

Town of Fairfield Housing Authority

The Housing Authority of Fairfield held a meeting on October 8, 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

CALL TO ORDER: Ms. Landsman called the meeting to order at 6:05 p.m.

Public Participation

No members of the public attended the meeting.

Minutes

Minutes of the regular meeting of September 10, 2013 were approved as amended.

Report of the Executive Director

Pine Tree

Ms. Martin said that she expects an early closing on the predevelopment loan from CHFA to the FHA. Plans are to issue a Request for Proposals for design professionals to aid in moving the project forward. The next resident meeting to review the redevelopment process with residents will be held on November 7, 2013.

Trefoil Court

Ms. Martin said that as the HUD Hartford office is closed due to the federal government shutdown, and the processing of the FHA application is at a standstill. Bellwether Enterprise advised Ms. Martin that the application would contain language committing the proceeds from the transaction to repayment of the FHA's federal delinquent debt. Attached to her report is a response from Ms. Martin to Ms. Conner of Bellwether asking that no application be submitted to HUD without the approval of the FHA. In light of these matters, Ms. Martin submitted a new timetable for the project that envisions a firm commitment from HUD by January 31, 2014 and a closing by February 28, 2014.

Housing Choice Voucher Program

Ms. Martin said the HCV program would be impacted soon by the federal government shutdown. Payments to program participants will be endangered. The FHA has applied for set aside funds from the third round of funding to prevent terminations. Ms. Martin said she will need to inform landlords of the possible implications of the shortage in Housing Assistance Payments not being disbursed at the level needed for the FHA to meet its obligations to landlords. Approximately sixty-two families/landlords are in danger of being affected. There will be a shortfall of \$32,294 in NRA funding.

Report of the Resident Services Coordinator

Ms. Ford attended an expo, "Boomers and Beyond," that provided comprehensive information for area groups to help the aging population attain an optimum quality of life. Among the topics covered were Medicare changes for 2014, home care options vs. long-term care, and fraud targeted to the elderly.

A meeting of residents was held on September 26th to discuss the proposed improvements to both properties. Residents were encouraged to ask questions and make suggestions regarding the process. The next meeting will be held on November 7th at both sites. About one third of the residents attended the meetings.

Energy Assistance help is planned for October 29th at Pine Tree and October 30th at Trefoil Court.

Ms. Ford will attend the annual meeting of the Southwestern CT Agency on Aging October 17th. She expects to learn of updates to future programs run by the Agency on Aging to aid the older population of Fairfield County.

Resolution #13-11

Ms. Landsman proposed and Mr. Baumgartner seconded Resolution 13-11. This resolution provides a Civil Rights Certification for the Housing Choice Voucher Program. The resolution was adopted unanimously.

The public portion of the meeting adjourned at 6:45 p.m. The Board moved to Executive Session. The Board exited Executive Session and as there was no further business, adjourned at 7:38 p.m.

The date of the next regular meeting is November 12, 2013.

Respectfully submitted,

Gretchen Goethner