

**Board of Commissioners Meeting
150 Highland Avenue
Bridgeport, CT**

Regular Meeting of October 10, 2017

The Board of Commissioners of the Housing Authority of the City of Bridgeport met in a Regular Meeting at 150 Highland Avenue, Bridgeport, CT, on the 10th day of October- 2017, the place, date and hour duly established for the holding of such meetings Chairperson Andrews called the meeting to order at 6:23 p.m.

The Recording Secretary stated that this meeting is being conducted in conformity with the Open Public Meeting Act.

Present:

James A. Slaughter, Interim Executive Director
Sean Bagot, Director of Legal Services
Dave Ghio, Interim Director of Planning and Development
Coreen Toussaint, Director of HCV Program
Maureen Merlo, Senior Accountant
Deborah Woodson, Executive Operations Administrator

Asset Management Staff:

Monica Ratley, Manager, Harborview Towers
Greg Johnson, Housing Manager. C.F. Greene
Diedre Perry, Resident Selection

The Meeting of the Bridgeport Housing Authority also known as Park City Communities will come to order. Meeting is called to order.

[Cowlis Andrews] Do we have a list for the Public Comments. Yes.

Ms. Cook do you wish to speak?

[Bettie Cook] Yes.

Public Comments #1 Bettie Cook

Good Afternoon, my name is Bettie Cook. I am the President of the RAB and Scattered Sites. I have a few problems to discuss regarding Scattered Sites. Mr. Pierre Lewis lives at 92 Hewitt Street. He has had two strokes. He came to our meeting at least three months ago. They put him in a two - bedroom apartment with stairs and the man could hardly talk. I asked Mr. Slaughter to do something about this. But I haven't heard anything more about it. So, I am bringing it back to the table.

[Cowlis Andrews] Okay.

[Diedra Perry] Mr. Pierre Lewis was offered a unit and he refused it. It's a one level, three - bedroom unit.

[Steve Nelson] Where at??

[Bettie Cook] Winter is coming and the pipes need to be drained. So that when the heat comes up, it's not being blocked. If you do not bleed the pipes you will not have sufficient heat.

[Stephen Nelson] I know about that I grew up in Trumbull Gardens.

[Bettie Cook] You must bleed the pipes, see you learned something new tonight.

[Richard Garcia] What it's called is the purging system for the winter. Every year the systems have to be purged out to blow out all of the air in the boilers. Because they sit there all summer long, that's what normally plumbers do.

Public Comment #2 Alice King (Greene Homes)

Good Evening, I am the President of Greene Homes. I would like to let everyone know that Senator Gomes is coming to Greene Homes on October 11th. He will be here to answer questions and concerns. Please feel free to come and join us.

[Commissioner Andrews] Thank you.

Public Comment #3 Bettie Cook spoke for Karen Bracev (Trumbull Gardens)

The parking is terrible at Trumbull Gardens. We need a tow company. There are a lot of cars, that need to be towed. Plus, there are cars that do not have a PCC parking sticker. The swings. Last month, I mentioned, that they were too high. So far, three children that I know of have gotten hurt. Let one of mine fall and I will be swinging. The playground is so terrible that ABCD Day Care does not allow their children to play in there. What does that say about PCC? We have to do better. Whatever happen to the cameras in the building? I want to know why PCC is not doing anything for the residents, we have mold in just about every household. We just can't get anything done because we do not have adequate staff. Transfers in Trumbull Garden, families of four to five people are in two bedrooms. Transfers need to be done immediately at Trumbull Gardens.

[Cowlis Andrews] Who is here for Asset Management?

[James Slaughter] I guess that would be me.

[Dave Ghio] In reference to the Cameras the board will be asked to approve the cameras in the buildings,

[James Slaughter] As far as the roofs, we are dealing with tar and the overflow, that has created the mold situation. Plus, we have been on the 8th floor to get it back and operational.

