

CORPORATE MINUTES - BOARD OF
COMMISSIONERS
HOUSING AUTHORITY OF THE TOWN OF
MANCHESTER

2020

February 19, 2020

Mayfair Gardens Community Room

Attending: Chairman Josh Howroyd
Paul Rubin – Vice Chairman
Lisa O’Neill - Commissioner
Tim Becker - Commissioner
Joseph D’Ascoli, Executive Director

Absent: Judith Taylor – Tenant Commissioner

I. Meeting Called to Order

Chairman Howroyd called the meeting to order at 6:36 pm.

II. Adoption of Minutes – Meeting of January 15, 2020

Chairman called for a motion to approve the minutes of January 15, 2020. Ms. O’Neill so moved; Mr. Becker seconded. Motion passed 4-0.

III. Correspondence –

- a. Mr. D’Ascoli had reviewed the letter that he had received from the Connecticut HUD Field Office in regards to the recent Section 8 Management Assessment Program (SEMAP) for Fiscal Year Ending September 30, 2019, Mr. D’Ascoli had stated that the MHA had received a score of 96% which gives them the status of High Performer once again. Mr. D’Ascoli complemented a job well done once again with the staff that oversees the Housing Choice Voucher Program.
- b. Mr. D’Ascoli had reviewed an email that he had received from the Connecticut HUD Field Office in regard to an upcoming RAD Information Meeting that will take place on March 18, 2020 in Hartford. Mr. D’Ascoli had stated if any Commissioners is interested in attending to please let him know, so that he can register you for the meeting

IV. Accounts Payable – January 2020 Payment Summary & Detail Report

Mr. D’Ascoli reported things look good.

V. Executive Director’s Report

(A) Financial Statements – January 2020

Mr. D’Ascoli pointed to the comments from Mr. Counihan indicating we are looking good for so far while we are in four (4) months of the Federal Fiscal Year and seven (7) months of the State Fiscal Year) .

(B) Vacancy Reports – January 2020

Mr. D’ Ascoli shared an updated report as of today. The unit at 283A North Main street has been taken offline due to some needed repairs. The unit at 48F Pascal Lane has been taken offline due to some needed repairs.

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(C) General Information

a. Update to Westhill Congregate Revitalization

Mr. D'Ascoli reported on the status of the Congregate. The Exterior still needs the paving of the parking lot, landscaping, flag & light poles and the canopy. The contractor states the canopy cannot be installed unless the temperature is 50 degrees or more. When MHA asks what the final costs are we get no response. Next meeting has been rescheduled to March 2020.

b. Update to Spencer Village Revitalization Plan

Mr. D'Ascoli reported he is anticipating that all is well and that we should be ready for the March 2020 Bond Commission for Approval.

c. NAHRO – Direct News regarding Presidents 2021 Budget

Mr. D'Ascoli presented the Board of Commissioners an In-Depth Review from NAHRO in regard to the President 2021 Budget. The President is recommending domestic cuts with a proposed \$8.6 billion or 15 % reduction a slightly reduced from the FY 2020 proposed cut of \$9.7 billion. This will still need to go in front of Congress in which we believe that this would be countered offer. We will need to wait and see.

d. Update RAD CNA Report

Mr. D'Ascoli had presented the Board of Commissioners with an updated version of EMG Capital Needs Assessment for the work that needs to be performed along with a timeline on what items needs to be completed per year within the next twenty (20) years if the MHA decided to go with the transformation to RAD.

VI. Chairman's Report

Chairman Howroyd had discussed the lively conversation that we had at the most recent Public Comment Period down at Spencer Village. As discussed, that resident have been great in regard to the holdup of the revitalization project but was informed that hopefully if all goes well in the next few months, the revitalization should take place by end of Summer beginning of Fall. 2020

VII. Old Business – None

VIII. New Business

A. Resolution 2020-01 Temporarily opening of the Congregate Wait List.
Chairman Howroyd called for a motion to approve Resolution 2020-01. Ms. O'Neill so moved, seconded by Mr. Rubin. Motion passed 4-0

B. Discussion in regard to the Management of property on behalf of the Town of Manchester. After a lengthy discussion we will follow up with the Town to see what course of action they would like the MHA to take.

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C. Discussion on the Town of Manchester CDBG Application. Mr. D'Ascoli had stated that he is waiting for the CDBG to be distributed from the Town and once it is, we would review and submit our proposal

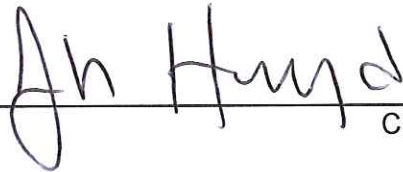
IX. Items for Future Agenda

Please send any items to Mr. D'Ascoli or Chairman Howroyd.

X. Executive Session – None

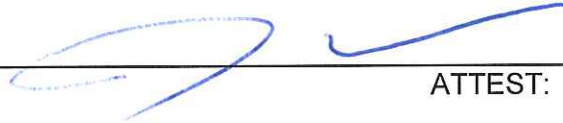
XI. Adjournment

Chairman Howroyd called for a motion to adjourn. Ms. O'Neill so moved; Mr. Rubin seconded. Meeting was adjourned at 7:52 pm.



3/18/2020

CHAIRMAN:



3/18/20

ATTEST: