027

SOURCE OF FUNDS: Operating Fund Budgeted & 360 Management FY 2026-2027

STAFF: Lee Purvis
 Central Operations Manager

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION # 10-85/26-R

Resolution Authorizing Change Order Number One (1) To The Contract With Gengras Ford Auto Group For An Additional Amount Of \$605,064.80 Bringing The Total Contract Amount From \$194,518.85 To \$799,583.65, For The Purchase Of Vehicles, Trade-Ins And Aftermarket Options Agency-Wide

WHEREAS, HANH has implemented a vehicle replacement program that requires disposal of older model vehicles and regular fleet replacement and upgrade; and

WHEREAS, HANH has determined a need to dispose of vehicles; and

WHEREAS, the Gengras Ford Auto Group administers statewide Commodity Contracts for use by State Department and Local Governments. Statewide Commodity Contracts are a type of Leverage Procurement Agreements (LPA) used as one of the State's, main procurement methods for leveraging its buying power; and

WHEREAS, this objective is accomplished by competitively soliciting quality products by a single lead public agency and making the resulting Contract available to other public agencies; and

WHEREAS, the State of Connecticut, through the Department of Administrative Services, has a contract with Gengras Ford Auto Group (24PSX0110) to purchase vehicles and aftermarket options set to expire on July 14, 2029; and

WHEREAS, on March 18, 2025, the Board of Commissioners authorized a contract with Gengras Ford Auto Group to purchase vehicles and aftermarket options; and

WHEREAS, ECC/HANH is recommending that the Board of Commissioners authorize Change Order Number One (1) to the Contract with Gengras Ford Auto Group for the purchase of vehicles, trade-ins and aftermarket options agency wide for an additional amount of \$605,064.80 bringing the total contract amount from \$194,518.85 to \$799,583.65 The cost breakdown for the various needs are: Four (4) Ford 350 pick- up truck with plow \$227,827.00, One (1) Ford Transit Cargo Van \$67,184.20, Two (2) Ford 350 Rack body truck \$176,866.80 and One (3) Ford Explorer \$133,186.80.

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

1. Change Order Number One (1) to the Contract with Gengras Ford Auto Group for the purchase of vehicles, trade-ins and aftermarket options agency wide for an additional amount of \$605,064.80 bringing the total contract amount from \$194,518.85 to \$799,583.65, be and hereby is authorized and directed, including the expenditure of such amount; and
2. The President be and hereby is authorized, empowered and directed to take any and all such action ancillary, related and or/necessary action to fulfill the foregoing purposes and the purposes of this resolution; and
3. This Resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, October 20, 2026.

Shenae Draughn
Secretary/President

Date

REVIEWED:
McCarter & English, LLP
General Counsel

By:_____
Rolan Joni Young, Esq.
A Partner

Date: 10-07-25

Vendor:

Gengras Ford Auto Group

Contract Term:

State Contract Number 24PSX0110

Set to expire July 14, 2029

Original Contract amount:		\$194,518.85
Change Order #1	18-Oct	\$605,064.80
Total Contract Value:		\$799,583.65

Gengras Ford, LLC

225 New Britain Avenue
 Plainville, CT 06062
 Phone: 860.727.6302
 www.gengras.com



Quote Number: 251219002

Fleet Nr:

STATE CONTRACT NO: 24PSX0110

Make	MY	Contract Base Model	Contract Price
Ford	2025	F-350 Regular Cab 4X2 (F3A) 142" WB - 56" CA	\$ 41,160.00

All specifications are subject to verification of manufacturer's published standard and optional equipment. Vehicle to include all manufacturers standard equipment plus the following options:

	Option Code	Description	List Price
1	F3B - XL	Upgrade from base model - F-350 Reg cab 4x4 (F3B) XL - 142" wheelbase	\$ 2,800.00
2	Z1	Oxford White	\$ -
3	AS	Vinyl 40/20/40 Medium Dark Slate	\$ -
4	99A	6.8L DEV V8 Gas engine	\$ -
5	44F	Ten speed Automatic Trans	\$ -
6	STD	SYNC 4 includes digital owners manual	\$ -
7	STD	Cruise Control	\$ -
8	52B	Trailer Brake Controller (incl. Smart Trailer Tow Connector)	\$ 300.00
9	STD	Power Equipment Group - Manually Telescoping, Folding Trailer Tow Mirrors with Power/Heated Glass, Heated Convex Spotter Mirror, Integrated Clearance Lamps/Turn Signals	\$ -
10	STD	Spare Key - One (1)	\$ -
11	473	Snow Plow Prep	\$ 250.00
12	67B	HD Alternator - 410 amp	\$ 115.00
13	X3E	3.73:1 Locking Rear Axle	\$ 430.00
14	TDX	AT Tires	\$ 265.00
15	592	Roof Clearance Lights	\$ 95.00
16	43C	110 v / 400 watt Inverter	\$ 175.00
17	18B	Cab Steps	\$ 320.00
18	86M	Medium-duty Battery	\$ 210.00
19	66S	Upfitter Switches	\$ 230.00
20	96V	XL Chrome Package (fog lamps)	\$ 325.00
21	18A	Vehicle Integration System 2.0	\$ 400.00
22			\$ -
23			\$ -
24			\$ -
25			\$ -
Total Options per Contract Price (list price)			\$ 5,915.00
Total Factory Options Discount (6%)			\$ (354.90)
Total Options per Contract Price (net price)			\$ 5,560.10

Gengras Ford, LLC

225 New Britain Avenue
Plainville, CT 06062
Phone: 860.727.6302
www.gengras.com



Page 2

Quote Number: 251219002

Aftermarket Accessories				
	Vendor / Manufacturer	Hours	Description	Net Price
1	Fisher	2.0	8'6" Straight yellow HD2 plow, halogen lights, hand-held control	\$ 7,965.00
2	Other	2.0	Complete chassis and underbody rustproofing	\$ 600.00
3		0.0		\$ -
4		0.0		\$ -
5		0.0		\$ -
6		0.0		\$ -
Total Hours		4.0		
Total Aftermarket Options (list price)				\$ 8,565.00
Total Aftermarket Options Mark-up (5%)				\$ 428.25
Total Hours x \$110 / hour rate				\$ 440.00
Total Net Aftermarket Options plus Total Labor				\$ 9,433.25
Trade Allowance				
Year	Make	VIN	Description / Mileage	Allowance
				\$ -
				\$ -
				\$ -
Total Trade in Allowance				\$ -
Comments:			Additional fees / Charges	
This truck is in stock and is quoted subject to prior sale.			State of CT Trade in Assessment (Note: Fee is payable to State of CT):	\$ -
			Dealer Conveyance Fee (\$899.00)	\$ -
			Registration Fee (estimated, actual cost will appear on your final invoice)	\$ -
			DMV Inspection Fee (as required)	\$ -
Customer: Housing Authority of New			Total Additional Fees	\$ -
FIN Code: QX164				
VIN: 1FTRF3BA8SED55453			Total (per unit)	\$ 56,153.35
Quantity 1			Grand Total (all)	\$ 56,153.35

This quote valid for 30 days from the date created

Gengras Ford, LLC

225 New Britain Avenue
Plainville, CT 06062
Phone: 860.727.6302
www.gengras.com



Quote Number: 251219003

STATE CONTRACT NO: 24PSX0110

Make	MY	Model	Contract Price
Ford	2026	F-350 Chassis Regular Cab 4X4 Dual Rear Wheel (60" CA)	\$ 49,800.00

All specifications are subject to verification of manufacturer's published standard and optional equipment. Vehicle to include all manufacturers standard equipment plus the following options:

