

MINUTES

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TOWN CLERK'S OFFICE

Seymour Housing Authority

➤ 936th Meeting

The 936th Meeting, a Special Meeting of the Seymour Housing Authority, was held at Smithfield Gardens Assisted Living in the Multi-Purpose Room located at 26 Smith Street, Seymour, on Wednesday, June 2, 2014 and was called to order by Chairperson White at 5:42pm.

➤ Roll Call

Answering the Roll Call were Commissioners Golebieski, Horelick, Dota, Bellucci and White. Also present were Executive Director David Keyser.

➤ Public Comment Session

None.

➤ Previous Meeting Minutes

Chairperson White introduced the previous meeting minutes of the 935th Regular Meeting held on May 7, 2014.

Commissioner Horelick motioned to accept the minutes of the 935th Regular Meeting. Commissioner Golebieski seconded the motion. Chairperson White acknowledged the motion and its second and asked all in favor of the motion to vote aye. Voting aye were Commissioners Bellucci, Dota, Horelick, Golebieski and White. Chairperson White declared the motion carried and the minutes of the 935th Regular Meeting accepted as presented.

➤ Bills & Communications

The month's end bill listings were not available for this meeting. However, the payroll listing portion of the monthly bills was presented. (See Exhibit I)

The Executive Director will present monthly bills listing subsequent to the meeting. Commissioner Bellucci motioned to approve the bills for payment (Payroll only) as presented. Commissioner Dota seconded the motion. Chairperson White acknowledged the motion and its second and asked all those in favor of the motion to signify by voting aye. Voting aye were Commissioners Bellucci, Dota, Horelick, Golebieski and White.

MINUTES

➤ Executive Director's Report

The Executive Director discussed Occupancy through May 2014 and various projects that were being worked on. (See Exhibit II).

➤ Old Business

Commissioner Horelick asked if there was any progress with the Bank Street matter presented last month. The Executive Director stated that Mr. Migani and Staff have been meeting weekly to discuss occupancy matters. He stated that there has been no resolve as to responsibilities and duties of the Seymour Housing Authority.

➤ New Business

The Executive Director presented a letter from the Department of Housing relative to Rental Assistance Program funds afforded the Seymour Housing Authority for a 10 year period at a estimated rate of approximately \$89,000 per year. (See Exhibit III) He stated that based on our application for the first round of funding for rehabilitation, the Department of Housing has determined Seymour's Moderate Rental stock to be at risk and has decided our residents needed RAP funding.

After some brief discussion, Commissioner Golebieski motioned to accept the Rental Assistance Program funds from the State of Connecticut Rental Assistance Program funds and to authorize the Executive Director to execute any agreement to put this funding in place. Commissioner Horelick seconded the motion. Chairperson White acknowledged the motion and its second and asked all those in favor of the motion to signify by voting aye. Voting aye were Commissioners Bellucci, Dota, Horelick, and Golebieski and White.

➤ Adjournment

At 6:00 P.M. Chairperson White asked for a motion to adjourn the 935th meeting of the Seymour Housing Authority. Commissioner Bellucci motioned to adjourn the meeting. Commissioner Golebieski seconded the motion. Chairperson White declared the motion carried and the 935th Meeting, a Regular Meeting, duly adjourned at 6:00 pm.

Submitted by:

David J. Keyser, Secretary and
Executive Director

Cover Letter (S193)	
Check Date :	05/01/2014-1
Period Range :	04/14/2014 TO 04/27/2014
Week Number :	Week #18

Dear Human Resource Consulting Group Client,

Please remember to notify us of any tax rate changes you received.

- Your friends at HRCG

Payroll Totals:

Checks

Total Regular Checks	4	1861.42
Total Direct Deposits	25	16222.55
Total Manual Checks	0	0.00
Total 3rd Party Checks	0	0.00
Total Void Checks	0	0.00
Total COBRA Checks	0	0.00
Total Net Payroll	21 Items	18083.97

Total Billing Impound		131.11
Total Agency Checks	2	183.87
Total Agency Checks DD	2	98.00
Total Agency Checks Void	0	0.00
Total Tax Deposit Checks	Tax deposit to be made by Human Resource Consulting Group	

