

Town of Fairfield Housing Authority

The Housing Authority of Fairfield held a special meeting on June 26, 2013 at 6:00 p.m. in the Community Room at 15 Pine Tree Lane.

PRESENT: Carol Landsman, Chair
Rita Waterman, Vice-chair
Andrew Baumgardner, Treasurer
Maureen Delaney

ALSO PRESENT: Carol Martin, Executive Director; Peggy Ford, Resident Services Coordinator; Bruce Whitaker, Millennium Development; Tim Sandor; Jason Geel and Michael Maletta, Maletta & Company

CALL TO ORDER: Ms. Landsman called the meeting to order at 6:00 p.m.

Minutes

Minutes of the May 14, 2013 meeting were approved.

Public Participation

No members of the public attended the meeting.

Report of the Resident Services Coordinator

Ms. Ford reported that there are two new programs in place for residents. One is a Renter's Rebate Program that allows the town to give some money back to any senior on rent paid. The other is the distribution of coupon booklets sent to the Fairfield Housing Authority by the Connecticut Senior Farmer's market Nutrition Program. The coupons will cover \$18.00 toward the purchase of fresh produce from now until mid-October.

Ms. Ford attended two meetings of the Greater Bridgeport Elder Service Council. One addressed issue of mental health among the elderly. The other addressed a Geriatric Emergency Medicine Services Program at Bridgeport Hospital.

Ms. Delaney asked if a description of these programs could be available for residents. Ms. Ford will see if this is possible.

A residents' meeting was held on May 31 at both Trefoil and Pine Tree. Ms. Martin and Ms. Ford spoke about improvements to both sites and financing updates. The next meeting will be held on June 27.

Report of the Executive Director

Trefoil Court

Ms. Martin said she is pressing ahead with the plan to refinance Trefoil Court. It is expected that the firm commitment application will be submitted to HUD by July 31, 2013. The goal is to refinance the property but to stay within the State Elderly Program portfolio.

Pine Tree

Ms. Martin said she has submitted a proposal to CHFA requesting it to provide funds for predevelopment work for Pine Tree.

Housing Choice Voucher Program

Ms. Martin said that Ms. Berryman submitted the FHA appeal to HUD relative to the SEMAP score received by the FHA. She expects to have the result in a week.

Ms. Martin submitted a request to HUD for set aside funds to assist with the continuation of the FHA's HCV program. Ms. Delaney asked if funds received for Storm Sandy relief could be used to assist the HCV program. Ms. Martin said those funds could only be used for capital improvement projects.

Resolution #13-08, 2012 Audited Financial Statements

Mr. Maletta and Mr. Geel presented the 'Financial Statements and Reports of Independent Certified Public Accountants for the Year Ended December 31, 2012.'

Mr. Maletta said this report represents the opinion of the auditors and is based primarily on the financial statements submitted by the Housing Authority of the Town of Fairfield.

Among the significant items in the report, Mr. Maletta cited the requirement by HUD that the Authority use its reserves to support the obligations of the HCV program. Mr. Geel mentioned that the report shows the need to generate more revenue in order to keep the programs viable. Ms. Martin said that non-federal funds would be needed in order to do more lease-ups. Mr. Maletta, referring to the statistics on page 18, said the net position of Trefoil court is healthy. He said that overall the report shows progress. Many problems have been corrected. He cited the improvements of the first six months of 2012 as exemplary.

Ms. Waterman made a motion to accept the report of Maletta & Company as described and distributed. Ms. Delaney seconded the motion. The motion was unanimously approved.

Mr. Sandor commented that The FHA is moving in the right direction though there is still is much to do to improve its financial and management strength.

The meeting adjourned at 7:30 p.m.

The date of the next regular meeting is to be announced at a later date.

Respectfully submitted,

Gretchen Goethner