

The Agency Plan Public Hearing of the Board of the WEST HAVEN HOUSING AUTHORITY was held on January 4, 2018 at Meadow Landing, 397 Meadowbrook Court, West Haven, CT 06516.

Chairwoman Paine called the meeting to order at 8:03 AM.

In attendance via tele-conference were: Chairwoman Paine, Vice Chairman O'Connor, Commissioner Orio, Attorney Kravetz of Susman, Duffy & Segaloff, and Douglas Ruickoldt.

Present at the meeting location of 397 Meadowbrook Court in West Haven, CT were: West Haven Housing Authority Executive Director John Counter, Eric Stokes and Jessie Fennell.

Absent and Excused: Commissioner Mooney and Commissioner Nugent

I. Agency Public Hearing

Chairwoman Paine asked Mr. Counter to affirm the public notice of the annual plan was advertised at least 45 days prior to January 15, 2018, in accordance with HUD regulation, and that Mr. Counter is present at the facility provided in the public notice. Mr. Counter affirmed public notice was advertised within the HUD regulation, and that he was present at the facility provided in the public notice.

Chairwoman Paine asked if any members of the public would like to comment on the agency plan. Mr. Counter affirmed no one from the general public was present at the facility for public comment. Chairwoman Paine asked for a second and third time for comment on the agency plan.

II. Adjourn meeting:

As there was no public comment on the agency plan to come before the Board, Chairwoman Paine adjourned the public hearing at 8:07 AM.

Attest: _____
John P. Counter
Executive Director / Secretary

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Absent and Excused: Commissioner Mooney and Commissioner Nugent

III. Approval of the Minutes

Chairwoman Paine called for a motion that the Board approve the minutes of the November 28, 2017 Regular Meeting. Commissioner O'Connor made the motion. Seconded by Commissioner Orio. All in favor. Motion carried unanimously.

IV. Executive Director Report

Mr. Counter and Attorney Kravetz provided the Board with a summary of changes to the annual plan related to policies and language regarding the FSS plan, Criminal History, No Smoking and VAWA/Emergency transfer policies. In addition, the annual plan will include a summary of the development initiative for Surfside and a plan to submit a demolition and disposition application.

Commissioner Orio had questions regarding the VAWA policy as it relates to the protection of all tenants within the housing authority. Attorney Karen Kravetz explained the policy and provided some examples to give further clarification. Commissioner Orio was satisfied with the information Attorney Kravetz provided.

Chairwoman Paine called for a motion that the Board adopt the Agency Annual Plan. Commissioner O'Connor made the motion. Commissioner Orio seconded. All in favor. Motion carried unanimously.

The Board had the opportunity to review the 2018 Regular meeting schedule that was provided to all Board members in advance. Chairwoman Paine called for a motion that the Board approve the 2018 Regular meeting schedule. Commissioner Orio made the motion. Seconded by Commissioner. All in favor. Motion carried unanimously.

Mr. Counter informed the Board that in the beginning of 2016 the agency received two amended bills from the city based on grand list audits the city conducted in an effort to collect what was thought to be underbilled sewer fees. The agency received two bills at approximately 165k each (one for the housing authority and the other for Meadow Landing). After meetings with the sewer commission and a hearing, the city council agreed to bill for charges based on actual consumption vs. a flat rate per unit. Mr. Counter informed the Board that actual consumption is a significantly lower cost.

Chairwoman Paine called for a motion that the Board authorize John P. Counter to execute the amendment to the Cooperation Agreement regarding the sewer bill. Commissioner O'Connor made the motion. Seconded by Commissioner Orio. All in favor. Motion carried unanimously.

V. **Adjourn Meeting**

As there was no other business to come before the Commissioners, Chairwoman Paine adjourned the meeting at 8:29AM.

Attest: _____
John P. Counter
Executive Director / Secretary