Sum of Checks **18496.95**

Total of Checks Printed **25 Items**

Total Tax Liability	7742.01
Total Workers Comp Liability	0.00

Total Payroll Liability **26238.96**

Total Direct Deposits 16320.55

Total Debited From Account **26238.96**

NEXT PERIOD DATES

Check Date: 05/15/2014 Week 20
 Period Begin: 04/28/2014
 Period End: 05/11/2014
 Call In Date: 05/12/2014 Week 19

Payroll rep: Cambiotti Teresina

Tax Report For Payroll (S247)

Check Date : 05/01/2014-1

Period Range : 04/14/2014 TO 04/27/2014

Week Number : Week #18

Tax Type	Rate	Tax ID	Wages	Amount	# EE's	Frequency
Federal Taxes						
Federal	-----	060687649	23,770.48	2,640.22	21	Semi-Weekly
EE OASDI	0.062000	060687649	24,270.24	1,504.77	21	Semi-Weekly
EE Medicare	0.014500	060687649	24,270.24	351.94	21	Semi-Weekly
ER OASDI	0.062000	060687649	24,270.24	1,504.77	21	Semi-Weekly
ER Medicare	0.014500	060687649	24,270.24	351.94	21	Semi-Weekly
COBRA Credit	-----	060687649	-----		21	Semi-Weekly
Total 941 Liabilities without COBRA				6,353.64		
Total 941 Liabilities with COBRA				6,353.64		
ER FUI	0.006000	060687649	0.00		21	Quarterly
Total Federal Taxes				6,353.64		
State Withholding						
CT State Withholding		6613871-000	23,770.48	830.40	21	Weekly CT
Total State Withholding				830.40		
Employer SUI Withholding						
CT-SUI	0.038000	91-378-04	14,683.37	557.97	21	Quarterly
Total Employer SUI				557.97		
Total Employee Taxes				5,327.33		
Total Employer Taxes without COBRA				2,414.68		
Total Tax Liability without COBRA				7,742.01		
Total Tax Liability with COBRA				7,742.01		
Regular checks				1,861.42		
Manual checks				0.00		
3rd Party Checks				0.00		
Void Checks				0.00		
Direct Deposit Checks				16,320.55		
Total Net Payroll				18,181.97		
Agency Checks				183.87		
Agency Checks DD				0.00		
Agency Checks Void				0.00		
Billing Impound				131.11		
Total Workers Comp				0.00		
Total Payroll Liability				26,238.96		
Tax Deposit Checks		Tax deposit to be made by Human Resource Consulting Group				
Tax Deposit Checks Void		Tax deposit to be made by Human Resource Consulting Group				
Total Check/Direct Deposits				18,496.95		
Total Direct Deposits				16,320.55		
Total Amount Debited from your Account before Credit applied				26,238.96		
Total Amount Debited from your Account after Credit applied				26,238.96		

Human Resource Consulting Group

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Cover Letter (S193)

Check Date :	05/15/2014-1
Period Range :	04/28/2014 TO 05/11/2014
Week Number :	Week #20

Dear Human Resource Consulting Group Client,

Please remember to notify us of any tax rate changes you received.

- Your friends at HRCG

Payroll Totals:**# Checks**

Total Regular Checks	2	670.43
Total Direct Deposits	25	17200.26
Total Manual Checks	0	0.00
Total 3rd Party Checks	0	0.00
Total Void Checks	0	0.00
Total COBRA Checks	0	0.00
Total Net Payroll	21 Items	17870.69

Total Billing Impound		111.11
Total Agency Checks	2	170.44
Total Agency Checks DD	2	98.00
Total Agency Checks Void	0	0.00
Total Tax Deposit Checks	Tax deposit to be made by Human Resource Consulting Group	

Sum of Checks **18250.24**

Total of Checks Printed**25 Items**

Total Tax Liability	7584.10
Total Workers Comp Liability	0.00

Total Payroll Liability **25834.34**

Total Direct Deposits 17298.26

Total Debited From Account **25834.34**

NEXT PERIOD DATES

Check Date: 05/29/2014 Week 22
 Period Begin: 05/12/2014
 Period End: 05/25/2014
 Call In Date: 05/23/2014 Week 21

Payroll rep: Cambiotti Teresina

Tax Report For Payroll (S247)