[Dave Ghio] One of the biggest problems is in the high risers was the lack of ventilation on the roofs of each of the high risers. When we began the roof work, we quickly determined that the fans weren't working properly. The mold was created through poor ventilation, leaking roofs over the years and drains that were backed up. So those have been the issues and they have been resolved. They are 80% of the units have been completed

Public Comment # 4 Cherry Vines

We are having a major problem with parking. A guy came to put the numbers down and instead of him doing his job, he let the person outside convince him to skip numbers. He gave one woman a number right directly in front of her window. Now people are parking anywhere. I have a video of it.

Public Comment #6 Doris Reese Scattered Sites

Good Evening my name is Doris Reese. On Monday, my vehicle was tagged and they said within 24 hours it would be towed from the parking lot. I actually called Ms. Cook and she asked me to call Deborah. I did that. And I called another number for Ralph. I noticed on Wednesday that my car was gone. My car was registered and insured but was not able to move. They told me that Sharon Nelson to make arrangements.

[Cowlis Andrews] Did they tow it?

Yes, it was taken. I was told that as long as your car has insurance and is registered, they can't take it. They took it anyway.

[Ralph Villegas] Hi my name is Ralph, I spoke with you. I found out that your vehicle had been tagged by the police. And your car was towed by Jim's Auto. Like I told you the other day, I don't have a copy of that list of vehicles. When I spoke to Ms. Nelson on Wednesday, she said she would call me at 4:30. Well, 4:30 came and gone and I did not hear from Ms. Nelson. I don't have money to get my car back from the tow yard.

After she called me and said she could not get in touch with Ms. Nelson, I gave her Deborah's number.

[Bettie Cook] And I had her call Deborah.

[Cowlis Andrews] Was her car was registered.

A tree branch had fallen on my car and I put in a work order and nothing was done. But they towed my car.

[Cowlis Andrews] First, let's try and get her car back.

I had personal items in there.

[James Slaughter] We have to do that right away.

I will have someone look into this situation and try and get your car back. Can we call Jim's Auto Body and find out where the car is?

My car has been there since Wednesday.

[James Slaughter] So we have to get the car now, because those charges are going to get crazy in a minute.

[Cowlis Andrews] So please take care of that tomorrow.

Ms. Nelson said she was going to call me back and never called.

[Stephen Nelson] No relation.

[Denese Taylor Moye] Thank you. Her and her children should not have to live like that. They have been living that way for months. She should not have to be afraid of water dripping and causing an electrical fire. Right now, this is in the hands of legal services.

[Cowlis Andrews] Right now, It's in the hands of legal services. Yes it.

[Jane Kelleher] Hello I am an attorney for CT legal services and we represent all of the residents on the waiting list at Marina Village. We have attended several meetings with similar issues have been expressed about repairs not being done in the units. We have discussed this with Mr. Slaughter.

[James Slaughter] Yes, they have been discussing this with me.
Yes, they put in a work order to do this and follow up as to why this hasn't been done.

[Cowlis Andrews] Give us a weekly report on how they are handling these work orders.

[Deidra Perry] This is our first-time hearing about this.

[Stephen Nelson] It's my first time as well.

[Denese Taylor Moye] This is the first time that this matter is being brought to the Commissioner's Meeting. She cannot continue to live like this.

[Monica Ratley] Did you go to your site Manager, Jennifer? You reported this to Irma as well as Mike.

It was reported to Irma, I don't know about Mike.

Basically, all the workers know about my tiles. When I see them outside I remind them about my apartment. And they will say, put a work order in.

The work order has been in since July 21st. That's the first time that I reported it.

[Cowlis Andrews] We are good and tomorrow it will be taken care of.

[Stephen Nelson] Please address this immediately.

[Cowlis Andrews] We will send Monica over there to inspect. The Director of Asset Management is out on sick leave.

[Stephen Nelson] We have brand new apartments at Trumbull Gardens, that have been completely done.

[James Slaughter] We need to put a transfer request in, so that we can try and get you out of there.

