

MINUTES

COPY RECEIVED
DATE: 11/12/25
TIME: 8:30 AM
TOWN CLERK'S OFFICE

Seymour Housing Authority

➤ 1079th Regular Meeting

The 1079th Meeting, a Regular meeting of the Seymour Housing Authority, was held at Smithfield Gardens Assisted Living in the Multipurpose Room located at 26 Smith Street, Seymour, on Wednesday October 8, 2025, and was called to order by Chairperson White at 5:53 p.m.

➤ **Roll Call**

Answering the Roll Call were Commissioners Bellucci, Davenport, Ortiz and White. Also, present was the Executive Director David Keyser.

➤ **Public Session**

None

➤ **Previous Minutes**

Chairperson White introduced the previous meeting minutes of the 1078th Regular Meeting held September 3, 2025

Commissioner Bellucci motioned to accept the minutes of the 1078th Regular Meeting as presented. Commissioner Davenport 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, Ortiz and White. Commissioner Davenport Abstained. Chairperson White declared the motion carried and the minutes accepted as presented.

➤ **Bills & Communication**

Chairperson White introduced the Bills. (See Exhibit I)

After discussion, review, and questions Commissioner Bellucci motioned to approve the bills as presented and authorize payment of the bills. Commissioner Davenport 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, Ortiz and White. Vice-Chairperson White declared the motion carried and the Bills approved for payment as presented.

➤ **Executive Director's Report**

See Exhibit II

MINUTES

➤ Old Business

None

➤ New Business

Commissioner White introduced Resolution # 475 PHA Board Resolution Approving Operating Budget for Callahan House, CT035000001, for the Fiscal Year Beginning 01/01/2026. (See Exhibit III.)

The Executive Director explained the various budget line items and proposed results of operations.

Commissioner Bellucci motioned to adopt Resolution # 475 PHA Board Resolution Approving Operating Budget for Callahan House for the Fiscal Year Beginning 01/01/2026 and to Authorize the Executive Director to submit the 2026 Budget to HUD for approval. Commissioner White seconded the motion.

Chairperson White acknowledged the motion and it's second and asked for a Roll Call Vote which was recorded as follows:

	Vote		
Commissioner	Aye	Nay	Abstain
Bellucci			X
Davenport	X		
Ortiz			X
White	X		

Chairperson White declared the motion carried and declared Resolution # 475 PHA Board Resolution Approving Operating Budget for Callahan House for the Fiscal Year Beginning 01/01/2026 duly adopted as presented.

Commissioner White introduced Resolution # 476 PHA Board Resolution Approving Operating Budget for Norman Ray House, CT035000002, for the Fiscal Year Beginning 01/01/2026. (See Exhibit IV.)

The Executive Director explained the various budget line items and proposed results of operations.

Commissioner Bellucci motioned to adopt Resolution # 476 PHA Board Resolution Approving Operating Budget for Norman Ray House for the Fiscal Year Beginning 01/01/2026 and to Authorize the Executive Director to submit the 2026 Budget to HUD for approval. Commissioner White seconded the motion.

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Chairperson White acknowledged the motion and it's second and asked for a Roll Call Vote which was recorded as follows:

Commissioner	Vote		
	Aye	Nay	Abstain
Bellucci	X		
Davenport	X		
Ortiz	X		
White	X		

Chairperson White declared the motion carried and declared Resolution # 476 PHA Board Resolution Approving Operating Budget for Norman Ray House for the Fiscal Year Beginning 01/01/2026 duly adopted as presented.

Chairperson White introduced the 2026 Moderate Rental Budget including a proposed Base Rent Increase for July 1, 2026. (See Exhibit V.)

Discussion followed and the Executive Director discussed the proposed 2026 Moderate Rental Budget. He stated that as a result of continuing rising costs a base rent increase is necessary to provide for future repairs, maintenance and replacements. He stated that the \$25/ per month base rent increase was sufficient, and the \$35/ per month base rent increase would provide more for the provision.

After some further discussion Commissioner Bellucci motioned to adopt the proposed 2025 Moderate Rental Project budget including the \$25/per unit/month base rent increase effective July 1, 2026 as presented and after the required 90 day implementation as prescribed by State Statute relevant to a rent increase and to Authorize the Executive Director to submit this budget to CHFA as presented. Commissioner Ortiz seconded the motion. Chairperson White acknowledged the motion and its second asked all those in favor of the motion to signify by voting Aye. Voting Aye were Commissioners Bellucci and Ortiz. Abstaining were Commissioners Davenport and White. Chairperson White declared the motion carried.