Check Date : 05/15/2014-1

Period Range : 04/28/2014 TO 05/11/2014

Week Number : Week #20

Tax Type	Rate	Tax ID	Wages	Amount	# EE's	Frequency
Federal Taxes						
Federal	-----	060687649	23,508.19	2,621.23	21	Semi-Weekly
EE OASDI	0.062000	060687649	24,024.67	1,489.51	21	Semi-Weekly
EE Medicare	0.014500	060687649	24,024.67	348.35	21	Semi-Weekly
ER OASDI	0.062000	060687649	24,024.67	1,489.51	21	Semi-Weekly
ER Medicare	0.014500	060687649	24,024.67	348.35	21	Semi-Weekly
COBRA Credit	-----	060687649	-----		21	Semi-Weekly
Total 941 Liabilities without COBRA				6,296.95		
Total 941 Liabilities with COBRA				6,296.95		
ER FUI	0.006000	060687649	0.00		21	Quarterly
Total Federal Taxes				6,296.95		
State Withholding						
CT State Withholding		6613871-000	23,508.19	832.66	21	Weekly CT
Total State Withholding				832.66		
Employer SUI Withholding						
CT-SUI	0.038000	91-378-04	11,960.78	454.49	21	Quarterly
Total Employer SUI				454.49		
Total Employee Taxes				5,291.75		
Total Employer Taxes without COBRA				2,292.35		
Total Tax Liability without COBRA				7,584.10		
Total Tax Liability with COBRA				7,584.10		
Regular checks				670.43		
Manual checks				0.00		
3rd Party Checks				0.00		
Void Checks				0.00		
Direct Deposit Checks				17,298.26		
Total Net Payroll				17,968.69		
Agency Checks				170.44		
Agency Checks DD				0.00		
Agency Checks Void				0.00		
Billing Impound				111.11		
Total Workers Comp				0.00		
Total Payroll Liability				25,834.34		
Tax Deposit Checks		Tax deposit to be made by Human Resource Consulting Group				
Tax Deposit Checks Void		Tax deposit to be made by Human Resource Consulting Group				
Total Check/Direct Deposits				18,250.24		
Total Direct Deposits				17,298.26		
Total Amount Debited from your Account before Credit applied				25,834.34		
Total Amount Debited from your Account after Credit applied				25,834.34		

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Cover Letter (S193)

Check Date :	05/29/2014-1
Period Range :	05/12/2014 TO 05/25/2014
Week Number :	Week #22

Dear Human Resource Consulting Group Client,

Please remember to notify us of any tax rate changes you received.

- Your friends at HRCG

Payroll Totals:**# Checks**

Total Regular Checks	2	861.91
Total Direct Deposits	26	16725.44
Total Manual Checks	0	0.00
Total 3rd Party Checks	0	0.00
Total Void Checks	0	0.00
Total COBRA Checks	0	0.00
Total Net Payroll	21 Items	17587.35

Total Billing Impound		700.11
Total Agency Checks	2	198.57
Total Agency Checks DD	2	98.00
Total Agency Checks Void	0	0.00
Total Tax Deposit Checks	Tax deposit to be made by Human Resource Consulting Group	

Sum of Checks **18584.03**

Total of Checks Printed **25 Items**

Total Tax Liability	7390.06
Total Workers Comp Liability	0.00

Total Payroll Liability **25974.09**

Total Direct Deposits 16823.44

Total Debited From Account **25974.09**

NEXT PERIOD DATES

Check Date: 06/12/2014 Week 24
 Period Begin: 05/26/2014
 Period End: 06/08/2014
 Call In Date: 06/09/2014 Week 23

Payroll rep: Cambiotti Teresina

#SEYM Seymour Housing Authority

Minutes
Exhibit I

Tax Report For Payroll (S247)

Check Date :	05/29/2014-1
Period Range :	05/12/2014 TO 05/25/2014
Week Number :	Week #22

