

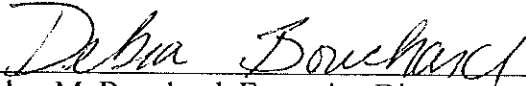
8. NEW BUSINESS

- a. Review and Approval of 2013 Disposition Auction List
- b. Review and Approval of the Opening of a Bank Account for East Hartford Housing Authority at Farmington Bank
- c. Discussion of Interagency Agreement with the City of Bridgeport Housing Authority

9. OLD BUSINESS

10. EXECUTIVE SESSION

- a. Discussion of Negotiations with Respect to Collective-Bargaining Matters
- b. Discussion of Negotiations regarding the Purchase and Sale of Real Estate - King Court



Debra M. Bouchard, Executive Director

SUBJECT TO BOARD APPROVAL

COMMISSIONERS' MEETING, JULY 17, 2013

The Commissioners of the East Hartford Housing Authority held its regular meeting on Wednesday, July 17, 2013 at the Authority's central office building located at 546 Burnside Avenue, East Hartford, Connecticut. The meeting was called to order by Chairman Robert Keating at 5:06 p.m.

1. **ROLL CALL:** Commissioner James W. Patterson, Jr.
Commissioner John Carella
Commissioner Hazelann Cook
Chairman Robert Keating

Absent from the meeting was Vice Chairman Prescille Yamamoto.

Also present were: Debra Bouchard, Executive Director; Joseph Regan, Finance Director; Ralph Alexander, Legal Counsel; Linda Russo and Esther Clarke Town Council Liaisons.

2. **Approval of Regular Meeting Minutes, June 19, 2013**

Commissioner Cook had a question where it stated \$400,000 was transferred to the bank and believes it was \$100,000. Ms. Bouchard stated that it was \$400,000 which was taken out of the Veterans Terrace account and put it into a new account which was opened at TD Bank.

The motion was made by Commissioner Cook to approve the minutes of the Regular Meeting of June 19, 2013 as presented. Commissioner Patterson seconded the motion and it was carried by the unanimous vote of the Commissioners present.

3. **REQUEST FOR ADDITIONAL AGENDA ITEMS**

There were no additional agenda items.

4. **PUBLIC COMMENT**

There was no one present from the public to comment.

5. **FINANCE REPORTS**

- a. **Payment Vouchers, June, 2013**

Chairman Keating asked if there were any questions on the payment vouchers. In regards to the payment vouchers, there were questions asked and answered by Ms. Bouchard: Randstad invoices; #21828, #21882 & #21917 Leitao Car Wash, Inc.; #21789 AT&T; #21816 General Electric Company; #21829 Main Hardware Supply & Rental Co.; #21827 L.E. Whitford Co., Inc.; #21788 & 21902 Anytime Sewer & Drain Service; #21832 & #21861 Norige Oil Company Inc.; and #21889 Prime Communications.

- b. **Aged Commitments – AP, June, 2013**

There was a question on the Aged Commitments. Ms. Bouchard stated this is a credit and it is a notation to our AP person that RE Michel owes the Housing Authority \$103.12.

c. Aged Receivables, June, 2013

Commissioner Cook liked the way this report is being presented to the Board. Commissioner Carella asked about the Utility Charge. Ms. Bouchard said that is air conditioner fees which are charged to the residents for developments in which the Housing Authority pays the utilities. There was a brief discussion on a few other items in the report.

d. Rent Collection Report, June, 2013

Commissioner Cook believed this report looked good. Ms. Bouchard stated this report shows the rent roll that is charged and the amount of receipts received for that one month.

e. Monthly Actuals for Period Ending June 30, 2013

Commissioner Carella asked where the loss appears. Mr. Regan said on the first page there is a line item Provision for Collection Loss and there is allowance for collection loss on the balance sheet and it goes against that and is written off. Commissioner Cook said the actual to date is the \$35,400. Mr. Regan said that is what we plan to write-off and that is built up over time in the budget. Ms. Clarke said an item that is down in the budget is the federal monies that are coming in towards federal subsidy. Mr. Regan stated that part of it is Section 8 portability fees and there are not as many coming in as in the past because they were absorbed to keep our leasing up and this was explained further.

Ms. Clarke asked Mr. Regan if he is concerned about the \$280,000 under budget for nine months. Mr. Regan said no because if you look at the bottom line the Housing Authority is still making money, therefore, it is sort of a wash and explained this a little further. Ms. Clarke asked how the audit is coming. Mr. Regan said it is all done. Ms. Clarke asked when it will be released and if the Board of Commissioners have they reviewed the audit report. Ms. Bouchard said no and they will be receiving the copies tonight and Ms. Clarke requested a copy of the audit. Commissioner Cook asked on other income why is the portability down. Mr. Regan said that is the largest portion and also includes maintenance charges. There was a discussion regarding the Section 8 wait list. Also discussed was the Administration Fee.

6. CONSENT AGENDA

Commissioner Cook said under the Capital Fund and Major Maintenance Report on page 2 it states the housing authority had to rent a generator for \$4,500 per month. Ms. Bouchard said that is correct because our generator at Meadow Hill started to die down and thought we could fix it and when they delved into trying to repair it they informed us that the generator needed to be replaced. She said to ensure the safety of the residents we rented a generator through Kinsley at \$4,500 a month and we are currently in the design process and are trying to expedite it to get it done and a new generator at that site. Commissioner Cook said didn't the Town give the housing authority money for a generator. Ms. Bouchard said that generator was for Veterans Terrace through the CDBG block grant and we still have not received any money from the Town.

Commissioner Cook asked on page 4 what property are the improvements being done. Ms. Bouchard said it is for Veterans Terrace. Commissioner Cook asked in regards to Veterans Terrace is the Housing Authority able to keep that property and not have another management company come in to run it. Ms. Bouchard said at this time yes because the housing authority entered into a three-month

extension on the contract because HUD was waiting for the reserve for replacement that was put into the budget line because we are trying to increase our subsidy over there and in order to do that \$356,000 was put in stating we need that amount of money and needed a rent increase to pay for the repairs. HUD wanted actual bid specs out on the street and they wanted quotes. Ms. Bouchard said that is why HUD gave us a three-month extension on that contract. All items are at HUD and it has been reviewed and they sent over a new rent structure to us increasing our rent. Commissioner Cook said if we can manage it and keep up on the rents no third party will come in. It was stated that there has been no further conversations in regards to a management company coming in and taking it away. Ms. Bouchard said that the Housing Authority has been working on the training plan and we are constantly working having staff attend different training. Ms. Bouchard stated that a 20-year Use Agreement has been signed for that property which means they will continue to provide us with subsidy for the next 20 years. Ms. Bouchard stated the only way management of Veterans Terrace would be taken away if we went into a tax credit situation. Ms. Bouchard said that we are trying to get a grant and we are currently applying for CHAMP grant and explained that further in detail.

The motion was made by Commissioner Cook to approve the Consent Agenda as follows: a. Capital Fund & Major Maintenance Report (June, 2013); b. Occupancy Report (June 1, 2013 to June 30, 2013); c. Section 8 Housing Voucher (June, 2013); d. Attorney's Report (July, 2013); e. Resident Services Coordinator Report (June, 2013); and f. Vacant Unit Turnaround AMP 1, AMP 2, Hutt Heights, Veterans Terrace. Commissioner Patterson seconded the motion and it was carried by the unanimous vote of the Commissioners present.

There was a discussion of the wait lists for our properties.

There was a discussion of how many resident associations the Housing Authority had at different complexes and the services that the Resident Services Coordinator provides.

7. DIRECTORS' REPORT/COMMISSIONERS' COMMENTS

Administrator's Report

Ms. Bouchard reviewed with the Board her administrator's report. The following items were discussed: King Court Sale and Disposition and Attorney Alexander elaborated further on the process; Veterans Terrace Development; Veterans Terrace Contract Renewal; Scattered Site Program was discussed in detail and Review of HSA Plan through Oxford.

8. NEW BUSINESS

There was nothing to discuss under this heading.

9. OLD BUSINESS

There was nothing to discuss under this heading.

10. EXECUTIVE SESSION

- a. Discussion of Pending Claims and Litigation -- Update on the Terry Madigan Lawsuit
- b. Discussion of Negotiations regarding the Purchase and Sale of Real Estate -- King Court

The motion was made by Commissioner Cook to go into Executive Session for the purpose of discussion of pending claims and litigation -- update on the Terry Madigan Lawsuit and Discussion of Negotiations regarding the Purchase and Sale of Real Estate -- King Court. Commissioner Patterson seconded the motion, it was carried by the unanimous vote of the Commissioners present to go into Executive Session at 6:10 p.m. Also in attendance was Debra Bouchard, Executive Director, Joseph Regan, Finance Director and Ralph Alexander, Legal Counsel.

There being no further business before the Board of Commissioners, Chairman Keating entertained a motion to adjourn which was made by Commissioner Cook and seconded by Commissioner Patterson, said motion being carried by the unanimous vote of the commissioners present, and the meeting was adjourned at 7:01 p.m.

I hereby certify that the above is a true and accurate record of the minutes of the meeting held on July 17, 2013 by the Board of Commissioners of the East Hartford Housing Authority.

Respectfully submitted,



Debra Bouchard
Secretary/Executive Director

KA

Bank Register Report In Detail
Showing All Items and Hiding Voids
From 07/01/2013 to 07/31/2013

900 - Admin - Central Office

Account # 3301291312

Outstanding Deposits

Date	Batch #	Check/Dep #	Name	Payments
Bank Book				
07/03/2013	115196	0		0.00
07/26/2013	115349	0		0.00
07/26/2013	115350	0		0.00
Total Bank Book				0.00
Total Outstanding Deposits				0.00

Outstanding Payments

Date	Batch #	Check/Dep #	Name	Payments
Accounts Payable				
07/02/2013	115186	21969	AA Industries	-1,448.00
07/02/2013	115186	21970	AFLAC	-1,547.40
07/02/2013	115186	21971	Anytime Sewer & Drain Service	-295.00
07/02/2013	115186	21972	Robert Brindamour	-512.50
07/02/2013	115186	21973	Chase Glass Company	-67.16
07/02/2013	115186	21974	Connecticut - CCSPC	-31.00
07/02/2013	115186	21975	CoreLogic SafeRent	-143.50
07/02/2013	115186	21976	Gelsomino Electric LLC	-552.42
07/02/2013	115186	21977	Hartford Annuity	-966.00
07/02/2013	115186	21978	Kinsley Power Systems	-475.26
07/02/2013	115186	21979	Leitao Car Wash, Inc.	-362.00
07/02/2013	115186	21980	Main Hardware Supply & Rental Co.	-1,464.73
07/02/2013	115186	21981	Martindale & Salisbury Const. Co., I	-874.00
07/02/2013	115186	21982	MJL Home Improvement, LLC	-8,350.00
07/02/2013	115186	21983	Murphy Road Recycling	-278.95
07/02/2013	115186	21984	Otis Elevator Company	-1,499.00
07/02/2013	115186	21985	Prime Communications	-459.42
07/02/2013	115186	21986	Joseph Regan	-1,000.00
07/02/2013	115186	21987	Michael F. Roush	-910.00
07/10/2013	115263	21988	Debra Bouchard	-173.82
07/10/2013	115263	21989	Connecticut - CCSPC	-31.00
07/10/2013	115263	21990	Hartford Annuity	-966.00
07/10/2013	115263	21991	TD CARD SERVICES	-582.99
07/17/2013	115305	21994	AFSCME Local 1303 of Council 4	-383.68
07/17/2013	115305	21995	AFSCME Local 818 of Council 4	-137.60
07/17/2013	115305	21996	Anthem Blue Cross and Blue Shield	-4,550.26
07/17/2013	115305	21997	AT & T	-241.64
07/17/2013	115305	21998	David A. Belcher	-135.00
07/17/2013	115305	21999	Capital Studio Architects	-184.00
07/17/2013	115305	22000	Carquest, Inc	-40.06
07/17/2013	115305	22001	THE COMPUTER COMPANY, IN	-525.00
07/17/2013	115305	22002	Connecticut - CCSPC	-31.00
07/17/2013	115305	22003	Connecticut Light & Power	-930.20
07/17/2013	115305	22004	Connecticut Light & Power	-2,209.68
07/17/2013	115305	22005	Connecticut Light & Power	-16,726.73
07/17/2013	115305	22006	Connecticut Light & Power	-1,474.65

