

December 13, 2022 REGULAR MEETING MINUTES

NORTH HAVEN HOUSING AUTHORITY

555 Pool Road

North Haven, CT 06473

The regular Commissioners meeting of the North Haven Housing Authority was held on Tuesday December 13, 2022. The meeting was called to order by Chairman Richard LoPresti at 4:00 PM.

Present:

Richard LoPresti, Chairman

Nancy Leddy, Secretary

Virginia Ballough, Tenant Commissioner

Anthony P. Solli, Vice Chairperson

WHA Staff:

Chris Pisani, Acting Executive Director

Sophia Rosa, Acting Assistant Executive Director

Welcome and Announcements:

Acting Executive Director Pisani opened the meeting with a roll call. Chairman LoPresti welcomed all present attendees and expressed apologies for missing the yearly elderly holiday party. Chairman LoPresti stated that there was another exciting announcement that will be discussed during the other business portion of the agenda.

Public Comment:

No public comment.

Tenant Council Corner/Discussion:

Tenant Council President Gary Stackpole submitted a laundry revenue proposal to the board as requested by Chairman Richard LoPresti. Acting Assistant Director Rosa stated for the record that the office received a copy of said proposal earlier that morning. Mr. Stackpole explained that the tenant council is proposing to receive 25% of yearly laundry revenue to be used for tenant council programming. Discussion took place between the board and the tenant council regarding how the percentage was come up with as well as future use of program funding. Secretary Leddy asked how registration

for these programs works. Mr. Stackpole stated that sign-up sheets would be posted on each property. Chairman LoPresti referenced the upcoming calendar year 2023 budget overview for the record and cited the total amount of laundry revenue budgeted for the upcoming year. Acting Executive Director Pisani clarified that the amount of \$5,500 is gross and does not factor in the cost of utilities to keep the laundry room running monthly. Chairman LoPresti asked all present board members if there were any questions or comments, none of which were expressed. Chairman LoPresti went on to explain that based on ongoing budget discussions with management, leadership felt it was appropriate to allocate a 15% percentage of laundry revenue for the year. Chairman LoPresti asked Mr. Stackpole to submit an itemized report for what the tenant council plans to do with the newly allocated program funds.

Gloria Dubey, resident of Temple Pines unit #205 asked why the residents of Parkside Manor were not notified of the details regarding the elderly holiday party. Acting Assistant Director Rosa responded by clarifying that the flyer was posted at the property across from the mailboxes three weeks prior to the event. Ms. Dubey asked if in the future, flyers can be individually distributed to residents' doors.

Discussion took place between Chairman LoPresti and both Gary Stackpole and Gloria Dubey over the process for tenant council board re- election when there is a vacancy.

New Business:

A) *Approval of Finance Reports:* Chairman LoPresti noted that the current Finance Reports might change a bit, as the Housing Authority just had a large check run processed. It was also noted that due to this, the Housing Authority may end up with a deficit instead of a small surplus.

Tenant Commissioner Ballough made a motion to approve the November Finance Reports. Vice Chairperson Solli seconded the motion. All present board members are in favor.

B) RESOLUTION R-12/13-22-001 AUTHORIZING THE ADOPTION OF THE TENANT SELECTION PLAN FOR THE NORTH HAVEN HOUSING AUTHORITY ELDERLY DISABLED PORTFOLIO

Chairman LoPresti discussed the need for this plan due to the state highly recommending the agency move from a point-based waiting list system to a lottery system. Additionally, Chairman LoPresti stated his personal preference for the point-based system however is choosing to move forward with the recommendation due to the state agencies being very generous in awarding grant funding for renovation work at the North Haven Housing Authority.

Acting Executive Director Pisani stated that the State is not happy about a point-based system, as they feel it could restrict those who wanted to get housed but can't receive the number of points that a North Haven resident would. No further questions were received.

Vice Chairperson Solli made a motion to approve. Tenant Commissioner Ballough seconded the motion. All present board members are in favor.

C) RESOLUTION R-12/13-22-002 AUTHORIZING THE ADOPTION OF THE NHHA PARKING POLICY

Chairman LoPresti referenced the discussion that took place during the November 2022 Board Meeting. It was also stated that the Housing Manager Ron Canalia did take all three draft proposed policies to the tenant council for review and/or comments as mentioned in the memo provided.

Vice Chairperson Solli asked if NHHA planned on line striping the parking lot at Temple Pines. Acting Executive Director responded by informing the board that it is already included in the scope of work for the Temple Pines renovation project. He also mentioned that this policy is a formality that allows management to enforce any complaint or parking violations. Vice Chairperson Solli then asked if residents will be given stickers and what the process would be should a tenant get a new vehicle. Acting Assistant Director Rosa stated that all tenants with vehicles will receive a sticker to be placed in their windshield. Secondly, the process for getting a new vehicle was discussed.

Vice Chairperson Solli made a motion to approve. Tenant Commissioner Ballough seconded the motion. All present board members are in favor.

D) RESOLUTION R-12/13-22-003 AUTHORIZING THE ADDIRECTOR ANHHA GRIEVANCE PROCEDURE

Chairman LoPresti referenced the discussion that took place during the November 2022 Board Meeting and stated the need to have a copy of this in each tenant file. Acting Assistant Director Rosa pointed out the memo provided in the board package.

Vice Chairperson Solli made a motion to approve. Secretary Leddy seconded the motion. All present board members are in favor.

E) RESOLUTION R-12/13-22-004 THE ADOPTION OF THE CALENDAR YEAR 2023 ANNUAL BUDGET COMMENCING JANUARY 1, 2023 AND ENDING DECEMBER 31, 2023, AND AUTHORIZING THE SUBMISSION OF SUCH BUDGET TO THE CONNECTICUT FINANCE HOUSING AUTHORITY

Acting Assistant Director Rosa discussed that although the Housing Authority had to increase the budget for certain line items such as the maintenance repairs and utilities, after review of current expenses, lines items such as the CPA Accounting and answering services were able to be decreased which in turn made up for most of the increases that needed to be made. Acting Assistant Director also noted the need for an increase on the legal expense due to the upcoming closings expected during the 2023 fiscal year for grant funding. Acting Executive Director also noted that most of what is presented are known costs and cannot be negotiated. Chairman LoPresti thanked both Mr. Pisani and Ms. Rosa for completing the budget and noted that management will have to pay close attention to the vacancy numbers this upcoming year with the Temple Pines renovations getting done due to holding units for temporary relocations.

Vice Chairperson Solli made a motion to approve. Tenant Commissioner Ballough seconded the motion. All present board members are in favor.

Other Business:

- Update 2021 Small Cities Application- Temple Pines
Acting Executive Director Pisani provided an update stating that the North Haven Housing Authority was approved for the priority needs grant funding to address the ongoing elevator issues. Chairman LoPresti stated that he is very hopeful the North Haven Housing Authority will be able to complete 100% of the Temple Pines Renovations. All present board members expressed their excitement.

Vice Chairperson Solli made a motion to adjourn. Tenant Commissioner Ballough seconded the motion. All present board members are in favor.

The meeting adjourned at 5:04PM.