

**HOUSING AUTHORITY OF THE TOWN OF GREENWICH**  
**Regular Meeting of the Board of Commissioners**  
**December 13, 2017**  
*Minutes of the Meeting*

The Regular Meeting of the Board of Commissioners of the Housing Authority of the Town of Greenwich was held on Wednesday, December 13, 2017 at the Agnes Morley Heights Community Room. The Chairman, Sam Romeo, called the meeting to order in public session at 5:40 p.m.

The Chairman declared that a quorum was present and directed the Assistant Secretary, Lisette E. Contreras, to act as secretary for the meeting.

Commissioners Present: Sam Romeo, Abelardo Curdumi, Cathy Landy, Angelo Pucci and Robert Simms Jr.

Commissioners Absent: Vincent De Fina and James Boutelle

Staff Present: Anthony Johnson, Terry Mardula, Derrick Bryant, Penny Lore, Lisette Contreras, John Yankowich, Teryl Reynolds, Sardis Solano and Winston Robinson

Legal: Louis Pittocco

Public: Antonia Christiano, Joan Yankowski and John Munnelly

The Chairman welcomed the public and asked for any comments from residents. He reminded the public that this is a public meeting, not a public hearing and that he reserves the right whether or not to recognize speakers who are not residents of the Greenwich Housing Authority.

The Deputy Director stated that the bigger number sign for the community room has been ordered and should arrive shortly. The Quarry Knoll Resident Council President expressed her disappointment about the options for the dumpsters with side doors. The tenants are not happy about where the dumpsters would have to be placed. The Deputy Director explained the situation with the dumpsters and concluded that the system currently in place is the best. The Quarry Knoll Resident Council President informed the Board that the landscapers did a good job the last time they were at Quarry Knoll. The Chairman explained that the landscapers had a late start this year with the fall cleaning because the contract was delayed.

A resident from Agnes Morley Heights stated that the new furniture in the common areas is beautiful. The Senior Asset Manager added that she has received very positive feedback in regards to the new furniture. She inquired if anyone was checking the parking lot. The Executive Director replied that he and the Deputy Director checked the lot one night and placed violation stickers on non-permitted vehicles. This will be done periodically and repeat offenders will be towed. The Chairman stated that this will be done in all complexes. The Executive Director informed that Board that all the garbage rooms were cleaned as well as all the window screens in the building. The 3<sup>rd</sup> and 4<sup>th</sup> floors are very nicely decorated by the tenants.

The Senior Asset Manager explained the Family Self Sufficiency program to the Board. She stated that the program has paid out a total of \$174,098 for its public housing participants. The Section 8 program

also has this program in place for its tenants. The Deputy Director informed that Board that Family Centers administers the program which is funded through a grant.

The Chairman asked for approval of the Minutes of the Annual Meeting of the Board on October 25, 2017. On a motion duly made and seconded, the minutes, were approved.

Finance Committee:

The Finance Committee met on December 13, 2017. In attendance were Commissioner Curdumi, Commissioner Boutelle, the Executive Director, Deputy Director and Finance Director.

Commissioner Curdumi reported that the Section 8 program is operating at a deficit. Agnes Morley Heights is also operating at a deficit due to the high utility bills.

Commissioner Curdumi stated that there are changes to the budgets need to be added such as adding Adams Garden II, the rent increase in the state properties and the 3% increase in salaries. Commissioner Simms inquired about the line utilities-other and asked if it was allocated for solar. The Finance Director replied that its water. The Executive Director stated that currently the lights are being replaced to more energy efficient lighting in all the complexes. He added that heating Agnes Morley is a big cost because it's electric. We are looking into a window replacement program in order to have more energy efficient windows. The Chairman asked if solar is still being considered. The Executive Director replied that he is still considering it.

Development Committee:

The Development Committee did not meet this month.

The Chairman reported that construction will start soon on the new laundry room in Adams Garden II.

The Executive Director stated that Town Hall Annex will have new kitchens, new doors and new heating system.

The Executive Director reported that Armstrong Court needs new piping for the heating system.

The Executive Director stated that McKinney Terrace will receive a painting upgrade that will be funded through a CDBG grant.

The Executive Director informed the Board that the bathrooms at Wilbur Peck Court are complete and is looking into renovating the kitchens.