**Bank Register Report In Detail
Showing All Items and Hiding Voids
From 07/01/2013 to 07/31/2013**

Outstanding Payments

Date	Batch #	Check/Dep #	Name	Payments
Accounts Payable				
07/17/2013	115305	22007	Connecticut Light & Power	-1,680.20
07/17/2013	115305	22008	CoreLogic SafeRent	-95.25
07/17/2013	115305	22009	CSEA/SEIU	-180.88
07/17/2013	115305	22010	Fidelity Security Life Insurance/EyeM	-318.38
07/17/2013	115305	22011	GUARDIAN - ALTERNATE FUN	-2,378.50
07/17/2013	115305	22012	The Hartford Courant Co	-781.88
07/17/2013	115305	22013	Hartford Annuity	-966.00
07/17/2013	115305	22014	Frank Healy	-20.34
07/17/2013	115305	22015	Hillyard / Rovic	-1,435.34
07/17/2013	115305	22016	KAINEN ESCALERA AND McHAL	-427.50
07/17/2013	115305	22017	Krystal Kleer	-43.90
07/17/2013	115305	22018	L. E. Whitford Co., Inc.	-583.51
07/17/2013	115305	22019	The Metropolitan District	-3,507.44
07/17/2013	115305	22020	The Metropolitan District	-44,190.58
07/17/2013	115305	22021	MJL Home Improvement, LLC	-700.00
07/17/2013	115305	22022	Nan Mckay & Associates Inc.	-1,004.00
07/17/2013	115305	22023	Norige Oil Company inc.	-310.33
07/17/2013	115305	22024	RANDSTAD, LP	-2,087.09
07/17/2013	115305	22026	Staples Advantage	-134.95
07/17/2013	115305	22027	State Treasurer for MERF Fund	-15,753.24
07/17/2013	115305	22028	Town of East Hartford	-1,000.00
07/17/2013	115305	22029	Treasurer, State of Connecticut	-1,324.80
07/17/2013	115305	22032	Alexis Aberle	-114.75
07/17/2013	115305	22033	Administrator, Unemployment Comp	-2,236.93
07/17/2013	115305	22034	Security First Insurance, Inc.	-6,711.00
07/17/2013	115305	22035	Verizon Wireless	-963.02
07/17/2013	115305	22036	Wattsaver Lighting Products	-454.85
07/17/2013	115310	22037	Accurate Insulation, LLC	-4,500.00
07/24/2013	115341	22038	AT & T	-1,963.67
07/24/2013	115341	22039	Conn - Nahro	-400.00
07/24/2013	115341	22040	Connecticut - CCSPC	-31.00
07/24/2013	115341	22041	GUARDIAN	-372.08
07/24/2013	115341	22042	Hartford Annuity	-966.00
07/24/2013	115341	22043	Henry P. Guerrette, State Marshal	-175.00
07/24/2013	115341	22044	Home Depot Credit Services	-53.28
07/24/2013	115341	22045	Lowe's Commercial Services	-122.94
07/24/2013	115341	22046	The Metropolitan District	-66,682.32
07/24/2013	115341	22047	Security First Insurance, Inc.	-6,706.00
07/24/2013	115341	22048	Stirling Benefits	-54,444.82
07/24/2013	115341	22049	The Standard Insurance Co	-1,215.94
07/24/2013	115341	22050	Willard & Alexander LLC	-30,250.00
07/30/2013	115372	22051	A & J Home Improvement Contract	-300.00
07/30/2013	115372	22052	A.B. Supply Co., Inc.	-2,672.95
07/30/2013	115372	22053	AA Industries	-24,724.50
07/30/2013	115372	22054	AFLAC	-1,934.25
07/30/2013	115372	22055	Anthem Blue Cross and Blue Shield	-3,722.94
07/30/2013	115372	22056	Anytime Sewer & Drain Service	-205.00
07/30/2013	115372	22057	AT & T	-368.59
07/30/2013	115372	22058	Basal's Transmissions	-508.36
07/30/2013	115372	22059	Beacon Light & Supply Co.	-24.18

Bank Register Report In Detail
Showing All Items and Hiding Voids
From 07/01/2013 to 07/31/2013

Outstanding Payments

Date	Batch #	Check/Dep #	Name	Payments
Accounts Payable				
07/30/2013	115372	22060	Bliss Pest Protection Services LLC	-325.00
07/30/2013	115372	22061	Braman Pest Control	-520.00
07/30/2013	115372	22062	Robert Brindamour	-862.50
07/30/2013	115372	22063	Coffee Break Company	-38.60
07/30/2013	115372	22064	Commercial Heating Supply Co.	-405.48
07/30/2013	115372	22065	THE COMPUTER COMPANY, IN	-300.00
07/30/2013	115372	22066	Connecticut - CCSPC	-31.00
07/30/2013	115372	22067	Connecticut Natural Gas Corporation	-423.93
07/30/2013	115372	22068	Connecticut Natural Gas Corporation	-3,779.60
07/30/2013	115372	22069	Connecticut Natural Gas Corporation	-3,014.39
07/30/2013	115372	22070	Connecticut Natural Gas Corporation	-552.58
07/30/2013	115372	22071	Connecticut Housing Coalition	-25.00
07/30/2013	115372	22072	F. W. Webb Company	-177.37
07/30/2013	115372	22073	Fedex Express	-44.15
07/30/2013	115372	22074	Gelsomino Electric LLC	-452.50
07/30/2013	115372	22075	Grossman Marketing Group	-399.64
07/30/2013	115372	22076	Hartford Annuity	-966.00
07/30/2013	115372	22077	Hathaway Landscaping, LLC	-9,375.00
07/30/2013	115372	22079	Hurley, O'Neill & Company	-21,440.00
07/30/2013	115372	22080	KEISHA KNIGHTON	-26.99
07/30/2013	115372	22081	KELLY McDERMOTT	-122.61
07/30/2013	115372	22082	L. E. Whitford Co., Inc.	-1,855.82
07/30/2013	115372	22083	Leitao Car Wash, Inc.	-2,114.77
07/30/2013	115372	22084	Lowe's Commercial Services	-39.74
07/30/2013	115372	22085	Main Hardware Supply & Rental Co.	-397.07
07/30/2013	115372	22086	Marcone - Appliance Parts	-215.04
07/30/2013	115372	22087	The Metropolitan District	-13,775.07
07/30/2013	115372	22088	MJL Home Improvement, LLC	-3,100.00
07/30/2013	115372	22090	Otis Elevator Company	-1,670.25
07/30/2013	115372	22091	Rosemary Rogers	-660.00
07/30/2013	115372	22092	Spark Energy Gas, LP	-588.95
07/30/2013	115372	22093	Spark Energy Gas, LP	-572.51
07/30/2013	115372	22094	Spark Energy Gas, LP	-3,493.19
07/30/2013	115372	22095	Spark Energy Gas, LP	-7,570.18
07/30/2013	115372	22096	Spark Encrgy Gas, LP	-13.88
07/30/2013	115372	22097	Staples Advantage	-472.41
07/30/2013	115372	22098	Stericycle Inc.	-1,365.06
07/30/2013	115372	22099	Terry's Energy	-1,080.50
07/30/2013	115372	22100	Integrated Systems Services dba Ton	-590.30
07/30/2013	115372	22101	Tower Generator Service LLC	-1,065.95
07/30/2013	115372	22102	Town of East Hartford	-1,919.33
07/30/2013	115372	22103	USA Hauling and Recycling	-12,447.18
07/30/2013	115372	22104	Wattsaver Lighting Products	-836.69
07/30/2013	115372	22105	WB Mason	-143.95
07/30/2013	115372	22106	Xerox Corporation	-498.01
07/31/2013	115377	22107	Henry P. Guerrette, State Marshal	-295.00
07/31/2013	115377	22108	Murphy Road Recycling	-658.95
07/31/2013	115377	22109	Michael F. Roush	-770.00
Total Accounts Payable				-443,800.27

EB

Aged Commitments

61 - 90 Days Past Due

Payee: R. E. Michel Co., Inc.

Tax ID: 52-0577320

Description	PO #	Invoice #	Invoice Due Date	Amount
760-401 WR Flame Sensor	5908	79965501	05/20/2013	\$231.07
VT RETURN WTR HTR NAT GAS		71285000	05/23/2013	\$-334.19
Total Payables to R. E. Michel Co., Inc.				\$-103.12
Total Payables 61 - 90 Days Past Due				\$-103.12

Total Payables \$-103.12

End of Report

Aged Receivable Grouped By AR Code
for Active In The Program Only Residents in Summary
with End Date of 07/31/2013
Security deposits are excluded
Repayment Agreements are excluded

50

AMP: CT013000100P AMP 100

	0 - 30	31 - 60	61 - 90	90 +	Total
Total by - AR Code: Dwelling Rental	\$ 3,930.00	\$ 3,230.00	\$ -	\$ 4,920.00	\$ 12,080.00
Total by - AR Code: Late Charge	\$ 333.00	\$ 306.00	\$ 125.00	\$ 2,481.50	\$ 3,245.50
Total by - AR Code: Legal Charge	\$ 650.00	\$ -	\$ -	\$ 550.00	\$ 1,200.00
Total by - AR Code: Maintenance Charge	\$ 295.80	\$ 110.00	\$ 180.00	\$ 4,715.72	\$ 5,301.52
Total by - AR Code: Other Debt	\$ -	\$ -	\$ -	\$ 323.11	\$ 323.11
Total by - AR Code: Prepayment	\$ (2,352.49)	\$ -	\$ (4.00)	\$ (141.24)	\$ (2,497.73)
Total by - AR Code: Rent Credit	\$ (322.00)	\$ -	\$ 1,036.00	\$ -	\$ 714.00
Total by - AR Code: Repayment Agreement	\$ -	\$ -	\$ -	\$ 1,548.76	\$ 1,548.76
Total for AMP AMP 100	\$ 2,534.31	\$ 3,646.00	\$ 1,337.00	\$ 14,397.85	\$ 21,915.16

AMP: CT013000200P AMP 200

	0 - 30	31 - 60	61 - 90	90 +	Total
Total by - AR Code: Dwelling Rental	\$ 1,793.00	\$ -	\$ -	\$ -	\$ 1,793.00
Total by - AR Code: Late Charge	\$ 197.00	\$ 63.00	\$ 34.00	\$ 890.56	\$ 1,184.56
Total by - AR Code: Legal Charge	\$ 484.29	\$ -	\$ -	\$ -	\$ 484.29
Total by - AR Code: Maintenance Charge	\$ 495.00	\$ 215.00	\$ 165.00	\$ 1,800.89	\$ 2,675.89
Total by - AR Code: Maintenance Credit	\$ -	\$ -	\$ -	\$ (0.01)	\$ (0.01)
Total by - AR Code: NSF Check Fee	\$ 20.00	\$ -	\$ -	\$ 20.00	\$ 40.00
Total by - AR Code: Other Credit	\$ (60.00)	\$ -	\$ -	\$ -	\$ (60.00)
Total by - AR Code: Other Debt	\$ -	\$ -	\$ -	\$ 114.00	\$ 114.00
Total by - AR Code: Prepayment	\$ (6,048.75)	\$ (72.00)	\$ (485.00)	\$ (20.00)	\$ (6,625.75)
Total by - AR Code: Utility Charge	\$ 125.00	\$ -	\$ 465.00	\$ 1,766.68	\$ 2,356.68
Total for AMP AMP 200	\$ (2,994.46)	\$ 206.00	\$ 179.00	\$ 4,572.12	\$ 1,962.66

AMP: CT013000300P Huff Heights

	0 - 30	31 - 60	61 - 90	90 +	Total
Total by - AR Code: Dwelling Rental	\$ 206.00	\$ -	\$ -	\$ 20.00	\$ 226.00
Total by - AR Code: Late Charge	\$ 20.00	\$ 6.00	\$ -	\$ -	\$ 26.00
Total by - AR Code: Maintenance Charge	\$ -	\$ -	\$ 40.00	\$ 92.73	\$ 132.73
Total by - AR Code: Other Debt	\$ -	\$ -	\$ -	\$ 10,527.00	\$ 10,527.00
Total by - AR Code: Prepayment	\$ (44.50)	\$ -	\$ -	\$ -	\$ (44.50)
Total by - AR Code: Utility Charge	\$ 167.45	\$ 10.00	\$ -	\$ 178.75	\$ 356.20
Total for AMP Huff Heights	\$ 348.95	\$ 16.00	\$ 40.00	\$ 10,818.48	\$ 11,223.43

AMP: CT013008 King Court

	0 - 30	31 - 60	61 - 90	90 +	Total
Total by - AR Code: Dwelling Rental	\$ 4,892.85	\$ 380.00	\$ -	\$ 380.00	\$ 5,652.85
Total by - AR Code: Late Charge	\$ 194.00	\$ 20.00	\$ 40.00	\$ 356.54	\$ 610.54
Total by - AR Code: Legal Charge	\$ 550.00	\$ -	\$ -	\$ -	\$ 550.00
Total by - AR Code: Maintenance Charge	\$ -	\$ 50.00	\$ -	\$ -	\$ 50.00
Total by - AR Code: Prepayment	\$ (215.72)	\$ -	\$ -	\$ -	\$ (215.72)
Total for AMP King Court	\$ 5,421.13	\$ 450.00	\$ 40.00	\$ 736.54	\$ 6,647.67

Aged Receivable Grouped By AR Code
for Active In The Program Only Residents in Summary
with End Date of 07/31/2013
Security deposits are excluded
Repayment Agreements are excluded

AMP: CT013010 Veterans Terrace

	0 - 30	31 - 60	61 - 90	90 +	Total
Total by - AR Code: Dwelling Rental	\$ 4,907.00	\$ 29.00	\$ -	\$ -	\$ 4,936.00
Total by - AR Code: Late Charge	\$ 186.00	\$ 144.00	\$ 61.00	\$ 830.02	\$ 1,221.02
Total by - AR Code: Legal Charge	\$ -	\$ 550.00	\$ -	\$ 121.25	\$ 671.25
Total by - AR Code: Maintenance Charge	\$ 30.00	\$ -	\$ -	\$ 1,449.99	\$ 1,479.99
Total by - AR Code: Maintenance Credit	\$ -	\$ -	\$ -	\$ (0.50)	\$ (0.50)
Total by - AR Code: Other Debt	\$ -	\$ -	\$ -	\$ 401.78	\$ 401.78
Total by - AR Code: Prepayment	\$ (1,508.96)	\$ (663.00)	\$ (44.00)	\$ (843.41)	\$ (3,059.37)
Total by - AR Code: Rent Credit	\$ -	\$ (68.00)	\$ (22.00)	\$ (45.00)	\$ (135.00)
Total by - AR Code: Repayment Agreement	\$ -	\$ -	\$ -	\$ 887.29	\$ 887.29
Total for AMP Veterans Terrace	\$ 3,614.04	\$ (8.00)	\$ (5.00)	\$ 2,801.42	\$ 6,402.46
Grand Total	\$ 3,502.84	\$ 3,860.00	\$ 1,551.00	\$ 32,589.87	\$ 41,503.71

5D

Rent Collection Report

July 2013

AMP 100 - 282 units

(Hockanum Park, Shea Gardens, Rochambeau, Elms Village)

