

Trumbull Housing Authority Special Meeting – June 6, 2022

Trumbull Housing Authority Virtual Special Meeting

June 6, 2022

4:30 pm

Commissioners Present: Chairman Kathleen McGannon, Maureen Bova, Laurel Anderson, Sara Pflueger and Charlene Pederson (entered the Executive Session at 4:41 pm)

Also Present: Interim Executive Director Paulette Mack; Accountant Jason Geel; Dawn Cantafio, Community Development Director; Daisy Torres, Congregate Manager and Allyson Maida, Staffing Consultant (entered the Executive Session at 4:41 pm)

The meeting was called to order by Mrs. McGannon at 4:32 pm followed by the Pledge of Allegiance and Roll Call.

Approval of Congregate Rent Modification Resolution
Mrs. Anderson moved to approve the following resolution:

TRUMBULL HOUSING AUTHORITY
RESOLUTION 2022-1
INCREASE BASE RENTS AND CORE SERVICES CHARGES; IMPLEMENT UTILITY ALLOWANCES

WHEREAS, the Trumbull Housing Authority {"THA"} operates a State Congregate Housing Program known as the Stern Center. The property is located at 210 Hedgehog Circle in Trumbull, Connecticut and consists of 36 units.

WHEREAS, this property receives compliance monitoring from the Department of Housing (DOH);

WHEREAS, THA seeks to implement Base Rent and Core Services Charges increases for the property in accordance with the Congregate Services Management Plan via submission to DOH; further, THA seeks to adopt utility allowances for electric service to the benefit of current and future residents; THA proposes to adjust charges and allowances as follows:

	July 1, 2021	July 1, 2022
Base Rent	\$440	\$500
Utility allowance	<u>\$ -0-</u>	<u>\$ 36</u>
Total Shelter Rent	\$440	\$536
Core Services Changes	\$800	\$850

WHEREAS, once approved by the Commissioners and subsequently DOH, residents shall be properly notified;

BE IT RESOLVED, that the Board of Commissioners of the Trumbull Housing Authority authorizes the (Interim) Executive Director to put forth a formal request to DOH to implement an increase in the base rent and core services charges; and adopt utility allowances at Stern Center to be effective July 1, 2022.

Mrs. McGannon stated that on paper it appears to be an increase but actually it will be a decrease in the Congregate. Mr. Geel explained this resolution covers the core services charges that were previously

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approved by the Board. They are requesting approval from DOH for the utilities allowance. This acknowledges that the true burden of living in a unit does increase \$36.00 but the resident would receive a credit allowance, if DOH gives their approval, and this would be deducted from everyone's rent. Those residents who pay full rent may not see it go down but they will benefit from the credit for the utilities. He noted in the future, the staff can monitor it annually to verify if \$36.00 is sufficient. The residents, every year, would get full credit for the utilities they are putting in. This corrects a benefit on the programming side so the resident would get this plus all the other allowances DOH did on their side.

Motion was seconded by Ms. Pflueger and approved by unanimous consent.

Executive Session

Motion was made by Ms. Pflueger to enter into Executive Session at 4:41 pm to discuss the findings of the Staffing Consultant. Those present were the Board members (Ms. Pederson entered Executive Session portion of the meeting at 4:41 pm) and Allyson Maida, Staffing Consultant. Seconded by Mrs. Anderson and approved by unanimous consent. Motion was made by Mrs. Anderson to exit Executive Session at 7:15 pm. Seconded by Ms. Pederson and approved by unanimous consent.

Adjournment

There being no further business, motion was made by Ms. Pederson to adjourn the meeting at 7:18 pm. Seconded by Mrs. Anderson and approved by unanimous consent.

Respectfully submitted,

Barbara Crandall
Clerk