	Option Code	Description	List Price
1	F3H-169 XL	F-350 Regular Cab DRW XL 4x4 169 in WB - 60 in CA	\$ 180.00
2	Z1	Oxford White	\$ -
3	AS	Vinyl 40/20/40 Med Dark Slate	\$ -
4	99N	7.3L V-8 Engine	\$ -
5	44G	Transmission - Ten-Speed Automatic Transmission with Neutral Idle and Selectable Drive Modes: Normal, Eco, Slippery Roads, Tow/Haul • Transmission Power Take-Off Provision	\$ -
6	STD	Cruise Control	\$ -
7	52B	Trailer Brake Controller (incl. Smart Trailer Tow Connector)	\$ 300.00
8	STD	Power Equipment Group - Manually Telescoping, Folding Trailer Tow Mirrors with Power/Heated Glass, Heated Convex Spotter Mirror, Integrated Clearance Lamps/Turn Signals	\$ -
9	STD	Spare Key - One (1)	\$ -
10	STD	Upfitter Switches	\$ -
11	872	Back up camera Kit	\$ 515.00
12	18B	Molded Cab Steps	\$ 320.00
13	61L	Wheel Liners - front	\$ 180.00
14	67B	Alternators - 410 amp	\$ 215.00
15	76C	Back up Alarm	\$ 230.00
16	86M	Dual Batteries	\$ 210.00
17	TBM	AT Tires	\$ 165.00
18	X4L	4.30:1 Limited Slip Rear Axle	\$ 385.00
19	473	Snow Plow Prep	\$ 350.00
20	512	Spare Tire & Wheel	\$ 350.00
21	96V	XL Chrome Package	\$ 425.00
22			\$ -
23			\$ -
24			\$ -
25			\$ -
25			\$ -
Total Options per Contract Price (list price)			\$ 3,825.00
Total Factory Options Discount (6%)			\$ (229.50)
Total Options per Contract Price (net price)			\$ 3,595.50

Gengras Ford, LLC

225 New Britain Avenue
Plainville, CT 06062
Phone: 860.727.6302
www.gengras.com



Page 2

Quote Number: 251219003

Aftermarket Accessories

	Vendor / Manufacturer	Hours	Description	List Price
1	Other	2.0	Rack body with side racks, hoist, rear liftgate and trailer hitch as described on the following page.	\$ 24,444.00
2		0.0		\$ -
3		0.0		\$ -
4		0.0		\$ -
5		0.0		\$ -
6		0.0		\$ -
Total Hours		2.0		
Total Aftermarket Options (list price)				\$ 24,444.00
Total Aftermarket Options Mark Up (5%)				\$ 1,222.20
Total Hours x \$110 / hour rate				\$ 220.00
Total Net Aftermarket Options plus Total Labor				\$ 25,886.20

Trade Allowance

Year	Make	VIN	Description / Mileage	Allowance
				\$ -
				\$ -
				\$ -
Total Trade in Allowance				\$ -

Comments:

Budget price for discussion purposes only

Additional fees / Charges

State of CT Trade in Assessment (Note: Fee is payable to State of CT):		\$ -
Dealer Conveyance Fee (\$799.00)		\$ -
Registration Fee (estimated, actual cost will appear on your final invoice)		\$ -
Adjustment		\$ -
Total Additional Fees		\$ -
Customer:	Housing Authority of New H	
FIN Code:	QX164	
VIN:		
Total (per unit)		\$ 79,281.70
Quantity	1	Grand Total (all)
		\$ 79,281.70

This quote valid for 30 days from the date created

Gengras Ford, LLC

225 New Britain Avenue
Plainville, CT 06062
Phone: 860.727.6302
www.gengras.com



Quote Number: 251218005

STATE CONTRACT NO: 24PSX0110

Make	MY	Model	Contract Price
Ford	2025	Transit - 250 Cargo Van Low Roof (R1Y)	\$ 43,599.00

All specifications are subject to verification of manufacturer's published standard and optional equipment. Vehicle to include all manufacturers standard equipment plus the following options:

	Option Code	Description	List Price
1	R1C-148	Transit T-250 Cargo Van Medium Roof 148 WB Long Length RWD	\$ 4,820.00
2	YZ	Oxford White	\$ -
3	VK	Palazzo Gray	\$ -
4	998	3.5L PFDI V6 Engine	\$ -
5	44U	Ten speed automatic transmission	\$ -
6	X7L	3.73:1 Limited Slip Rear Axle	\$ 325.00
7	16E	Vinyl Floor - front & rear	\$ 245.00
8	545	Short Arm power Heated Exterior Mirrors	\$ 160.00
9	58B	SYNC 4 AM/FM w Bluetooth	\$ 930.00
10	66D	Front overhead shelf	\$ 75.00
11	86F	Fleet keys	\$ 75.00
12	63E	Dual batteries	\$ -
13	90D	110 v / 400 watt Inverter	\$ 475.00
14	91B	Wiper-activated Headlamps	\$ 30.00
15	21p	2-Way driver & passenger seats	\$ 45.00
16	41B	B-pillar assist handle	\$ 25.00
17	53B	HD Trailer Tow Package	\$ 485.00
18	67D	Trailer Brake Controller	\$ 405.00
19	942	Daytime Running Lamps	\$ 45.00
20	96D	Load area protection package	\$ 485.00
21			\$ -
22			\$ -
23			\$ -
24			\$ -
25			\$ -
Total Options per Contract Price (list price)			\$ 8,625.00
Total Factory Options Discount (6%)			\$ (517.50)
Total Options per Contract Price (net price)			\$ 8,107.50

Gengras Ford, LLC

225 New Britain Avenue
Plainville, CT 06062
Phone: 860.727.6302
www.gengras.com



Page 2

Quote Number: 251218005

Aftermarket Accessories				
	Vendor / Manufacturer	Hours	Description	List Price
1	Ranger Design	2.0	Partition and fold down shelving package as described on the following page	\$ 8,916.00
2	Other	2.0	Complete chassis and underbody rustproofing	\$ 600.00
3		0.0		\$ -
4		0.0		\$ -
5		0.0		\$ -
Total Hours		4.0		
Total Aftermarket Options (list price)				\$ 9,516.00
Total Aftermarket Options Discount (5%)				\$ -
Total Hours x \$110 / hour rate				\$ 440.00
Total Net Aftermarket Options plus Total Labor				\$ 9,956.00
Trade Allowance				
Year	Make	VIN	Description / Mileage	Allowance
				\$ -
				\$ -
				\$ -
Total Trade In Allowance				\$ -
Comments:		Additional fees / Charges		
This van is in stock and is quoted subject to prior sale.		State of CT Trade In Assessment (Note: Fee is payable to State of CT):		\$ -
		Dealer Conveyance Fee (\$799.00)		\$ -
		Registration Fee (estimated, actual cost will appear on your final invoice)		\$ -
		DMV Inspection Fee (as required)		\$ -
Customer:	Housing Authority of New Haven	Total Additional Fees		\$ -
FIN Code:	QX164			
VIN:	1FT2BR1CF885KA79303	Total (per unit)	\$	61,662.50
Quantity	1	Grand Total (all)	\$	61,662.50

This quote valid for 30 days from the date created

Gengras Ford, LLC

225 New Britain Avenue
Plainville, CT 06062
Phone: 860.727.6302
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Quote Number: 260929004

STATE CONTRACT NO: 24PSX0110

Make	MY	Model	Contract Price
Ford	2027	ST Line - 4WD 300A (K8K)	\$ 40,648.00

All specifications are subject to verification of manufacturer's published standard and optional equipment. Vehicle to include all manufacturers standard equipment plus the following options:

	Option Code	Description	List Price
1	AZ	Star White Metallic	\$ 795.00
2	C6	Leather w/perforated inserts - Onyx	\$ -
3	300A	Equipment package	\$ -
4	99H	2.3L EcoBoost® I-4 has Auto Start-Stop Technology	\$ -
5	44T	Ten speed Automatic Trans	\$ -
6	STD	Spare Key (1)	\$ -
7	16B	All Weather Floor Mats	\$ 200.00
8	439	Twin panel moonroof	\$ 1,695.00
9	STD	20" Machined Aluminum Wheels	\$ -
10	STD	2nd row captain chairs	\$ -
11			\$ -
12			\$ -
13			\$ -
14			\$ -
15			\$ -
16			\$ -
17			\$ -
18			\$ -
19			\$ -
20			\$ -
Total Options per Contract Price (list price)			\$ 2,690.00
Total Factory Options Discount (6%)			\$ (161.40)
Total Options per Contract Price (net price)			\$ 2,528.60