Chairperson White introduced the 2026 Smithfield Gardens Budget including a proposed \$25/\$30 Rent Increase meal charges increase to \$505 per month Core Service Increase to \$16 per person per day and a request for a Rental Assistance Program increase to \$890 per month provided by the Department of Housing. (See Exhibit VI)

Discussion followed and the Executive Director discussed the proposed 2026 Smithfield Gardens Budget. He stated that as a result of continuing rising costs the proposed increases are necessary.

After some further discussion Commissioner Bellucci motioned to adopt the proposed 2026 Smithfield Gardens Project budget including a proposed \$25/\$30 Rent Increase meal charges increase to \$505 per month Core Service Increase to \$16 per person per day and a request for a Rental Assistance Program increase to \$890 per month provided by the Department of Housing and to Authorize the Executive Director to submit this budget

MINUTES

to CHFA as presented. Commissioner Ortiz seconded the motion. Chairperson White acknowledged the motion and its second asked all those in favor of the motion to signify by voting Aye. Voting Aye were Commissioners Bellucci, Davenport, Ortiz and White. Chairperson White declared the motion carried.

Chairperson White introduced the Federal HOTMA Changes to the Federal Tenant Selection and Continued Occupancy Policy to go into effect January 1, 2026. (See Exhibit VII)

The Executive Director discussed the Regulatory changes including the increase in the elderly/disabled deduction from \$400 to \$525, the Health and Medical Expense threshold increases from 3% to 10% in increments in year 1 to 5%, year 2 7.5% and year 3 to 10%; as well as introducing the Asset limit cap of \$100,000. He further explained that interim adjustments to rent will be triggered by 10% or greater changes in annual household income.

The Executive Director also discussed the update and clarification of the Community Service and Work Requirements for Unqualified Household Members. (See Exhibit VIII)

Chairperson White introduced Resolution #477 Civil Rights Certification Annual Certification and Board Resolution relative to conformity with the Civil Rights act pertaining to the operation of the Federal Programs under the operation of the Seymour Housing Authority. (See Exhibit IX)

The Executive Director stated that he has held a meeting with the Callahan House Tenant Association and also held a Public Hearing on the Comprehensive Agency Plan and distributed and explained the five-year Capital Fund Program work items (See Exhibit X) as well as the HOTMA changes to the Occupancy Policy to all who attended as per required.

After some brief comments, Commissioner Davenport motioned to adopt Resolution # 477 Civil Rights Certification Annual Certification and Board Resolution relative to conformity with the Civil Rights act pertaining to the operation of the Federal Programs under the operation of the Seymour Housing Authority. Commissioner Bellucci seconded the motion.

Chairperson White acknowledged the motion and it's second and asked for a Roll Call Vote which was recorded as follows:

	Vote		
Commissioner	Aye	Nay	Abstain
Bellucci	X		
Davenport	X		
Ortiz	X		
White	X		

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Chairperson White declared the motion carried and declared Resolution # 477 Civil Rights Certification Annual Certification and Board Resolution relative to conformity with the Civil Rights act pertaining to the operation of the Federal Programs under the operation of the Seymour Housing Authority duly adopted.

➤ **Any Other Business Pertaining to the Board**

None

➤ **Adjournment**

Chairperson White asked for a motion to adjourn the 1079thrd meeting of the Seymour Housing Authority. At 6:50 P.M. Commissioner Bellucci motioned to adjourn the 1079th Meeting of the Seymour Housing Authority. Commissioner Ortiz seconded the motion. Chairperson White acknowledged the motion and its second and asked all those in favor by voting aye. Voting aye were Commissioners Bellucci, Davenport, Ortiz and White. Chairperson White declared the motion carried and the 1079th Meeting, a Regular Meeting, duly adjourned.

Submitted by:

A handwritten signature in black ink, appearing to read 'David J. Keyser', with a long horizontal line extending to the right.

