

MINUTES
WEST HARTFORD HOUSING AUTHORITY
Special Meeting via Teams and Dial-In
October 15, 2024

COMMISSIONERS PRESENT: Mark D’Addabbo, Clare Dowd, Lee Reynolds

COMMISSIONERS ABSENT: Abdul Rahman, Milagros Acosta

OTHERS PRESENT: Jill Corrado, Executive Director, Yadira Mora, Voucher Programs Director, Forest Berwick, Director of Operations

Ms. Dowd called the meeting to order at 5:04 p.m. to discuss the presented Resolutions:

Resolutions:

- **Resolution 2024-5 -- Resolution to Adopt 2025 Exception Payment Standards**
- **Resolution 2024-6 – Resolution to Adopt Certify Annual and Five Year PHA Plans and the MTW Supplement**

Ms. Corrado introduced Resolution 2024-5. We utilized published small area fair market rental rates (SAFMR) by local zip codes. Normally we are allowed to adopt payment standards between 90%-120%. HUD granted us the maximum waiver amount, (for up to 120% of the past two years), and received a renewal of our expiring waiver allowing us to continue the 120% payment standard.

The increase payment standard has allowed many families to find housing, which remains difficult due to rapid rent price appreciation we have seen in West Hartford. Receipt of this waiver is especially important given the small decreases by HUD in a couple of zip codes. This will not affect existing tenants for the coming year unless they have a change in household composition or they move to a new unit, or if they are a “port-in”.

Ms. Mora presented actual FMR numbers for our zip codes, mentioning that this may be the last time we will need to seek a waiver from HUD as under MTW we will be able to set our payment standards up to 150%. This was included in our MTW supplement which we will be sending to HUD for approval.

Ms. Dowd asked if we have a record of tenant payment history that could be used to affect FICO scores. Ms. Mora replied that we do not get involved in credit history, and that it is up to individual landlords to screen tenants for credit purposes.

Resolution 2024-5 was unanimously approved on a motion by Mr. D’Addabbo seconded by Ms. Reynolds.

Ms. Corrado introduced Resolution 2024-6, which is a specific HUD required form. The annual five-year administrative plan is due this year in addition to the annual plan, both of which are required under this certification. Notice of a public hearing was published in August, the public meeting was held in October, along with a forty-five day public comment period was held without comment.

The MTW supplement required separate notification to our program participants. We noticed a separate public hearing along with a 30-day public comment period. A public hearing was held in September. We will be submitting this, along with the annual and five-year plans to HUD. The Board is required to confirm our compliance with the public review process, our intention to comply with tenants of the MTW program and our MTW supplement filing.

Resolution 2024-6 to authorize Ms. Dowd and Ms. Corrado to execute these HUD certifications and confirmations was unanimously and emphatically approved on a motion by Mr. D'Addabbo seconded by Ms. Reynolds, with a spelling correction of Ms. Dowd's middle name.

Meeting was adjourned at 5:51 p.m. on a motion by Ms. Reynolds and seconded by Mr. D'Addabbo.