

Town of Fairfield Housing Authority

The Housing Authority of Fairfield held a meeting on September 10, 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
Joseph Madeo

ALSO PRESENT: Carol Martin, Executive Director; Peggy Ford, Resident Services Coordinator; Bruce Whitaker, Millennium Real Estate Services, LLC; Nancy Dills, resident; Tracy Tall, resident; Tom Erickson, resident

CALL TO ORDER: Ms. Landsman called the meeting to order at 6:06 p.m.

Minutes

Minutes of the special meeting of June 26, 2013 were approved. The minutes of the special meeting of August 15, 2013 were approved as amended.

Public Participation

Ms. Dills presented a petition to the Board regarding a change to the smoking policy. The 32 resident who signed do not want the policy revised. Ms. Landsman said the Board has not seen a proposal for new regulations. Ms. Martin suggested that the Board investigate smoking policies in force at other HUD sponsored housing authorities as a basis for going forward.

Report of the Executive Director

Pine Tree

Ms. Martin said she is working on a closing checklist for CHFA in order to secure the \$240,000 pre-development loan. Meetings have been held with residents to explain to them the necessity of the project and the financial implications of not moving forward. Also included were discussions of temporary relocation of residents as the redevelopment progresses. Ms. Martin said the current size and condition of apartments make them unattractive to middle income tenants. Mr. Baumgardner suggested that a Q & A regarding the project be included in the next newsletter. The next meeting with residents will be held on September 26, 2013.

Trefoil Court

Ms. Martin said that Bellwether Enterprise and the FHA have submitted the HUD concept package for Trefoil Court. She submitted a revised internal deadline schedule for the commitment application to HUD. The application submission date is now September 30, 2013. Ms. Martin said it is essential that the transaction close by the end of December.

Housing Choice Voucher Program

Ms. Martin said the FHA received set-aside funds from the first round of funds and she has applied for money from the second round. These funds are essential to the continuation of the HCV program. Lack of funds due to the sequestration imposed by Congress will result in a shortfall that will affect a number of program participants.

Resolution #13-10

Mr. Madeo made a motion to approve Resolution 13-10. Mr. Baumgardner seconded. The motion was approved. The resolution extends the management agreement between Millennium Real Estate Services, LLC and the Fairfield Housing Authority until September 30, 2014, and selects Millennium as Construction Manager for the contemplated Trefoil improvements.

Report of the Resident Services Coordinator

Ms. Ford reported on the continuing meetings between the residents and the Executive Director. These are intended to apprise tenants of the progress of proposed improvements and to answer concerns and questions. Meetings will continue to be held on a regular basis.

The Geriatric Emergency Medical Services department of Bridgeport Hospital are available to assist residents when they are sent to the hospital. Protective Services for the elderly and CT Home Care program staff aided the FHA in providing assistance to three residents.

Farmers' Market Coupons were distributed to 68 residents. These provided \$1224.00 of fresh food for FHA tenants.

The public portion of the meeting adjourned at 7:30 p.m. The Board moved to Executive Session. The Board exited Executive Session and as there was no further business, adjourned at 8:15 p.m.

The date of the next regular meeting is October 8, 2013.

Respectfully submitted,

Gretchen Goethner

