

MINUTES FROM THE BOARD OF COMMISSIONERS HOUSING AUTHORITY OF THE TOWN OF MANCHESTER

2026

July 22, 2026

Westhill Gardens
24 Bluefield Drive
Manchester, CT 06040

The Board of Commissioners of the Housing Authority ("Authority") of the Town of Manchester held its regularly scheduled Board Meeting on Wednesday, July 22, 2026. The meeting was held in person with a Zoom option. The meeting was called to order at 6:32 p.m. by Chairperson Josh Howroyd.

I. Meeting Called to Order

Upon roll call, the following members were in attendance: Chairperson Josh Howroyd; Vice Chair Paul Rubin; Commissioner Lisa O'Neill; and Commissioner Timothy Becker.

Absent: Tenant Commissioner Eileen Remillard

Also in attendance were Executive Director Joseph D'Ascoli, Karen Abraitis, and Attorney Michael Wrona, who attended via Zoom.

II. Adoption of Minutes

A motion was made by Commissioner O'Neill and seconded by Commissioner Rubin to approve the minutes of the regularly scheduled Board Meeting of June 17, 2026. The motion passed 4-0.

Chairman Howroyd called for a motion to amend the order of the agenda to take up Executive Session at that time. Commissioner O'Neill so moved. Commissioner Rubin seconded the motion. The motion passed 4-0.

Chairman Howroyd called for a motion to move into Executive Session to discuss the pending litigation involving Eversource with Attorney Wrona of Marshall Dennehey. Commissioner Becker so moved. Commissioner O'Neill seconded the motion. The motion passed 4-0.

Chairman Howroyd called for a motion to leave Executive Session at 7:40 p.m. Commissioner Becker so moved. Commissioner O'Neill seconded the motion. The motion passed 4-0. No votes were taken during Executive Session.

III. Correspondence –

a. Spectrum – Owner's Compliance Summary Report
Mr. D'Ascoli reported that MHA's tax credit compliance report was submitted. We passed with flying colors. There were no findings.
No formal action was taken on this item.

b. Town of Manchester – CDBG Application

Mr. D'Ascoli stated that MHA's request for CDBG funds was denied. He had applied for funds to replace the generator at Mayfair Gardens.

IV. Accounts Payable - June 2026 Payment Summary & Detail Report

Mr. D'Ascoli provided a summary report, along with a detailed report of all payments issued during the calendar month of June 2026. There were no questions from the Board of Commissioners.

V. Executive Report

A. Financial Statements – June 2026

Mr. D'Ascoli stated that Mr. Counihan would not be attending the meeting. Mr. D'Ascoli reported that, nine months into the fiscal year, the AMPs show a gain and MHA should be in good shape by year-end. The RAD program shows a gain for the first five months. The Congregate program shows a slight loss for its first 11 months. The COCC shows a gain ahead of budget for its first nine months. The HCV Program administrative fees show a gain, while HAP reflects a loss. Section 8 should recoup this once HUD catches up with its payments. The J. D'Amelia program reports a gain, which will be transferred to the COCC program at year-end.

B. Vacancy Reports June 2026

Mr. D'Ascoli reported that MHA is in good shape with vacancies. MHA has a total of three units throughout its portfolio to lease up, one of which is going through Probate Court because MHA needs to gain possession of the unit due to the recent death of the head of household.

C. General Information

1. CONN NAHRO – 2026 Annual Conference, August 23-26, 2026, Mohegan Sun. Mr. D'Ascoli asked that any members of the Board who would like to attend notify him so he can register them for the conference.
2. PHADA – Legislative Conference, Washington, D.C., September 13-15, 2026. Mr. D'Ascoli asked that any Board member who wishes to attend the conference notify him so he can register them.
3. Memo – RAD Update with HUD Team
Mr. D'Ascoli updated the Board, stating that MHA has submitted the RAD application for 317 units. The process is expected to be completed by the first quarter of 2027.
4. Memo – Update on RFQ for RAD
Mr. D'Ascoli reported that he has narrowed the list of RFQ applicants to three candidates. He noted that he was impressed with several responses, including one applicant's emphasis on ensuring that tenants are taken care of. He added that he wants to ensure the selected candidate is a good fit for MHA.

MINUTES FROM THE BOARD OF COMMISSIONERS HOUSING AUTHORITY OF THE TOWN OF MANCHESTER

2026

5. Any Other information

Mr. D'Ascoli shared information from the Department of Housing regarding the ERAP subsidy for 55 Project-Based Voucher units.

Mr. D'Ascoli mentioned to the Board an association called NLHA National Leased Housing Association. He spoke with several members and thought this might be of value to MHA. They have conferences and he wants to learn as much as possible. Mr. D'Ascoli also learned about another organization, HDLI which covers the legal aspect of the organization.

Mr. D'Ascoli updated the board on Spencer Village. He is meeting with Helen Muniz from the John D'Amelia program.

Mr. D'Ascoli mentioned the HAI lawsuit involving the repair of the roof on Building 11. The insurance company was claiming that the leak was the fault of MHA.

VI. Chairman's Report - None

VII. Old Business - None

VIII. New Business - None

IX. Items for Future Agenda - None

X. Executive Session – See above

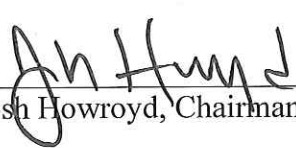
XI. Adjournment

Chairman Howroyd called for a motion to adjourn the meeting. Commissioner O'Neill so moved. Commissioner Becker seconded the motion. The motion passed 4-0. The meeting adjourned at 8:17 p.m.

Respectfully Submitted


Joseph D'Ascoli, Recording Secretary

Attest:

 9/16/2026
Josh Howroyd, Chairman