



THE HOUSING AUTHORITY OF THE CITY OF DANBURY

DOMENICO CHIEFFALO, CHAIRMAN
RAYMOND YAMIN, VICE CHAIRMAN
ROSE MORRISON, COMMISSIONER
KEVIN BARRY, COMMISSIONER

JEFF M. RIECK, EXECUTIVE DIRECTOR

MINUTES

BOARD OF COMMISSIONERS

REGULAR MEETING

AUGUST 19, 2021

COMMISSIONERS PRESENT:

Domenico Chieffalo
Rose Morrison
Kevin Barry

STAFF PRESENT:

Jeff M. Rieck, Jeff Pagelson, Jennifer Delaney
Devin Marra, Jessie Castro, Ted Zalenski
Dionne Carr, Rob Velez, Kathi alba

BY ZOOM VIDEO CONFERENCE:

Kim Nolan

CALL TO ORDER: The Regular Meeting of the Board of Commissioners for the DHA Corp was held on Thursday, August 19th, 2021 at 5:36pm, at 2 Mill Ridge Rd. Danbury, CT. Please contact Jeff M. Rieck at (203) 744-2500 with any questions and / or comments. Upon motion by Chairman Chieffalo and seconded by Commissioner Barry and verbally by Resident Commissioner Morrison the meeting was call to order.

PUBLIC COMMENTS: None

APPROVAL OF MINUTES-JULY 15th REGULAR MEETING: The minutes of July 2021 Regular Meeting was unanimously approved upon motion by Chairman Chieffalo and seconded Commissioner Barry and verbally seconded by Resident Commissioner Morrison the minutes were approved.

RESIDENT COUNCIL REPORT: NONE

AUTHORITY MANAGEMENT REPORTS PUBLIC HOUSING & HOUSING CHOICE VOUCHER PROGRAM: Public Housing reviewed by Michael Dapolite & Jessie Castro-Asset Managers & HCV Housing reviewed by Jennifer Delaney Director of Operation.

FINANCIAL REPORTS: Financial Reports reviewed by Jeffrey Pagelson Chief Financial Officer.

RESOLUTION: None

CHAIRMAN'S REPORT: None

RECEIVED FOR RECORD
DANBURY TOWN CLERK

2021 SEP 16 A 8: 16

BY: J. Rieck

NEW BUSINESS: Jeff Rieck ED brought to the board's attention that the comments from last month meeting from Union Rep Steve Curran was disturbing and unprofessional and that Mr. Curran was one step away from being banned from the properties. HACD Agency has a good relationship with the Union and all the yelling from Mr. Curran we don't except. Executive Director Jeff Rieck also stated at previous meeting Mr. Curran was in check and was professional, the union attorney was there as well, and the meeting went well very productive meeting. We did schedule another meeting with the union, but it was cancelled. We will reschedule another meeting with the union, and will see how it turns out, but in Article 2 Management Rights establish rules of conduct on all plans and operations and Mr. Curran could be banned. Mr. Chieffalo said at the last meeting it was public comments of the DHA meeting he wasn't going to not let him talk, let him state his peace but wasn't going to engage and or discuss negotiations what Mr. Curran stated but to referred him to the Executive Director Jeff Rieck.

ADJOURNMENT: The DHA CORP Meeting was adjourned by 6:05pm upon motion by Chairman Chieffalo and seconded by Commissioner Barry the meeting was adjourned.



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Kim Nolan

CALL TO ORDER: The Regular Meeting of the Board of Commissioners for the HACD Corp was held on Thursday, August 19th, 2021 at 5:36pm, at 2 Mill Ridge Rd. Danbury, CT. Please contact Jeff M. Rieck at (203) 744-2500 with any questions and / or comments. Upon motion by Chairman Chieffalo and seconded by Commissioner Barry and verbally by Resident Commissioner Morrison the meeting was call to order.

PUBLIC COMMENTS: None

APPROVAL OF MINUTES-JULY 15th REGULAR MEETING: The minutes of July 2021 Regular Meeting was unanimously approved upon motion by Chairman Chieffalo and seconded Commissioner Barry and verbally seconded by Resident Commissioner Morrison the minutes were approved.

RESIDENT COUNCIL REPORT: NONE

AUTHORITY MANAGEMENT REPORTS PUBLIC HOUSING & HOUSING CHOICE VOUCHER PROGRAM: Public Housing reviewed by Michael Dapolite & Jessie Castro-Asset Managers & HCV Housing reviewed by Jennifer Delaney Director of Operation.

FINANCIAL REPORTS: Financial Reports reviewed by Jeffrey Pagelson Chief Financial Officer.

RESOLUTION: None

CHAIRMAN'S REPORT: None

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DANBURY TOWN CLERK

2021 SEP 16 A 8:16

BY: J. Rieck

EXECUTIVE SESSION: Chairman Chieffalo motion to go into executive session to discuss real-estate.

