



# Housing Authority of the City of Danbury

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DOMENICO CHIEFFALO, CHAIRMAN  
RAYMOND YAMIN, COMMISSIONER  
STANLEY WATKINS, COMMISSIONER  
MARY TEICHOLZ, COMMISSIONER  
JAMES ZEH, RESIDENT COMMISSIONER

M. CAROLYN SISTRUNK, EXECUTIVE DIRECTOR

## MINUTES OF THE REGULAR MEETING OF THE HOUSING AUTHORITY OF THE CITY OF DANBURY BOARD OF COMMISSIONERS OCTOBER 20, 2011

### COMMISSIONERS PRESENT:

Domenico Chieffalo                      Mary Teicholz  
Raymond Yamin                              James Zeh  
Kim Nolan

### STAFF PRESENT:

M. Carolyn Sistrunk                      Devin Luciano  
Michael Dapolite                            Elizabeth Meurer

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### ATTENDEES:

Floyd Banks  
Rose Morrison  
Paul DeLuca

**CALL TO ORDER:** The Regular Meeting of the Board of Commissioners for the Housing Authority of the City of Danbury was called to order at 5:30 PM at HACD Headquarters, 2 Mill Ridge Road, Danbury, Connecticut 06811. Upon motion, the meeting was called to order by Commissioner Yamin and seconded by Commissioner Zeh.

**PUBLIC COMMENTS:** Floyd Banks inquired about a bill signed by the Governor dealing with resident commissioners. Ms. Sistrunk explained that the bill essentially is taking the authority away from the Mayor to appoint and placing it as a voting among residents. Subject to threshold requirements, the HACD is still trying to figure out what it means. We will try to get something in front of the board.

Floyd Banks reported that at the Resident Council Meeting Commissioner Zeh said that he did not have to make a phone call for him when Mr. Banks left a message with Commissioner Zeh to have the President call him. Mr. Banks asked why on their nomination form does Commissioner Zeh have his name and number on it to call if they have a problem. Lastly, Mr. Banks stated that he feels Commissioner Zeh should also have to step down even temporarily as their consultant because he is the Resident



Commissioner. Mr. Banks said, "if you don't mind me using your words one time Carolyn, you said that the Resident Council and the Housing should be kept separate, something like that", so if that is the case, you should not have a Resident Commissioner also acting as their consultant even temporary." Mr. Banks said he is not trying to say that Commissioner Zeh is doing anything wrong, but he feels that should not happen. Mr. Banks apologized if it was not the right place to bring up the issue. Ms. Sistrunk explained that the Board did not select Commissioner Zeh as the consultant for the Resident Council. The Resident Council asked him, and that it is really a referral back to the Resident Council. The November election is coming up for next year's leadership, and it's solely the Resident Council.

Mr. Banks believes that Commissioner Zeh's name and phone number should not be put on any papers. Mr. Banks explained that there is no information in the community center as to who to contact. Ms. Sistrunk said she would refer this issue back to Ms. Hoggard.

**APPROVAL OF MINUTES:** The minutes of the October 20, 2011 Regular Meeting of the HACD were unanimously approved upon motion by Commissioner Yamin and seconded by Commissioner Teicholz.

**CITY WIDE RESIDENT LEADERSHIP COUNCIL REPORT:** Commissioner Zeh reported that he and Rose Morrision attended a Connecticut Housing Coalition Conference in Hartford.

**AUTHORITY MANAGEMENT REPORT:** the HACD's Executive Director reviewed the Operational results for October, 2011.

**FINANCIAL OPERATING STATEMENT:** The financial statement for the August, 2011 operating period was unanimously accepted by the Board.