Total Monthly Rent Charges	\$70,331.00		
Total Other Rent Charges	\$547.00	Total Charges & Adjustments	\$66,738.51
Total Rent Charge Adjustments	\$4,139.49	Total Receipts	\$64,266.51
Total Rent Receipts	\$64,266.51	Collection %	96.3
Total NSF Adjustments			
Net Rent Charges	\$2,472.00		

AMP 200 - 306 units

(Meadow Hill, Highlands, Heritage Gardens, Miller Gardens)

Total Monthly Rent Charges	\$81,631.00		
Total Other Rent Charges	\$200.00	Total Charges & Adjustments	\$78,444.25
Total Rent Charge Adjustments	\$3,552.75	Total Receipts	\$78,757.25
Total Rent Receipts	\$78,757.25	Collection %	100.0
Total NSF Adjustments	\$166.00		
Net Rent Charges	-\$313.00		

Hutt Heights - 29 units

Total Monthly Rent Charges	\$6,421.00		
Total Other Rent Charges	\$341.00	Total Charges & Adjustments	\$6,687.50
Total Rent Charge Adjustments	\$74.50	Total Receipts	\$6,486.50
Total Rent Receipts	\$6,486.50	Collection %	97.0
Total NSF Adjustments			
Net Rent Charges	\$201.00		

King Court - 50 units

Total Monthly Rent Charges	\$26,866.00	Total Charges & Adjustments	\$26,719.28
Total Other Rent Charges		Total Receipts	\$26,339.28
Total Rent Charge Adjustments	\$146.72	Collection %	98.6
Total Rent Receipts	\$26,339.28		
Total NSF Adjustments			
Net Rent Charges	\$380.00		

Veterans Terrace - 150 units

Total Monthly Rent Charges	\$41,327.00	Total Charges & Adjustments	\$39,110.74
Total Other Rent Charges		Total Receipts	\$38,667.74
Total Rent Charge Adjustments	\$2,216.26	Collection %	98.9
Total Rent Receipts	\$38,667.74		
Total NSF Adjustments			
Net Rent Charges	\$443.00		

**EAST HARTFORD HOUSING AUTHORITY
CONSOLIDATED OPERATING STATEMENT**

as of JULY 31, 2013

10 MONTH

FY13 BUDGET		BUDGET to date	ACTUAL to date	10 MONTH ACTUAL UNDER / (OVER)	
3,641,060	RENTAL INCOME - BASE	3,034,217	3,068,536	(34,319)	
91,172	RENTAL INCOME - EXCESS BASE	75,977	83,984	(8,007)	
10,000	EXCESS UTILITIES	8,333	16,981	(8,648)	
(173,112)	DWELLING VACANCY LOSS	(144,260)	(125,642)	(18,618)	
31,500	NON-DWELLING RENTALS	26,250	20,000	6,250	
-	SALES/SERVICE to TENANTS	-	-	-	
300	INTEREST INCOME	250	(113)	363	
175,358	ANTENNA INCOME	146,132	166,525	(20,393)	
-	LAUNDRY INCOME	-	-	-	
-	LATE FEE INCOME	-	-	-	
-	MAINTENANCE CHARGES	-	-	-	
384,123	OTHER INCOME	320,103	174,860	145,243	
330,000	SECTION 8 SUBSIDY--ADMIN FEE	275,000	241,313	33,687	
2,045,527	FEDERAL SUBSIDY	1,704,606	1,521,329	183,277	
622,023	MANAGEMENT FEES	518,353	518,353	(0)	
55,890	BOOKKEEPING FEES	46,575	46,575	-	
-	ASSET MANAGEMENT FEES	-	-	-	
132,222	TRANSFER from CAPITAL FUNDS	110,185	68,807	41,378	
7,346,064	TOTAL INCOME	6,121,720	5,801,508	320,212	
997,974	ADMINISTRATION SALARIES	831,645	845,231	(13,586)	5wks
-	TIME-OFF COMPENSATION ACCRUAL	-	-	-	
206,000	LEGAL EXPENSE	171,667	133,048	38,618	
26,000	ACCOUNTING FEES	21,667	19,063	2,604	
20,740	OFFICE SUPPLIES	17,283	13,691	3,592	
8,500	TRAVEL	7,083	9,357	(2,274)	
202,354	OTHER OFFICE EXPENSE	168,628	154,485	14,143	
1,229,024	PENSIONS AND OTHER	1,024,187	1,022,057	2,130	
29,782	PAYROLL TAXES	24,818	19,031	5,787	
693,176	MANAGEMENT FEES	577,647	492,493	85,154	
55,890	BOOKKEEPING FEES	46,575	46,575	-	
-	ASSET MANAGEMENT FEES	-	-	-	
14,675	RESIDENT SERVICES	12,229	-	12,229	
3,484,115	TOTAL ADMINISTRATIVE EXPENSE	2,903,429	2,755,031	148,398	
	UTILITIES				
403,000	WATER	335,833	364,465	(28,632)	
413,000	ELECTRICITY	344,167	328,278	15,889	
511,750	GAS	426,458	432,920	(6,462)	
26,100	FUEL	21,750	17,225	4,525	
-	UTILITY LABOR	-	-	-	
1,353,850	TOTAL UTILITY EXPENSE	1,128,208	1,142,888	(14,680)	
	MAINTENANCE				
666,764	MAINTENANCE WAGES	555,637	538,143	17,494	
289,000	MATERIALS AND SUPPLIES	240,833	176,735	64,099	
297,500	CONTRACTUAL SERVICES	247,917	281,301	(33,384)	
1,253,264	TOTAL MAINTENANCE EXPENSE	1,044,387	996,179	48,208	
	OTHER				
96,200	REFUSE REMOVAL	80,167	76,492	3,674	
250,315	INSURANCE	208,596	206,363	2,233	
-	INTEREST EXPENSE	-	-	-	
12,000	OTHER GENERAL	10,000	10,538	(538)	
120,000	REPAYMENT TO HCV	100,000	100,000	-	
478,515	TOTAL OTHER EXPENSE	398,783	393,393	5,369	
6,569,744	TOTAL ACTUAL EXPENSES	5,474,787	5,287,492	187,295	
776,320	OPERATING GAIN / (LOSS)	646,933	514,017	132,917	
	ACCRUED EXPENSES				
198,207	PILOT	165,173	170,382	A (5,210)	
206,315	PROVISION FOR OPEB	171,929	171,930	B (1)	
220,883	PROVISION FOR REPAIRS	184,069	184,070	C (1)	
47,200	PROVISION FOR COLLECTION LOSS	39,333	39,334	D (1)	
672,605	TOTAL ACCRUED EXPENSES	560,504	565,716	(5,212)	
7,242,349	TOTAL OPERATING EXPENSES	6,035,291	5,853,208	182,083	
103,715	NET OPERATING GAIN (LOSS)	86,429	(51,700)	138,129	

**EAST HARTFORD HOUSING AUTHORITY
CENTRAL OFFICE COST CENTER (COCC)**

as of JULY 31, 2013

	BUDGET	ACTUAL	ACTUAL
	to-date	to-date	UNDER / (OVER)
RENTAL INCOME - BASE	-	-	-
RENTAL INCOME - EXCESS BASE	-	-	-
EXCESS UTILITIES	-	-	-
DWELLING VACANCY LOSS	-	-	-
NON-DWELLING RENTALS	26,250	20,000	6,250
SALES/SERVICE to TENANTS	-	-	-
INTEREST INCOME	-	-	-
ANTENNA INCOME	-	-	-
LAUNDRY INCOME	-	-	-
LATE FEE INCOME	-	-	-
MAINTENANCE CHARGES	-	-	-
OTHER INCOME	83,181	77,695	5,486
SECTION 8 SUBSIDY--ADMIN FEE	-	-	-
FEDERAL SUBSIDY	-	-	-
MANAGEMENT FEES	518,353	518,353	(0)
BOOKKEEPING FEES	46,575	46,575	-
ASSET MANAGEMENT FEES	-	-	-
TRANSFER from CAPITAL FUNDS	110,185	68,807	41,378
TOTAL INCOME	784,543	731,430	53,113
ADMINISTRATIVE EXPENDITURES			
ADMINISTRATION SALARIES	400,076	400,122	(46)
TIME-OFF COMPENSATION ACCRUAL	-	-	-
LEGAL EXPENSE	5,000	6,531	(1,531)
ACCOUNTING FEES	4,167	1,158	3,009
OFFICE SUPPLIES	10,000	8,114	1,886
TRAVEL	1,250	179	1,071
OTHER OFFICE EXPENSE	29,167	20,401	8,766
PENSIONS AND OTHER	218,638	243,975	(25,337)
PAYROLL TAXES	-	-	-
MANAGEMENT FEES	-	-	-
BOOKKEEPING FEES	-	-	-
ASSET MANAGEMENT FEES	-	-	-
RESIDENT SERVICES	-	-	-
TOTAL ADMINISTRATIVE EXPENSE	668,297	680,481	(12,184)
UTILITIES			
WATER	833	316	518
ELECTRICITY	12,500	11,262	1,238
GAS	208	-	208
FUEL	9,167	12,192	(3,025)
UTILITY LABOR	-	-	-
TOTAL UTILITY EXPENSE	22,708	23,769	(1,060)
MAINTENANCE			
MAINTENANCE WAGES	-	-	-
MATERIALS AND SUPPLIES	833	1,722	(889)
CONTRACTUAL SERVICES	41,667	6,140	35,527
TOTAL MAINTENANCE EXPENSE	42,500	7,862	34,638
OTHER			
REFUSE REMOVAL	2,250	2,548	(298)
INSURANCE	13,843	13,697	146
INTEREST EXPENSE	-	-	-
PRINCIPAL--MORTGAGE	-	-	-
REPAYMENT TO HCV	-	-	-
TOTAL OTHER EXPENSE	16,093	16,245	(152)
TOTAL ACTUAL EXPENSES	749,598	728,357	21,241
OPERATING GAIN / (LOSS)	34,945	3,073	31,872
<u>ACCRUED EXPENSES</u>			
PILOT			
PROVISION FOR OPEB	35,830	35,830	-
PROVISION FOR REPAIRS	-	-	-
PROVISION FOR COLLECTION LOSS	-	-	-
TOTAL ACCRUED EXPENSES	35,830	35,830	-
TOTAL OPERATING & ACCRUED	785,428	764,187	21,241
NET GAIN (LOSS)	(885)	(32,757)	31,872

EAST HARTFORD HOUSING AUTHORITY

FEDERAL AMP 1

as of JULY 31, 2013

	BUDGET	ACTUAL	ACTUAL
	to-date	to-date	UNDER / (OVER)
RENTAL INCOME - BASE	648,291	668,051	(19,760)
RENTAL INCOME - EXCESS BASE	-	-	-
EXCESS UTILITIES	-	(1,298)	1,298
DWELLING VACANCY LOSS	-	-	-
NON-DWELLING RENTALS	-	-	-
SALES/SERVICE to TENANTS	-	-	-
INTEREST INCOME	-	(156)	156
ANTENNA INCOME	-	-	-
LAUNDRY INCOME	-	-	-
LATE FEE INCOME	-	-	-
MAINTENANCE CHARGES	-	-	-
OTHER INCOME	47,533	14,626	32,907
SECTION 8 SUBSIDY--ADMIN FEE	-	-	-
FEDERAL SUBSIDY	956,281	787,816	168,465
MANAGEMENT FEES	-	-	-
BOOKKEEPING FEES	-	-	-
ASSET MANAGEMENT FEES	-	-	-
TRANSFER from CAPITAL FUNDS	-	-	-
TOTAL INCOME	1,652,105	1,469,038	183,067
ADMINISTRATIVE EXPENDITURES			
ADMINISTRATION SALARIES	75,299	77,104	(1,805)
TIME-OFF COMPENSATION ACCRUAL	-	-	-
LEGAL EXPENSE	70,833	46,888	23,945
ACCOUNTING FEES	-	6,664	(6,664)
OFFICE SUPPLIES	-	-	-
TRAVEL	1,250	1,589	(339)
OTHER OFFICE EXPENSE	50,000	39,017	10,983
PENSIONS AND OTHER	214,887	202,817	12,070
PAYROLL TAXES	-	-	-
MANAGEMENT FEES	208,221	208,221	-
BOOKKEEPING FEES	21,375	21,375	-
ASSET MANAGEMENT FEES	-	-	-
RESIDENT SERVICES	5,854	-	5,854
TOTAL ADMINISTRATIVE EXPENSE	647,719	603,676	44,044
UTILITIES			
WATER	166,667	174,892	(8,226)
ELECTRICITY	70,833	68,641	2,192
GAS	162,500	156,754	5,746
FUEL	6,667	1,221	5,446
UTILITY LABOR	-	-	-
TOTAL UTILITY EXPENSE	406,667	401,508	5,159
MAINTENANCE			
MAINTENANCE WAGES	174,230	141,793	32,437
MATERIALS AND SUPPLIES	75,000	53,209	21,791
CONTRACTUAL SERVICES	62,500	92,110	(29,610)
TOTAL MAINTENANCE EXPENSE	311,730	287,112	24,618
OTHER			
REFUSE REMOVAL	27,500	32,424	(4,924)
INSURANCE	65,216	64,879	337
INTEREST EXPENSE	-	-	-
PRINCIPAL--MORTGAGE	-	-	-
REPAYMENT TO HCV	50,000	50,000	-
TOTAL OTHER EXPENSE	142,716	147,303	(4,587)
TOTAL ACTUAL EXPENSES	1,508,832	1,439,598	69,234
OPERATING GAIN / (LOSS)	143,273	29,440	113,833
<u>ACCRUED EXPENSES</u>			
PILOT	24,162	26,525	(2,362)
PROVISION FOR OPEB	35,211	35,211	(0)
PROVISION FOR REPAIRS	-	-	-
PROVISION FOR COLLECTION LOSS	16,667	16,667	(0)
TOTAL ACCRUED EXPENSES	76,040	78,403	(2,363)
TOTAL OPERATING & ACCRUED	1,584,872	1,518,001	66,871
NET GAIN (LOSS)	67,233	(48,962)	116,196

