

October 18, 2017

Mayfair Gardens Community Room

Attending: Josh Howroyd - Chairman
Lisa O'Neill
MaryAnn Creamer
Joseph D'Ascoli, Executive Director
Judith Taylor – Tenant Commissioner
Absent: Paul Rubin – Vice Chairman

I. Meeting Called to Order

Chairman Howroyd called the meeting to order at 6:31 pm.

Chairman Howroyd called for a motion to suspend the rules to take item 5, C 1 CHR Presentation. Motion was made by Ms. O'Neill, seconded by Ms. Taylor.

Chairman Howroyd shared he thought he would have to recuse himself from this presentation because of possible conflict of interest as he works for DCF. Ms. Gates assured him that the residents there will be no DCF kids involved in this project.

Ms. Heather Gates thanked the Board for allowing time for CHR's presentation. She introduced Msses. Heather Gates, Michele Gaudet, Andrea Kaikian, and Colleen McGill. Ms. Gates shared the Manchester Planning & Zoning Commission has approved plans to build a housing unit for homeless youths aging from 18 to 24 off North Main Street. She explained that CHR provides support services for 24,000 children, families and adults. A study shows there is 4,000 homeless youths statewide, 1,200 in the greater Hartford area. Currently they have a unit on Center Street that houses 20 residents. CHR is looking to partner with MHA to provide 6 vouchers for the participants.

Ms. Earle explained this new facility will have 12 separate efficiency units and residents will own the lease. There is community space with teaching kitchen facilities. This unit will have house parents living at the facility and a Case manager will be assigned to the facility. The first option is to get a commitment letter from MHA for a Project Based subsidy and MHA to provide 6 project based vouchers. She mentioned that MHA's administrative plan only allows 25% for project based facilities and would therefore have to be amended. CHR would like a commitment letter for 6 vouchers. The second option would be for 3 project based vouchers which would work with the existing Administrative Plan.

Ms. Creamer asked if other housing authorities were requested this as well. Ms. Gates said yes other housing authorities have been approached. Ms. Creamer asked if these voucher could be for Manchester residents only and Ms. Gates said yes that could be done.

Mr. D'Ascoli voiced his concern about a project based voucher. This voucher would be tied to the unit and after one year if the resident is in good standing they could be issued a Section 8 voucher. MHA is not a large housing authority and we do not have lots of vouchers. The CHR residents would then be put on the waiting list and we already have people that have been on the waiting list for 5 years. He would be more in favor of a tenant based voucher which would be tied to the unit. Once the resident leaves the unit they would not have a Section 8 voucher. He stated added that currently MHA only receives 69% funding from HUD and there is no money available.

Ms. Gates shared that CHR does not have a huge turnover of residents and would be happy with any kind of voucher from MHA. Mr. D'Ascoli stated the voucher would belong to CHR. He also shared that DOH has vouchers through the John D'Amelia program. Ms. Gates explained that in order to secure DOH funding they would need these vouchers and the best option for them is project based. Mr. D'Ascoli said that MHA has never had a project based program.

Chairman Howroyd commented he would be in favor of project based vouchers which would allow residents to then get a Section 8 voucher. Ms. Hakian spoke about the Center Street units and when the residents leave their program they are not looking for extended subsidy. There is not a large turn around, these units are the first nice housing many of the residents have ever had.

Chairman Howroyd asked what the time frame is for a response from MHA. Ms. Gates said CHR will be closing on properties the end of October.

Ms. O'Neill said she would have no problem with MHA issuing 3 tenant based vouchers. Chairman Howroyd suggested the Board discuss this later in the meeting. If needed the Board could schedule a special meeting to vote on this.

Chairman Howroyd asked about the CHR programs for the residents. Ms. Gates said they are taught life skills, basic cooking skills and managing their financial matters. This facility will have 24-hour house parents and a case manager assigned to them.

Mr. D'Ascoli reported that if the Board approves 3 vouchers MHA would not have to change their Administrative Plan. If they approve more than 3 MHA's administrative plan, the Board would have to approve it and then the administrative plan would be sent to HUD for their approval.

II. Adoption of Minutes – Meeting of September 19, 2017

Chairman Howroyd called for a motion to approve the minutes of September 19, 2017 meeting. Ms. O'Neill moved to approve the minutes; Ms. Taylor seconded. Motion passed 4-0.

III. Correspondence – None

IV. Accounts Payable – September 2017 Payment Summary & Detail Report
No comments from the Board

V. Executive Director's Report

A. Financial Statements – September 2017

Mr. D'Ascoli reported the financial reports are partially done. Mr. Counihan and Ms. Stout are working on the year end closing. MHA has a gain of \$500K for the year. We will have Mike Petro coming in to do a pre-audit review of the books. MHA is in better shape than last year.

B. Vacancy Reports – September 2017

Mr. D’Ascoli reported this is the smallest vacancy report since he has come to MHA. Maintenance is doing an excellent job getting units ready for occupancy.

C. General Information

1. CHR Presentation – Brenda Earle, Director of Property Development and Asset Management Admin. & Finance – See above

2. Modernization Report

Mr. D’Ascoli reviewed the current projects. MHA has completed roofs at Mayfair Gardens, Lisa Drive and will be starting 3 roofs at West Hill Gardens. Electrical panels and window will be installed by the middle of 2018.

3. Circle of Friends

4. PHADA 2018 Commissioners Conference

Mr. D’Ascoli requested that anyone interested in attending let him know so he can get them registered.

5. NERC-NAHRO Journal

Mr. D’Ascoli commented the journal has some interesting information.

6. NAHRO – Training for Commissioners

Mr. D’Ascoli asked if anyone is interested please let him know so he can get you registered.

VI. Chairman’s Report

Chairman Howroyd commented the resident session at Spencer Village was quite lively. The housing authority needs a rehab plan for this complex. It is hard to make a capital investment in this project as there are so many things that need attention. We are keeping the parking lot patched and residents are complaining about the location of the handicapped spots.

VII. Old Business - None

VIII. New Business

Chairman Howroyd asked for a motion to suspend the rules to to add to the agenda discussion about the CHR request for project based vouchers and authorization for the Executive Director to draft a letter to CHR for 3 tenant based vouchers. Ms. O’Neill so moved.

Ms. Creamer shared she does agree MHA should do this. CHR is a non-profit business and they may have many different avenues for funding. Ms. Taylor concurred. After a lengthy discussion there was no second to Ms. O’Neill’s motion and no action was taken by the Board. Mr. D’Ascoli will let CHR know that the Board took no action.

IX. Items for Future Agenda

Chairman Howroyd requested any future agenda items be forwarded to him or Mr. D’Ascoli.

X. Executive Session - None

XI. Adjournment

Chairman Howroyd called for a motion to adjourn the meeting. Ms. O'Neill so moved, Ms. Creamer seconded and the meeting was adjourned at 7:49 pm.



11/14/2017

CHAIRMAN



11/14/17

ATTEST: