

HOUSING AUTHORITY OF THE TOWN OF GREENWICH
Regular Meeting of the Board of Commissioners
September 28, 2016
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, September 28, 2016 at the Adams Garden 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, James Boutelle, Cathy Landy and George Yankowich

Commissioners Absent: Angelo Pucci and Robert Simms Jr.

Staff Present: Anthony Johnson, Terry Mardula, Derrick Bryant, Lisette Contreras, Penny Lore, Laura Murphy, Sardis Solano and Winston Robinson

Legal: Lou Pittocco

Public: Natalie Queen, Dora Moscoso, State Representative Fred Camillo

The Chairman welcomed the public and stated that he will let the Deputy Director give his report while more residents attend the meeting.

Staff Reports:

Commissioner Boutelle inquired about the progress of the Section 8 lottery. The Deputy Director replied that 350 applications were drawn from the lottery and a briefing recently took place in which 9 applicants are actively searching for apartments. Commissioner Boutelle inquired about the price of a 2 bedroom unit. The Deputy Director estimated that it would go for about \$2150. The Executive Director added that Greenwich Housing pays 110% of the Fair Market Rate.

Commissioner Curdumi inquired about what involves the new HUD lead testing. The Deputy Director explained that since the Flint water crisis, HUD wants all housing authorities to test for lead. He stated that all lead remediation documentation has been sent but he has not received a response. Agnes Morley is exempt from the lead testing because the building is classified as a senior only building. Since Quarry Knoll I is a senior/disabled building, it has to be tested because, in theory, a young disabled person could live in the unit with a child. There is a possibility that it might be exempt as well; the contract from 1956 classified the building as elderly, however, HUD wants it to say "elderly only". He will wait to hear from HUD regarding Quarry Knoll I.

Commissioner Landy inquired about the rent increases. The Deputy Director stated that the housing authority will try to do rent increases annually in January to coincide with the budget process.

The Deputy Director informed the Board that the MOR review for Quarry Knoll II produced an unsatisfactory score, even though the Senior Asset Manager was sent to training and a consultant was hired. The Deputy Director explained that the reviewers looked at the same files that they reviewed before and had more findings. They also went as far back as 6 years of information. He added that our attorney will file an appeal. The Deputy Director does not know what the consequences will be since last year CHFA threatened to take the property away. The Deputy Director discussed a particular finding of a tenant that didn't disclose all her assets. However, when HATG discovered it, she paid \$14,000 in back rent. Since the paperwork was not signed, CHFA wants HATG to return the money. This issue cannot be rectified because it happened 6 years ago and the tenant is already deceased. The Chairman questioned how long Quarry Knoll II is in contract with CHFA. The Deputy Director explained to the Board that regulatory agreements usually run for forty years, which would come up in 2018. However, since our mortgage payments finish in 2020, we cannot get out of the contract until then. Commissioner Boutelle asked if the balance can be paid out. The Finance Director replied that CHFA will not let that happen. However they will let us refinance and opt out of the contract, he just needs to make sure that the refinancing is not with CHFA. The Executive Director explained that CHFA does not want to lose housing.

Finance Committee:

The Finance Committee met on September 28, 2016. In attendance were Commissioner Curdumi, Commissioner Boutelle, the Executive Director, Deputy Director and Finance Director.

Commissioner Curdumi stated that they met with the auditors to review the 2015 audit draft on September 23, 2016. He explained that it was a clean report; with no findings. In comparing the 2014 audit report from 2015's, liabilities decreased by 2%, revenues increased, expenses increased and the total outstanding debt decreased. Commissioner Curdumi congratulated the Executive Director on the performance for 2015.

Commissioner Curdumi stated that due to increased revenue from operations at Parsonage Cottage there should not be a deficit by next month.

The Chairman informed the Board that he attended the Conn-NAHRO conference in which a Greenwich Housing Authority resident who attends the Naval Academy received a \$3500 scholarship. During a workshop he attended, using credit scores in public housing were discussed. The Executive Director added that most housing authorities deny housing to 7 out of 10 applicants. The Chairman applauded the Executive Director for the great job he does in running the housing authority because HATG doesn't use credit scores, doesn't deny applicants, hasn't evicted anyone for 2 years in a row, has a 99% rent collection rate and 100% occupation levels.

Development Committee:

The Development Committee met on August 23, 2016. In attendance were the Chairman, Commissioner Yankowich, the Executive Director, Maintenance Director and the Planning and Development Manager.

The Chairman stated that issues with the Town and Fire Marshal regarding the attic space at McKinney Terrace II were discussed.

The Chairman informed the Board that he and the Executive Director will take a tour of Westchester Modular on Friday.

The Chairman explained that he is trying to have the First Selectman look into having the porch for Parsonage Cottage be handled by an administrative sign off, instead of having to spend the time and money going through the whole planning and zoning process.

