

MINUTES
Housing Authority of the Town of Darien
January 27, 2009

A Regular Meeting of the Commissioners of the Housing Authority of the Town of Darien was called to order at 7:30 p.m. on Tuesday, January 27, 2009 in Room 119 of the Darien Town Hall.

Present were: Commissioners Cynthia Ashburne, Jan Raymond, Joe Warren, Kass Bruno, (Absent, Jennifer Schwartz); Executive Director, Kathryn Molgano.

Minutes from the Regular Meeting of October 28, 2008 and Special Meetings of November 3, 2008 and November 20, 2008 were approved without objection.

Paid Bills Reports for MR36 and E187 for December 2008 and January 2009 were approved without objection.

On a motion by Jan Raymond, the Commission voted unanimously to add to the meeting's agenda – vote to approve a resolution to authorize Jennifer Schwartz and Kathryn Molgano to sign financing application documents on behalf of DHA.

Election of Officers: The Annual Election of Officers was held. Jennifer Schwartz and Cynthia Ashburne were elected to their respective positions of Chairman and Vice-Chairman by acclamation. On a motion by Kass Bruno, and unanimously passed by the Commission, Joe Warren was elected to the position of Treasurer and Jan Raymond was elected to the position of Assistant Treasurer.

Executive Director's Report: Kathryn Molgano reported the following:

Quarterly Reports: For the six-month period ended December 31, 2008, both MR36 and E187 reported period gains. Operating income and expenses for MR36 are close to budgeted projections for the 6-month period, while operating income for E187 is under budget due to vacancies. Kathryn Molgano expressed concerns that mounting snowplowing costs for the current year may well exceed budget estimates.

Fiscal Year 2007/2008 Audit: Kathryn Molgano has received the auditor's Draft Audit Report for the Fiscal Year Ended June 30, 2008. Pat Buel, CPA reports no findings for MR36 and E187.

Continued Occupancy: Applications were mailed to residents on January 2, 2009 and are due back in the DHA office by February 15, 2009. CHFA sanctions for residents who fail to comply with the February 15th due date include a March 1st increase in rent calculated on the maximum income limit for continued occupancy. Reminder notices will be mailed to residents.

E187 Renovations: Five apartments at Old Town Hall Houses have been renovated from June 2008 through December 2008 at an average cost of \$6,300 per unit. Renovation of Apartment 54 is currently underway. DHA will be relocating a current second floor resident to Apt. 54 (first floor unit) based on medical need as reported to DHA by the resident's doctor. Kathryn Molgano asked for a decision by the Commission if DHA should undertake renovations to the second floor unit that will become vacant in March. Commissioners unanimously agreed that DHA should, in all cases, continue to renovate units as they become vacant.

Applications for Old Town Hall Houses & Waiting List: The Waiting List for Old Town Hall Houses was reopened on January 1, 2009. Thirty-one applications have been given out – of which nine have been returned. In addition, the new, revised applications were mailed to existing waiting list applicants in order to update information on file.

Allen-O'Neill Association: Carley Tankoos reported that the Allen-O'Neill Neighborhood Association has elected its 2009 board members (slate of officers and chairs attached). Carley Tankoos expressed that the Allen-O'Neill residents are not adequately represented on the AONBC due to the fact that AONBC member Bill Riolo has not communicated with the AONA

and does not attend its meetings. Commissioners will follow-up on this complaint by discussing the matter with Bill Riolo and AONBC Chair Peter Frank.

Carley Tankoos expressed concerns about resident relocation. Jennifer Schwartz had responded to this question with the most recent and available information at the November 20, 2008 meeting. To date there is no updated information to report.

Carley Tankoos inquired about Utility Allowances for the 2009 Continued Occupancy Rent Calculations. Kathryn Molgano reported that DHA has obtained the 2008/2009 Utility Allowance Schedule from the Connecticut Department of Social Services. This schedule did not change from the previous year and utility allowances will remain the same as in 2007/2008.

Carley Tankoos reported that an individual has been driving over lawns in the Allen-O'Neill neighborhood and that the matter has been reported to the Darien Police Department.

Senior Resident Association: No report.

Resolution to authorize Jennifer Schwartz and Kathryn Molgano to sign documents necessary to file a combined application with CHFA and DECD was read by Cynthia Ashburne. On a motion by Jan Raymond the Commissioners voted to unanimously approve. (Certified Resolution attached to Minutes).

The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Kathryn Y. Molgano
Executive Director

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The Housing Authority of the Town of Darien

CERTIFIED RESOLUTION

Certified a true copy of a resolution duly adopted by the Housing Authority of the Town of Darien at its annual meeting on January 27, 2009. This resolution has not been rescinded or modified in any way.

WHEREAS, The Housing Authority of the Town of Darien is working with their designated developer to file a combined application with the Connecticut Housing Finance Authority (CHFA) and Department of Economic and Community Development (DECD);

NOW THEREFORE BE IT RESOLVED, that the Chairman, Jennifer Schwartz and Executive Director, Kathryn Molgano are hereby authorized to sign all documents necessary to file a combined application with CHFA and DECD.

Approved

Date

Commissioner