**FOLLOW-UP OF OCTOBER 20, 2011 BOARD MEETING:** No Items

#### **RESOLUTIONS AND INFORMATIONAL ITEMS**

- A. RESOLUTION 945** authorizes the Executive Director to enter into an extended one (1) year agreement, through June 30, 2012, with Elite Inspections, LLC for inspection services in an amount not to exceed \$30,000.00. The resolution was unanimously approved upon motion by Commissioner Zeh and seconded by Commissioner Teicholz.
- B. RESOLUTION 946** authorizes the Executive Director to submit an application to the Department of Housing & Urban Development to fund the Shelter Plus Care Program in the amount of one hundred fifty-one thousand, four hundred and forty-four dollars (\$151,440), to replace expiring Grant #CT0003C1E001003, for the period April 1, 2012 through March 31, 2013. The resolution was unanimously approved upon motion by Commissioner Zeh and seconded by Commissioner Teicholz.
- C. RESOLUTION 947** authorizes the Executive Director to submit an application to the Department of Housing & Urban Development to fund the Shelter Plus Care Program in the amount of two hundred twenty-seven thousand, one hundred and sixty dollars (\$227,160), to replace expiring Grant #CT0128C1E001002, for the period March 18, 2012 through March 17, 2013. The resolution was unanimously approved upon motion by Commissioner Zeh and seconded by Commissioner Teicholz.
- D. RESOLUTION 948** authorizes The Executive Director to submit to the Department Of Housing And Urban Development the HACD's Fiscal Year 2012 and Five Year 2012-2017



Agency Plan inclusive of all public hearing comments. The resolution was unanimously approved upon motion by Commissioner Teicholz and seconded by Commissioner Yamin.

- E. RESOLUTION 949** authorizes the Executive Director to maintain the current Payment Standards for its Housing Choice Voucher Program as established for towns covered in the Fairfield and Litchfield counties as follows, which became effective September 1, 2011:

	<u>Danbury</u>	<u>Litchfield</u>
Efficiency:	\$ 883	\$ 662
One Bedroom:	\$1,073	\$ 862
Two Bedroom:	\$1,361	\$1,018
Three Bedroom:	\$1,629	\$1,307
Four Bedroom:	\$2,020	\$1,470

The resolution was approved upon motion by Commissioner Teicholz and seconded by Commissioner Yamin. Commissioner Zeh abstained.

- F. RESOLUTION 950** authorizes the Executive Director to establish the Payment Standards for its Shelter Plus Care Programs at 100% Fair Market Rent for its geographical areas, effective October 1, 2011 as follows:

	<u>Danbury</u>	<u>Litchfield</u>
Efficiency:	\$ 981	\$ 691
One Bedroom:	\$1,191	\$ 900

The resolution was approved upon motion by Commissioner Teicholz and seconded by Commissioner Yamin. Commissioner Zeh abstained.

- G. RESOLUTION 951** authorizes the Executive Director to submit to the Connecticut Housing Finance Authority (CHFA) the HACD's 2012 Management Plans and Budgets for State Moderate Rental. The resolution was unanimously approved upon motion by Commissioner Yamin and seconded by Commissioner Zeh.
- H. RESOLUTION 952** authorizes the Executive Director to submit to the Connecticut Housing Finance Authority (CHFA) the HACD's 2012 Management Plans and Budgets for Section 8 Substantial Rehab (25 units). The resolution was unanimously approved upon motion by Commissioner Teicholz and seconded by Commissioner Yamin.
- I. RESOLUTION 953** authorizes the Executive Director to submit to the Connecticut Housing Finance Authority (CHFA) the HACD's 2012 Management Plans and Budgets for Section 8 Moderate Rehab (30 units). The resolution was unanimously approved upon motion by Commissioner Zeh and seconded by Commissioner Teicholz.
- J. RESOLUTION 954** authorizes the Executive Director to submit to the Connecticut Housing Finance Authority (CHFA) the HACD's 2012 Management Plans and Budgets for State Elderly. The resolution was unanimously approved upon motion by Commissioner Yamin and seconded by Commissioner Teicholz.



**K. RESOLUTION 955** authorizes the Executive Director to submit to the Department of Housing and Urban Development the 2012 Operating Subsidy Calculation and Executive Compensation Data Collection Information. The resolution was unanimously approved upon motion by Commissioner Teicholz and seconded by Commissioner Zeh.

Upon motion, Resolution 956 was added to the agenda and unanimously accepted by Commissioner Zeh and seconded by Commissioner Yamin.

**L. RESOLUTION 956** authorizes the Executive Director to circulate a petition to the residents of Eden Drive to provide said residents the opportunity to request a public hearing on MSW Associates, LLC's Application Proceeding. The resolution was approved upon motion by Commissioner Zeh and seconded by Commissioner Yamin. Commissioner Teicholz abstained. Commissioner Zeh suggested that the Resident Council also get involved, and the Chairman agreed.

**CHAIRMAN'S REPORT:** No Report

**NEW BUSINESS:** No New Business

**ADJOURNMENT:** The adjournment (6:29 PM) of the Regular Meeting of the Board of Commissioners for the HACD was unanimously approved upon motion by Commissioner Zeh and seconded by Commissioner Yamin.