[Cowlis Andrews] You guys figure it out.

[Richard Garcia] However, If they cannot get her out of there immediately, you need to have the unit tested for mold by an Environmental Agency.

[James Slaughter] I am going to move her out since it's an emergency.

[Diedra Perry] We didn't know about this issue, now that we know, I will put in for a transfer tomorrow.

[Cowlis Andrews] And make sure that our answers have been responsive. I am going to step out of order and respond to Ms. Cook.

Are you aware that HUD is supposed to be inspecting the units at Scattered Sites on the 18th and we are not going to pass.

[Cowlis Andrews] Do you mean REAC??

[Bettie Cook] Yes. We are not going to pass. If you come over there, you will see why.

[Cowlis Andrews] Will we will have to work with Scattered Sites to make sure that they are prepared. You guys figure it out. We are not going to do that here.

Let's do Approval of the Minutes from September 11, 2017.

Motion: Stephen Nelson
Seconded: Richard Garcia

Ready for the Roll Call

Commissioner Nightingale	Aye
Commissioner Andrews	Aye
Commissioner Garcia	Aye
Commissioner Nelson	Aye

[James Slaughter] The minutes have been approved 4 - 0.

[Cowlis Andrews] Okay. Let's do reports. Bills and Communications

Finance

[Maureen Merlo] I will be short and sweet. We are in the process of closing the books for fiscal year 2017. Alan met with the auditors on October 4th and they are here this week and next to start that whole process for performance compliance testing. He also put together a report on the overall budget and for COCC and other administrative expenses this line is over budgeted by \$281,000 mainly due to old legal fees that we are working on getting paid. So, our operating deficit surplus is currently \$155,000 largely due to the old legal expenses and we are working on those.

Public Housing they have an operating surplus of \$2,230,000.00. The projected surplus was \$365,000.00, With the use of capital funds, it decreased operating expenses. So they were able to have a very good showing for their surplus.

Section 8 they had an operating deficit of \$82,000.00 through August and this was due to the administrative fee income being \$82,000.00 less than had been anticipated. Following his narrative he has the combined, where it shows everyone on one page and then each of the departments with COCC and it shows total income of \$155,000 deficit. And each one shows where the individual projects stand. The last page of his report, the Board had asked for outstanding utility balances because that has been an on-going issue with finance. The total due is on this last page \$452,559 .07, and they are broken down by sewer, gas and water.

[Diedra Perry] We have a total of 1,137 on our waitlist. We closed that wait list because we had enough applicants on that list so they are not waiting over three years. We have approx. 250 applicants on that waiting list. We are looking at closing that list. The elderly/disabled 4. and 5 bedrooms will remain open.

[Cowlis Andrews] Is there a question about affordability when it comes to Scattered Sites? And getting people that have the income levels to be eligible?

Yes, we are having issues with the income limits that were approved by the board and getting people that can actually afford those limits. I think that this needs to be revisited.

[Cowlis Andrews] Should we open the list up to get qualified applicants.

Yes, but we must keep in mind that these are low income public housing units.

[Cowlis Andrews] Let's be straight because we are trying to solve a problem. The question is, if we are not getting the applicants that meet the criteria then we have one or two options so that we can get a bigger universe.

[Diedra Perry] I think we need to reduce the income limits a little. There is not a big pool for people who are eligible. I was looking at New Haven, they just had their list open. Their income limits were a little lower than ours.

[Cowlis Andrews] Their area median income is lower than ours.

[Richard Garcia] Those are tax credit units.

[Cowlis Andrews] Let's bring a proposal to the board and we will look at it.

Asset Management

[Greg Johnson for Tiffany Maldonado] The public housing development are trending at 94%. Site staff have been working diligently on rehabbing the vacant units to increase the portfolios overall occupancy rate. The Asset Management staff has also been working hard with prepping each of their sites for the REAC inspections. The staff continues to work with the Legal Department on non-payment eviction cases as well as lease enforcements for criminal activities. The TAR's reflect at 28% for the month of September. However, implementing additional collaborative efforts with both legal and Planning and Development will continue to be a department goal.

