

November 14, 2017

West Hill Gardens Conference Room

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

I. Meeting Called to Order

Chairman Howroyd called the meeting to order at 6:33 pm.

Chairman Howroyd called for a motion to suspend the rules to move to Executive Session to discuss strategy with respect to a complaint of a former recipient. Ms. O'Neill so moved, seconded by Ms. Taylor. Motion passed 4-0 at 6:35 pm.

Executive Session adjourned at 7:32

Chairman Howroyd called for a motion to suspend the rules to take under New Business Resolution 2017-19 CHR Presentation – Brenda Earle and Heather Gates to consider CHR request for project based vouchers for their Promise House program that supports homeless young adults 18 to 24 years of age. Ms. O'Neill so moved, Mr. Creamer seconded. Motion passed 5-0.

Ms. Gates thanked the Board for another opportunity to discuss MHA providing three project based voucher for their program. They have exhausted other options and explained that DOH is already funding project based vouchers. CHR has been granted an extension from October 30 to November 20 to secure getting vouchers. CHR is asking MHA to reconsider working with CHR for three project based vouchers.

Chairman Howroyd shared the Board did discuss this at the last meeting. Mr. Rubin shared he was unable to attend the last meeting and asked for an overview of what was discussed. Mr. D'Ascoli explained that this is a project based program that CHR would manage. MHA would enter into an agreement with CHR up to 10-years. After one year if any participant in the program that has maintained good standing and wanted to leave the CHR program. The PBV participants would then be issued a Section 8 voucher if one was available. Mr. D'Ascoli's concern is that we do not know what the funding will be 3 or 4 years down the road. Ms. Earle stated this is a long term program that stays with the project. Mr. D'Ascoli commented MHA would not have to renew the vouchers if there is no funding to support it. Ms. Earle stated that if CHR cannot secure the vouchers they would lose funding for the project so there is a lot at stake. Chairman Howroyd shared that the Board is being very cautious. He shared we do have Resolution 2017-19 which authorized the Executive Director to enter into an arrangement with CHR for three project based vouchers. Ms. Earle stated CHR would need a letter of commitment. Ms. O'Neill so moved. Ms. Creamer asked about giving a tenant in good standing a voucher after one year and who would manage the project. Mr. D'Ascoli explained the CHR would manage the tenant and if the participant follows certain criteria with CHR they would be put on the wait list with Section 8. HUD requires a separate wait for these project based programs. It would also be an administrative burden for MHA Section 8 staff. Ms. Taylor asked what happens after one

year if they choose to leave. Mr. Rubin asked if CHR participants can age out of this program. Ms. Gates explained that participants do not age out once they are in the program. The basis of the program is to help youthful adults to become gainfully employed and able to manage on their own. Mr. Rubin asked what happens if the CHR participants become gainfully employed and is over income for a Section 8 voucher. Mr. D'Ascoli said they would not be given a voucher. Ms. Creamer asked what is the incentive for a participant to go out and get a job. Chairman Howroyd commented he is aware of the need for affordable housing for youthful adults who have aged out of the DCF system. There is a great number of homeless young adults. Ms. Earle added CHR 's goal is to provide housing, help them get training and or education to move into the work force. If we can catch them early we can help them avoid the growing number of chronically or mentally ill homeless individuals.

Mr. Rubin shared he words with Juvenile Court system and he sees many children age out of the DCF system and have nowhere to go. Housing of this nature is needed.

Ms. Creamer shared she agrees youthful adults need to get on the right tack but moving them into brand new housing is not the way to do it. She would request a stipulation that they are Manchester residents.

Ms. Taylor said she agrees with Ms. Creamer. We need to take care of the people in Manchester before we extend it outside of town.

Chairman Howroyd shared he supports the project and he is well aware of the need for helping youthful adults. He also stated that CHR has a good track record with their development on Center Street. This will be a quality development with the in-house parent model.

Ms. Creamer asked why CHR cannot get more support from housing authorities. Ms. Gates said other housing authorities were contacted but this project is not based in their community.