Hockanum Park, Shea Gardens, Rochambeau & Elms Village

EAST HARTFORD HOUSING AUTHORITY

FEDERAL AMP 2

as of JULY 31, 2013

	BUDGET	ACTUAL	ACTUAL
	to-date	to-date	UNDER / (OVER)
RENTAL INCOME - BASE	797,332	815,330	(17,998)
RENTAL INCOME - EXCESS BASE	-	-	-
EXCESS UTILITIES	8,333	8,840	(507)
DWELLING VACANCY LOSS	-	-	-
NON-DWELLING RENTALS	-	-	-
SALES/SERVICE to TENANTS	-	-	-
INTEREST INCOME	-	-	-
ANTENNA INCOME	146,132	166,525	(20,393)
LAUNDRY INCOME	-	-	-
LATE FEE INCOME	-	-	-
MAINTENANCE CHARGES	-	-	-
OTHER INCOME	102,695	25,833	76,862
SECTION 8 SUBSIDY--ADMIN FEE	-	-	-
FEDERAL SUBSIDY	672,678	671,513	1,165
MANAGEMENT FEES	-	-	-
BOOKKEEPING FEES	-	-	-
ASSET MANAGEMENT FEES	-	-	-
TRANSFER from CAPITAL FUNDS	-	-	-
TOTAL INCOME	1,727,170	1,688,041	39,130
ADMINISTRATIVE EXPENDITURES			
ADMINISTRATION SALARIES	90,648	92,311	(1,663)
TIME-OFF COMPENSATION ACCRUAL	-	-	-
LEGAL EXPENSE	50,000	38,643	11,357
ACCOUNTING FEES	4,167	6,996	(2,829)
OFFICE SUPPLIES	-	-	-
TRAVEL	1,667	1,234	433
OTHER OFFICE EXPENSE	45,833	45,816	17
PENSIONS AND OTHER	266,825	262,053	4,772
PAYROLL TAXES	-	-	-
MANAGEMENT FEES	223,564	223,564	(0)
BOOKKEEPING FEES	22,950	22,950	-
ASSET MANAGEMENT FEES	-	-	-
RESIDENT SERVICES	6,375	-	6,375
TOTAL ADMINISTRATIVE EXPENSE	712,028	693,567	18,460
UTILITIES			
WATER	95,833	115,815	(19,982)
ELECTRICITY	187,500	187,836	(336)
GAS	87,500	93,642	(6,142)
FUEL	5,417	2,828	2,589
UTILITY LABOR	-	-	-
TOTAL UTILITY EXPENSE	376,250	400,121	(23,871)
MAINTENANCE			
MAINTENANCE WAGES	213,025	222,343	(9,318)
MATERIALS AND SUPPLIES	97,500	50,324	47,176
CONTRACTUAL SERVICES	70,833	98,588	(27,754)
TOTAL MAINTENANCE EXPENSE	381,358	371,254	10,104
OTHER			
REFUSE REMOVAL	27,500	33,906	(6,406)
INSURANCE	72,031	71,013	1,018
INTEREST EXPENSE	-	-	-
PRINCIPAL--MORTGAGE	-	-	-
REPAYMENT TO HCV	50,000	50,000	-
TOTAL OTHER EXPENSE	149,531	154,919	(5,388)
TOTAL ACTUAL EXPENSES	1,619,167	1,619,862	(695)
OPERATING GAIN / (LOSS)	108,003	68,179	39,824
ACCRUED EXPENSES			
PILOT	42,108	42,405	(297)
PROVISION FOR OPEB	43,739	43,739	0
PROVISION FOR REPAIRS	-	-	-
PROVISION FOR COLLECTION LOSS	16,667	16,667	(0)
TOTAL ACCRUED EXPENSES	102,514	102,811	(297)
TOTAL OPERATING & ACCRUED	1,721,681	1,722,673	(992)
NET GAIN (LOSS)	5,489	(34,632)	40,121

Meadow Hill, Heritage Gardens, Highlands, Miller Gardens

EAST HARTFORD HOUSING AUTHORITY
HOUSING CHOICE VOUCHER PROGRAM

as of JULY 31, 2013

	BUDGET to-date	ACTUAL to-date	ACTUAL UNDER / (OVER)
RENTAL INCOME - BASE	-		-
RENTAL INCOME - EXCESS BASE	-		-
EXCESS UTILITIES	-		-
DWELLING VACANCY LOSS	-		-
NON-DWELLING RENTALS	-		-
SALES/SERVICE to TENANTS	-		-
INTEREST INCOME	250	240	10
ANTENNA INCOME	-		-
LAUNDRY INCOME	-		-
LATE FEE INCOME	-		-
MAINTENANCE CHARGES	-		-
OTHER INCOME	56,088	34,112	21,976
SECTION 8 SUBSIDY--ADMIN FEE	275,000	241,313	33,687
FEDERAL SUBSIDY	-		-
MANAGEMENT FEES	-		-
BOOKKEEPING FEES	-		-
ASSET MANAGEMENT FEES	-		-
TRANSFER from CAPITAL FUNDS	-		-
TOTAL INCOME	331,338	275,665	55,673
ADMINISTRATIVE EXPENDITURES			
ADMINISTRATION SALARIES	111,380	115,501	(4,121)
TIME-OFF COMPENSATION ACCRUAL	-		-
LEGAL EXPENSE	8,333	7,751	582
ACCOUNTING FEES	5,000	2,123	2,877
OFFICE SUPPLIES	-		-
TRAVEL	1,250	1,138	112
OTHER OFFICE EXPENSE	25,000	27,067	(2,067)
PENSIONS AND OTHER	81,988	84,919	(2,931)
PAYROLL TAXES	-		-
MANAGEMENT FEES	64,650	38,790	25,860
BOOKKEEPING FEES	-		-
ASSET MANAGEMENT FEES	-		-
RESIDENT SERVICES	-		-
TOTAL ADMINISTRATIVE EXPENSE	297,602	277,289	20,313
UTILITIES			
WATER	-		-
ELECTRICITY	-		-
GAS	-		-
FUEL	-		-
UTILITY LABOR	-		-
TOTAL UTILITY EXPENSE	-	-	-
MAINTENANCE			
MAINTENANCE WAGES	-		-
MATERIALS AND SUPPLIES	833	(16)	849
CONTRACTUAL SERVICES	1,250	47	1,203
TOTAL MAINTENANCE EXPENSE	2,083	31	2,052
OTHER			
REFUSE REMOVAL	-		-
INSURANCE	7,149	7,048	101
INTEREST EXPENSE	-		-
OTHER GENERAL	10,000	10,538	(538)
REPAYMENT TO HCV	-		-
TOTAL OTHER EXPENSE	17,149	17,586	(437)
TOTAL ACTUAL EXPENSES	316,834	294,906	21,929
OPERATING GAIN / (LOSS)	14,504	(19,241)	33,745
<u>ACCRUED EXPENSES</u>			
PILOT			
PROVISION FOR OPEB	13,445	13,445	-
PROVISION FOR REPAIRS			-
PROVISION FOR COLLECTION LOSS			-
TOTAL ACCRUED EXPENSES	13,445	13,445	-
TOTAL OPERATING & ACCRUED	330,279	308,351	21,929
NET GAIN (LOSS)	1,059	(32,686)	33,745

EAST HARTFORD HOUSING AUTHORITY

KING COURT

as of JULY 31, 2013

	BUDGET	ACTUAL	ACTUAL
	to-date	to-date	UNDER / (OVER)
RENTAL INCOME - BASE	309,200	309,200	-
RENTAL INCOME - EXCESS BASE	75,977	83,984	(8,007)
EXCESS UTILITIES	-	-	-
DWELLING VACANCY LOSS	(128,050)	(120,200)	(7,850)
NON-DWELLING RENTALS	-	-	-
SALES/SERVICE to TENANTS	-	-	-
INTEREST INCOME	-	(112)	112
ANTENNA INCOME	-	-	-
LAUNDRY INCOME	-	-	-
LATE FEE INCOME	-	-	-
MAINTENANCE CHARGES	-	-	-
OTHER INCOME	417	4,769	(4,353)
SECTION 8 SUBSIDY--ADMIN FEE	-	-	-
FEDERAL SUBSIDY	-	-	-
MANAGEMENT FEES	-	-	-
BOOKKEEPING FEES	-	-	-
ASSET MANAGEMENT FEES	-	-	-
TRANSFER from CAPITAL FUNDS	-	-	-
TOTAL INCOME	257,543	277,641	(20,098)
ADMINISTRATIVE EXPENDITURES			
ADMINISTRATION SALARIES	42,300	44,749	(2,449)
TIME-OFF COMPENSATION ACCRUAL	-	-	-
LEGAL EXPENSE	10,833	4,612	6,221
ACCOUNTING FEES	1,667	793	874
OFFICE SUPPLIES	3,117	363	2,753
TRAVEL	417	238	179
OTHER OFFICE EXPENSE	3,949	4,960	(1,011)
PENSIONS AND OTHER	49,863	51,322	(1,458)
PAYROLL TAXES	5,242	5,076	166
MANAGEMENT FEES	-	-	-
BOOKKEEPING FEES	-	-	-
ASSET MANAGEMENT FEES	-	-	-
RESIDENT SERVICES	-	-	-
TOTAL ADMINISTRATIVE EXPENSE	117,388	112,112	5,275
UTILITIES			
WATER	16,667	17,242	(575)
ELECTRICITY	10,833	8,659	2,175
GAS	20,833	20,513	321
FUEL	83	215	-
UTILITY LABOR	-	-	-
TOTAL UTILITY EXPENSE	48,417	46,628	1,920
MAINTENANCE			
MAINTENANCE WAGES	17,393	25,357	(7,964)
MATERIALS AND SUPPLIES	12,500	4,694	7,806
CONTRACTUAL SERVICES	20,833	8,843	11,990
TOTAL MAINTENANCE EXPENSE	50,726	38,894	11,832
OTHER			
REFUSE REMOVAL	5,833	-	5,833
INSURANCE	13,097	12,853	244
INTEREST EXPENSE	-	-	-
PRINCIPAL--MORTGAGE	-	-	-
REPAYMENT TO HCV	-	-	-
TOTAL OTHER EXPENSE	18,930	12,853	6,077
TOTAL ACTUAL EXPENSES	235,460	210,487	25,104
OPERATING GAIN / (LOSS)	22,083	67,154	45,202
<u>ACCRUED EXPENSES</u>			
PILOT	-	-	-
PROVISION FOR OPEB	9,027	9,027	(0)
PROVISION FOR REPAIRS	12,057	12,057	(0)
PROVISION FOR COLLECTION LOSS	1,000	1,000	-
TOTAL ACCRUED EXPENSES	22,083	22,084	(1)
TOTAL OPERATING & ACCRUED	257,543	232,571	25,103
NET GAIN (LOSS)	-	45,070	45,201

EAST HARTFORD HOUSING AUTHORITY

HUTT HEIGHTS

as of JULY 31, 2013

	BUDGET	ACTUAL	ACTUAL
	to-date	to-date	UNDER / (OVER)
RENTAL INCOME - BASE	77,294	73,855	3,439
RENTAL INCOME - EXCESS BASE	-	-	-
EXCESS UTILITIES	-	1,520	(1,520)
DWELLING VACANCY LOSS	-	-	-
NON-DWELLING RENTALS	-	-	-
SALES/SERVICE to TENANTS	-	-	-
INTEREST INCOME	-	-	-
ANTENNA INCOME	-	-	-
LAUNDRY INCOME	-	-	-
LATE FEE INCOME	-	-	-
MAINTENANCE CHARGES	-	-	-
OTHER INCOME	30,189	11,867	18,322
SECTION 8 SUBSIDY--ADMIN FEE	-	-	-
FEDERAL SUBSIDY	75,647	62,000	13,647
MANAGEMENT FEES	-	-	-
BOOKKEEPING FEES	-	-	-
ASSET MANAGEMENT FEES	-	-	-
TRANSFER from CAPITAL FUNDS	-	-	-
TOTAL INCOME	183,130	149,242	33,888
ADMINISTRATIVE EXPENDITURES			
ADMINISTRATION SALARIES	14,136	14,789	(653)
TIME-OFF COMPENSATION ACCRUAL	-	-	-
LEGAL EXPENSE	6,667	7,782	(1,115)
ACCOUNTING FEES	833	1,329	(496)
OFFICE SUPPLIES	-	-	-
TRAVEL	417	169	248
OTHER OFFICE EXPENSE	5,000	4,930	70
PENSIONS AND OTHER	21,784	21,916	(131)
PAYROLL TAXES	-	-	-
MANAGEMENT FEES	21,918	21,918	-
BOOKKEEPING FEES	2,250	2,250	-
ASSET MANAGEMENT FEES	-	-	-
RESIDENT SERVICES	-	-	-
TOTAL ADMINISTRATIVE EXPENSE	73,005	75,082	(2,078)
UTILITIES			
WATER	16,667	17,138	(471)
ELECTRICITY	20,833	20,714	120
GAS	16,667	18,855	(2,188)
FUEL	83	128	(45)
UTILITY LABOR	-	-	-
TOTAL UTILITY EXPENSE	54,250	56,834	(2,584)
MAINTENANCE			
MAINTENANCE WAGES	13,323	14,854	(1,531)
MATERIALS AND SUPPLIES	4,167	5,462	(1,296)
CONTRACTUAL SERVICES	5,000	9,596	(4,596)
TOTAL MAINTENANCE EXPENSE	22,490	29,912	(7,422)
OTHER			
REFUSE REMOVAL	6,250	7,365	(1,115)
INSURANCE	6,889	6,705	184
INTEREST EXPENSE	-	-	-
PRINCIPAL--MORTGAGE	-	-	-
REPAYMENT TO HCV	-	-	-
TOTAL OTHER EXPENSE	13,139	14,070	(931)
TOTAL ACTUAL EXPENSES	162,884	175,899	(13,015)
OPERATING GAIN / (LOSS)	20,246	(26,657)	46,903
<u>ACCRUED EXPENSES</u>			
PILOT	2,304	1,854	450
PROVISION FOR OPEB	3,576	3,576	(0)
PROVISION FOR REPAIRS	-	-	-
PROVISION FOR COLLECTION LOSS	833	833	0
TOTAL ACCRUED EXPENSES	6,714	6,263	450
TOTAL OPERATING & ACCRUED	169,597	182,162	(12,565)
NET GAIN (LOSS)	13,533	(32,920)	46,453

