



Housing Authority of the Town of Portland 9 Chatham Court, Portland, CT 06480

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Board of Commissioners
Susan Malecky, Chair
Deborah Halls, Vice Chair
Bruce Graves, Commissioner
Matthew Pegolo, Treasurer
Cynthia Ferraro, Tenant Commissioner

Chair S. Malecky called the Special Meeting of the Portland Housing Authority to order on March 10, 2022, at 10:00 a.m. at the Chatham Court, Community Center.

1. CHAIRPERSON CALL MEETING TO ORDER

2. CALL TO ORDER/ ROLL CALL

PRESENT: Chairperson Susan Malecky, Vice Chairperson Deborah Halls, Commissioner Matt Pegolo, and Tenant Commissioner Cynthia Ferraro.

STAFF: Allen Harrison Executive Director, Dan Rafaniello Staff Accountant, Carol Diaz Administrative Housing Assistant, Susan Nellis Housing Coordinator, Jeff Costa and Sean Smith Maintenance Department.

OTHERS: Nathan Bondar and John D'Amelia

ABSENT: Commissioner Bruce Graves

3. SPECIAL MEETING PRESENTATION FOR STREAMLINED CONVERSION HOSTED BY NATHAN BONDAR.

Nathan Bondar a representative from LIHTC Development Group LLC gave a presentation along with John D'Amelia of the different types of conversion available to the Portland Housing Authority. Nathan Bondar's firm helps PHA's develop affordable housing developments with the help of Tax credit, RAD and Section 18 programs. Working with Housing Authorities in Waterbury, West Haven, and Windsor Locks to name a few.

John D'Amelia of John D'Amelia Associates a Connecticut firm who runs the Section 8 RAD program for the state of Connecticut Department of Housing. His firm is also involved with the SSHP program (State Sponsored Housing Portfolio) they work along side with housing authorities who have State developments to rehab. They assist the housing authorities with applications, underwriting, construction management, Davis Bacon, Section 3, everything to comply with HUD and act as liaison between the PHA and CHFA, DOH or HUD depending on the project.

Nathan Bondar explained that the Public Housing program is going away slowly as the Housing Authorities are finding other available programs that HUD offers for the sustainability and longevity of the properties. Because HUD is unable to predict how much money they're going to be able to get from Congress to give to Housing Authorities, it is up to each individual housing authority to find new ways to align housing subsidies and to keep up with the normal wear and tear of the properties.

As everyone knows housing authorities must be able to leverage the equity that they have on the property in order to maintain the properties. By converting or repositioning it allows the housing authorities to make private capital to come to the housing authorities. Nathan Bondar then explained the different requirements to qualify for the Section 18 and RAD program. Financially the program would benefit the property and the longevity of it.

Commissioner M. Pegolo inquired if the conversion would change the composition of the Board of Commissioners and what are the next steps if the Board of Commissioners decided to move forward?

John D'Amelia responded that nothing would change regarding the board of commissioners. He suggested the Board of Commissioners get together and discuss if they would be interested in the project before presenting it to the community as the First Selectman would be part of the decision.

13.ADJOURNMENT

At 11:57 am, Chair S. Malecky made a motion to adjourn the meeting, and the motion was seconded by Commissioner Matt Pegolo. There being no further discussion. Vote was unanimously, motion carried.

Respectfully Submitted

Allen Harrison

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Executive Director