The Executive Director stated that he made an offer on land that is owned by St. Paul Evangelical Lutheran Church. However, the offer didn't go through. The Executive Director added that he is trying to meet with the First Selectman to revive a past project.

Administrative Committee:

The Administrative Committee did not meet this month.

Other Residences Committee:

The Other Residences Committee did not meet this month.

The Executive Director stated that the Parsonage Cottage heating system replacement project was placed for bid. This project will start in the Spring.

Commissioner Simms was concerned about the pipe break at Greenwich Close. The Executive Director explained that it was a steam break and that it happens all the time. Other than that the heating system is working great. HATG is saving money because of the new heating system, new windows and the roof insulation. He added that even though it's considered market rate rents, they're still lower than most private housing.

Executive Directors Report:

The Executive Director reported that Attorney Pittocco filed the last appeal allowed on the Fire Marshal violation suit. He explained that no one has heard the case and the judge wants to review the first two appeals. The Executive Director added that if this appeal fails, HATG will have to spend over \$300,000 on the fire alarm system for Armstrong Court. He stated that it is not the best use of HATG funds.

Staff Reports:

The Deputy Director will discuss the changes to the ACOP in Other/New Business.

Other/New Business:

The Deputy Director stated that the first proposed change to the ACOP is to have a lottery system in the selection of tenants for public housing instead of the current system which is by date and time of submission of application. This eliminates any opportunity for Fair Housing to declare that date and time was manipulated. When the senior housing waiting list opens for Agnes Morley Heights and Quarry Knoll I, HATG would like to follow this policy. After a motion duly made and seconded, all votes were in favor of adopting the lottery system in the selection of tenants for public housing.

The Deputy Director stated that the second proposed change to the ACOP is to make any undocumented applicants ineligible for our State housing properties. Currently our policy states that as long as an adult family member is a documented individual, anyone else in the household is not required to be documented. The reason for the proposed change is that undocumented individuals cannot be screened and income cannot be verified. Public housing has a penalty where a surplus is charged for the undocumented family members. State housing does not have this penalty. Commissioner Curdumi clarified that any person that gets paid in cash cannot be verified whether they're undocumented or not. The Executive Director explained that the screening process is also to verify any criminal history, not just for income. He added that HUD also requires housing authorities to report how many undocumented individuals are housed. After a motion duly made and seconded, all votes were in favor of adopting the proposed change for state housing.

**RESOLUTION #461**

The Finance Director explained that the public housing budgets for Agnes Morley Heights, Wilbur Peck Court, Quarry Knoll I, and Greenwich Close need to be approved in accordance with HUD regulations. After discussion, upon motion duly made and seconded, the following resolution was adopted:

RESOLVED, that the budgets for the fiscal year ending December 31, 2018, for the public housing facilities, Agnes Morley Heights, Wilbur Peck Court, Quarry Knoll I, and Greenwich Close, in the form submitted to the Board for review, be and they hereby are approved, and the Finance Director is directed to maintain such budgets in accordance with HUD regulations in the form submitted to the meeting and the Secretary is directed to file a copy thereof with the Minutes of the Meeting.

Commissioner Curdumi motioned to approve Resolution #461, Commissioner Pucci seconded and all votes were in favor.

**RESOLUTION #462**

The Finance Director has prepared the budgets for the fiscal year ending December 31, 2018 which include the budgets for our State Elderly, State Moderate Rental and Town Hall Annex (referred to by CHFA as the “Management Plans” of such facilities). After review of such Management Plans, upon motion duly made and seconded, the following resolution was unanimously adopted:

RESOLVED, that the Board approves the Management Plans for the State Elderly, State Moderate Rental and Town Hall Annex and the Finance Director is directed to submit such Management Plans to Connecticut Housing Finance Authority (CHFA). Commissioner Curdumi motioned to approve Resolution #462, Commissioner Pucci seconded and all votes were in favor.

Motion to go into Executive Session at 6:22 p.m.

Motion to come out of Executive Session at 6:45 p.m.

There being no further business to come before the Board, upon a motion duly made and seconded, the meeting was adjourned at 6:46 p.m.

Respectfully submitted by,

Lisette E. Contreras