Tax Type	Rate	Tax ID	Wages	Amount	# EE's	Frequency
Federal Taxes						
Federal	-----	060687649	23,130.95	2,558.84	21	Semi-Weekly
EE OASDI	0.062000	060687649	23,643.75	1,465.92	21	Semi-Weekly
EE Medicare	0.014500	060687649	23,643.75	342.84	21	Semi-Weekly
ER OASDI	0.062000	060687649	23,643.75	1,465.92	21	Semi-Weekly
ER Medicare..	0.014500	060687649	23,643.75	342.84	21	Semi-Weekly
COBRA Credit	-----	060687649	-----		21	Semi-Weekly
Total 941 Liabilities without COBRA				6,176.36		
Total 941 Liabilities with COBRA				6,176.36		
ER FUI	0.006000	060687649	0.00		21	Quarterly
Total Federal Taxes				6,176.36		
State Withholding						
CT State Withholding		6613871-000	23,130.95	802.12	21	Weekly CT
Total State Withholding				802.12		
Employer SUI Withholding						
CT-SUI	0.038000	91-378-04	10,831.23	411.58	21	Quarterly
Total Employer SUI				411.58		
Total Employee Taxes				5,169.72		
Total Employer Taxes without COBRA				2,220.34		
Total Tax Liability without COBRA				7,390.06		
Total Tax Liability with COBRA				7,390.06		
Regular checks				861.91		
Manual checks				0.00		
3rd Party Checks				0.00		
Void Checks				0.00		
Direct Deposit Checks				16,823.44		
Total Net Payroll				17,685.35		
Agency Checks				198.57		
Agency Checks DD				0.00		
Agency Checks Void				0.00		
Billing Impound				700.11		
Total Workers Comp				0.00		
Total Payroll Liability				25,974.09		
Tax Deposit Checks		Tax deposit to be made by Human Resource Consulting Group				
Tax Deposit Checks Void		Tax deposit to be made by Human Resource Consulting Group				
Total Check/Direct Deposits				18,584.03		
Total Direct Deposits				16,823.44		
Total Amount Debited from your Account before Credit applied				25,974.09		
Total Amount Debited from your Account after Credit applied				25,974.09		

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June 2014

*Minutes
Exhibit II*

Housing Authority of the Town of Seymour

Executive Director's Report

Minutes
Exhibit II

Occupancy

Rev. Callahan House

2014 Year-to-Date Vacancies 3

We had two move-in and two move out during May 2014 at Callahan House. Callahan House has experienced 24 vacancy days since January 1, 2014 and has averaged 8 turn around days per vacancy since January 1 2014. By using the HUD PHAS Management Operation formula to calculate vacancy percentage, vacancy day percentage would be calculated as follows: 80 units X 365 days = 29,200 days available; 24 days/ 29200 days available = 0.08219% percentage through May 31,2014.

Beginning with July 1, 2011, HUD is using a new formula being applied to the Operating Subsidy calculation. HUD is allowing for 3% vacancy. Vacancy over the 3% will not be paid in subsidy. For example, Callahan House has: 80 units X 12 = 960 unit months available (UMA). 960 X 3% = 29 UMA or 348 days. For the 2114 subsidy calculation year, we have experienced 48 days and have 300 days to use for the balance of the subsidy year calculation (July 1, 2012 to June 30, 2013). For the 2015 subsidy calculation we used 60 days we have 288 days to use for the balance of the subsidy year.

CALLAHAN HOUSE	VACANCY/TURNOVER DAYS	2014
FEDERAL ELDERLY	Vacancy Turnover Days	2014

UNIT	PRIOR RESIDENT	MOVE-OUT	RESIDENT	NEXT IN-DATE	No. of Days
4L	Rivera	2/28/2014	Connors	3/7/2014	8
4J	Spencer	5/17/2014	Tokarz	5/21/2014	4
2N	Cisero	5/18/2014	O'Dell	5/30/2014	12

Minutes
Exhibit II

Norman Ray House

2014 Year-to-Date Vacancies 4

Norman Ray House experienced 2 move ins during May 2014. Norman Ray House has experienced 123 vacancy days since January 1, 2014 and has averaged 30.75 turn around days per vacancy. By using the HUD PHAS Management Operation formula to calculate vacancy percentage, vacancy day percentage would be calculated as follows: 40 units X 365 days = 14600 days available; 123 days/ 14600 days available = .8424% percentage through May 31, 2014.

Beginning with July 1, 2011, HUD is using a new formula being applied to the Operating Subsidy calculation. HUD is allowing for 3% vacancy. Vacancy over the 3% will not be paid in subsidy. For example, Norman Ray House has: 40 units X 12 = 480 unit months available (UMA). 480 X 3% = 14 UMA or 168 days. For the 2014 subsidy calculation year, we have experienced 68 days and have 100 days to use for the balance of the subsidy year calculation (July 1, 2012 to June 30, 2013). For the 2015 subsidy calculation year we have experienced 132 days and have 36 days remaining to use.