David J. Keyser, Secretary and
Executive Director

Exhib. I

Seymour Housing Authority
Vendor Accounting Cash Payment/Receipt Register
Revolving Fund

Filter Criteria Includes: 1) Program: Revolving Fund 2) Project: Revolving Fund 3) Payment Date: All 4) Financial Period: September 2025 5) Payments Over: All
6) Check Numbers: All 7) Cleared Period: All 8) Check Status: All 9) Payment Status: All 10) Show Payments: Yes 11) Show Deposits: Yes 12) Order By: Payment/Receipt Number

Bank: Liberty, Bank Account: 6579325060, GL Account: 1000.5060

Posted Payments

<u>Doc Num</u>	<u>Payment Date</u>	<u>Voided</u>	<u>Type</u>	<u>Document Recipient</u>	<u>Document Description</u>	<u>Cleared</u>	<u>Amount</u>
18	09/04/2025	No	DD	SHA PAYROLL	Payroll #18	No	\$37,986.55
19	09/18/2025	No	DD	SHA PAYROLL	Payroll #19	No	\$37,898.95
20	09/29/2025	No	DD	SHA PAYROLL	Payroll #20	No	\$37,262.21
04132	08/21/2025	No	INV	American Express	Act# 6-37003	No	\$4,344.11
16798	09/23/2025	No	VD	Spruce Scoop Dog Waste Remov	lost in the mail	No	(\$528.52)
17013	09/18/2025	No	CHK	CONN NAHRO	2025 Golf Foursome	No	\$875.00
17014	09/24/2025	No	CHK	Aflac Attn: Remittance Processing	August Bill Period Act# DHF89	No	\$321.04
17015	09/24/2025	No	CHK	Aquarion Water Company	Act# 200086423 - Callahan	No	\$1,754.53
17016	09/24/2025	No	CHK	Aquarion Water Company	Act# 200086434 - Ray	No	\$1,215.63
17017	09/24/2025	No	CHK	Aquarion Water Company	Act# 200086423 - Callahan	No	\$826.72
17018	09/24/2025	No	CHK	Bender Plumbing Supplies Inc.	Toilets	No	\$800.09
17019	09/24/2025	No	CHK	Clear Water	Full Service Water Treatment Progra	No	\$153.13
17020	09/24/2025	No	CHK	Comcast	Act# 8773 40 216 0256349 - Ray	No	\$187.27
17021	09/24/2025	No	CHK	Comcast	Act# 8773 40 216 0027070 - Callaha	No	\$1,912.48
17022	09/24/2025	No	CHK	Comcast	Act# 8773 40 216 0041287 - Ray Bu	No	\$968.11
17023	09/24/2025	No	CHK	Comcast	Act# 8873 40 216 0174468 - Callaha	No	\$193.80
17024	09/24/2025	No	CHK	Eversource	Act# 5145 776 4090 - Ray	No	\$297.60
17025	09/24/2025	No	CHK	Eversource	Act# 5136 648 3014 - Ray	No	\$1,593.55
17026	09/24/2025	No	CHK	Eversource	Act# 5177 958 3004 - Callahan	No	\$8,825.78
17027	09/24/2025	No	CHK	Eversource	Act# 5775 048 0048 - Callahan Gas	No	\$878.34
17028	09/24/2025	No	CHK	Eversource	Act# 5136 410 4042 - Ray	No	\$5.89
