

REGULAR MEETING OF THE HOUSING AUTHORITY
OF THE CITY OF MIDDLETOWN

May 11, 2020

The Regular Meeting of the Housing Authority of the City of Middletown was via telephone conference on Monday, May 11, 2020.

Chairman Noglow called the meeting to order at 5:03 p.m. and called the roll.

PRESENT: Evan Noglow, Chairman; Phil Cacciola, Commissioner; Senova Stone, Commissioner; Larry Riley, Commissioner.

ALSO PRESENT: William Vasiliou, Secretary; Christine Juraska, Financial Manager; John Rumberger, Asst Executive Director; Jason Lewellyn, Esq.

ABSENT: Sebastian Santacroce, Vice Chairman

PUBLIC SESSION: None

FOLLOW-UP REPORT: None

APPROVAL OF MINUTES: On motion by Commissioner Cacciola, seconded by Commissioner Stone, it was unanimously voted to approve the minutes of the April 13, 2020 meeting.

APPROVAL OF BILLS: On motion Commissioner Cacciola, seconded by Commissioner Stone, it was unanimously voted to approve the bills as submitted.

ACCOUNTS RECEIVABLE: Secretary Vasiliou reported on 4/30/20 A/R which shows an increase of \$3521.59 for CONN 9-2, a decrease of \$630.00 for Conn 9-3, an increase of \$244.47 for Conn 9-4, a decrease of \$41.00 for Conn 9-5, an increase of \$10,938.85 for State Family, and an decrease of \$242.25 for E-101.

LEGAL ACTION: Atty. Lewellyn reported on his report dated 4/30/20. Due to the fact that courts are closed to non-payment of rent evictions, and guidelines set forth by the CARES Act there were no new summary process matters opened. Collections were modest this month.

FINANCIAL: None

SECTION 8: There are 800 Section 8 units in place for the current month as of 5/7/20. Average HAP payment is \$824.76

PERSONNEL: None

MAINTENANCE: 94 work orders were completed in April.

MODERNIZATION: Sbona Main Roof- Material to arrive 5/14. Coordination crane placement and resident notice. Sbona Elevator – Apparent low bidder MA & M/Aresco; Maintenance Crew: Practicing distancing by working separately in vacant units. Responding to emergency work orders only.

SPECIAL REPORTS: None

OLD BUSINESS: None

NEW BUSINESS: Mr. Vasiliou presented the resolution 2020-6 regarding HUD waivers related to Covid-19. On motion by Commissioner Cacciola, seconded by Commissioner Riley, it was unanimously voted to adopt Resolution 2020-6, and waive reading of the same.

RESOLUTION 2020-6

WHEREAS: The U.S. Department of Housing & Urban Development (HUD) issued PIH Administrative Notice 20-05 on Friday April 10th, 2020;

WHEREAS: The Notice covered a variety of waivers and administrative exceptions that HUD is willing to grant to all public housing agencies to address the requirements of social distancing for the duration of any federal, State, or local directives or Executive Orders that call for minimization of public contact and public interactions;

WHEREAS: The Notice contains language that applies to administrative activities related to applicants and existing program participants for both the Low-Income Public Housing (LIPH) Program and the Housing Choice Voucher (HCV) Program. It covers verification of household eligibility and income data and language that applies to Landlords concerning all unit inspections;

WHEREAS: The Notice requires a housing agency to opt in by July 31, 2020 to those waivers that it elects to implement. In addition, some waivers are deemed “short term” and terminate July 31,2020 and some are deemed “long term” and terminate December 31, 2020;

WHEREAS: Most of the key administrative relief granted in the Notice is the ability of the Authority to rely on self-certifications where 3rd party or actual physical inspections or meeting were required. The Notice makes clear that all self-certifications are subject post-audit and enforcement for false certification. All housing agencies are also granted authority to be as expansive as need be in terms of specific language in the self-certification forms;

WHEREAS AND FURTHERMORE: Administrative flexibility is required to allow the Executive Office to respond to rapidly changing circumstances and make decisions on a situation-by situation basis; and

NOW, THERE, LET IT BE RESOLVED: that the Board of Commissioners of the Housing Authority of the City of Middletown hereby authorize the Executive Director to:

- 1) Implement any waiver or exception listed in PIH Administrative Notice 20-05, or not, based on a balancing of the best interest of the public, the MHA employees, the program participants and Program Integrity and compliance requirements.
- 2) Design and implement all required self-certification forms that meet the HUD minimum requirements as well as MHA needs in order to maintain program integrity and support a vigorous post-audit process on applicants, program participants and HCV Landlords.
- 3) Maintain the information that HUD requires as to which waivers or exceptions are implemented and a list of the **households** that benefited from the waivers as well as a list of any HCV **units** subject to initial lease-up, HAP renewal or program participant complaint about unit physical compliance that benefited from the waivers or exceptions

SECRETARY

DATE

Mr. Vasiliou presented the annual update to the maximum income limits for admission to the CT State Family and Elderly complexes effective May 1, 2020 as published by HUD. On motion by Commissioner Cacciola, seconded by Commissioner Stone; it was unanimously voted to adopt Resolutions 2020-7 and 2020-8, and waive reading of same.

RESOLUTION 2020-7

BE IT RESOLVED by the Commission of the Housing Authority of the City of Middletown that the maximum income limits for admission to State of Connecticut Moderate Rental Housing be increased per the attached Certificate of Approval.

CERTIFICATE OF APPROVAL

The Housing Authority of the City of Middletown has established and fixed, by an appropriate Resolution of said Authority, the income limits for Tenant Admission to State of Connecticut Moderate Rental Housing Complex MR-11, MR 11A & MR 47A as follows:

For Admission: The maximum income limits for admission have been determined in accordance with the Connecticut General Statutes, Section 8-115a and 8-119g.

For Continued Occupancy: The maximum income limits for continued occupancy in Moderate Rental Housing are equal to 125% of the admission limits for such housing.

<u>Admission Limits:</u>	<u>Continued Occupancy Limits</u>
\$54,950 for 1 person	\$68,688 for 1 person
62,800 for 2 persons	78,500 for 2 persons
70,650 for 3 persons	88,813 for 3 persons
78,500 for 4 persons	98,125 for 4 persons
84,800 for 5 persons	106,000 for 5 persons
91,100 for 6 persons	113,875 for 6 persons
97,350 for 7 persons	121,688 for 7 persons
103,650 for 8 persons	129,563 for 8 persons

RESOLUTION 2020-8

BE IT RESOLVED by the Commission of the Housing Authority of the City of Middletown that the maximum income limits for admission to State of Connecticut Elderly Housing be increased per the attached Certificate of Approval.

CERTIFICATE OF APPROVAL

The Housing Authority of the City of Middletown has established and fixed, by an appropriate Resolution of said Authority, the income limits for Tenant Admission to State of Connecticut Elderly Housing Complex E-101 as follows:

For Admission: The maximum income limits for admission have been determined in accordance with the Connecticut General Statutes, Section 8-115a and 8-119g.

Admission Limits

\$54,950 for 1 person
\$62,800 for 2 persons

Mr. Vasiliou also informed the board of a possible opportunity for the Section 8 department to project base additional units.

There being no further business to come before the Commission, on motion by Commissioner Cacciola, seconded by Commissioner Riley; it was unanimously voted to adjourn the meeting at 5:42 pm.

William Vasiliou
Secretary