NORMAN RAY HOUSE		VACANCY/TURNOVER DAYS 2014			
FEDERAL ELDERLY					

UNIT	PRIOR RESIDENT	MOVE-OUT	RESIDENT	NEXT IN-DATE	NO. OF
2	Marci	1/31/2014	Schwartz	3/1/2014	30
19	Paiks	3/8/2014	West	5/8/2014	61
5	Rodman	3/28/2014	Schwartz	4/28/2014	30
2	Schwartz	4/28/2014	Sie	5/1/2014	2

Average number of vacancy days per vacancy:

30.75

Minutes
Exhibit II

State Moderate Rental

2014 Year-to-Date Vacancies 3

Moderate Rental experienced one move-outs April 2014. Moderate Rental has experienced 69 vacancy days since January 1, 2014 and averaged 23 days per vacancy through April 30, 2014. By using the HUD PHAS Management Operation formula to calculate vacancy percentage, vacancy day percentage would be calculated as follows: 81 units X 365 days = 29,565 days available; 57 days/ 29565 days available = 0.1972% percentages through May 31, 2014.

STATE MODERATE RENTAL	VACANCY/TURNOVER DAYS	2014
FAMILY HOUSING		

UNIT	Base Rent	PRIOR RESIDENT	MOVE-OUT	TENANT	NEXT IN-DATE	No Of Days
20C	427	Rodriquez	9/30/2013	Buster	1/10/2014	10
6C	420	Cominski	7/17/2014	Lavin	2/17/2014	30
14C	414	Cuzio	4/13/2014	Sperling	5/12/2014	29

Average number of vacancy days per vacancy: 23

The Vacancy Loss is approximately \$962 January 1 through May 31, 2014. We had \$2083 budgeted for Vacancy Loss through May 31, 2014.

Minutes
Exhibit II

Smithfield Gardens

2012 Year-to-Date Vacancies 13

Smithfield Gardens Assisted Living experienced one move in during May 2014. Smithfield Gardens has experienced 725 vacancy days since January 1, 2013 and averaged 60.41 days per vacancy. By using a standardized Management Operation formula to calculate vacancy percentage, vacancy day percentage would be calculated as follows: 56 units X 365 days = 20,440 days available; 725 days/20,440 days available = 3.5469% percentage through May 31, 2014.

SMITHFIELD GARDENS				VACANCY/TURNOVER DAYS		2012
ASSISTED LIVING						
UNIT	Tax CR %	Rent PRIOR RESIDENT	MOVE-OUT	TENANT	NEXT IN-DATE	No Of Days
126	60%	960 Kukel	11/20/2013	Woodworth	1/15/2014	15
220	60%	960 LaRussa	12/2/2013	Clarke	3/27/2014	86
218	60%	960 Hanczor	12/4/2013	Stevens	2/14/2014	45
112	50%	800 Ramia	12/9/2013	Baker	3/22/2014	81
201	60%	960 Martin	12/13/2013	Torello	4/1/2014	90
226	60%	960 Santacroce	12/25/2013	Baile	3/22/2014	81
120	60%	960 Cromwell	1/7/2014	LaPaglia	4/9/2014	91
107	50%	800 Monaco	1/24/2014	Berchem	4/24/2014	89
208	60%	960 Principi	1/31/2014	Merkle	4/8/2014	59
222	60%	960 Turziano	2/28/2014	Hersh	4/25/2014	21
101	60%	960 Dolan	3/9/2014	Perkowski	5/10/2014	30
227	50%	800 Perrott	4/24/2014	Vacant		37

Average number of vacancy days per vacancy: 60.41

The vacancy loss is approximately \$22,097 since January 1, 2014 Through May 31, 2014. We budgeted \$9,121 Vacancy Loss through May 31, 2014.

Section

2

General Information

The Annual Waiting List purge was published and letters sent to applicants. The period to respond with continued interest in a spot on the waiting list is June 10, 2014.

Complaints

Callahan House

We received a complaint about menacing behavior using fowl language relative to the laundry room operation. The Resident Services Coordinator will be handling this matter.

Parking complaints arose about vacated spaces. This has been resolved by the Occupancy Specialist.

Moderate Rental

We have received a complaint about a nuisance behavior of a minor. The complaint was about 3 specific disturbing activities. A pre-termination letter was sent to the parent and a grievance hearing will be held on June 4, 2014.

Norman Ray House

I reported a situation last month relative to 6 individuals causing public nuisance in the common areas. Mediation was held and all parties were given the opportunity to speak. Each of these individuals entered into an in-house agreement to treat each other civilly and to live peaceably per the requirements of the Lease agreement.