17029	09/24/2025	No	CHK	Freddy's	Snaked bathtub at 14 Ray	No	\$925.00
17030	09/24/2025	No	CHK	Frontier	Act# 203-881-2464-110206-2 - Calla	No	\$711.04
17031	09/24/2025	No	CHK	Home Depot Credit Services	Misc Maintenance supplies	No	\$1,885.25
17032	09/24/2025	Yes	CHK	Interstate Waste Services	Ray September 2025 Trash Service	No	\$549.09
17032	09/24/2025	No	VD	Interstate Waste Services	Wrong GL account	No	(\$549.09)
17033	09/24/2025	No	CHK	Interstate Waste Services	Callahan September 2025 Trash Ser	No	\$605.91
17034	09/24/2025	No	CHK	Kone Inc	Maintenance Period: 09/01/2025 - 1	No	\$1,461.87
17035	09/24/2025	No	CHK	Mary B. Androski	Mediation Fee: SHA vs Carre, Molcy	No	\$450.00
17036	09/24/2025	No	CHK	Nurse's Touch Cleaning Service L	Callahan August 2025 monthly Clea	No	\$1,945.00
17037	09/24/2025	No	CHK	Swan Excavation Company LLC	Install one 8"x6" Bollard at rear of Cal	No	\$2,100.00
17038	09/25/2025	No	CHK	AmTrust North America	Workers Compensation Policy WES	No	\$1,608.00
17039	09/25/2025	No	CHK	Anthem Blue Cross Blue Shield	Billing Period: 10/01/2025 - 11/01/20	No	\$9,485.76
17040	09/25/2025	No	CHK	Aquarion Water Company	Act# 200086455 - Ray Fire Water	No	\$115.03
17041	09/25/2025	No	CHK	Aquarion Water Company	Act# 200086443 - Callahan Fire Wat	No	\$115.03
17042	09/25/2025	No	CHK	Lincoln National Life Insurance C	Coverage: 10/01/2025 - 10/31/2025	No	\$430.80
17043	09/25/2025	No	CHK	St. Treasurer For Merfund	MERF 08-2025	No	\$12,907.44
17044	09/25/2025	No	CHK	VSP	October 2025 billing 30019995	No	\$66.73
17045	09/25/2025	No	CHK	WEX BANK	Fuel Purchases	No	\$687.17
17046	09/25/2025	No	CHK	Aquarion Water Company	Act# 200262479 - 4 Brothers	No	\$375.93
17047	09/25/2025	No	CHK	Aquarion Water Company	Act# 200552568 - 1 Seymour	No	\$185.43
17048	09/25/2025	No	CHK	Eversource	Act# 5145 266 4030 - 8 Brothers	No	\$232.59
17049	09/25/2025	No	CHK	Advance Communications Inc	Message Service: 07/16/2025 - 08/1	No	\$259.71
17050	09/25/2025	No	CHK	Allen's Plumbing Supply	silcocks	No	\$222.12
17051	09/25/2025	No	CHK	Comcast	Act# 8773 40 216 0069528 - SHA	No	\$221.80
17052	09/25/2025	No	CHK	Comcast Business	Act# 8773 40 216 0263568 - SHA	No	\$188.43
17053	09/25/2025	No	CHK	Derby Glass Company Inc.	18 Chamberlin screen repairs	No	\$271.00