Gengras Ford, LLC

225 New Britain Avenue
Plainville, CT 06062
Phone: 860.727.6302
www.gengras.com



Quote Number: 260929004

Aftermarket Accessories				
	Vendor / Manufacturer	Hours	Description	List Price
1		0.0		\$ -
2		0.0		\$ -
3		0.0		\$ -
4		0.0		\$ -
5		0.0		\$ -
6		0.0		\$ -
7		0.0		\$ -
8		0.0		\$ -
Total Hours		0.0		
Total Aftermarket Options (list price)				\$ -
Total Aftermarket Options Mark-up (5%)				\$ -
Total Hours x \$110 / hour rate				\$ -
Total Net Aftermarket Options plus Total Labor				\$ -
Trade Allowance				
Year	Make	VIN	Description / Mileage	Allowance
				\$ -
				\$ -
				\$ -
				\$ -
Total Trade In Allowance				\$ -
Comments:			Additional fees / Charges	
Factory order			State of CT Trade In Assessment (Note: Fee is payable to State of CT):	
			Dealer Conveyance Fee (\$799.00)	
			Registration Fee (estimated, actual cost will appear on your final invoice)	
			Purchase from retail stock - charge	
Customer:	Housing Authority of New Haven	Total Additional Fees		
FIN Code:	QX164			
VIN:		Total (per unit)		
Quantity	1	Grand Total (all)		

Gengras CJD, LLC

460 Connecticut Blvd
East Hartford, CT 06108
Direct Phone: 860.727.6302
www.gengras.com



Quote Number: 260924001

Make	MY	Model	Contract Price
Jeep	2026	Compass Latitude 4x4	\$ 29,995.00

All specifications are subject to verification of manufacturer's published standard and optional equipment. Vehicle to include all manufacturer's standard equipment plus the following options:

	Option Code	Description	List Price
1	MPJM74	Compass Latitude 4x4	\$ -
2	PW7	Bright White CC	\$ -
3	G7/X9	Cloth Bucket Seats/Black	\$ 225.00
4	STD	Spare Fob Key	\$ -
5	EC1	2.0L I4 DOHC DI Turbo Eng	\$ -
6	DGD	8-Speed Automatic Transmission	\$ -
7	29N	Customer preferred package	\$ 1,995.00
8			\$ -
9			\$ -
10			\$ -
11			\$ -
12			\$ -
13			\$ -
14			\$ -
15			\$ -
16			\$ -
17			\$ -
18			\$ -
19			\$ -
20			\$ -
21			\$ -
Total Options per Contract Price (list price)			\$ 2,220.00
Total Factory Options Discount (8%)			\$ (177.60)
Total Options per Contract Price (net price)			\$ 2,042.40

MEMORANDUM

TO: Board of Commissioners

DATE: October 20th, 2026

FROM: Shenae Draughn, President

RE: Resolution Authorizing a Memorandum of Understanding and the Acceptance of Funds for a Direct Rental Assistance Pilot Program

ACTION: Recommend that the Board of Commissioners adopt Resolution Number # **10-86/26-R**

TIMING: Immediately

DISCUSSION: In collaboration with multiple funding and implementation organizations throughout the region, the Housing Authority of New Haven seeks to implement a new pilot program called Direct Rental Assistance Program ("DRA" or "the Program"). This pilot will be implemented with the support of The Connecticut Project and Melville Charitable Trust (philanthropic collaborators), the CT Department of Housing and Norwalk Housing Authority (implementation collaborators), and MDRC (lead project coordinator and research collaborators). Because all funding for this pilot will come from philanthropic sources, the Program will be implemented at no cost to the Authority.

DRA is designed as an alternative to the Housing Choice Voucher program currently administered by the Authority, and seeks to address several of the challenges inherent to the HCV model. Through DRA, up to seventeen households will receive direct payments that can be used for rent and utilities over a total of 2 years. Payment amounts will be calculated by subtracting thirty percent of a household's income from a predetermined payment standard, with the total payment not to exceed the gross rent of a unit. If leasing a unit with a gross rent that is less than the payment standard, the household's required contribution, and not the payment, is reduced.

By providing participating households with direct cash payments, this pilot seeks to reduce barriers to households, landlords, and the Authority as they relate to administering and utilizing rental assistance payments. Evaluation metrics are designed around the program's ability to 1) improve household experiences using rental assistance subsidy, 2) expand access to rental subsidy, 3) increase neighborhood and housing choice for subsidy recipients, 4) reduce administrative burden, and 5) improve long-term outcomes for program participants.

This program will differ in several key ways from the HCV program currently administered by the Authority. Through DRA, the Authority will have no formal relationship with any landlord. Instead, participating households will be provided with resources to independently find, lease, and maintain a safe and high-quality

dwelling for the duration of the program. In alignment with this aspect of the Program's design, the Authority will not conduct any pre-lease-up or post-lease-up inspections, and will instead provide households with the resources needed to conduct these inspections themselves. Additionally, the Program will eschew the rent reasonableness standard currently imposed on HCV recipients.

Participating households will receive direct rental assistance payments for up to 24 months, or two years, at which point they will be given preference on the Authority's HCV waitlist. To remain in good standing with the DRA program, participating households will be required to provide proof of payment for each month they receive direct rental assistance, collected at quarterly intervals. The Authority will provide direct rental assistance for up to 17 households contingent on funding availability. Participating households will be onboarded into the program from Q4 of 2026 through Q2 of 2027.

The Memorandum of Understanding authorized by this Resolution sets forth the roles and responsibilities of all collaborators described in this document, and enable the release of funds from MDRC to the Authority.

FISCAL IMPACT: No cost to the Housing Authority of New Haven. Up to \$489,600 is expected from philanthropic collaborators, pending funding authorization from The Connecticut Project and Melville Charitable Trust. This funding will be paid from MDRC to Elm City Communities, and Elm City Communities will distribute the funding to participating households. An additional \$25,000 in site payments will be provided to defray administrative burden.

SOURCE OF FUNDS: Philanthropy

STAFF: Johnny Shively, Housing Policy Manager

HOUSING AUTHORITY OF THE CITY OF NEW HAVEN (d/b/a Elm City Communities)

RESOLUTION #10-86/26-R

Resolution Authorizing a Memorandum of Understanding and the Acceptance of Funds for a Direct Rental Assistance Pilot Program

WHEREAS, in collaboration with multiple funding and implementation collaborators throughout the region, the Housing Authority of the City of New Haven (the "Authority") seeks to implement a new pilot program called Direct Rental Assistance ("DRA" or "the Program"); and

WHEREAS, this pilot will be implemented with the support of The Connecticut Project and Melville Charitable Trust (philanthropic partners), the CT Department of Housing and Norwalk Housing Authority (implementation collaborators), and MDRC (lead project coordinator and research collaborator); and

WHEREAS, because all funding for this pilot will come from philanthropic sources, the Program will be implemented at no cost to the Authority; and

WHEREAS, DRA is designed as an alternative to the Housing Choice Voucher program currently administered by the Authority, and seeks to address several of the challenges inherent to the HCV model; and

WHEREAS, through DRA, up to fifteen households will receive direct payments that can be used for rent and utilities over a total of 2 years; and

WHEREAS, payment amounts will be calculated by subtracting thirty percent of a household's income from a predetermined payment standard, with the total payment not to exceed the gross rent of a unit; and

WHEREAS, if leasing a unit with a gross rent that is less than the payment standard, the household's required contribution, and not the payment, is reduced; and

WHEREAS, by providing participating households with direct cash payments, this pilot seeks to reduce barriers to households, landlords, and the Authority as they relate to administering and utilizing rental assistance payments; and

WHEREAS, evaluation metrics are currently designed around the program's ability to 1) improve household experiences using rental assistance subsidy, 2) expand access to rental subsidy, 3) increase neighborhood and housing choice for subsidy recipients, 4) reduce administrative burden, and 5) improve long-term outcomes for program participants; and

