



Housing Authority of the Town of Portland

9 Chatham Court, Portland, CT 06480

Executive Officer

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Board of Commissioners

Susan Malecky, Chair

Deborah Hallas, Vice Chair

Daniel Weeden, Treasurer

Maura Dillon, Commissioner

Cynthia Ferraro, Tenant Commissioner

Chair S. Malecky called the Regular Board Meeting of the Portland Housing Authority to order July 15, 2024, at 5:27 p.m. at the Chatham Court community room.

1.CALL TO ORDER/ ROLL CALL PRESENT: Chair S. Malecky, Vice Chairperson Deborah Hallas, Commissioner Dan Weeden, Tenant Commissioner Cynthia Ferraro, and Commissioner Maura Dillon .

STAFF: Allen Harrison Executive Director, Dan Rafaniello Staff Accountant and Carol Diaz Deputy Director, Susan Nellis Administrative Coordinator.

ABSENT:

2.ACCEPTANCE OF THE AGENDA

Chair S. Malecky made a motion to approve the agenda and it was then moved by commissioner D. Weeden and seconded by Commissioner D. Hallas .There being no further discussion. The vote was unanimously approved and accepted.

3.PUBLIC PARTICIPATION:

None

4.APPROVAL OF THE REGULAR MEETING MINUTES HELD June 24, 2024.

Chairperson S. Malecky made a motion to approve Special Board Meeting Minutes held June 24, 2024, and it was then moved by commissioner D. Weeden and seconded by Commissioner M. Dillion. There being no further discussion. The vote was unanimously approved and accepted.

5.REVIEW AND TAKE ACTION ON April 2024 ACCOUNTING REPORTS- PREPARED BY T. Ewald, CPA.

Chairperson S. Malecky made a motion to approve the June 2024 Accounting Reports and it was then moved by commissioner C. Ferraro and seconded by Commissioner D. Weeden. There being no further discussion. The vote was approved.

6. EXECUTIVE DIRECTORS REPORT: Chatham Court, Quarry Heights, and Section 8

Office Report: Tar's ending numbers for the month of June 2024.

CC-active tenant's balance:	\$7,547.90	QH-active tenant's balance:	\$ 1054.68
CC- active tenant's credit balance:	(\$5,710.68)	QH-active tenant's credit balance:	(\$637.00)
CC-move out balance:	\$2,655.64	QH-move out balance:	\$ 0

The PHA currently has 51 regular housing vouchers leased, 25 Project Based Voucher, 11 families that ported out for a total of 87 with 15 families shopping for units, the goal is to fulfill 89 vouchers.

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Chair S. Malecky made a motion to approve Executive Directors Report. There being no further discussion. The vote was unanimously approved and accepted.

7. OLD BUSINESS/NEW BUSINESS

a. Approve new FMR's (Fair Market Rents)

Sue Nellis explained there was an error made on her part for the 2023 Fair Market Rents for the Section 8 program. It's been fixed and tenants will not be penalized or affected.

RESOLUTION 24-7-1

WHEREAS, the Commissioners of the Portland Housing Authority have reviewed the proposed Payment Standard for the Section 8 Housing Choice Voucher program; and

WHEREAS our current payment standards do not reflect the current Small Area Fair Market Rents for units in our jurisdiction.

THEREFORE, the Commissioners agree that our Payment Standard should reflect 120% of the Small Area Fair Market Rents for FY 2023 for the jurisdictions of the Town of Portland and Town of Cromwell where we have a Cooperation Agreement.

Bedroom Size	Payment Standard
EFF	\$1,188
1BR	\$1,428
2BR	\$1,776
3BR	\$2,160
4BR	\$2,640

Revised effective 07/15/2024

BE IT THEREFORE RESOLVED that the Commissioners of the Portland Housing Authority adopt the Payment Standard.

It was moved by Commissioner *D. Weeden* and seconded by Commissioner *D. Hallas* to adopt the above Resolution as introduced and read. Upon roll call, the "Ayes" and "Nays" were as follows: *5 Ayes and 0 Nays*

Chairperson Malecky declared the motion passed unanimously and the resolution adopted.

b. Update Gas Conversion

E. D. A. Harrison reported he has not yet signed a contract with Sav-Mor for the boiler replacement because there has been a change in the location of one of the gas lines. This change could set back the project until potentially next year, will keep the board updated as the project develops.

c. Hosing Night of America-Baseball Night

The Hartford Yard Goats played against the Portland Sea Dogs on Friday, July 12th. This was a great event for families, and it was free to Chatham Court residents. The PHA bought about 40 tickets for residents to enjoy with their families, again ticket sales help support the CONN NAHRO Scholarship Program that annually provides three or more scholarships to graduating high school seniors and current college undergraduates who are residents of housing authority managed properties or Section 8 housing.

8.ADJOURNMENT

At 5:50 pm, Chairperson S. Malecky made a motion to adjourn the meeting. There being no further discussion. The vote was unanimous, motion carried.

Respectfully Submitted

Allen Harrison

Allen Harrison
Executive Director