EAST HARTFORD HOUSING AUTHORITY

VETERAN'S TERRACE

as of JULY 31, 2013

	BUDGET	ACTUAL	ACTUAL
	to-date	to-date	UNDER / (OVER)
RENTAL INCOME - BASE	1,202,100	1,202,100	-
RENTAL INCOME - EXCESS BASE	-	-	-
EXCESS UTILITIES	-	7,919	(7,919)
DWELLING VACANCY LOSS	(16,210)	(5,442)	(10,768)
NON-DWELLING RENTALS	-	-	-
SALES/SERVICE to TENANTS	-	-	-
INTEREST INCOME	-	(84)	84
ANTENNA INCOME	-	-	-
LAUNDRY INCOME	-	-	-
LATE FEE INCOME	-	-	-
MAINTENANCE CHARGES	-	-	-
OTHER INCOME	-	5,958	(5,958)
SECTION 8 SUBSIDY--ADMIN FEE	-	-	-
FEDERAL SUBSIDY	-	-	-
MANAGEMENT FEES	-	-	-
BOOKKEEPING FEES	-	-	-
ASSET MANAGEMENT FEES	-	-	-
TRANSFER from CAPITAL FUNDS	-	-	-
TOTAL INCOME	1,185,890	1,210,451	(24,561)
ADMINISTRATIVE EXPENDITURES			
ADMINISTRATION SALARIES	97,807	100,655	(2,849)
TIME-OFF COMPENSATION ACCRUAL	-	-	-
LEGAL EXPENSE	20,000	20,841	(841)
ACCOUNTING FEES	5,833	-	5,833
OFFICE SUPPLIES	4,167	5,214	(1,047)
TRAVEL	833	4,810	(3,976)
OTHER OFFICE EXPENSE	9,679	12,293	(2,614)
PENSIONS AND OTHER	170,202	155,056	15,146
PAYROLL TAXES	19,577	13,955	5,622
MANAGEMENT FEES	59,294	-	59,294
BOOKKEEPING FEES	-	-	-
ASSET MANAGEMENT FEES	-	-	-
RESIDENT SERVICES	-	-	-
TOTAL ADMINISTRATIVE EXPENSE	387,392	312,824	74,568
UTILITIES			
WATER	39,167	39,062	104
ELECTRICITY	41,667	31,167	10,500
GAS	138,750	143,157	(4,407)
FUEL	333	642	(309)
UTILITY LABOR	-	-	-
TOTAL UTILITY EXPENSE	219,917	214,029	5,888
MAINTENANCE			
MAINTENANCE WAGES	137,666	133,797	3,869
MATERIALS AND SUPPLIES	50,000	61,339	(11,339)
CONTRACTUAL SERVICES	45,833	65,977	(20,143)
TOTAL MAINTENANCE EXPENSE	233,499	261,113	(27,614)
OTHER			
REFUSE REMOVAL	10,833	249	10,584
INSURANCE	30,371	30,168	203
INTEREST EXPENSE	-	-	-
PRINCIPAL--MORTGAGE	-	-	-
REPAYMENT TO HCV	-	-	-
TOTAL OTHER EXPENSE	41,204	30,417	10,787
TOTAL ACTUAL EXPENSES	882,012	818,382	63,629
OPERATING GAIN / (LOSS)	303,878	392,069	88,190
<u>ACCRUED EXPENSES</u>			
PILOT	96,598	99,599	(3,002)
PROVISION FOR OPEB	31,102	31,102	(0)
PROVISION FOR REPAIRS	172,013	172,013	(1)
PROVISION FOR COLLECTION LOSS	4,167	4,167	(0)
TOTAL ACCRUED EXPENSES	303,878	306,881	(3,003)
TOTAL OPERATING & ACCRUED	1,185,890	1,125,263	60,627
NET GAIN (LOSS)	-	85,188	85,188

Central Office

A. Cooperative Parties – Energy Consultant

- 11-7-12 Bid opening for RFP for Energy Consultant issued by EHHA, Town of East Hartford and Board of Education- 11 responses were received.
- 12-12-12 EHHA evaluation of responses completed. A request for additional information and a revised scope of work was sent to all respondents with a due date of January 8, 2013 due to the holiday period.
- 1-9-13 Evaluation of responses completed. Two finalists selected for interviews.
- 1-31-13 Two finalists interviewed. GDS Associates & Facilities Strategy Group
- 2-1-13 A recommendation for hire should be ready for Board approval for Feb. 20 meeting
- 2-20-13 Board approved for hire Facilities Strategy Group
- 2-22-13 Contract signed
- 2-28-13 Phone conference. Site visits scheduled for March 14 & 15 along with meeting with HUD representatives set for March 14 to review approval process for the RFP seeking an Energy Services Provider for all Federal sites.
- 3-1-13 sent site maps, suggested ECM measures and Capital Improvement list to consultant
- 3-14 & 3-15/13 Completed site visits and met with HUD representatives to review approval process.
- 3-28-13 Draft RFP received and being reviewed by EHHA with minor changes recommended.
- 4-1-13 no change in status
- 5-1-13 HUD review comments incorporated into master document. Awaiting completion of utility spreadsheet information prior to sending to HUD for formal review and approval.
- 5-31-13 Utility spreadsheets completed and submitted to FSG for condensing. Dates established for RFP advertisement pending final HUD review and approval. HUD received RFP for formal review.
- 6-3-13 no change in status
- 6-7-13 Received formal HUD approval and advertized RFP in Courant, construction sites and on NAHRO website.
- 7-1-13 Site visit is scheduled for 7-9-13 for interested Energy Services Providers
- 7-9-13 Site visit conducted with 6 firms represented. Response to written questions sent out on 7-23-13 with proposal due date unchanged for 7-30-13.
- 7-30-13 One proposal received and is now under an evaluation process to determine if all criteria have been met by applicant.

B. Disposition List – Vehicle/Equipment Auction

- 7-22-13 Vehicles and equipment were surveyed for a potential disposition auction pending Board approval. Auction to be scheduled late August/early September once approval is received.

13- 1 Hockanum Park

- A. No work scheduled

13-2 Shea Gardens

- A. No work scheduled

13-3 Rochambeau

A. This property will be surveyed for potential concrete trip hazards on sidewalks and patio areas for either replacement or edge grinding due to comments made by REAC Inspector.

5-1-13 no change in status

6-3-13 no change in status

7-1-13 no change in status

8-1-13 no change in status – waiting for CFP 2013 funding

13-4 Meadow Hill

A. Temporary Generator

5-30-13 Kinsley Generator reported late in the day that the generator end (rotor/stator) is not repairable as previously thought. The generator could fail at anytime during start up or operation.

5-31-13 Prepared IFB for temporary 300KW generator to be supplied. Approved to proceed with Kinsley Generator at a monthly rate of \$4,500. Anticipate a 3-4 month minimum process under CFP 2013 budgeting to replace generator. Estimated cost of \$80,000 - \$90,000.

6-3-13 Temporary generator installed at site

6-11-13 Contract signed with Capital Studio Architects for \$8,900 (same rate as Miller Gardens) to fast track the design and bid documents for a new 300 KW diesel generator.

7-1-13 Site visited three times in June for design and KW verification. Design work is on-going.

8-1-13 Design work is substantially complete. Waiting for CFP 2013 funding.

B. Nextel Communications

7-1-13 Nextel has informally notified us that the cell site at Meadow Hill is no longer needed and they will be terminating the lease. Negotiations started for de-mobilizing of equipment and remaining term of lease payments. Offer was made that they could walk away at a flat rate and EHHA would handle the removal of unwanted equipment.

7-22-13 Nextel had power turned off to all equipment in their lease area.

7-23-13 Made call to Nextel contact and he is working on re-categorizing the necessary de-mobilization needed at cell site prior to our efforts to negotiate. Mr. Regan has been involved with this process.

8-1-13 no change in status

13-5 Elms Village

A. This property will be surveyed for potential concrete or asphalt trip hazards on sidewalks and patio areas for either replacement or edge grinding due to comments made by REAC Inspector. Additional concerns raised were brush and trees in fence line as well as poor condition of fencing and several areas of asphalt paving in parking lots were suggested to be repaired.

5-1-13 No change in status

6-3-13 No change in status

7-1-13 no change in status

8-1-13 no change in status – waiting for CFP 2013 funding

13-6 The Highlands

A. 6-25-13 Met with Reliance Environmental to take samples for testing for upcoming

13-6 The Highlands (continued)

EPDM roof replacement funded under CFP 2013.

7-1-13 no change in status

7-29-13 report received verifying that bottom layer of roof is positive for asbestos. Specifications will be changed to reflect the need for treating materials as ACM and to remove and dispose off following State of Connecticut requirements.

8-1-13 no change in status – waiting for CFP 2013 funding

B. 7-24-13 Met with technicians with Verizon Wireless and looked over building for future cell phone installation site. Technicians indicated this was a viable site and engineer took measurements and borrowed blueprints to start with design. Contract lease negotiations should be on-going over the next couple of months.

8-1-13 no change in status

C. 7-3-13 Both Carrier wall A/C sleeve units at The Highlands Community Room not functioning. Contractor called for pricing to replace the two units with similar new units as fast as possible due to high heat. Cost - \$4,800 and approved to proceed by Contracting Officer.

7-19-13 New A/C units installed by Terry's Energy

8-1-13 All work complete and this project will be closed out for the next Board report.

13-6 Heritage Gardens

A. No other work scheduled

13-7 Miller Gardens

A. No other work scheduled

MR23 King Court

A. This property is in the disposition process and no major repairs are planned at this time. Received approval to have gutter repairs/cleaning completed at property.

B. 7-1-13 Invitation For Bid being prepared for gutter repairs/cleaning on all buildings.

7-11-13 Contract signed with low bidder, MJL Home Improvements for \$10,200 to complete gutter cleaning and repairs on all buildings at King Court.

7-31-13 All work has been completed and this project will be closed out for next Board report.

C. CTEHHI Weatherization grant – received call that more measures have been approved under this grant for King Court. All duplex units will have a new bathroom fan and ceiling box installed. Four-plex (flats) apartments will have the fan checked and if not working/replaced. All units will have the boilers cleaned, serviced, adjusted.

6-26-13 Officers of Resident association notified of approved work

6-28-13 Resident notice handed out and placed in message board

MR23 King Court (continued)

7-1-13 Work is scheduled to start this date

8-1-13 All duplexes tested received new bathroom fans. All apartments tested had their boiler systems serviced and cleaned. EHHA paid for miscellaneous boiler/heating system repairs as they were found. Several minor boiler repairs are scheduled for the first two weeks of August and this project will be closed out for next Board report.

Hutt Heights / Larson Center

A. A 2nd concrete repair for improving accessibility at the two dumpster locations and parking lots was started and designed.

5-21-13 An IFB for concrete walkway/accessibility improvements issued

6-3-13 Approval received to hire the low bidder, Hathaway Landscaping to complete scope of work for \$8,500.

7-1-13 Work scheduled to start for North side parking lot and South side to start on 7-8-13

7-12-13 All concrete work has been completed and inspected. An additional cost of \$850 was added for wood beams installed around the North side dumpster pad. This project is completed and will be closed out for the next Board report.

MR-23A Veterans Terrace & Extension

A. Working with Executive Director, Housing Staff, CHFA and DECD to determine scope of renovations required for possible grants or financing. Additional cost summaries of renovations in the units and other Capital needs is prepared and submitted per CHFA's request.

10-3-12 Was informed in late September that VT and VTE do not comply with grant guidelines. Rep from New England Conservation Services informed me another person in his office has these two applications and I should be receiving a call about a visit.

11-1-12 To 12-3-12 No change in status. Left more messages for grant contacts.

1-3-13 Met with Home Energy Solutions (HES) representative and was told he would review and determine what energy savings measures may qualify at VT and VTE.

2-1-13 to 4-1-13 HES site visit is now scheduled for Thursday, April 4.

5-1-13 After the HES rep site visit, a site map with details of exterior fixture counts provided along with boiler & HW heater make and model numbers.

5-30-13 met with HES rep and technician to review boiler systems.

6-7-13 & 7-1-13 no change in status

7-26-13 Checked on status and was informed that CRT representative will call me to schedule blower door testing at 10% of the apartments at Veterans Terrace. The Extension to be done at a later date.

8-1-13 no change in status

B. Property Improvements – Inspections Corrections.

B-1 concrete walk repairs completed and closed out.

B-2 5-29-13 Site surveyed for gutter repairs and IFB being prepared.

6-13-13 IFB issued for gutter repairs/cleaning for all buildings at site

MR-23A Veterans Terrace & Extension (continued)

6-27-13 Contract signed with John's Gutter Cleaning for \$14,915

7-1-13 Work scheduled to start this date

7-26-13 All work completed and a punch list sent to contractor for a few corrections.

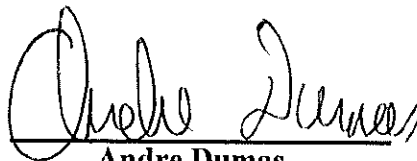
8-1-13 Contractor returning on 8-5-13 to complete punch list items. This project will be closed out for the next Board report.