WHEREAS, this program will differ in several keyways from the HCV program currently administered by the Authority; and

WHEREAS, through DRA, the Authority will have no formal relationship with any landlord; and

WHEREAS, instead, participating households will be provided with resources to independently find, lease, and maintain a safe and high-quality dwelling for the duration of the program; and

WHEREAS, in alignment with this aspect of the Program's design, the Authority will not conduct any pre-lease-up or post-lease-up inspections, and will instead provide households with the resources needed to conduct these inspections themselves; and

WHEREAS, additionally, The Program will eschew the rent reasonableness standard currently imposed on HCV recipients; and

WHEREAS, participating households will receive direct rental assistance payments for up to 24 months, or two years, at which point they will be given preference on the Authority's HCV waitlist; and

WHEREAS, to remain in good standing with the DRA program, participating households will be required to provide proof of payment for each month they receive direct rental assistance, collected at quarterly intervals; and

WHEREAS, the Authority will provide direct rental assistance for up to 17 households contingent on funding availability. Participating households will be onboarded into the program from Q4 of 2026 through Q2 of 2027; and

WHEREAS, the Memorandum of Understanding authorized by this Resolution sets forth the roles and responsibilities of all collaborators outlined in this document and enables the release of funds from MDRC to the Authority.

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

1. The Memorandum of Understanding set forth and described in the recitals hereinabove, and as set forth in Exhibit A attached hereto, be and hereby is authorized and directed [including the expenditure of up to \$489,600 see my question earlier; and
2. The President be and hereby is authorized, empowered and directed to take any and all such action necessary and appropriate to fulfill the foregoing purposes, and 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 October 20th, 2026.

Shenae Draughn
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

EXHIBIT A

Memorandum of Understanding



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

SUBJECT: – Direct Rental Assistance Outcomes Study - Agreement No. 1718-HANH-2000-01

MDRC is enthusiastic about working with the Housing Authority of the City of New Haven (the “PHA” or the “Agency”) on the Direct Rental Assistance Outcomes Study in Connecticut (“DRA” or the “Project”).

This document and the Exhibits set forth the respective roles and responsibilities of the PHA and MDRC for our work together to collaborate on the Project (the “Agreement”). MDRC is conducting DRA with funding from Melville Charitable Trust (“Melville”) and The Connecticut Project (“TCP”) (together, the “Funding Agencies”).

1. Term.

The term of the Agreement (the “Term”) is divided into four phases, to correspond with the four phases of the Project:

Pre-Launch:	October 1, 2025, to January 14, 2026
Phase 1 (Soft Launch):	January 15, 2026, to December 31, 2026
Phase 2 (Scale Up):	January 1, 2027, to February 28, 2027
Phase 3 (Ongoing Implementation):	March 1, 2027, to June 30, 2029
Phase 4 (Transition and Wrap Up):	July 1, 2029, to June 30, 2030

This Agreement authorizes Phase 1 of the Term. The parties agree that they had discussions and planning sessions during the Pre-Launch period, but this Agreement does not cover any costs incurred during that period.

MDRC expects to receive additional funding from TCP for future Phases of the Project, and if this funding is received as expected, MDRC intends to authorize each additional Phase of the Project, using a unilateral modification to this Agreement substantially in the form of the Authorization Modification attached here as Exhibit D.

2. Scope of Work and Data Sharing Agreement.

The PHA has agreed to collaborate with MDRC on DRA as described in the Scope of Work, attached and incorporated as Exhibit A. The Data Sharing Agreement is attached and incorporated as Exhibit C.

3. Payments (both Subsidy and Site Payments) and Invoicing.

- a. MDRC agrees to pay the PHA as described on the Payment schedule and invoicing instructions (“Payment Schedule”) attached and incorporated as Exhibit B. This funding for the Subsidy Payments comes from the Funding Agencies and the PHA will not be expected to use its own HUD / MTW funds for the Subsidy Payments.

b. Payments by Phase:

i. Authorized Subsidy Payment for Phase 1:

Period	Subsidy Payment Amount
Phase 1	\$144,000
Total	\$144,000

- ii. In addition to the amounts indicated above, MDRC may exercise the following Optional Periods and make additional Subsidy Payments:

Optional Period	Payment Amount
*Phase 2	Up to \$164,571
*Phase 3	Up to \$181,029
Total Optional Amount	\$345,600

**Payment is based on enrollment and rent subsidy levels.*

- c. Site Payments. In addition to the Subsidy Payments described above, MDRC will provide the Agency with Site Payments to support expenses related to its work on the DRA Connecticut Outcomes Study. The Site Payment will be disbursed in two installments: \$10,000 upon execution of this Agreement and \$15,000 to be paid with the Phase 2 Subsidy Payment. These Site Payment funds may be used for expenses reasonably related to the Agency’s implementation of the DRA Connecticut Outcomes Study.

4. Point of Contact.

The following individuals shall serve as the primary supervising points of contact in connection with the Project:

Point of Contact at MDRC:
Nandita Verma, Project Director
Nandita.verma@mdrc.org

Point of Contact for the PHA:
Johnny Shively, Housing Policy Manager
(203) 800-1614

MDRC or the PHA may, at any time, designate a new or alternate point of contact for its organization and will promptly notify the other party upon such designation in writing.

5. Records, Audit, and Regulatory Requirements.

- a. The PHA shall retain all of books, documents, papers, and records involving financial transactions directly related to this Agreement for a period of five (5) years after MDRC makes the final payment under this Agreement. The PHA agrees that MDRC, auditing officials, or their authorized representatives shall have access to and the right to examine any and all books, documents, papers, or records of the PHA involving financial transactions directly related to this Agreement, and MDRC shall have the right to challenge any costs claimed should PHA not meet the conditions for payment described in Exhibit B, Section III.c., even if payment for those costs has been made. Upon request, the PHA shall provide its books, documents, papers, or records involving transactions directly related to this Agreement to MDRC, auditing officials, or their authorized representatives, and make available the PHA's personnel in connection with any examination of the PHA's books and records.
- b. Each party shall comply with all applicable federal and state laws, codes, rules, and regulations in performing its duties, responsibilities, and obligations under this Agreement.

6. Management of Information.

- a. PHA Records. PHA Records are defined as all data, information, and records within the custody of the PHA that are collected and used by the PHA in its ordinary course of business. The PHA is responsible for creating and maintaining rules governing the confidentiality and security of PHA Records and for communicating those rules to its program participants in accordance with law applicable to the PHA. The PHA retains all right, title, and interest in and over and responsibility for PHA Records at all times. The PHA does not grant MDRC the right to use, possess, or transfer any PHA Records except as expressly set out in this Agreement, including exhibits.
- b. Research Information. "Research Information" is defined as PHA Records that are shared with MDRC by the PHA under Exhibit C to this Agreement, the Data Sharing Agreement. The PHA is offering MDRC only the limited, express right to collect and use Research Information as provided under this Agreement; MDRC shall receive no other right or interest in the Research Information other than that which is expressly conferred by the PHA under this Agreement. MDRC shall only use Research Information for the purposes expressly permitted by this Agreement and shall not use Research Information for any purpose that is not expressly permitted by this Agreement. MDRC is responsible for, and shall remain responsible for after termination of this Agreement, its possession and use of Research Information in strict accordance with this Agreement.

- c. Personally Identifiable Information. The PHA will not share personally identifiable information (PII) of any participants with MDRC except as described herein.
- d. Sharing Research Information and Confidentiality. Neither party may share or disclose any Research Information to any third party except as expressly permitted by this Agreement or as required under applicable federal or state law or lawful order of an authorized entity. If MDRC desires to share or disclose Research Information or receives a request to share or disclose Research Information, MDRC shall notify the PHA and allow the PHA to approve or disapprove the disclosure, to the extent such approval right does not violate applicable state or federal law.
- e. Institutional Review Board (“IRB”) Responsibilities. The PHA will comply with the responsibilities regarding the protections and protocols applicable to research subjects. Upon request from MDRC, the PHA will provide information to MDRC’s IRB materials required for continuing IRB oversight.
- f. Requirements for Research Involving Human Subjects. The PHA shall comply with all applicable federal provisions, statutes and regulations regarding the protection and privacy of human subjects including, but not limited to, the Privacy Act of 1974, 5 U.S.C. § 552a, and the Common Rule, 45 CFR Part 46.

