

Fairfield Housing Authority
15 Pine Tree Lane
Fairfield, Connecticut 06825-3600
Minutes of Special Meeting of the Board of
Commissioners
Meeting conducted by Conference Call
Thursday, February 28, 2013 12:00 PM

Attendees: C. Landsman, R. Waterman, A. Baumgardner, C. Martin, M. Delaney, J. Levesque, J. Berryman, P. Ford

The meeting was called to order at 12:03 PM where there was a quorum. The meeting was conducted via conference call.

C. Landsman requested that C. Martin explain to the Board the details of this Resolution #13-05.

C. Martin explained the history regarding the FHA's request to HUD in October, 2012 to restore the 105% payment standard of Bridgeport HMFA 2012 FMRs, effective November 1, 2012 for all existing HCV program participants that were affected by the reduction of the Payment Standard that was implemented on May 1 2012. The FHA obtained HUD's approval, and implemented the change on November 1, 2012. In January 2013, HUD shortfall prevention team staff brought to the FHA's attention that the Payment standard waiver provided by HUD Hartford did not use the 2012 FMRs but rather used the 2013 FMRs and, as such, several of the FHA's bedroom size payment standards were not in compliance. Working with HUD staff, the FHA requested that an exception payment standard be approved and a waiver of timing be provided so that the FHA could implement on March 1, 2013 and comply with the current payment standards being used by the FHA. Resolution #13-05 implements the FHA's new payment standards effective March 1 2013 in accordance with the letter provided by the HUD Hartford field office on February 27, 2013.

Commissioner Delaney wanted to know if rents at Pine Tree would be affected by the passing of this Resolution. C. Martin explained that this Resolution was specific to the Housing Choice Voucher program, and rents at Pine Tree and Trefoil would not be affected. Commissioner Waterman did not see the 5 bedroom payment standard in the HUD letter dated February 27th and inquired about the FHA Resolution that contained the 5 bedroom payment standard. C. Martin explained that HUD publishes a standard list up to 4 bedroom units. However, HUD regulations provide for the calculation of larger units. Since the FHA has a 5 bedroom voucher holder, it is appropriate for the FHA to list accordingly.

There was a motion to approve Resolution #13-05 and seconded by Commissioner Waterman.

The vote to approve was unanimous.

The meeting was adjourned 12:15 PM.