Minutes
Exhibit I
Seymour Housing Authority

Vendor Accounting Cash Payment/Receipt Register
Revolving Fund

Filter Criteria Includes: 1) Program: Revolving Fund 2) Project: Revolving Fund 3) Payment Date: All 4) Financial Period: September 2025 5) Payments Over: All
6) Check Numbers: All 7) Cleared Period: All 8) Check Status: All 9) Payment Status: All 10) Show Payments: Yes 11) Show Deposits: Yes 12) Order By: Payment/Receipt Number

Bank: Liberty, Bank Account: 6579325060, GL Account: 1000.5060

Posted Payments

<u>Doc Num</u>	<u>Payment Date</u>	<u>Voided</u>	<u>Type</u>	<u>Document Recipient</u>	<u>Document Description</u>	<u>Cleared</u>	<u>Amount</u>
17054	09/25/2025	No	CHK	ERS Plumbing and Heating LLC	Replace main valve at 23 Seymour	No	\$825.00
17055	09/25/2025	No	CHK	Eversource	Act# 5111 869 4017 - MR	No	\$45.77
17056	09/25/2025	No	CHK	Eversource	Act# 5147 148 3099 - SHA	No	\$380.71
17057	09/25/2025	No	CHK	Frontier	Act# 203-888-4579-123179-5 - SHA	No	\$557.05
17058	09/25/2025	No	CHK	Griffin Hospital Occupational Medi	Urine Tox Screen for Karen, Malinda	No	\$180.00
17059	09/25/2025	No	CHK	Home Depot Credit Services	Plumbing supplies and wall plates	No	\$1,225.39
17060	09/25/2025	No	CHK	Management Computer Services I	Monthly Support Fee	No	\$2,288.84
17061	09/25/2025	No	CHK	Pitney Bowes Global Financial Se	Billing Period: 6/30/25 - 9/29/25	No	\$168.24
17062	09/25/2025	No	CHK	Primo Brands BlueTriton Brands, I	Primo 5g Purified Water	No	\$119.86
17063	09/25/2025	No	CHK	Purchase Power	Postage	No	\$1,400.00
17064	09/25/2025	No	CHK	Spruce Scoop Dog Waste Remov	28 & 32 Smith Street clean up & gre	No	\$1,057.04
17065	09/25/2025	No	CHK	Swan Excavation Company LLC	Excavate and investigate sinkhole. F	No	\$700.00
17066	09/25/2025	No	CHK	Talix	NSC Service Agreement	No	\$513.00
17067	09/25/2025	No	CHK	T-Mobile	Monthly Service Charges: 7/21/25 -	No	\$205.34
17068	09/25/2025	No	CHK	WB Mason	Misc office supplies	No	\$1,918.15
17069	09/25/2025	No	CHK	Aquarion Water Company	Act# 200463455 - 26 Seymour Ave	No	\$16.71
17070	09/25/2025	No	CHK	Aquarion Water Company	Act# 200233687 - 18 Chamberlin	No	\$15.10
17071	09/25/2025	No	CHK	Aquarion Water Company	Act# 200249961 - 17 Seymour	No	\$7.24
17072	09/25/2025	No	CHK	Aquarion Water Company	Act# 200378269 - 8 Brothers	No	\$7.36
17073	09/25/2025	No	CHK	Aquarion Water Company	Act# 200249961 - 17 Seymour Ave	No	\$11.92
17074	09/25/2025	No	CHK	Aquarion Water Company	Act# 200463455 - 26 Seymour Ave	No	\$11.92
17075	09/25/2025	No	CHK	Aquarion Water Company	Act# 200552669 - 25 Seymour Ave	No	\$58.73
17076	09/25/2025	No	CHK	Aquarion Water Company	Act# 200535871 - 14 Seymour	No	\$14.15
17077	09/25/2025	No	CHK	Aquarion Water Company	Act# 200378269 - 8 Brothers	No	\$38.04
17078	09/25/2025	No	CHK	Aquarion Water Company	Act# 200262479 - 4 Brothers	No	\$15.34
17079	09/25/2025	No	CHK	Aquarion Water Company	Act# 200378269 - 8 Brothers	No	\$34.98
17080	09/25/2025	No	CHK	Aquarion Water Company	Act# 200249961 - 17 Seymour	No	\$12.77
17081	09/25/2025	No	CHK	Eversource	Act# 5186 766 4070 - 26 Seymour A	No	\$32.11
17082	09/25/2025	No	CHK	Eversource	Act# 5186 336 4022 - 14 Seymour	No	\$24.77
17083	09/25/2025	No	CHK	Eversource	Act# 5129 348 3053 - 1 Seymour	No	\$29.01
17084	09/29/2025	No	CHK	Interstate Waste Services	Ray September 2025 Trash Service	No	\$549.09

Federal

Filter Criteria Includes: 1) Program: Federal 2) Project: All Projects 3) Payment Date: All 4) Financial Period: September 2025 5) Payments Over: All 6) Check Numbers: All
7) Cleared Period: All 8) Check Status: All 9) Payment Status: All 10) Show Payments: Yes 11) Show Deposits: Yes 12) Order By: Payment/Receipt Number

Bank: TD Banknorth, Bank Account: 424-0200579, GL Account: 1111.4

Posted Payments

<u>Doc Num</u>	<u>Payment Date</u>	<u>Voided</u>	<u>Type</u>	<u>Document Recipient</u>	<u>Document Description</u>	<u>Cleared</u>	<u>Amount</u>
21073	09/09/2025	No	CHK	Seymour Housing Authority	Purchase Money Market for Sick Ti	No	\$1,320.00
21074	09/12/2025	No	CHK	Quadient, Inc.	Starter D13 Double Tower and shipp	No	\$1,869.00
21075	09/24/2025	No	CHK	Seymour Housing Authority	Fund Payroll # 18 19 Federal	No	\$25,323.47
21076	09/24/2025	No	CHK	Ally	2022 Chevy Silverado August 2025	No	\$1,454.82
21077	09/24/2025	No	CHK	Seymour Housing Authority	Federal pays rent which is split by th	No	\$4,355.72
21078	09/29/2025	No	CHK	Seymour Housing Authority	Amex Funding for inv 04132	No	\$2,549.84
21079	09/29/2025	No	CHK	Seymour Housing Authority	Fund Payroll # 20 Federal	No	\$12,485.60
21080	09/29/2025	No	CHK	Seymour Housing Authority	Fund AP Sep Federal	No	\$46,487.31