B-3 7-31-13 An IFB for Chimney/Masonry repairs approved and contractors called to visit site.

8-1-13 met with 3 contractors to review the 3 scopes of work at the site. Bids due on 8-12-13.

B-4 An IFB for asphalt shingle repairs to include all buildings at VT & VTE for inspection and shingle repairs is being prepared for review and approval by the Contracting Officer.

B-5 An IFB for concrete stoop repairs, primarily for several of the back stoops at the Extension is being prepared for review and approval by the Contracting Officer



Andre Dumas
Asset Coordinator

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TO: EHHA BOARD OF COMMISSIONERS

FROM: A. Christine Paisley, Housing Programs Manager

**OCCUPANCY REPORT TOTALS FOR ALL AMPS
FOR THE PERIOD JULY 1, 2013 THROUGH JULY 31, 2013**

Project Number	Project Name	Total Units	Last Month	Move Outs	Move Ins	Off Line	Total Vacant Month End	Total Occupied On 1st of Aug-13
13-1	HOCKANUM PARK	100	99	1	0		2	98
13-2	SHEA GARDENS	47	47	1	1		0	47
13-3	ROCHAMBEAU	50	49	2	0		3	47
13-5	ELMS VILLAGE	85	84	0	1		0	85
13-4	MEADOW HILL	120	119	0	0		1	119
13-6	HERITAGE GARDENS	46	46	1	0		1	45
13-6	THE HIGHLANDS	54	53	1	0		2	52
13-7	MILLER GARDENS	86	84	0	2		0	86
E-6	HUTT HEIGHTS	29	29	1	0		1	28
Federal Totals		617	610	7	4	0	10	607
MR23	KING COURT	50	49	0	0		1	49
MR23A & MR58	VETERANS TERRACE AND EXTENSION	150	149	1	0		2	148
TOTALS		817	808	8	4	0	13	804

Total Occupancy Rate	98.41%
Federal Occupancy Rate	98.38%

CC: Debra Bouchard, Executive Director
 Joe Regan, Finance Director
 Al Harrison, Site Coordinator
 Brenda Pliszka, Executive Secretary/HR Director

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TO: EHHA BOARD OF COMMISSIONERS

FROM: A Christine Paisley, Housing Programs Manager

SECTION 8 UTILIZATION REPORT FOR JULY 2013

SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

	Total Units Allocated	Total Units Leased	Total HCV & Outgoing Payables
HCV	423	396	
OUTGOING PAYABLES		29	425
TENANT PROTECTION	8	8	
Total	431	433	

PORTABLE ADMINISTERED

Total	58
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VOUCHERS ISSUED

NOT CURRENTLY UNDER CONTRACT - searching	2
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GRAND TOTAL	491
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% HCV Utilized 100.47%	+	% TPV Utilized 100.00%	=	TOTAL % Utilized 100.46%
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*****NOTE*****

This report reflects a change in EHHA's overall allocation of HCV Vouchers. Preservation Vouchers are only considered Preservation Vouchers while the participant families live in the apartment complex that made them eligible for a Preservation Voucher (Summerfield Townhouses) Once the participant family leases a unit outside of Summerfield Townhouses, they become a regular HCV. At this time we have 8 families remaining at Summerfield as Preservation Voucher holders.

You may notice a slight change in titles of some of the above categories. I have made a few changes to reflect the terminology used in the HUD reporting system known as VMS. VMS stands for VOUCHER MANAGEMENT SYSTEM. This system is used to report to HUD not just our utilization but also the money spent by the program.

6D

WILLARD & ALEXANDER, LLC
225 OAKLAND ROAD, SUITE 306
SOUTH WINDSOR, CONNECTICUT 06074
PHONE: 860-432-7627 FAX: 860-432-0473
EMAIL: lawoffices@willard-alexander.com

TO: East Hartford Housing Authority Directors
FROM: Ralph J. Alexander, Legal Counsel
RE: Memorandum of August 15, 2013 Accompanying Summary Process Status Report for August 21, 2013 Commissioners Meeting

Ford, 68 Silver Lane, Unit 27	1,143.00
Luna, 48 Columbus Circle B-1	162.75
McCogle, 88 Columbus Street A-1	155.25
Muhammad, 26 Columbus Circle A-1 (1,334.00 tendered via Legal Aid)	1,724.00
Ramirez, 84 Mill Road (1,291.00 tendered at court)	1,646.00
Thompson, 11 Columbus Circle B-1	265.00
Zieky, 101 Connecticut Boulevard 5M (821.00 tendered at court)	1,421.00
Chappell, 103 Mill Road	*272.00
Stellmacher, 17 Holmes Street (tendered at HA)	*78.00
Rivera, D, 131 Columbus Circle Ext B-2	*740.00
Smith, L, 63 Hamilton Road	*542.00
Harrison, 29 Holmes Street	*78.00
Jenkins, 39 Columbus Circle B-1 (tendered at HA)	*184.00
Bryant, 101 Connecticut Boulevard 6A (paid at HA lockbox)	**388.00
Matos, Jr, 25 Holmes Street A-2	**936.00
Poole, 163 School Street E5 (tendered via conservator to HA)	**700.00
Hopkins, 24 Columbus Circle	**844.00
	<u>\$11,279.00</u>

*These sums were tendered on or before July 15, 2013. **These sums were tendered on or before August 14, 2013. Any sums tendered after August 14, 2013 but on or before August 15, 2013 will be reflected in the next status report.

We will monitor summary process files in the usual manner.

Respectfully submitted:

Ralph J. Alexander

Ralph J. Alexander
 RJA/sc

SUMMARY PROCESS STATUS REPORT AS OF AUGUST 15, 2013

<u>Matter</u>	<u>Notation</u>	<u>WSC</u>	<u>Def. Mot.</u>	<u>Judg.</u>
BOYLE 34 Mill Road	7/11 possession via Execution			
CONDELL ET AL 55 Hamilton Road	9/3 Trial set			
DANIELS 75 King Court	Stipulated Final stay through 10/23			7/23
FORD 68 Silver Lane, Unit 27	Stipulated			4/15
JERNIGAN 68 Silver Lane, Unit 42	7/26 possession via Execution Final Stay through 9/11			
LUDWIG 33 Hamilton Road	8/13 Trial set			
LUNA 48 Columbus Circle B-1	7/22 Stipulation met			
MANFORTE 68-4 Cannon Road	7/25 possession via Execution			
MARTIN 68 Silver Lane Unit 44	8/20 Trial set			
McCOGGLE 88 Columbus Street A-1	Stipulation			4/23

<u>Matter</u>	<u>Notation</u>	<u>WSC</u>	<u>Def. Mot.</u>	<u>Judg.</u>
MUHAMMAD 26 Columbus Circle A-1	deceased 7/30 possession to obtained through probate process			
NEAL 163 School Street W2	7/30 possession via Execution			
NIEVES 1403 Main Street 1G	7/30 possession via Execution			
RAMIREZ, J 84 Mill Road	Stipulated			7/16
THOMPSON 11 Columbus Circle B-2	7/18 Stipulation met			
TOOMEY 8 Mill Road	8/20 Trial set			
ZAREMBA 33 Holmes Street	7/15 possession via Execution			
ZIEKY 101 Connecticut Boulevard, Apt 5M	Stipulated			6/25

East Hartford Housing Authority
Resident Services Coordinator
Monthly Report
July 2013

HOME VISITS

The purpose of home visits include but are not limited to: Application Assistance (DSS, ConnPACE, ADA, Dial-A-Ride, etc), Case Management (short and long term), CHOICES Health Insurance Counseling, Information and Referral and Crisis Intervention.

This month I conducted 16 home visits.

BUILDING EVENTS

This consists of setting up two (2) educational events/presentations in all 8 buildings on a monthly basis. In addition, this may also include assisting residents with annual picnics, Holiday parties and/or other social events.

This month, Catalina Quesada from the University of Connecticut for Public Health and Health Policy started doing presentations at Rochambeau, "East Smart, Live Strong". This is a nutrition series for four consecutive weeks that encourages older adults to eat more fruits and vegetables and to exercise more to incorporate a healthier life style. Those who attended (average of 10 residents per four week sessions) had the option to sample a variety of healthy recipes and learn new ways to choose healthier eating options. The tenants enjoyed these interactive presentations so much that they requested that Catalina come back again in the near future (please see flyer and handouts from these sessions attached to this report).

The Visiting Nurse & Health Services of Connecticut (VN&HS) offers Blood Pressure and Blood Sugar Screenings for all of my buildings. There is no cost for the screenings to the residents and this agency hosts these clinics on a monthly basis. The following lists the number of residents served at their complexes this month: Highlands – 7, Rochambeau – 6, Elms – x, Shea Gardens – 4, Miller Gardens – 6, Heritage Gardens - 6 and Meadow Hill – 18 (please see flyer attached to this report).

Deanna Potter from Comfort shoes finished her presentations this month. Her company not only provides diabetic shoes to those who are on Medicare and shoes to Medicaid recipients who have leg and or feet issues. In addition, her company offers a wide variety of Durable Medical Equipment (DME) such as walkers, canes and wheelchairs, etc. The following lists the number of individuals who attend the presentations from each Hutt Heights: 7. This was an amazing turnout at Hutt Heights. I am hoping to get more tenants interested in other presentations in the near future!

This month I also started distributing Farmer Market Coupon booklets to all my tenants who qualify for this program. This year, clients are receiving six \$3.00 coupons per booklet,

totaling \$18 dollars which they can use to obtain free fruits, vegetables and honey at any Farmer's Markets that are located throughout Connecticut. This is an increase compared to last year when they received five \$3.00 coupons totaling \$15.00 dollars. This is a wonderful program that is overseen by the Department of Agriculture which encourages individuals to incorporate fruits and vegetables in their daily diet. I will continue distributing these booklets through October this year. The program ends on October 31, 2013 (please see flyer attached to this report).

CHOICES

This acronym stands for: Connecticut programs for Health insurance assistance, Outreach, Information, Counseling & Eligibility Screening. As a certified CHOICES Counselor through the State of Connecticut Department of Social Services and through the North Central Area Agency on Aging (NCAAA), I counsel clients on health insurance options with Medicare (A,B,C,D), Medigap, Medicaid, ConnPACE, SAGA, Medicare Managed Care, Cobra, Military Benefits, Veterans Benefits, etc.

This month I counseled 8 individuals.

SENIOR SERVICES

Since many of my clients are ages 60 and older, I refer them on a regular basis to Senior Services to utilize their programs such as the annual Flu Clinic, Meal sites, the Golden Ager Newsletter, Senior Center activities, etc.

SOCIAL SERVICES

Since many of my clients are ages 18-59, I refer them on a regular basis to Social Services to utilize their programs such as the Food Bank, Renters Rebate, the Clothing Bank, Energy Assistance, etc.

COMMUNITY RENEWAL TEAM (CRT)

CRT offers a wide variety of programs and services. Most of my referrals are to their Meals on Wheels program, which delivers meals to homebound individuals.

I did not refer any individuals to this program this month.

LEGAL AID

On occasion, clients will call me requesting legal assistance. Generally I refer them to the Greater Hartford Legal Aid and to Statewide Legal Services.

I did not refer any individuals to Legal Aid this month.

GIFT OF SIGHT

This program offers a free eye exam and a pair of glasses to recipients who are uninsured. Referrals require a written letter describing the client's circumstances along with our Tax number. I refer clients to this program as needed.

I referred 1 individual to this program this month.

DEPARTMENT OF SOCIAL SERVICES (DSS)

The State of Connecticut Department of Social Services offers a wide variety of programs to the general public in East Hartford. I assist clients with applying for these services such as Medicaid, Title 19, Medicare Savings Program (MSP), SAGA, SNAP (formerly known as Food Stamps), transportation, ABI and TBI Waivers, and the redetermination process.

This month I assisted 4 clients with their SNAP, Medicaid and MSP benefits.

FOODSHARE

Many of our tenants utilize Foodshare at various sites in East Hartford. I am listed as a contact person for 211 as a Food Resource for all residents of East Hartford. Several times a month I receive phone calls from individuals who have contacted 211 for food resources. I first ask the individual if they have applied for SNAP benefits (formally known as Foodstamps). I then refer them to East Hartford Social Services so that they may access food pantries. In addition, I mail them dates and times of all Foodshare locations and I also inform them about free dinners and brunch on Sundays at St. John's church located on the corner of Burnside Avenue and Main Street.

ON-SITE OFFICE HOURS

Since many of my clients do not have access to transportation, I have on-site office hours in 6 out of 8 buildings (a flyer is posted at Hutt Heights and Shea Gardens that if anyone needs services, they can call me for an appointment). During these hours I offer Information and Referral, CHOICES Health Insurance Counseling, short and long term case management, crisis intervention, etc. The following is a schedule of my office hours:

Monday: Elms Village – Community Room – 3:00 – 4:00 PM
Wednesday: Rochambeau – Community Room – 3:00 – 4:00 PM
Thursday: Heritage Gardens – Community Room – 1:30 – 2:30 PM
Thursday: Meadow Hill – Community Room – 3:00 – 4:00 PM
Friday: The Highlands – Community Room – 1:30 – 2:30 PM
Friday: Raymond Miller Gardens – Community Room – 3:00 – 4:00 PM

ADA TRANSPORTATION

ADA in-town and out-of-town transportation is offered to individuals 18 and older who have a disability and cannot use the Public City bus. I assist clients with filling out this application.

I assisted 1 individual this month with either applying or recertifying their ADA.

DIAL – A – RIDE (D-A-R) TRANSPORTATION

Dial – A – Ride is in-town transportation only and is offered to individuals 60 and older and/or to individuals 18 and older with a disability. I assist clients with obtaining this service.

I referred 1 individual to Dial-A-Ride this month.

CONNECTICUT HOMECARE PROGRAM FOR ELDERLY (CHCPE)

This program is designed for individual's ages 65 who want to remain independent in their homes but need assistance. This DSS program provides supportive services to help individuals "age in place" and prevent them from prematurely entering a nursing home. I do referrals on a regular basis.