[Cowlis Andrews] Thank you.

Security

[Ralph Villegas] Good Evening you will see in my monthly report, this report is from the last two months. Seon has his hands full, with a lot of criminal activity, which has resulted in evictions. Last week we met with the Police Department and we received the activity report and personnel activity. We had a fairly decent meeting and there are a few things that we are working on. We issued two phones and we will give the residents the phone numbers. This way the officers don't have to use their personal cell phones. Mr. Slaughter agreed that we would pick up this expense which is a small amount. Once they get phone numbers cards will be issued to the residents with their numbers on there. These phones will be used during the working hours, they do not get paid for round the clock.

2. RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO RHODE ISLAND BUREAU OF INVESTIGATION AND PROTECTION, LTD., TO PROVIDE SECURITY GUARD SERVICES FOR ONE YEAR WITH AN OPTION TO RENEW FOR AN ADDITIONAL YEAR IN A NOT TO EXCEED AMOUNT OF \$557,280.66 (this Resolution was tabled)

Motion Submitted: Garcia
Seconded by: Nelson

Roll Call:

Commissioner Andrews	Aye
Commissioner Nightingale	Aye
Commissioner Garcia	Aye
Commissioner Nelson	Aye

Resolution passed 4 - 0

3. RESOLUTION AUTHORIZING THE SECOND YEAR OPTION IN THE CURRENT CONTRACT WITH RYAN & RYAN, LLC FOR LABOR LAW LEGAL SERVICES IN THE NOT TO EXCEED AMOUNT OF \$100,000.00.

Motion Submitted: Nelson
Seconded by: Garcia

Roll Call:

Commissioner Andrews	Aye
Commissioner Nightingale	Aye
Commissioner Garcia	Aye
Commissioner Nelson	Aye

Resolution passed 4 - 0

4. RESOLUTION AUTHORIZING THE SALE OF REAL PROPERTY OWNED BY THE HOUSING AUTHORITY OF THE CITY OF BRIDGEPORT TO SHOP CORE PROPERTIES L.P; AND APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF A PURCHASE AND SALE AGREEMENT AND ANY AND ALL DOCUMENTS NECESSARY TO COMPLETE THE TRANSACTION

Motion Submitted: Garcia
Seconded by: Nelson

Roll Call:

Commissioner Andrews	Aye
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Commissioner Andrews	Aye
Commissioner Nightingale	Aye
Commissioner Garcia	Aye
Commissioner Nelson	Aye

Resolution passed 4 – 0

8. RESOLUTION AUTHORIZING AN AMENDMENT TO CHAPTER 7-II.H. VERIFICATION OF PREFERENCE STATUS IN THE (ACOP) APPROVED BY THE BOARD OF COMMISSIONERS ON SEPTEMBER 11, 2017.

Motion Submitted by: Nelson
Seconded by: Garcia

Roll Call:

Commissioner Andrews	Aye
Commissioner Nightingale	Aye
Commissioner Garcia	Aye
Commissioner Nelson	Aye

Resolution passed 4 – 0

9. RESOLUTION APPROVING THE HOUSING AUTHORITY OF THE CITY OF BRIDGEPORT'S ANNUAL CAPITAL FUND PROGRAM PLAN AND AUTHORIZING THE ACCEPTANCE OF \$4,011,186.00 OF CAPITAL FUNDS FROM THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Motion Submitted by: Nelson
Seconded by: Garcia

Roll Call:

Commissioner Andrews	Aye
Commissioner Nightingale	Aye
Commissioner Garcia	Aye
Commissioner Nelson	Aye

Resolution passed 4 – 0

Motion to go into Executive Session. 4 - 0

Motion to go back to Regular Meeting 4 – 0

Meeting adjourned 9:15 p.m.