Minutes Exhibit I Seymour Housing Authority

General Ledger Account Check Register Report

Filter Criteria Includes: 1) Bank Name: TD Banknorth, 2) Bank Account: TD 4318164011 Operating Cash 4318164011, 3) Check Numbers From: All, 4) Date From: 9/1/2025 to 9/30/2025

Check No.	Check Date	Recipient	Check Description	Voided	Cleared	Amount
92634	09/09/2025	Seymour Housing Authority	Purchase Money Market for Sick Time Pay Out	Yes	No	600.00
92635	09/09/2025	Seymour Housing Authority	Purchase Money Market for Sick Time Pay Out	No	No	600.00
92636	09/11/2025	Danilo's Painting LLC	Ceiling repairs in 101 and 118. Power washing	No	No	3,000.00
92637	09/16/2025	Settani, Daniel	Payment Sep 25	No	No	600.08
92638	09/24/2025	Seymour Housing Authority	Fund Payroll # 18 19 SGAL	No	No	32,651.79
92639	09/29/2025	Advance Communications Inc	Message Service: 7/16/2025 - 8/12/2025	No	No	942.88
92640	09/29/2025	Allen's Plumbing Supply	Moen shark kit	No	No	133.90
92641	09/29/2025	Aquarion Water Company Of CT	Act# 200204664 - SGAL	No	No	2,193.88
92642	09/29/2025	Clear Water	Full Service Water Treatment Program	No	No	145.84
92643	09/29/2025	Comcast	Act# 8773 40 216 0069510 - SGAL	No	No	2,643.12
92644	09/29/2025	Comcast	Act# 8773 40 216 0381287 - SGAL Library	No	No	165.47
92645	09/29/2025	David Goclowski	One Hour Performance on 10-21-2025	No	No	150.00
92646	09/29/2025	ERS Plumbing and Heating LLC	Replace shower drain and install new trap in ap	No	No	385.00
92647	09/29/2025	Eversource	Act# 5747 654 0034 - SGAL Gas	No	No	1,703.22
92648	09/29/2025	Eversource	Act# 51083234013 - SGAL	No	No	6,002.94
92649	09/29/2025	Eversource	Act# 5766 997 0055 - SGAL Gas	No	No	59.44
92650	09/29/2025	Ferrari's Appliance	Service call for speed queen washer. Replaced	No	No	255.00
92651	09/29/2025	Frontier	Act# 203 888 5093-092806-5 - SGAL	No	No	841.41
92652	09/29/2025	Glendale Senior Dining, Inc	Meal Services - August 2025 (Inv. Rec'd 09/11/	No	No	38,976.14
92653	09/29/2025	Interstate Waste Services	SGAL September 2025 Trash Service	No	No	742.84
92654	09/29/2025	Jeff's Appliance And Vacuums	Replaced evaporator fan motor	No	No	299.00
92655	09/29/2025	Market Pros International	Digital Advertising	No	No	1,000.00
92656	09/29/2025	NRG Business Marketing	Act# 726491-962403	No	No	1,982.36
92657	09/29/2025	Nurse's Touch Cleaning Service LLC	August 2025 SGAL Locker room/ Bathroom Cle	No	No	200.00
92658	09/29/2025	Seymour Housing Authority	SGAL pays To Federal Management Fee	No	No	5,200.00
92659	09/29/2025	State of Connecticut	Elevator renewal	No	No	240.00
92660	09/29/2025	Tecogen	Billing Period: 08/01/2025 - 08/31/2025	No	No	1,430.16
92661	09/29/2025	Tom Burgess Music	One Hour Performance	No	No	150.00
92662	09/29/2025	TPC Associates, Inc.	Coverage Period: 06/01/2025 - 08/31/2025	No	No	867.00
92663	09/29/2025	WB Mason	ink	No	No	475.04
92664	09/29/2025	Aquarion Water Company Of CT	Act# 200204656 - SGAL	No	No	121.87
92665	09/29/2025	DeVecchio, Ann	Payment Sep 25	No	No	963.77
92666	09/29/2025	Kowalonek, Christine	Payment Sep 25	No	No	1,432.53
92667	09/29/2025	Clear Water	Full Service Water Treatment Program	No	No	145.84
92668	09/29/2025	Seymour Housing Authority	Amex Funding for inv 04132	No	No	951.88
92669	09/29/2025	Seymour Housing Authority	Fund Payroll # 29 SGAL	No	No	15,944.15
92670	09/29/2025	Seymour Housing Authority	Fund AP Sep SGAL	No	No	9,914.66