Rev. Callahan House

Annual Dwelling Inspections: 80 annual dwelling inspections have been completed.

2013 Capital fund Program money has been approved for the Callahan House a total of \$62,000. It will be used to install a booster water heater pump to facilitate the back flow preventors at the Hot Water Heaters.

Norman Ray House

Annual inspections to began October 1, 2013, 8 units were inspected. The dwelling units will be inspected at a rate of 8 per week.

HUD provided \$28,000 in CFP funds available for Norman Ray House from the 2013 funding.

Moderate Rental

We are planning to open the 2 bedroom and 3 bedroom waiting lists on July 1, 2014. Ads will go in the CT Post and LaVoz Hispana starting on June 19, 2014 announcing the opening of the list.

34 Smith Street

We await a plan for heating the house. Electrical upgrade is needed as well.

Smithfield Gardens Assisted Living

Occupancy Statistics:

- 98% (55 of 56 units) occupied as of 05/31/2014
- Three applications in processing
- One move-in in May; no move-outs
- 5 applicants on waiting list for 60% units (\$985 rent)
- 5 applicants on waiting list for 50% units (\$825 rent)
- Average age is 85.6
- Age range is 67 - 101
- Average length of tenancy is 26.34 months

Budgeting Statistics:

- 22 of 19 units rented at \$825
- 33 of 37 units rented at \$985
- 54 of 55 occupied units participating in the meal plan

Other:

- MRC/ALSA meetings held 5/7, 5/14, 5/21, 5/28 (attended by MRC Director, RSC & RNs)

57 residents' statuses reviewed each week

4 residents out at rehab as of 05/31/2014

Levels of care for April 2014: 0 @ Level 1; 18 @ Level 2; 28 @ Level 3; 11 @ Level 4

- Resident Council Meeting held 04/24/14 - minutes follow; next meeting 05/29/14

minutes
Exhibit II

- May Fire Drill completed 05/27/14 (first shift)
-

We have given Panda Concrete, LLC a notice to proceed for the sidewalk repairs and the work is 90% complete. The cost as reported last month will be \$9,700.

David Gutcheon of the Office of Policy and Management has yet to give us a meeting relative to the processing of CHCPE applications. Some progress has been made relative to the longer applications; however, the applicants associated with the hold ups are no longer interested or not eligible for our services and require a longer term solution. I will continue to press for a meeting.



Dannel P. Malloy
Governor

*Minutes
Exhibit III*

STATE OF CONNECTICUT
DEPARTMENT OF HOUSING



Evonne M. Klein
Commissioner

May 29, 2014

David Keyser
Seymour Housing Authority
28 Smith Street
Seymour, CT 06843

RE: Hoffman Heights, Castle Heights, Smith Acres & Smith Acres Ext., Seymour
Authorization of Rental Assistance Payments

Dear Mr. Keyser:

I am pleased to advise you that the department, in support of your above referenced affordable housing project, is committing 34 state housing subsidies in the amount of \$89,256.

Our Rental Assistance Program contractor, J. D'Amelia & Associates, LLC (JDA) will contract with you for these subsidies. Subsidies will be provided beginning July 1, 2014 and shall be available until 2024 (10 years) subject to the availability of funds. At the end of the ten year period, a new commitment will be required for the housing subsidies to remain with the project.

Before any subsidies are provided, JDA is required to have each unit inspected for compliance with state requirements and household income will need to be verified. The subsidies will only be used for occupied units. If units become vacant after a subsidy is initially awarded, payment will be authorized as long as the vacancy does not continue for more than two calendar months after the beginning of the month after the vacancy occurs.

The JDA Project Director, Michelle Molina, will be your organization's initial contact for execution of the contract and will be available to explain the subsidy process. Ms. Molina will contact you to discuss the program and its requirements.

Please be advised that the initial RAP contract will be temporary to allow for owners to request an increase as part of a successful financing application. The current allocation to the project is intended to protect currently rent burdened residents. We are pleased to be able to provide the support to your project. If you have questions about the state's commitment, please do not hesitate to contact Helen Muniz, Community Development Specialist, at 860 270-8023 or email her at helen.muniz@ct.gov.

Sincerely

Evonne M. Klein

C: Michelle Molina, Project Director, JDA
Nick Lundgren, Deputy Commissioner, DOH
Helen Muniz, CD Specialist, DOH
Deb Olson, CHFA