The Chairman reported that the Strickland Road cottage is almost complete. What's needed is the painting, baseboard heating, electrical is almost done. The kitchen will also be completed soon after that. This should be completed in 3-4 weeks.

The Executive Director informed the board that asbestos was found around the piping of the Wilbur Peck bathrooms. There will be an inspection conducted tomorrow. The plan to address it is if abatement is necessary (only if it is disturbed) there will be a contractor available to remediate it in a bag.

The Executive Director stated that he is still working on closing for the 18 new units at Armstrong Court. CHFA reviewed the soil samples one more time. There were a few comments, but no findings. This is now the 4th time that the samples have been tested. The Chairman thanked the surrounding neighbors for making HATG test the soil. He also thanked State Representative Fred Camillo for how helpful he is to HATG.

Administrative Committee:

The Administrative Committee met on September 26, 2016. In attendance were Commissioner Pucci, Commissioner Simms and the Executive Director.

The Executive Director stated that he would like to address what was discussed in executive session.

Other Residences Committee:

The Other Residences Committee met on September 26, 2016. In attendance were Commissioner Landy, Commissioner Simms, the Executive Director, Planning and Development Manager, the Greenwich Close Asset Manager and the Parsonage Cottage Administrator.

The Parsonage Cottage Administrator thanked the Chairman for reaching out to the First Selectman on the issue with the porch. The Chairman asked if the double unit was still vacant. The Parsonage Cottage Administrator replied that it was not but she still wants to convert it to one bedroom units.

Executive Directors Report:

The Executive Director informed the Board that he attended a HUD session in Philadelphia. The Executive Director did a presentation regarding a proposed rule change to the public housing and section 8 programs. HUD will be sending surveys to the Board to make sure that this is being done. This is an incentive for housing authorities to become high performers and HUD will give them more money for capital funds. Commissioner Curdumi asked when these changes will

be implemented. The Executive Director replied that right now it is in the interim rule state. It might be implemented sometime next year.

Commissioner Yankowich asked if HATG removes air conditioning units because it causes heat loss. The Executive Director replied that maintenance personnel only remove air conditioners if they are requested. This is usually only done for seniors. He added that some complexes have storage like Greenwich Close and Town Hall Annex, others don't and tenants have to store the units in the apartment.

The Executive Director stated that Neighbor to Neighbor sent a thank you card thanking the Board for the letter in support of their building plans.

Other/New Business:

RESOLUTION #427:

RESOLVED, that the contract between the Authority and the Community Development Block Grant agency of the Town of Greenwich, providing for a grant for the Boiler and Hot Water Heating Replacement project at Parsonage Cottage be, and it hereby is, approved, with such revisions and additions as shall be approved by the Development Committee and that after such approval, the Executive Director, Anthony L. Johnson, is authorized to execute such contract.

Commissioner Boutelle asked what year the funds are from. The Chairman replied that they are 2015 funds.

Commissioner Curdumi motioned to approve resolution #427, Commissioner Boutelle seconded the motion and all were in favor.

A motion was made and duly seconded to add Resolution #428 to the agenda. All were in favor.

RESOLUTION #428:

RESOLVED, that the contract between the Authority and the Community Development Block Grant agency of the Town of Greenwich, providing for a grant for the Exterior Cornice and Gable Repair project at McKinney Terrace II be, and it hereby is, approved, with such revisions and additions as shall be approved by the Development Committee and that after such approval, the Executive Director, Anthony L. Johnson, is authorized to execute such contract.

Commissioner Curdumi motioned to approve resolution #428, Commissioner Yankowich seconded the motion and all were in favor.

State Representative Camillo informed the Board that if HATG ever needs for him to present anything to the State, he is available. The Executive Director thanked him and stated that he is happy to have a working relationship with the State Representatives. He informed State Representative Camillo about the fire code violation at Armstrong Court and asked if he could help in any way. Commissioner Yankowich stated that it would cost \$275,000 to install pull stations that will have to be ripped out when the building is rehabbed. The Chairman added that HATG would not put anyone's life in jeopardy. Any fire that starts in a unit will be contained because of the way Armstrong Court was built. The State Representative told the Executive Director to send him an email.

The Chairman asked for approval of the Minutes of the Regular Meeting of the Board on August 24, 2016. On a motion duly made and seconded, the minutes, with revisions were approved.

Motion to go into Executive Session at 6:55pm.

A conflict of interest issue was addressed concerning Commissioner Boutelle. The Board voted that no conflict of interest exists.

Motion to come out of Executive Session at 7:30pm.

There being no further business to come before the Board, upon a motion duly made and seconded, the meeting was adjourned at 7:32pm.

Respectfully submitted by,

Lisette E. Contreras