Moderate Rental

Filter Criteria Includes: 1) Program: Moderate Rental 2) Project: All Projects 3) Payment Date: All 4) Financial Period: September 2025 5) Payments Over: All 6) Check Numbers: All 7) Cleared Period: All 8) Check Status: All 9) Payment Status: All 10) Show Payments: Yes 11) Show Deposits: Yes 12) Order By: Payment/Receipt Number

Bank: TD Banknorth, Bank Account: 12345, GL Account: 1111.2

Posted Payments

Doc Num	Payment Date	Voided	Type	Document Recipient	Document Description	Cleared	Amount
40858	09/02/2025	No	CHK	Treasurer - Town of Seymour	Pilot YR 2024 MR	No	\$16,104.00
40859	09/09/2025	No	CHK	Seymour Housing Authority	Purchase Money Market for Sick Ti	No	\$900.00
40860	09/24/2025	No	CHK	Seymour Housing Authority	Fund Payroll # 18 & 19 MR	No	\$17,910.24
40861	09/25/2025	No	CHK	Ally	2023 Chevy Bolt August 2025	No	\$564.24
40862	09/25/2025	No	CHK	Buddy's Fuel, LLC	Annual Cleaning at 25 Chamberlin	No	\$770.00
40863	09/25/2025	No	CHK	Connecticut Housing Finance Aut	Loan 96089D payment SHA Hoffma	No	\$481.35
40864	09/25/2025	No	CHK	HARRG, Inc.	Commercial Liability - Installment 2	No	\$2,057.00
40865	09/25/2025	No	CHK	Housing Insurance Services Inc.	Policy# - HAPI-794-252990-2025 C	No	\$11,364.00
40866	09/25/2025	No	CHK	Seymour Housing Authority	MR Pays Rent To SGAL	No	\$2,940.11
40867	09/29/2025	No	CHK	Seymour Housing Authority	Amex Funding for inv 04132	No	\$842.39

MINUTES

EXHIBIT II

EXECUTIVE DIRECTOR REPORT OCTOBER 2025

HOUSING AUTHORITY OF THE TOWN OF
SEYMOUR

Occupancy

REV. CALLAHAN HOUSE

2025 YEAR TO DATE VACANCIES 7

Callahan House experienced one move out and one move in during September 2025. Callahan House has experienced 183 days vacant since January 1, 2025, and has averaged 26.14 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: 80 units X 365 days = 29,200 days available; 183days/29200 days available = 0.627 % percentage through September 30, 2025.

Beginning with July 1, 2011, HUD is using a new formula being applied to the Operating subsidy Calculation. HUD is allowing 3% vacancy. Vacancy over the 3% will not be paid in subsidy. For example, Callahan House has: 80 units X 12 mos. = 960-unit months available (UMA). $960 \times 3\% = 29$ UMA or 348 days. For the 2026 FYE budget we have used 22 days and have 326 vacancy days remaining to use. For the 2025 FYE Budget we have used 304 vacancy days and have 44 days remaining to use For the 2024 FYE Budget we have used 352 vacancy days and have exceeded our UMA by 4 days for the 2024 FYE budge period. For the 2023 FYE Budget we have used 245 days and have 139 days remaining to use. For the 2022 FYE Budget we have used 310 days and have 38 days remaining to use. For the 2021 FYE Budget we have used 231 days and have 117 days remaining to use. For 2020 FYE Budget we used 151 days have 197 days remaining to use.

Callahan House Vacancy/Turnover Days 7 YTD 2025

Unit	Prior Resident	Move Out	New Resident	Move In Date	No. of Days
2W	Sullo	1/31/2025	Thomas	03/14/2025	43
4U	Acevedo	02/07/2025	Velazquez	03/11/2025	32
4T	Baldwin	02/27/2025	Chmura	04/07/2025	40
4G	Penny	04/1/2025	Fernandes	04/15/2025	15
4N	Brown	04/28/2025	Dolan	05/29/2025	31
4J	Tokarz	7/1/2025	Macedonia	07/08/2025	7
3D	Botti	09/02/2025	Perachio	09/17/2025	15

Average number of vacancy days per vacancy

26.14

Norman Ray House Remained fully occupied during September 2025 Norman Ray House has experienced 66 days vacant since January 1, 2025 and has averaged 16.5 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 = 14,600 days available; 11 days/14,600 days available = 0.452 % percentage through September 30, 2025.

