

Chairperson Wadding called the Regular Meeting of the Portland Housing Authority to order on Wednesday, August 15, 2018 at 8:45 a.m. at the Payne-Chester Community Center, 11 Riverside Street, Portland, CT.

**PRESENT:** Chairperson D. Wadding, Vice Chairman A. T White, Commissioner Susan Malecky, Commissioner, Kathleen Rose

**ABSENT:** CURRENTLY ONE VACANT POSTION

**STAFF:** Marilyn Rivera Executive Director, Dan Rafaniello Staff Accountant, Libby Johnson, Transcribe

**ACCEPTANCE OF THE AGENDA:** Vote was unanimously approved and accepted.

**APPROVAL OF THE REGULAR MEETING MINUTES – June 20, 2018** Vote was unanimously approved and accepted.

**REVIEW of May 2018 FINANCIAL REPORTS-prepared by Janet S. Wortman CPA:**  
Vote was unanimously approved and accepted.

**PUBLIC PARTICIPATION:**

Resident Christine Anderson from unit 14 at Chatham Court, Local area residents and church members would like to have the community room use policy changed to allow religious events and activities in the community room centers. Religious and or political activities are not allowed, PHA regulates such policies which are mandated by HUD. Ms. Christine Anderson states that she has been doing Sunday school for the children of Chatham Curt ans has been doing it with the permission of the prior Executive Director, Ms. Frazee. Ms. Marilyn Rivera, Executive Director states that the policy is a policy that comes from the Federal Government and enforced by the PHA, however the Executive Director will send an email to HUD to see what their response will be. This is not a policy that just affects the Portland Housing Authority but a policy that all housing Authorities must oblige by. Commissioner White suggested that the group meet at the senior center or other local public areas. It was also suggested by the Executive Director that all who are advocating for the policy change to submit a letter to the Executive Director to include with the email that will be sent to HUD. The Executive Director will hold off on sending the email, until all letter is received.

**Travel Policy was approved by the Board.**

**STAFF REPORTS – Treasurer’s Report and Executive Director’s Report:**

Treasures Report:

**Approval of July operating Expense:** (July’s Expenses)

Motion was made by Chair Wadding to approve the July’s expenses seconded by Commissioner Susan Malecky.

**Master Account:**

**Section 8 Accounts including approval of HAP Program:**

Section waitlist is currently open, we have received over 3,000 applications.

**EXECUTIVE REPORT:**

The renovations to QH are 99% complete, once all renovations are completed we will have a ceremony to celebrate the renovations. Our section 8 waitlist is currently open, the deadline to apply is August 24, 2018. We have received over 3,000 pre-applications. The executive Director asked Susan Bransfield if Ms. Mary Pont would be available on August 30<sup>th</sup>, 2018 to draw 175 applicants for the lottery. Ms. Bransfield agreed to have Ms. Pont come on August 30<sup>th</sup>, 2018. Once the 175 applicants are selected the PHA will then notify the 175 applicants and they will have to apply, fill out an application to be reviewed and processed, if eligible then then the eligible applicants will be placed on the Section 8 waitlist according to date and time stamp. All of our section 8 vouchers are currently active.

**OLD/NEW BUSINESS:**

Resident put in complaint against PHA and Executive Director for discrimination. Has hearing set for Oct 16<sup>th</sup> in New London. Communication has been through email. He doesn't pay his rent on time. The resident has been and will continue to be a problem. He never came in to recertify, the information was submitted to our legal counsel for response. The Executive Director is confident that we will win because we didn't discriminate against him nor his family. Former employee applied for Unemployment we denied it. Court date was supposed to be today but Executive Director asked for another date, the audit was conducted in the middle of July, Jason Geel. The Audit will be finalized the middle of September. Jason Geel will come to the October board meeting.

**ADJOURNMENT:** Vice Commissioner A. White motioned to adjourn at 10:51am and Commissioner Susan Malecky seconded the motion. Motion was unanimously approved and accepted.

Approved by:

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Dawn Wadding  
Chairperson

Respectfully submitted

  
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Marilyn Rivera  
Executive Director