I referred 1 individual to the CHCPE this month.

OTHER

Since all the categories do not fit on the spread sheet, I will use this category for other services provided such as; Get Well Cards sent to clients who are ill, assistance to EHHA co-workers with their clients at their sites when needed, Meetings that I attend, Social Security Redeterminations, etc.

A Get Well card was mailed to Betty Milbrandt to Riverside Rehabilitation Center, where she was recovering from an illness. Betty resides at Rochambeau. A Get Well card was also sent to Kathy Tomaso who was also at Riverside recovering from surgery. Kathy is also a tenant at Rochambeau.

Respectfully submitted,

Mrs. Alexis R. Aberle, BSW
Resident Services Coordinator
East Hartford Housing Authority

A	B	C	D	E	F	G	H	I	J	K	L	M	
Federal Amp 2 - Meadow Hill, The Highlands, Heritage Gardens & Miller Gardens													
Protected:													
Property	Apartment No.	Bedrooms	Condition	Date Empty	Date Painted	Work Started	Completion	Ready to Rent	Date Leased	Days to Turn	Total Days	Lease Days	
1	13-4	1H	Fair	10/1/2012	10/3/2012	10/5/2012	10/10/2012	10/10/2012	10/11/2012	8	8	0	
2	13-4	8M	Good	10/1/2012	10/5/2012	10/10/2012	10/12/2012	10/12/2012	11/13/2012	10	41	31	
3	13-7	413	Good	9/28/2012	10/1/2012	10/1/2012	10/5/2012	10/5/2012	10/23/2012	6	23	17	
4	13-6	W2-5	Poor	9/27/2012	10/5/2012	10/10/2012	10/12/2012	10/12/2012	10/15/2012	14	16	2	
5	13-4	4A	Good	9/27/2012	10/1/2012	10/1/2012	10/5/2012	10/5/2012	10/11/2012	7	12	5	
6	13-6	3L	Poor	9/20/2012	9/24/2012	9/24/2012	9/28/2012	9/28/2012	10/4/2012	7	12	5	
7	13-4	1B	Fair	10/9/2012	10/12/2012	10/15/2012	10/19/2012	10/19/2012	11/5/2012	9	35	26	
8	13-7	601	Fair	11/4/2012	11/6/2012	11/5/2012	11/9/2012	11/9/2012	11/26/2012	4	20	16	
9	13-4	3H	Fair	10/30/2012	11/1/2012	11/1/2012	11/5/2012	11/9/2012	12/4/2012	9	33	24	
10	13-6	E3	Poor	11/6/2012	11/9/2012	11/14/2012	11/19/2012	11/19/2012	1/8/2012	14	0	0	
11	13-7	108	Poor	11/13/2012	11/15/2012	11/15/2012	11/20/2012	11/20/2012	11/21/2012	6	6	0	
12	13-4	1C	Good	12/3/2012	not needed	12/3/2012	12/5/2012	12/5/2012	12/6/2012	0	1	1	
13	13-7	105	Poor	12/17/2012	12/18/2012	12/18/2012	12/28/2012	12/31/2012	1/4/2013	13	16	3	
14	13-4	4L	Fair	1/3/2013	not needed	1/2/2013	1/3/2013	1/3/2013	1/5/2013	0	10	11	
15	13-6	4J	Good	2/7/2013	not needed	1/28/2013	1/31/2013	2/4/2013	2/4/2013	0	0	0	
16	13-6	W2-6	Fair	2/1/2013	1/22/2013	1/31/2013	2/7/2013	2/6/2013	2/15/2013	4	12	8	
17	13-4	8G	Good	1/10/2013	1/22/2013	1/23/2013	1/30/2013	2/4/2013	3/11/2013	24	58	34	
18	13-7	104	Good	1/29/2013	2/4/2013	2/8/2013	2/14/2013	2/26/2013	3/6/2013	27	34	7	
19	13-4	8H	Fair	2/2/2013	2/4/2013	2/5/2013	2/12/2013	2/20/2013	3/28/2013	17	52	35	
20	13-6	E4	Poor	3/1/2013	2/19/2013	3/5/2013	3/13/2013	3/12/2013	3/14/2013	10	11	1	
21	13-6	2H	Fair	2/8/2013	2/20/2013	2/21/2013	3/1/2013	3/5/2013	4/1/2013	24	50	26	
22	13-4	3B	Poor	2/19/2013	2/26/2013	3/11/2013	3/20/2013	3/21/2013	3/28/2013	29	35	6	
23	13-4	7G	Fair	3/4/2013	3/12/2013	3/13/2013	3/21/2013	3/20/2013	4/5/2013	15	30	15	
24	13-6	W2	Fair	3/27/2013	4/1/2013	4/3/2013	4/10/2013	4/8/2013	4/17/2013	11	19	8	
25	13-7	201	Good	3/31/2013	4/2/2013	4/3/2013	4/9/2013	4/5/2013	4/30/2013	4	28	24	
26	13-6	2D	Poor	4/12/2013	4/14/2013	4/15/2013	4/18/2013	4/18/2013	4/17/2013	5	3	0	
27	13-6	W2-11	Fair	4/11/2013	4/15/2013	4/15/2013	4/22/2013	4/24/2013	6/27/2013	12	75	63	
28	13-7	401	Good	5/22/2013	5/23/2013	5/22/2013	5/24/2013	5/24/2013	7/8/2013	1	45	44	
29	13-4	3K	Poor	4/30/2013	5/1/2013	5/1/2013	5/8/2013	5/8/2013	5/21/2013	7	19	12	
30	13-7	606	Poor	4/22/2013	4/25/2013	4/25/2013	5/2/2013	5/2/2013	5/13/2013	9	19	10	
31	13-4	8F	Poor	5/1/2013	5/7/2013	5/9/2013	5/17/2013	5/22/2013		20			
32	13-7	102	Fair	4/30/2013	5/2/2013	5/3/2013	5/10/2013	5/9/2013	7/3/2013	8	62	54	
33	13-7	211	Fair	6/21/2013	5/23/2013	5/24/2013	6/5/2013	6/5/2013	8/12/2013	0	50	67	
34	13-6	1G	Good	7/30/2013	7/31/2013	7/31/2013	8/2/2013	8/2/2013		2			
35	13-6	5C	Fair	6/5/2013	6/3/2013	6/5/2013	6/7/2013	6/11/2013		5			
36	13-6	W2	Good	7/30/2013	not needed	7/31/2013	8/2/2013	8/2/2013		2			
37	13-4	2B	Good	9/1/2013	8/6/2013								
38													
39													
40													
41													
42													
43													
44													
45													
46													
47													
48													
49													
50	Averages										Days to Turn	Total Days	Lease Days
51											9.53	26.09	17.34
52													
53	* Red Text = Unit Offline												

1

AUGUST 21, 2013 BOARD MEETING

TO: BOARD OF COMMISSIONERS
FROM: DEBRA BOUCHARD
DATE: 8/15/2013

EXECUTIVE DIRECTOR REPORT

- King Court Sale and Disposition
 1. An amended draft RPP (Resident Participation Plan) for the redevelopment of King Court was presented to the partnership of Goodwin, JHM and Imagineers from the King Court Resident Association.
 2. EHHA is waiting for the decision letter from DOH (Department of Housing) approving the transfer of the property. The state is past its ninety day deadline.
 3. While we wait for the letter of approval, staff is organizing the files, monitoring outstanding account balances, working with CHFA, etc.

- Veteran's Terrace Development
 1. Received official commitment letter from DOH for the \$150,000 preconstruction grant.

- Scatter Site Program
 1. HTCC (Housing Tax Credit Contribution) Update- EHHA did not score high enough to receive the grant. See attached score sheet
 2. Waiting on program manager to supply EHHA with a term sheet for the \$2,000,000.

- Security Grant
 1. HUD Safety and Security \$250,000 update- EHHA was not one of the 15 housing authorities who received the grant. We did pass the initial review to be added to the lottery pool, but unfortunately we were not selected. See attached awarded recipients.

- 2012 PHAS Scoring

PHAS is HUD Public Housing Assessment System which grades housing authorities on their financial health, their management, their capital program and through physical inspection our federal properties at the fiscal year end.

The components that make up PHAS are the following:

PASS (physical) =40 points

MASS (management) =25 points

FASS (financial) =25 points

Capital (timeliness of obligation & occupancy) =10 points

Our FYE 2012 scores:

PASS=37 points (no REAC physical inspections till 2015)

MASS=21 points

FASS=19 points

Capital=10 Points

High Performer= 90% or better

Standard Performer= Overall PHAS score of at least 60%

Substandard Performer= Overall PHAS score of at least 60%, but less than 60% in one category

Troubled=Overall PHAS score of less than 60%

The East Hartford Housing Authority PHAS score for FYE 2012 was **87** designating the housing authority as a **“Standard Performer”**. The official report is attached.

CONNECTICUT HOUSING FINANCE AUTHORITY

Via EMAIL dbouchard@ehhousing.org & FIRST CLASS MAIL

August 1, 2013

Ms. Debra Bouchard
East Hartford Housing Authority
546 Burnside Avenue
East Hartford, CT 06108

Re: State Housing Tax Credit Contribution Program (HTCC)
CHFA # 13-033-HTCC - East Hartford Scattered Site Program

Dear Ms. Bouchard,

At the beginning of the allocation round for the referenced program, the Connecticut Housing Finance Authority (the "Authority") had a total of \$10 million in tax credits to allocate. By May 1, 2013, the Authority received application requests of over \$14,100,000. In accordance with the HTCC procedures, all applicants were scored and ranked. Unfortunately, your application did not score high enough to receive a reservation of tax credits at this time.

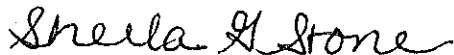
If uncommitted tax credits are available after September 23, 2013, all eligible applicants will have until October 21, 2013 to secure commitment letters from eligible business firms. The acceptable documentation for evidencing contribution commitments is the completed HTCC Business Firm Application (copy enclosed).

After October 21, 2013, the Authority will allocate the remaining credits to applicants that have scored highest under the ranking and rating process and have obtained contribution commitments from eligible business firms.

You will be notified after September 23, 2013 regarding the availability of uncommitted tax credits.

If you have any questions concerning this process, please call me at (860) 571-4237 or Scott Sato-Connell at (860) 571-4297.

Sincerely,



Sheila G. Stone
SGS/mms

Enclosure

999 West Street / Rocky Hill, Connecticut 06067-4005 / 860-721-9501
An Affirmative Action / Equal Opportunity Employer



c: Peter Hance, phance@bridgeporthousing.org, Housing Authority of the City of Bridgeport
Debra Bouchard, dbouchard@ehhousing.org, East Hartford Affordable Homes Now



CONNECTICUT HOUSING FINANCE AUTHORITY
 999 West Street / Rocky Hill, Connecticut 06067-4005
 860-721-9501 www.chfa.org

HTCC Application Scoring
2013 Awards

Total Units	Project Name Developer	Location	Family Type	Total Points	Total Uses	Credit Awarded
Classification: WORKFORCE HOUSING						
0	Live Where You Work Program (fka Workforce Housing Down Payment Fund) Housing Development Fund, Inc.-John Chamberlain	Statewide	Family	124.20	\$500,000	\$500,000
0	Workforce II Revolving Loan Fund Greater New Haven Community Loan Fund, Inc.-Anne Conners	New Haven	Family	116.00	\$2,000,000	\$500,000
Applications: 2					WORKFORCE HOUSING Sub Total:	\$2,500,000 \$1,000,000
Classification: SUPPORTIVE HOUSING						
11	Southeast Community Building Initiative Phase II Bridgeport Neighborhood Trust, Inc.-Elizabeth Torres	Bridgeport	Family	118.80	\$1,461,388	\$300,000
30	570 State Street Bridgeport Neighborhood Trust, Inc.-Elizabeth Torres	Bridgeport	Family	117.00	\$7,130,000	\$200,000
32	Maplewood School Mutual Housing Association of Southwestern CT-Keith Cryan	Bridgeport	Family	110.40	\$3,113,206	\$500,000
44	Fair Haven Mutual Housing Mutual Housing Assoc. of South Central CT, Inc.-Julie Savin	New Haven	Family	108.00	\$14,424,880	\$500,000
56	Warner Gardens Omni Development Corporation-Joseph Caffey	Waterbury	Family	101.10	\$18,776,987	\$294,118
24	Boston Avenue Supportive Housing Shore Area CDC-Carmen Colon	Bridgeport	Family	101.10	\$2,860,000	\$205,882
Applications: 6					SUPPORTIVE HOUSING Sub Total:	\$47,766,461 \$2,000,000
Classification: OTHER						
6	Belden Street 2013 H.O.P.E., Inc.-Marilyn Graham	New London	Family	125.00	\$982,730	\$500,000
11	Park Renewal 2013 Edgewood Village, Inc.-Daniel Greer	New Haven	Family	123.00	\$819,536	\$500,000
13	Affordable Housing Development Project Neighborhood Housing Services of New Haven, Inc.-James A. Paley	New Haven	Family	118.00	\$2,002,000	\$500,000
32	Carriage Maker Place WHA Development Corporation-Fred Newman	Winsted	Elderly	117.00	\$6,245,000	\$400,000



CONNECTICUT HOUSING FINANCE AUTHORITY
 999 West Street - Rocky Hill, Connecticut 06067-4005
 860-721-9501
 www.chfa.org