7. Insurance.

During the Term, MDRC and the PHA shall each maintain all appropriate insurance for its organization and its insurance policies shall be placed with suitably licensed carriers with appropriate ratings. Certificates of Insurance shall be provided to the other party upon request.

8. Independent Contractor.

Nothing in this Agreement is intended or should be construed as in any way creating or establishing the relationship of partners between the parties, or in any way making MDRC the agent or representative of the PHA for any purposes in any manner whatsoever. MDRC is, and shall remain, an independent contractor with respect to all services performed under this Agreement.

9. Assignment.

Neither party may assign (by operation of law, change of control, or otherwise) any part of this Agreement without the prior written consent of the other party.

10. Notice.

Each notice, approval, or consent given by MDRC or the PHA hereunder shall be in writing and shall be delivered or mailed to the following respective addresses or to such

other addresses as either party may designate to the other by notice as herein provided:

MDRC: MDRC
200 Vesey Street, 23rd Floor
New York, NY 10281
Attn: Jesús M. Amadeo, Senior Vice President
Email: Jesus.Amadeo@mdrc.org

PHA: Housing Authority of the City of New Haven
360 Orange Street
New Haven, CT 06511
Attn: Johnny Shively, Housing Policy Manager
Email: jshively@elmcitycommunities.org

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date of last signature below.

MDRC

Housing Authority of the City of New Haven

Signature

Date

Signature

Date

Printed Name

Printed Name

Title

Title

List of Exhibits

Exhibit A – Scope of Work

Exhibit B - Payment Schedule

Exhibit C – Data Sharing and Use Terms

Exhibit D – Sample Modification to Authorize Additional Phases

Exhibit A – Scope of Work

Pursuant to the Project, Housing Authority of the City of New Haven will administer direct rental assistance for up to 17 households, contingent upon funding availability. Any remaining funds will be used to onboard additional households into the program. Program funds will be used to provide direct rental assistance to households as well as to conduct background checks and intends to provide the same mobility services offered to HCV households, including mobility counseling, application assistance, and security deposit assistance.

PHA Roles and Responsibilities

Phase 1: (Soft launch: January 15, 2026 - December 31, 2026)

Building on the Pre-Launch planning activities started in October 2025, PHA will focus on activities required for a strong launch of the pilot and enroll a small number of families (5) to assess early implementation and participation experiences. Toward that end, the agency will:

- Develop all operational procedures and protocols required for implementing the PHA'S DRA policy, and review drafts of materials with MDRC
- Develop tenant-facing and landlord-facing messaging and review drafts with MDRC
- Obtain necessary local and federal approvals, as required, for implementing the pilot
- Seek local stakeholder input, as required
- Ensure agreed-upon benefit protections are offered to households enrolled in the program
- Dedicate and train staff assigned to implement the DRA model
- Select households to invite to apply for DRA approximately 2 years down the HCV waiting list
- Enroll Phase 1 target households; implement study enrollment procedures developed by MDRC
- Implement the model in accordance with the policy design
- Disburse DRA subsidies and monitor subsidy payments to landlords, per policy guidelines, and share periodic progress updates with MDRC [simple report format to be determined with MDRC]
- Maintain tracking system to monitor subsidy payments/housing outcomes and tenant compliance
- Share administrative and program data with MDRC [schedule and format TBD with MDRC]
- Participate in standing and ad hoc meetings with MDRC and partner agencies to discuss issues and progress; contribute to meeting agendas

- Participate in – and support – MDRC’s evaluation-related activities, such as identify 2-3 staff to participate in one round of staff interviews, help identify potential landlords to interview, and tracking and sharing data needed for the evaluation
- Draft scale up and implementation plan for remaining phases; incorporate design or implementation refinements based on MDRC and PHAs’ takeaways about early implementation experiences (some of this may also spill over into the early part of Phase 2).

Funding permitting, subsequent phases will focus on pilot scale-up, monitoring, and transitioning households off DRA based on the agreed-upon plan.

Phase 2: (Scale Up: January 1, 2027 to February 28, 2027)

- Scale up study enrollment to meet Phase 2 enrollment target; implement study enrollment procedures developed by MDRC
- Select households to invite to apply for DRA approximately 2 years down the HCV waiting list
- If needed, train/retain staff on the model and procedures
- Continue to implement the model in accordance with the policy design
- Disburse DRA subsidies and monitor subsidy payments to landlords, share periodic progress updates with MDRC [as discussed for Phase I]
- Maintain tracking system to monitor subsidy payments/housing outcomes and tenant compliance
- Share administrative and program data with MDRC [schedule and format developed in Phase I]; these progress reports and data will also support MDRC’s own data collection needs.
- Participate in standing and ad hoc meetings with MDRC and partner agencies to discuss issues and progress; contribute to meeting agendas
- Participate in evaluation-related activities (described above).

Phase 3: (Ongoing Implementation: March 1, 2027 to June 30, 2029)

- Continue to implement the model in accordance with the policy design
- Continue to disburse subsidies and monitor subsidy payments to landlords
- Maintain tracking system to monitor subsidy payments/housing outcomes and tenant compliance
- Share administrative and program data with MDRC; these progress reports and data will also support MDRC’s own data collection needs
- Participate in standing and ad hoc meetings with MDRC and partner agencies to discuss issues and progress; contribute to meeting agendas
- Participate in evaluation-related activities (described above)
- Prepare transition and messaging plan for households near the end of their DRA receipt

- Implement transition in accordance with the PHA-MDRC approved plan

Phase 4: (Transition and Wrap Up: July 1, 2029 to June 30, 2030).

- Continue to implement the model in accordance with the policy design
- Continue to disburse final subsidies and monitor subsidy payments to landlords for remaining households
- Maintain tracking system to monitor subsidy payments/housing outcomes and tenant compliance
- Share final administrative and program data with MDRC
- Participate in standing and ad hoc meetings with MDRC and partner agencies to discuss issues and progress; contribute to meeting agendas
- Participate in wrap-up meetings
- Implement remaining transition in accordance with the PHA-MDRC approved plan
- Wrap up data deliverables and reporting requirements

MDRC Roles and Responsibilities

Phase 1: (Soft launch: January 15, 2026 - December 31, 2026)

Responsibilities will focus on preparing [PHA] to launch the pilot and assess early implementation and participation experiences.

- Provide technical assistance on the operational procedures and policies drafted by the housing agency;
- Review and provide feedback on PHA drafts:
 - Program operations training materials
 - Communication materials or messaging developed for key stakeholders (applicants, tenants, program staff, and landlords)
- Obtain IRB approvals, as needed
- Developing all research-related procedures and protocols for enrolling households in the study
- Train PHA staff on research procedures, including study enrollment, up to two training sessions, conducted virtually
- Request data to track outcomes (data specs and format to be specified in data sharing agreement)
- Disburse subsidy funds to PHA, per agreed Payment Schedule
- As available, share insights and observations from research activities conducted as part of the CT pilot study; discuss implications for program or policy improvement with the housing agencies in the CT cluster
- Review and provide feedback on enrollment and operations scale-up plan

- Schedule standing planning and follow-up meetings. These meetings will also be used to monitor program launch activities and enrollment progress

If authorized, MDRC will support the PHA in the remaining phases of the project.

Phase 2: (Scale Up: January 1, 2027 to February 28, 2027)

- Offer technical assistance on new policy questions that arise
- Review and provide feedback on new or revised policy guidance or communication material
- Conduct refresher training on research procedures, if needed
- Request data updates on agreed-upon schedule
- Disburse 2nd subsidy payment to PHA, per agreed payment schedule
- As available, share insights and observations from ongoing research activities conducted as part of the Connecticut pilot study; discuss implications for program or policy improvement with the housing agencies in the Connecticut pilot.

