

The meeting of the **Derby Housing Authority** was called to order at **6:30 PM on May 1, 2013** for a Special Meeting* at 101 West Fourth Street offices by Steven Nakano, Exc. Director.

Pledge of Allegiance.

Roll Call: Quentin Garatoni, Pauline Monaco, Stan Muzyk, Rob Muoio and Steven Nakano, Exc. Director. Excused absence Joseph Romano..

Approval on the Minutes of April 10, 2013:

- **Motion to approve the minutes of April 10, 2013.**

Motion by Stan Muzyk. **Second** by Rob Muoio. **All in Favor.** Motion Passes.

Additions, Deletions, or Corrections:

Addition of Resolution 2013-5 as directed by the State of Connecticut to amend the waiting procedures for elderly and disabled housing under the jurisdiction of the Derby Housing Authority under New Business.

- **Motion to add Resolution 2013-5 to the agenda**

Motion by Quentin Garatoni. **Second** by Stan Muzyk. **All in Favor.** Motion Passes.

Public Portion:

Linda Swinski – 15 Guardiano Terrace. Ms. Swinski would like to thank Frank from maintenance for addressing all of her requests made to the DHA in the last few months.

Public Portion Closed.

Director’s Report: Month of April 2013

State Elderly Sites:

Stygar Terrace	Apartment #12 ready for occupancy – May 1, 2013. Apartment #24 ready for occupancy – May 1, 2013.
Cicia Manor	Apartment #72 ready for occupancy - May 1, 2013.
Lakeview Terrace	Apartment #17 ready for occupancy – June 1, 2013.

Miscellaneous:

Bill payment report submitted and placed on file.

Paid vouchers and bills submitted and placed on file.

Section 8 Program:

Landlord checks for the month of **May 2013** were processed and mailed out on time.

Paid vouchers and bills for review have been placed on file with these minutes.

Bill payment report placed on file.

PIC reporting currently at 99%. There will be no sanctions for the month of **April 2013**.

Quentin asked if there were any questions with the Director's Report. Hearing no questions:

- **Motion to approve the Director's Report as presented by Steven Nakano, Executive Director.**

Motion by Stan Muzyk. **Second** by Pauline Monaco. **All in Favor.** Motion Passes.

Old Business:

The subject of signage indicating that the road leading up into Lakeview Apartments/Guardiano Terrace has no outlet and is a Dead End was brought up again. This has been brought up in the past that whenever there is traffic diverted from Rte. 34 due to an accident people unfamiliar with the area try to use this as an alternative way out. Once they realize that this can not be done there is congestion in the parking lot and people trying to either turn around or back down the entrance into the apartments.

It was also brought up that once the Derby Recreation Camp opens up for the season this becomes an issue with parents or people picking up the children and parking along the driveway. It was indicated that the driveway is made for two way traffic and once the cars are parked going up the driveway this causes congestion and a danger.

Rob Muoio asked who was responsible for the signage. Steve Nakano responded that the DHA is. He will look into the signage and report back at next months meeting.

New Business: Resolution 2013-5.

The following resolution was read into the record by Quentin Garatoni, Vice Chairman:

RESOLUTION 2013-5

WHEREAS, the Housing Authority of the City of Derby operates two separate waiting lists for the Connecticut State Elderly Housing program and the U.S. Department of Housing & Urban Development choice Voucher (HCV) Section 8 program.

WHEREAS, the following change to the HCV/Section 8 program administrative plan and the Connecticut State Elderly Housing program admissions and continued occupancy policies regarding not accepting applicants that had prior criminal records is disallowed per state and federal guidelines.

NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the City of Derby in conjunction with applicable guidelines and policies as set forth by the Department of Economic & Community Development (DECD), the Connecticut Housing & urban Development (HUD) approves the policies regarding acceptance to the above mentioned housing programs waiting lists of applicants with prior criminal records.

Certified as a true copy of a resolution duly adopted by the Board of Commissioners of the Housing Authority of the City of Derby at a meeting on **May 1, 2013** which has not been rescinded or modified in any way.

Date: May 1, 2013

Quentin Garatoni, Vice Chairman.

- **Motion to accept Resolution 2013-5 as read into the record by Quentin Garatoni, Vice Chairman.**

Motion by Stan Muzyk. **Second** by Rob Muoio. **All in Favor.** Motion Passes.

Adjournment:

- **Motion to Adjourn at 6:58 PM.**

Motion by Stan Muzyk. **Second** by Pauline Monaco. **All in Favor.** Motion Passes.

Respectfully submitted,

Laura A. Wabno
Recording Secretary

**These minutes are subject to the approval of the Derby Housing Authority Commission at their next scheduled meeting.*