HTCC Application Scoring
2013 Awards

Total Units	Project Name Developer	Location	Family Type	Total Points	Total Uses	Credit Awarded
7	Project Independence Genesis Housing Group, LLC-Susan Pezuti	Bridgeport	Family	116.80	\$1,877,633	\$300,000
5	Access to Assets Windham The Access Agency, Inc.-Peter S. DeBiasi	Williamantic	Family	116.40	\$790,000	\$390,000
7	73 Broad Street New London Homeless Hospitality Center, Inc.-Catherine Zall	New London	Family	115.00	\$507,670	\$359,670
16	2013 New Haven Rehabilitation Initiative Housing Operations Management Enterprises, Inc.-Brett Hill	New Haven	Family	113.00	\$683,424	\$500,000
6	Lakeview Apartments Womens Institute Realty of Connecticut, Inc.-Kathryn Shafer	Lakeville	Family	111.00	\$760,000	\$500,000
40	Sullivan McKinney Elder Housing Sullivan McKinney Elder Housing, Inc.-Carolyn Durgy	Fairfield	Elderly	109.10	\$4,339,668	\$404,938
6	Hartford Habitat - Bloomfield Project Hartford Area Habitat for Humanity, Inc.-Kevin Morrison	Bloomfield	Family	107.50	\$1,358,897	\$500,000
47	The Goodwin West Hartford Housing Corporation-Joel Rottman	West Hartford	Family	106.00	\$9,892,360	\$500,000
11	Bridgeport Neighborhood Build 2 Habitat for Humanity of Coastal Fairfield County-Renee Oliwa	Bridgeport	Family	105.00	\$1,719,663	\$429,000
86	Seymour Hollander Apartments Greater Bridgeport Jewish Housing Corp.-Marjorie Worman Rosten, Esquire	Bridgeport	Elderly	105.00	\$5,717,141	\$500,000
0	CHIF Community Loan Pool Connecticut Housing Investment Fund, Inc.-Kevin Porter	Statewide	Family	103.30	\$3,811,547	\$500,000
12	Washington Street Apartments Eastern Connecticut Housing Opportunities, Inc.-Peter Battles	Norwich	Family	103.00	\$600,000	\$216,392
0	Affordable Housing Loan Program Community Capital Fund, Inc.-Carolyn I. Gonzalez	Bridgeport	Family	102.00	\$350,000	\$0
12	29 Tiffany Street Quebec Square Housing, Inc.-Sarah Schoppe	Brooklyn	Family	98.00	\$501,000	\$0
25	New Fair Haven XV aka Nueva Vida XV Corporation for Urban Homeownership of New Haven-Frank L. Nasti, Jr.	New Haven	Family	95.90	\$721,262	\$0
189	Park West Apartments Park West Residents Association, Inc.-James J. Perrine	Vernon	Family	92.90	\$26,429,173	\$0

*2013 Capital Fund Emergency Safety and Security Program Funding
Project Descriptions*

The Westbrook (Maine) Housing Authority will use \$38,000 to purchase security cameras and upgrade exterior lighting at the Riverview Terrace and Larrabee Woods developments to improve security and monitoring.

The Poughkeepsie (N.Y.) Housing Authority will use \$248,836 to purchase and install a video camera surveillance system with computer backup at the Hudson Garden Apartments in the city's Northside Neighborhood to improve security and monitoring.

The Peekskill (N.Y.) Housing Authority will use \$250,000 to purchase and install video camera surveillance systems, install security fencing, replace entry doors, and upgrade exterior lighting at the Bohlman Heights and Dunbar Towers developments to improve security and monitoring.

The Jersey City (N.J.) Housing Authority will use \$250,000 to purchase and install security cameras, repair parking lot gates, and install an entry access system at the Berry Gardens development to improve security and monitoring.

The Housing Commission of Anne Arundel County (Md.) will use \$217,000 to purchase and install video camera surveillance systems, upgrade security lighting, and install security entrance systems in the Meade Village, Freetown Village, and Pinewood Village developments to improve security and monitoring.

The McKeesport (Pa.) Housing Authority will use \$250,000 to purchase and install a video camera surveillance system with computer backup and upgrade exterior lighting at the Crawford Village Apartments to improve security and monitoring.

The Housing Authority of the City of Decatur (Ga.) will use \$250,000 to purchase and install security cameras, upgrade exterior lighting, replace doors, install storm doors, and install a burglar alarm at the Swanton Heights development to improve security and monitoring.

The Housing Authority of the City of McDonough (Ga.) will use \$250,000 to purchase and install video cameras at the Administrative building and the Lewis Street and Church Circle developments to improve security and monitoring.

The Housing Authority of the City of Winder (Ga.) will use \$50,080 to purchase and install video cameras and upgrade exterior lighting at the Dunaway – Massey Homes, Hardigree Terrace, Smith Heights, and Glenwood Homes developments to improve security and monitoring.

The City of Concord (N.C.) Housing Department will use \$250,000 to purchase and install a security system in the administration building, upgrade exterior lighting, replace doors and deadbolt locks, install storm doors, and install fencing at the Mary Chapman Homes and Logan Homes developments to improve security and monitoring.

The Housing Authority of the City of Louisville (Miss.) will use \$250,000 to purchase and install video cameras and install security fencing at the Administrative Office and the West Main/ North and South MLK Apartments and the North Court Apartments developments to improve security and monitoring.

The Quincy (Ill.) Housing Authority will use \$242,500 to purchase and install a video camera surveillance system at the Indian Hills development to improve security and monitoring.

The Pope County (Ill.) Housing Authority will use \$175,000 to purchase and install video cameras and upgrade exterior lighting at the Eddyville, Old Golconda, and Horseshoe developments to improve security and monitoring.

The Mount Pleasant (Mich.) Housing Authority will use \$177,644 to purchase and install video cameras, install security fencing, replace entry doors and locks, and upgrade exterior lighting at the Riverview and Pheasant Run developments to improve security and monitoring.

The Monahans (Tex.) Housing Authority will use \$80,000 to purchase and install video security cameras at the Monahans Housing Authority developments to improve security and monitoring.



U. S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Report Date: 8/16/2013

Public Housing Assessment System (PHAS) Score Report for Interim Rule

PHA Code:	CT013
PHA Name:	East Hartford Housing Authority
Fiscal Year End:	9/30/2012

PHAS Indicators	Score	Maximum Score
Physical	37	40
Financial	19	25
Management	21	25
Capital Fund	10	10
Late Penalty Points	0	
PHAS Total Score	87	100
PHAS Designation	Standard Performer	

Initial PHAS score issued date: 3/26/2013

Financial Score Details	Score	Maximum Score
Submission Type: Audited/A-133		
1. FASS Score before deductions	23.20	25.00
2. Audit Penalties	-4.32	
Total Financial Score Unrounded (FASS Score - Audit Penalties)	18.88	25.00

Capital Fund Score Details	Score	Maximum Score
Timeliness of Fund Obligation:		
1. Timeliness of Fund Obligation %	90	
2. Timeliness of Fund Obligation Points	5	5
Occupancy Rate:		
3. Occupancy Rate %	99	
4. Occupancy Rate Points	5	5
Total Capital Fund Score (Fund Obligation + Occupancy Rate):	10	10

Notes:

1. The scores in this Report are the official PHAS scores of record for your PHA. PHAS scores in other systems are not to be relied upon and are not being used by the Department.
2. Due to rounding, the sum of the PHAS indicator scores may not equal the overall PHAS score.
3. "0" FASS Score indicates a late presumptive failure. See §§ 902.60 and 902.92 of the Interim PHAS rule.
4. "0" Total Capital Fund Score is due to score of "0" for Timeliness of Fund Obligation. See the Capital Fund Scoring Notice.
5. PHAS Interim Rule website - <http://www.hud.gov/offices/reac/products/prodphasintrule.cfm>

8A

East Hartford Housing Authority - 2013 Disposition Auction list (Final 8/12/13)

Vehicles and grounds equipment:

1. 2002 Ford Taurus (Green) VIN 1FTNF20516EC23431 (at office-from Leasing)
2. 1993 Ford Ranger (Blue) VIN #1FTCR10U0PTA15196 (at office-from Amp 100/200)
3. 2000 GMC Sierra 3500 (Blue) with dump bed VIN #1GDJK34J1YF519999 (at office-from Amp 100/200)
4. Two each, Toro Riding lawn mowers - Model 70044, Serial #210000946 and #210001274 (at office – from Amp 200)
5. Scag Riding Mower - Model #CU225, Ser. #2630211317 (at office – from King Court)
6. Wacker Trash pump - Model #PT3A, Serial #5362372 (at office from Amp 100/200)
7. Toro Snow Blower – Model 338560, Serial #220000680 (at office from King Court)
8. Toro Snow Blower – Model 338560, Serial #220000679 (at office from Veterans Terrace)
9. Toro Snow Blower – Model 38592, Serial #220000440 (at office from Amp 100)
10. Toro Snow Blower – Model 38592, Serial #220000861 (at office from Amp 200)
11. Ariens Snow Blower – Model # ST824, Serial # 042958 (at office from Amp 200)
12. Toro Snow Thrower - paddle wheel – Model # 38180, Serial #6913729 (at office from Amp 200)
13. Toro push lawn mower – Model # 20046, Serial #200001338(from Amp 100)
14. Toro push lawn mower – Model # 20046, Serial #200001342 (at office from Amp 200)
15. General floor buffer – Model #KC16D, Serial #03654

Prepared by: André Dumas

8B

EAST HARTFORD HOUSING AUTHORITY

RESOLUTION NO. CT013-96-08-2013

A RESOLUTION approving the attached bank resolution to open a new bank account for the East Hartford Housing Authority at Farmington Bank.

WHEREAS, the Board of Commissioners (the "Board") of the East Hartford Housing Authority adopted its Resolution 96, for the opening of a new bank account.

ADOPTED by the Board of Commissioners of the East Hartford Housing Authority at its regular open public meeting on August 21, 2013.

HOUSING AUTHORITY of East Hartford

Chairman, Robert N. Keating

ATTEST:

Executive Director, Debra Bouchard



DEPOSIT ACCOUNT RESOLUTION FOR MUNICIPALITY

_____ ("Depositor")
Legal Name of Municipality

I. PURPOSE

By executing this Resolution Depositor authorizes the deposit account services described herein, whether now available or offered in the future by Farmington Bank ("Bank"). Other services not included herein, for example, Wire Transfer Service, may be governed by separate resolution and agreement.

II. GENERAL RESOLUTIONS

- RESOLVED:** That the Bank is hereby designated as a depository of funds of the Depositor with the authority to accept for deposit all checks, drafts, notes, bills of exchange, acceptances or other orders for the payment of money in whatever manner endorsed by the municipality official(s) and or authorized signer(s) outlined below in section 4 of this agreement; and, without limiting the generality of the foregoing, which endorsement may be in writing, by stamp, or otherwise and which endorsement may be effectively made with or without designation or signature of the person so endorsing. All funds in the Depositor's accounts shall be subject to the bylaws, rules, account agreements, regulations, policies and procedures of the Bank governing deposits now in effect or hereafter adopted by the Bank; and the Bank shall not be liable in connection with the collection of such items which are handled by the Bank without negligence and the Bank shall not be liable for the acts of its agents, subagents or for any other casualty.
- RESOLVED:** That the undersigned are hereby authorized and directed to open such deposit accounts and execute on behalf of Depositor any signature cards, agreements or other documents necessary to obtain deposit account services with the Bank and that said official(s), and or authorized signer(s) are authorized to endorse on behalf of the Municipality all checks, drafts, notes, bills of exchange, acceptances or other orders for the payment of money deposited to the credit of such accounts.
- RESOLVED:** That all checks, drafts and other orders for the payment of money drawn against such accounts shall be signed by or initiated by said official(s), and or authorized signer(s) listed below and that the Bank is hereby directed to accept and pay or otherwise honor without further inquiry any check, draft or other order for the payment of money against such accounts for whatever purpose and to whomsoever payable when made, signed, accepted or endorsed by any one of the named persons, or persons from time to time holding the following offices of the Municipality as indicated as authorized signatures even if such checks or other orders for payment of money create or increase an overdraft of such account, although the payment or nonpayment of such overdraft is to be at the option of the Bank.
- RESOLVED:** That checks, drafts, and orders for the payment of money withdrawing funds from said account may be signed by any _____ of the following individuals,

Name:	Title / Office:	Signature:
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

- RESOLVED:** That the Bank may pay all checks, notes and orders bearing or purporting to bear the facsimile signature of a person authorized to sign the same when such signature resembles any specimen certified to the Bank in accordance with these resolutions, regardless of by whom or by what means the actual or purported facsimile signature thereon may have been affixed thereto. That the Depositor assumes full responsibility of the use of actual or printed facsimile signature(s) on checks, drafts or orders of the Depositor drawn on the Bank and for payment made by the Bank in reliance thereof which payments may be charged to the account of the Depositor.
- RESOLVED:** That the Bank may rely on this document and on any certificate by an authorized representative of the Depositor as to the name, offices and signatures (including facsimile signatures) of the present officials of the Depositor, and in like manner the names, offices, and signatures of any person(s) elected to fill any such offices in the future of the Depositor, and will be notified of any change in these resolutions or any change which affects these resolutions or the validity thereof. Until the Bank has actually received written notice to the contrary and has had a reasonable period of time to act on such notice the Bank is authorized to act pursuant to these resolutions and the persons most recently certified shall, as to the Bank, be conclusively presumed to be the officers to act under the authority herein conferred.
- RESOLVED:** That the Depositor shall, and by adoption of this Resolution does, agree to indemnify the Bank against any claim resulting from payments made pursuant to, or actions taken in good faith in reliance upon, any authorization contained in these Resolutions, including any actions taken after a change in the ownership, membership, management or legal structure of the Depositor but before the Bank has received actual notice of revocation in writing of such change and has had sufficient time to act upon such notice.

III. **ADOPTION OF RESOLUTIONS:** Depositor, acting herein by the undersigned Official does hereby adopt the Resolutions set forth above, and certify that such resolutions are in accordance and conformity with the Municipality's governing documents, all agreements with third parties, and all laws applicable to the Municipality. The undersigned Official is duly authorized to execute the within Master Resolution on behalf of Municipality and to