After more discussion and questions from the Board Mr. D'Ascoli shared that each year we do not know what HUD will provide for funding. MHA could provide a commitment letter for ten years to be reviewed in one year increments and he is fearful of the loss of funding. The Board could then take the vouchers away if MHA does not have the funding to support this project.

Ms. O'Neill moved to adopt Resolution 2017-19; Mr. Rubin seconded. Motion passed 3-2.

## II. Adoption of Minutes October 18, 2017

Chairman Howroyd asked for a motion to approve the minutes of the October 18, 2017 meeting. Ms. O'Neill so moved; Mr. Rubin seconded. The motion was passed 4-0 with one abstention.

## III. Correspondence

Mr. D'Ascoli shared that he had mailed out letters legislators regarding public housing issues. He received a thank you from Chris Murphy.

IV. Accounts Payable – October 2017

Mr. D'Ascoli reported MHA is in good shape.

V. Executive Director's Report

A. Financial Statements – October 2017

Mr. D'Ascoli shared we are one month into the new fiscal year, except for the State Elderly Congregate which FY starts July 1. We are looking good so far and have reserve of \$410. With the upcoming winter we may be dipping into that reserve with overtime for snow removal.

This week we have Mike Petro from Casterline & Associates doing a pre-audit review and that should wrap up before the end of the week.

B. Vacancy Report – October 2017

Mr. D'Ascoli reviewed the vacancy report and commended the maintenance staff for keeping things well on track. He added the Bond commission is meeting soon and we should have a response from them about the funding for the Congregate. MHA is looking at a start date for construction in late spring or early summer. He is working with Extended Stay in Manchester to get a favorable rate to move residents to during construction.

C. General Information

1. Modernization Report.

Mr. D'Ascoli updated the Board on the current projects. We in good shape getting several roofs replaced before the winter sets in. We are trying to spend down the Capital Funds as fast as we can.

Ms. Taylor asked about 255 North Main street repair. Mr. D'Ascoli said the repairs are MHA's responsibility and not Siemens.

2. Proposed 2018 Public Comments Dates

Mr. D'Ascoli provided copies of the calendar for the public comments for 2018. Please let him know if there are any conflicts and he will make the corrections for the next meeting when the Board will vote on the schedule.

3. Proposed 2018 Board of Commissioners Meetings

Mr. D'Ascoli asked members to review the calendar and if there are any conflicts to let him know. He will make the changes and Board will vote at the next meeting.

4. 2018 Observed Holiday Schedule

5. Letters to Legislation – See above

6. Upcoming NERC-NAHRO Conference February 4-7, 2018

Mr. D'Ascoli asked if anyone is interested please let him know and he will get them registered.

VI. Chairman's Report - None

VII. Old Business - None

VIII. New Business

1. Resolution 2017-19 CHR Presentation – See Above

2. Resolution 2017-20 Section 8 Management Assessment Program (SEMAP)

Mr. D'Ascoli explained that SEMAP has 124 indicators from HUD that we self-certify for Section 8. He has reviewed the report and we scored 135 out of 140 points. He will submit the report to HUD and their auditors will verify the numbers. We should remain a high performer.

Chairman Howroyd requested a motion to add an item to the agenda under new business with regard to the Executive Session Resolution 2017-21 to allow the Executive Director to work with Attorney Wrona to enter into an agreement to reinstated Section 8 voucher for a former recipient. Ms. O'Neill so moved; Ms. Creamer seconded. Motion passed 5-0.

Chairman Howroyd called for a motion to approve Resolution 2-17-21. Ms. O'Neill so moved; Ms. Creamer seconded. Motion passed 5-0.

IX. Items for Future Agenda – None

X. Executive Session

1. To discuss strategy with respect to a complaint of a former recipient

XI. Adjournment

Chairman Howroyd called for a motion to adjourn the meeting. Ms. Taylor so moved, Mr. Rubin seconded and the meeting was adjourned at 8:44 pm.

  
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CHAIRMAN

12/20/2017

  
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ATTEST:

12/20/17