Phase 3: (Ongoing Implementation: March 1, 2027 to June 30, 2029)

- Continue to offer technical assistance on new policy questions that arise
- Review and provide feedback on new or revised materials
- Request data updates on agreed-upon schedule
- Disburse final subsidy payment to PHA, per agreed payment schedule
- As available, share insights and observations from ongoing research activities conducted as part of the Connecticut pilot study; discuss implications for program or policy improvement with the housing agencies in the Connecticut pilot.

Phase 4: (Transition and Wrap Up: July 1, 2029 to June 30, 2030)

- Offer technical assistance related to household transitions off DRA
- Request final data update on agreed-upon schedule
- Schedule and lead wrap up meetings
- Share final insights and observations from the Connecticut pilot study

Exhibit B – Payment Schedule

I. Payment Schedule including Deliverables

No.	Milestone	Deliverable	Expected Completion Date	Payment Amount	Authorized Funding
Phase 1					
1	Completion of Planning Activities	Execution of Agreement	October 5, 2026	\$144,000 (Subsidy Payment) \$10,000 (Site Payment)	\$144,000 (Subsidy Payment) \$10,000 (Site Payment)
Phase 2 (pending funding authorization)					
2	Successful completion of enrollment for Soft Launch	Completion of Status Report on Soft Launch	January 31, 2027	Up to \$164,571 \$15,000 (Site Payment)	\$0
Phase 3 (pending funding authorization)					
3	Continued Implementation	Completion of Quarterly Status Report on Continued Implementation	March 31, 2027	Up to \$181,029	\$0
Total				Up to \$514,600	\$154,000

**Payment is based on enrollment and rent subsidy levels.*

II. Reporting

To show progress on the Project, the PHA shall provide quarterly reports to MDRC as required above, starting with Q4 2026. Each quarterly report should include for each month in the quarter: the total number of households enrolled, the total subsidy paid, and the total number of households paid. The report should also include a narrative of any implementation issues, challenges, and resolutions.

III. Payment and Invoicing

- a. Invoicing. Upon submission and acceptance by MDRC of the Deliverables outlined in this Agreement, the PHA shall submit a proper invoice (“Proper Invoice”) within thirty (30) days. The PHA must email Proper Invoices as an attached file in Portable Document Format (PDF) to apinvoices@mdrc.org, nandita.verma@mdrc.org, and nicole.riggins@mdrc.org. The subject line of the email should include the Agreement number, project name, project job code, invoice number, and date.
- b. Proper Invoice. A proper Invoice shall contain the following:

MEMORANDUM

TO: Board of Commissioners

DATE: October 20, 2026

FROM: Shenae Draughn, President

RE: Resolution Authorizing, Ratifying, and to the Extent Necessary, Reauthorizing an Agreement For A Housing Assistance Payment (AHAP) Contract With Strong School LLC For Eight (8) Project-Based Units.

ACTION: Recommend that the Board of Commissioners adopt Resolution Number #**10-87/26-R**

TIMING: Immediately

DISCUSSION: On January 6, 2025, ECC/HANH issued a Request for Proposals (RFP) for Housing Choice Voucher (HCV/Section 8) Project-Based Assistance Program to Support the Development of Affordable Housing. ECC/HANH was seeking proposals from owners of newly constructed, rehabilitated or existing units under the Project Based Voucher (PBV) Program. Fifty PBV's were set aside for extremely low and very low-income households with preferences for downtown and neighborhoods with affordable housing undergoing revitalization and housing with accessible units. The RFP was a "rolling process", which is a first come, first serve basis. Proposals will be accepted for consideration on a continuous basis until ECC/HANH has determined that funding or vouchers are no longer available for award.

On January 31, 2025, Strong School LLC responded to the RFP. The PBV units are located at 69 Grand Avenue in New Haven CT 06513.

Strong School LLC will be allocating eight (8) project -based vouchers to residents on the ECC/HANH Housing Choice Voucher wait list.

On October 7, 2026, ECC/HANH entered into an Agreement to Enter into a Housing Assistance Payments Contract (AHAP) with Strong School LLC for eight (8) units.

ECC/HANH is requesting ratification, authorization and, to the extent necessary reauthorization of an Agreement to Enter into a Housing Assistance Payments Contract (AHAP) with Strong School LLC for eight project-based unit in the authority's sole discretion to be allocated to residents on the ECC/HANH Housing Choice Voucher wait list.

FISCAL IMPACT: \$ 170,880 annually plus annual rental increases

SOURCE OF FUNDS: HAP

STAFF: Sherri Williamson
 Vice President of Housing Choice Voucher

**HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
(d/b/a Elm City Communities)**

RESOLUTION #10-87/26-R

**RESOLUTION AUTHORIZING, RATIFYING, AND TO THE EXTENT NECESSARY, REAUTHORIZING AN
AGREEMENT FOR A HOUSING ASSISTANCE PAYMENT (AHAP) CONTRACT WITH STRONG SCHOOL LLC
FOR EIGHT (8) PROJECT-BASED UNITS**

WHEREAS, on January 6, 2025, the Housing Authority of the City of New Haven, d/b/a Elm City Communities (“ECC/HANH”), issued a Request for Proposals (“RFP”) for the Housing Choice Voucher (“HCV”)/Section 8 Project-Based Assistance Program to support the development of affordable housing; and

WHEREAS, pursuant to the RFP, ECC/HANH sought proposals from owners of newly constructed, rehabilitated, or existing housing units for participation in the Project-Based Voucher (“PBV”) Program; and

WHEREAS, ECC/HANH made available up to fifty (50) Project-Based Vouchers for extremely low- and very low-income households, with preferences for developments located in downtown New Haven, neighborhoods undergoing revitalization and in need of affordable housing, and developments containing accessible units; and

WHEREAS, the RFP was issued as a rolling solicitation, with proposals accepted on a first-come, first-served basis for consideration until ECC/HANH determined that sufficient funding or vouchers were no longer available for award; and

WHEREAS, on January 31, 2025, Strong School LLC submitted a proposal in response to the RFP for a development located at 69 Grand Avenue, New Haven, Connecticut 06513; and

WHEREAS, ECC/HANH determined to allocate eight (8) Project-Based Vouchers to the Strong School LLC development, with the assisted units to be made available to eligible families from the ECC/HANH Housing Choice Voucher waiting list in accordance with applicable program requirements and ECC/HANH policies; and

WHEREAS, on October 7, 2026, ECC/HANH entered into an Agreement to Enter into a Housing Assistance Payments Contract (“AHAP”) with Strong School LLC for eight (8) Project-Based Voucher units at 69 Grand Avenue, New Haven, Connecticut; and

WHEREAS, ECC/HANH now seeks Board ratification, authorization, and, to the extent necessary, reauthorization of the Agreement to Enter into a Housing Assistance Payments Contract with Strong School LLC for eight (8) Project-Based Voucher units, with such units to be allocated, in accordance with ECC/HANH’s applicable policies and program requirements, to eligible families from the ECC/HANH Housing Choice Voucher waiting list.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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

1. The execution and delivery of an Agreement For A Housing Assistance Payment (AHAP) Contract With Strong School LLC For Eight (8) Project-Based Unit as set forth in the Recitals hereinabove, be and hereby is ratified, authorized and directed, and to the extent necessary, reauthorized, including the expenditure of \$170,880 plus annual rental increases as set forth hereinabove; and
2. The President be and hereby is authorized, empowered and directed, and all such prior action by the President in connection herewith be and hereby is ratified, authorized and, to the extent necessary, reauthorized, including to take any and all such action necessary and appropriate to fulfill the foregoing purposes, and to execute and deliver such agreements, documents and instruments 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 October 20, 2026.

Shenae Draughn
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

EXHIBIT B

DESCRIPTION OF WORK

The Strong School development proposes the adaptive reuse of the historic Horace H. Strong School and the construction of a new residential building to create a mixed-income affordable housing community in the City of New Haven. The development will provide a total of fifty-nine (59) residential rental units comprised of studio, one-bedroom, and two-bedroom apartments. The historic school building will be rehabilitated and converted to residential use while preserving its historic character, and a new four-story residential addition will be constructed adjacent to the existing structure. The development will provide high-quality affordable housing opportunities for individuals and families while activating a long-vacant historic property and contributing to the continued revitalization of the surrounding neighborhood. The project will comply with applicable historic preservation requirements and will incorporate community-serving spaces for residents and neighborhood residents.

The Strong School development consists of two interconnected but code-separated buildings. The project includes the rehabilitation of the existing historic school building and the construction of a new four-story wood-frame residential building. Across both buildings, the development will contain fifty-nine (59) dwelling units, including fifteen (15) units located within the rehabilitated historic building and forty-four (44) units located within the new construction building. In addition to residential units, the development includes resident lounge space, community space, and management offices. The buildings are designed as separate structures with a two-hour fire wall between them.

The Housing Assistance Payments contract will cover eight (8) Project Based Voucher units. The PBV units will be distributed throughout the development and will not be clustered together. The units covered by the contract will be comparable in size, design, finishes, amenities, and overall quality to all other units within the development. Unit sizes will vary by bedroom type and will include one-bedroom and two-bedroom apartments.

The new residential building will be conventional wood-frame construction. Exterior building materials will consist primarily of brick and fiber cement siding and trim. The rehabilitated historic building will preserve and restore the existing masonry exterior and other historically significant architectural features. Interior finishes will include painted drywall walls and ceilings. Residential units will contain a combination of engineered hardwood flooring, luxury vinyl plank flooring, luxury vinyl tile flooring, and ceramic tile flooring in bathrooms, depending on unit location and building type. Typical unit appliances will include a refrigerator, electric range and oven, range hood, dishwasher, kitchen sink, heating and air conditioning, and domestic hot water service. Units will be designed to provide modern, energy-efficient living accommodations while maintaining long-term durability and ease of maintenance. Residents will be individually responsible for utility expenses in accordance with the project's utility allowance schedule.

The work will comply with the design and construction requirements of the Fair Housing Act and implementing regulations at 24 CFR 100.205, the accessibility requirements under Section 504 of the Rehabilitation Act of 1973 and implementing regulations at 24 CFR 8.22 and 8.23, and accessibility requirements under Titles II and III of the Americans with Disabilities Act at 28 CFR Parts 35 and 36, as applicable. The development will also comply with applicable federal, state, and local building codes, historic preservation requirements, and all applicable requirements of the Elm City Communities Project Based Voucher Program.

EXHIBIT C

Description of Housing

Project Site: Strong School LLC, 69 Grand Avenue, New Haven, CT 06513

Total Number of Units in project covered by this Agreement: 8

Bedroom Size	Total Number to Receive PBV	Initial Contract Rent	Utility Allowance	Location	Tenant Paid Utilities	Amenities Provided with Unit
1BR / 1 Bath / Ave. 750 sf	4	\$1,591	\$306	69 Grand Avenue, New Haven, CT 06513	Heating/Cooling, Hot Water, Electric	A/C, Refrigerator, Range, Dishwasher, Community Room, Resident Lounge, Laundry Room, and Fitness Center
2BR / 1 Bath / Ave. 1000 sf	4	\$1,969	\$356			

MEMORANDUM

TO: Board of Commissioners

DATE: October 20, 2026

FROM: Shenae Draughn, President

RE: Resolution Ratifying, Authorizing and, to the Extent Necessary, Reauthorizing a Housing Assistance Payments (HAP) Contract with BC Chapel Street LLC, Effective October 1, 2026, for an Initial Term of twenty (20) Years, with an Option to Renew for an Additional Twenty (20) Years in the Authority's Sole Discretion, for HCV Project-Based Assistance for up to (38) Units at the Development known as Atwater

ACTION: Recommend that the Board of Commissioners adopt Resolution Number #**10-88/26-R**

TIMING: Immediately

DISCUSSION: On December 5, 2021, ECC/HANH issued a Request for Proposals (RFP) for the Housing Choice Voucher (HCV/Section 8) Project-Based Assistance Program to support the development of affordable housing. The RFP sought proposals from owners of newly constructed, rehabilitated, or existing units under the Project-Based Voucher (PBV) Program. One hundred (100) PBVs were set aside for extremely low- and very low-income households, with preferences for downtown developments, neighborhoods with affordable housing undergoing revitalization, and housing with accessible units. The RFP established a rolling, first-come, first-served process, with proposals accepted until ECC/HANH determined that funding or vouchers were no longer available.

Beacon Communities LLC (BC Chapel Street LLC) submitted a proposal for the development now known as Atwater, located at 742–760 Chapel Street, New Haven, CT 06511. On May 21, 2024, the Board of Commissioners authorized an Agreement to Enter into a Housing Assistance Payments (AHAP) Contract with BC Chapel Street LLC.

ECC/HANH is now seeking Board ratification of the execution of a Housing Assistance Payments (HAP) Contract with BC Chapel Street LLC, effective October 1, 2026, for up to thirty-eight (38) PBV units at Atwater. The contract provides for an initial term of twenty (20) years, with an option to renew for an additional twenty (20) years in the Authority's sole discretion. The assisted units will serve eligible households referred from ECC/HANH's HCV waiting list.

FISCAL IMPACT: \$948,444 plus annual rent increases

SOURCE OF FUNDS: HAP

STAFF: Sherri Williamson
Vice President of Housing Choice Voucher

**HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
(d/b/a Elm City Communities)
RESOLUTION #10-88/26-R**

RESOLUTION RATIFYING, AUTHORIZING AND, TO THE EXTENT NECESSARY, REAUTHORIZING A HOUSING ASSISTANCE PAYMENTS (HAP) CONTRACT WITH BC CHAPEL STREET LLC, EFFECTIVE OCTOBER 1, 2026, FOR AN INITIAL TERM OF TWENTY (20) YEARS, WITH AN OPTION TO RENEW FOR AN ADDITIONAL TWENTY (20) YEARS IN THE AUTHORITY'S SOLE DISCRETION, FOR HCV PROJECT-BASED ASSISTANCE FOR UP TO (38) UNITS AT THE DEVELOPMENT KNOWN AS ATWATER

WHEREAS, ECC/HANH issued a Request for Proposals for Housing Choice Voucher ("HCV") Project-Based Assistance to support the development of affordable housing, and Beacon Communities LLC (BC Chapel Street LLC) submitted a proposal for the development now known as Atwater, located at 742–760 Chapel Street, New Haven, Connecticut; and

WHEREAS on May 21, 2024, the Board of Commissioners authorized an Agreement to Enter into a Housing Assistance Payments Contract ("AHAP") with BC Chapel Street LLC for up to thirty-eight (38) Project-Based Voucher ("PBV") units at Atwater; and

WHEREAS, ECC/HANH is seeking ratification of the Housing Assistance Payments ("HAP") Contract with BC Chapel Street LLC, effective October 1, 2026, for up to thirty-eight (38) PBV units at Atwater; and

WHEREAS the HAP Contract and assisted units are subject to all applicable requirements under 24 CFR Part 983, the AHAP, and applicable HUD requirements, including required inspections and rent reasonableness determinations; and

WHEREAS, the HAP Contract provides for an initial term of twenty (20) years, with an option to renew for an additional twenty (20) years in the Authority's sole discretion; and

WHEREAS, eligible families for the thirty-eight (38) PBV units will be selected from ECC/HANH's Housing Choice Voucher waiting list in accordance with the Authority's approved policies and applicable HUD requirements.

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

1. The execution and delivery of the Housing Assistance Payments (HAP) Contract with BC Chapel Street LLC, Effective October 1, 2026, for HCV Project-Based Assistance for up to (38) Units at Atwater for an Initial Term of twenty (20) Years, with an Option to Renew for an Additional twenty year (20) Years in the Authority's Sole Discretion be and hereby is ratified, authorized and directed, and to the extent necessary, reauthorized, including the expenditure of \$948,444 plus annual rental increases; and
2. The President be and hereby is authorized, empowered and directed to take any and all such action necessary and appropriate to fulfill the foregoing purposes, and 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 all such prior acts by the President in relation hereto be and hereby are ratified, authorized, directed and, to the extent necessary reauthorized; and

3. This Resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on October 20, 2026

Shenae Draughn
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

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

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

NEW CONSTRUCTION OR REHABILITATION

PART 1 OF HAP CONTRACT

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

Privacy Notice. The Department of Housing and Urban Development (HUD) is authorized to collect the information required on this form by 24 CFR § 983.202. The information sets forth the PHA and owner's agreement to provide housing under the project-based component of the Housing Choice Voucher Program. The Personally Identifiable Information (PII) data collected on this form are not stored or retrieved within a system of record.

1. CONTRACT INFORMATION

a. Parties

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

Housing Authority of the City of New HAVEN

(PHA) and

BC Chapel Street LLC

(owner).

b. Contents of contract

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

c. Contract exhibits

The HAP contract includes the following exhibits:

- EXHIBIT A: TOTAL NUMBER OF UNITS IN PROJECT COVERED BY THIS HAP CONTRACT; INITIAL RENT TO OWNER; AND DESCRIPTION OF THE CONTRACT UNITS. (See 24 CFR 983.203 for required items.) If this is a multi-stage project, this exhibit must include a description of the units in each completed phase.
- EXHIBIT B: SERVICES, MAINTENANCE AND EQUIPMENT TO BE PROVIDED BY THE OWNER WITHOUT CHARGES IN ADDITION TO RENT TO OWNER
- EXHIBIT C: UTILITIES AVAILABLE IN THE CONTRACT UNITS, INCLUDING A LISTING OF UTILITY SERVICES TO BE PAID BY THE OWNER (WITHOUT CHARGES IN ADDITION TO RENT TO OWNER) AND UTILITIES TO BE PAID BY THE TENANTS
- EXHIBIT D: FEATURES PROVIDED TO COMPLY WITH PROGRAM ACCESSIBILITY FEATURES OF SECTION 504 OF THE REHABILITATION ACT OF 1973 AND IMPLEMENTING REGULATIONS AT 24 CFR PART 8

ADDITIONAL EXHIBITS

d. Single-Stage and Multi-Stage Contracts (place a check mark in front of the applicable project description).



Single-Stage Project

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

11/1/2026 _____.



Multi-Stage Project

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

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

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

e. Term of the HAP contract

1. Beginning of term

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

2. Length of initial term

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

20.

- b. The initial term of the HAP contract for any unit may not be less than one year, nor more than twenty years.

3. Extension of term

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

4. Requirement for sufficient appropriated funding

- a. The length of the initial term and any extension term shall be subject to availability, as determined by HUD, or by the PHA in accordance with HUD requirements, of sufficient appropriated funding (budget authority), as provided in appropriations acts and in the PHA's annual contributions contract (ACC) with HUD, to make full payment of housing assistance payments due to the

owner for any contract year in accordance with the HAP contract.

- b. The availability of sufficient funding must be determined by HUD or by the PHA in accordance with HUD requirements. If it is determined that there may not be sufficient funding to continue housing assistance payments for all contract units and for the full term of the HAP contract, the PHA has the right to terminate the HAP contract by notice to the owner for all or any of the contract units. Such action by the PHA shall be implemented in accordance with HUD requirements.

f. Occupancy and payment

1. Payment for occupied unit

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

2. Vacancy payment

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

- ~~a. If an assisted family moves out of a contract unit, the PHA may provide vacancy payments to the owner for a PHA-determined vacancy period extending from the beginning of the first calendar month after the move-out month for a period not exceeding two full months following the move-out month.~~
- ~~b. The vacancy payment to the owner for each month of the maximum two-month period will be determined by the PHA, and cannot exceed the monthly rent to owner under the assisted lease, minus any portion of the rental payment received by the owner (including amounts available from the tenant’s security deposit). Any vacancy payment may cover only the period the unit remains vacant.~~

- c. ~~The PHA may make vacancy payments to the owner only if:~~
- ~~1. The owner gives the PHA prompt, written notice certifying that the family has vacated the unit and the date when the family moved out (to the best of the owner's knowledge and belief);~~
 - ~~2. The owner certifies that the vacancy is not the fault of the owner and that the unit was vacant during the period for which payment is claimed;~~
 - ~~3. The owner certifies that it has taken every reasonable action to minimize the likelihood and length of vacancy; and~~
 - ~~4. The owner provides any additional information required and requested by the PHA to verify that the owner is entitled to the vacancy payment.~~
- d. ~~The PHA must take every reasonable action to minimize the likelihood and length of vacancy.~~
- e. ~~The owner may refer families to the PHA for placement on the PBV waiting list.~~
- f. ~~The owner must submit a request for vacancy payments in the form and manner required by the PHA and must provide any information or substantiation required by the PHA to determine the amount of any vacancy payments.~~

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

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

g. Income-mixing requirement

1. Except as provided in paragraphs g.2 through g.5 below, the PHA will not make housing assistance payments under the HAP contract for more than

the greater of 25 units or 25 percent of the total number of dwelling units (assisted or unassisted) in any project. The term “project” means a single building, multiple contiguous buildings, or multiple buildings on contiguous parcels of land assisted under this HAP contract.

2. The limitation in paragraph g.1 does not apply to single-family buildings.
3. In referring eligible families to the owner for admission to the number of contract units in any project exceeding the 25 unit or 25 percent limitation under paragraph g.1, the PHA shall give preference to the applicable families as listed in g.8 below, for the number of contract units exclusively made available for occupancy by such families. The owner shall rent that number of contract units to such families referred by the PHA from the PHA waiting list.
4. Up to the greater of 25 units or 40 percent of units (instead of the greater of 25 units or 25 percent of units) in a project may be project-based if the project is located in a census tract with a poverty rate of 20 percent or less.
5. Units that were previously subject to certain federal rent restrictions or receiving another type of long-term housing subsidy provided by HUD do not count toward the income-mixing requirement if, in the five years prior to issuance of the Request for Proposal or notice of owner selection (for projects selected based on a prior competition or without competition), the unit received one of the forms of HUD assistance or was under a federal rent restriction as described in g.6 and g.7, below.
6. The following specifies the number of contract units (if any) that received one of the following forms of HUD assistance:
 - ☐ Public Housing or Operating Funds;
 - ☐ Project-Based Rental Assistance (including Mod Rehab and Mod Rehab Single-Room Occupancy);
 - ☐ Housing for the Elderly (Section 202 or the Housing Act of 1959);
 - ☐ Housing for Persons with Disabilities (Section 811 of the Cranston-Gonzalez Affordable Housing Act);
 - ☐ Rent Supplement Program;
 - ☐ Rental Assistance Program;

☐ Flexible Subsidy Program.

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

_____.

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

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

☐ Section 236;

☐ Section 221(d)(3) or (d)(4) BMIR (below-market interest rate);

☐ Housing for the Elderly (Section 202 or the Housing Act of 1959);

☐ Housing for Persons with Disabilities (Section 811 of the Cranston-Gonzalez Affordable Housing Act);

☐ Flexible Subsidy Program.

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

_____.

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

8. The following specifies the number of contract units (if any) exclusively made available to elderly families, families eligible for supportive services, or eligible youth receiving Family Unification Program or Foster Youth to Independence (FUP/FYI) assistance:

- a Place a check mark here ☐ if any contract units are exclusively made available for occupancy by elderly families; The following number of contract units shall be rented to elderly families:

_____.

- b. Place a check mark here ☐ if any contract units are exclusively made available for occupancy by families eligible for supportive services. The following number of contract units shall be rented to families eligible for supportive services:
- _____.
- c. Place a check mark here ☐ if any contract units are exclusively made available for occupancy by eligible youth receiving FUP/FYI assistance. The following number of contract units shall be rented to eligible youth receiving FUP/FYI assistance:
- _____.
9. The PHA and owner must comply with all HUD requirements regarding income mixing.