NEW BUSINESS:

ADJOURNMENT: The HACD CORP Meeting was adjourned by 6:30pm upon motion by Chairman Chieffalo and seconded by Commissioner Barry the meeting was adjourned.



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BY ZOOM VIDEO CONFERENCE:

Kim Nolan

CALL TO ORDER: The Regular Meeting of the Board of Commissioners for the HACD was held on Thursday, August 19th, 2021 at 5:36pm, at 2 Mill Ridge Rd. Danbury, CT. Please contact Jeff M. Rieck at (203) 744-2500 with any questions and / or comments. Upon motion by Chairman Chieffalo and seconded by Commissioner Barry and verbally by Resident Commissioner Morrison the meeting was call to order.

PUBLIC COMMENTS: None

APPROVAL OF MINUTES-JULY 15th REGULAR MEETING: The minutes of July 2021 Regular Meeting was unanimously approved upon motion by Chairman Chieffalo and seconded Commissioner Barry and verbally seconded by Resident Commissioner Morrison the minutes were approved.

RESIDENT COUNCIL REPORT: NONE

AUTHORITY MANAGEMENT REPORTS PUBLIC HOUSING & HOUSING CHOICE VOUCHER PROGRAM: Public Housing reviewed by Michael Dapolite & Jessie Castro-Asset Managers & HCV Housing reviewed by Jennifer Delaney Director of Operation, she also introduced newly hired HCV Manager Rob Velez second week working here and hopefully by next month Mr. Velez will be able to present the HCV Management Report.

FINANCIAL REPORTS: Financial Reports reviewed by Jeffrey Pagelson Chief Financial Officer.

RECEIVED FOR RECORD
DANBURY TOWN CLERK

2021 SEP 16 A 8: 16

BY:

RESOLUTION 1700 Board of Commissioners for the Housing Authority of the City of Danbury authorizes the Executive Director to submit to the Department of Housing and Urban Development the HACD's Fiscal Year 2022 and Five Year 2022-2026 Agency Plan inclusive of all public hearing comments. Upon motion by Commissioner Barry and second by Chairman Chieffalo and verbally seconded by Morrison the resolution was unanimously adopted.

RESOLUTION 1701 Board of Commissioners for the Housing Authority of the City of Danbury authorizes the Executive Director to execute an amendment to the Housing Assistance Payment Contract, effective September 1, 2021, increasing the Contract Rents for the Fairfield Ridge/Mill Ridge - 30 Units Housing Program according to the schedule provided in amendment twenty-three. Upon motion by Commissioner Barry and second by Chairman Chieffalo and verbally seconded by Morrison the resolution was unanimously adopted.

RESOLUTION 1702 Housing Authority of the City of Danbury's Board of Commissioners authorizes the Executive Director to submit the Annual Progress Report to the U.S. Department of Housing & Urban Development's Community Planning Division for Shelter Plus Care Grant CT0128L1E031911, for the reporting year period July 1, 2020 through June 30, 2021. Upon motion by Commissioner Barry and second by Chairman Chieffalo and verbally seconded by Morrison the resolution was unanimously adopted.

RESOLUTION 1703 Board of Commissioners of the HACD hereby 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 October 1, 2021: Upon motion by Commissioner Barry and second by Chairman Chieffalo and verbally seconded by Morrison the resolution was unanimously adopted.

	<u>Danbury</u>	<u>Litchfield</u>
Efficiency:	\$1,251	\$892
One Bedroom:	\$1,482	\$1,049
Two Bedroom:	\$1,900	\$1,356
Three Bedroom:	\$2,336	\$1,692
Four Bedroom:	\$2,710	\$1,822

RESOLUTION 1704 Housing Authority of the City of Danbury's Board of Commissioners authorizes the Executive Director to establish the Shelter Plus Care Program's Payment Standards for the Danbury and Litchfield geographical area at 100% of the FMR effective October 1, 2021. Upon motion by Commissioner Barry and second by Chairman Chieffalo and verbally seconded by Morrison the resolution was unanimously adopted.

Towns of: Danbury, Bethel, Brookfield, New Fairfield, Newtown, Redding, Ridgefield, Sherman

	HUD Proposed <i>100% FMR</i>	HACD Current 2021	HACD Proposed 2022	Change from Current
Studio	\$1203	\$1138	\$1203	\$65
One Bedroom	\$1412	\$1350	\$1412	\$62

Towns of: Bridgewater, New Milford, Roxbury, Washington, Woodbury

	HUD Proposed <i>100% FMR</i>	HACD Current 2021	HACD Proposed 2022	Change from Current
Studio	\$850	\$806	\$850	\$44
One Bedroom	\$981	\$950	\$981	\$31

CHAIRMAN'S REPORT: None

NEW BUSINESS: None

ADJOURNMENT: The HACD Meeting was adjourned by 6:00pm upon motion verbally by Chairman Chieffalo and seconded by Commissioner Barry the meeting was adjourned.