Beginning with July 1, 2011, HUD is using a new formula being applied to the Operating subsidy Calculation. HUD is allowing 3% vacancy. Vacancy over the 3% will not be paid in subsidy. For example, Norman Ray House has: 40 units X 12 mos. =480-unit months available (UMA). $480 \times 3\% = 14.4$ UMA or 168 days. We have used 0 vacancy days for the FFY Budget Year 2026 and have 168 days remaining to use. We have used 181 vacancy days for FFY 2025 and have exceed the HUD guideline by 13 days. We have used 137 vacancy days for the FFY Budget Year 2024 and have 31 days remaining to use. We have used 148 vacancy days for the FYE Budget Year 2023 and have 20 vacancy days remaining. We have used 50 vacancy days for the FYE 2022 Budget year and have 118 vacancy days remaining. We have used 159 vacancy days for the FYE 2021 Budget year and had 9 vacancy days remaining. For the 2020 budget we have used 133 days and had 35 days remaining to use. For 2019 FYE Budget we have used 240 vacancy days and had exceeded UMA by 72 days. In 2017 we used 39 vacancy days and in 2018 we used 164 vacancy days

Norman Ray House Vacancy/Turnover Days 2025

Unit	Prior Resident	Move Out	New Resident	Move In Date	No. of Days
25	Mercado	12/31/2024	Bendler	1/7/2025	7
15	Mastropietro	01/28/2025	Johnson	02/12/2025	15
16	Maggi	03/12/2025	Esposito	03/17/2025	5
9	Christiansen	05/12/2025	Turechek	06/20/2025	39

Average number of vacancy days per vacancy

16.5

Seven units remained vacant at the Moderate Rental Program during August 2025. The Moderate Rental Program has experienced 1989 days vacant since January 1, 2025 and has averaged 153 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: 81 units X 365 days = 29,565 days available; 1989 days/29,565 days available = 6.73% percentage through September 30, 2025.

Moderate Rental Vacancy/Turnover Days 2024

Base Rent	Unit	Prior Resident	Move out Date	New Resident	Move in Date	No. of Days
\$537 /\$562	14S *	Lydem	08/10/2023	Vacant		273
\$537 /\$562	26S*	Teal	5/15/2024	Vacant		273
\$540 /\$565	4B*	Harris	07/01/2024	Vacant		273
\$540 /\$565	8B*	Rocha	07/08/2024	Vacant		273
\$530 /\$555	15*	Riggsbee	07/01/2024	Vacant		273
\$530 /\$555	6C	Speciale	12/10/2024	Fitzgerald	4/1/2925	92
\$537 /\$562	23C	Elhanaoui	02/04/2025	Lebron	03/24/2025	48
\$537 /\$562	16C	Farrison	02/27/2025	Huertas	04/21/2025	53
\$540 /\$565	6B	Fitzgerald	03/31/2025	Florenzan	6/10/2025	32
\$530 /\$555	17S*	Taylor-Smith	04/22/2025	Vacant		130
\$530 /\$555	25S*	Guzman	04/01/2025	Vacant		152
\$590 /\$615	18C	Daniels	05/12/2025	Johnson	07/31/2025	110
\$540 /\$565	2 B	Pratts	9/23/2025	Vacant		7

Average number of vacancy days per vacancy: 153

We have experienced \$35,448 in vacancy Loss since January 1, 2025. We budgeted \$4,776.75 for vacancy loss through September 30, 2025.

SMITHFIELD GARDENS ASSISTED LIVING	2025 YEAR TO DATE VACANCIES	7
------------------------------------	-----------------------------	---

Smithfield Gardens experienced one move out and one move in for August 2025. Smithfield Gardens has experienced 24 days vacant since January 1, 2025 and has averaged 6 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: 56 units X 365 days = 20,440 days available; 24days/20,440 days available = 0.11% percentage through August 31, 2025

Smithfield Gardens	Vacancy/Turnover Days	2025
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[illegible]

Average number of vacancy days per vacancy: 6

We have experienced \$1,840 vacancy loss since January 1, 2025. We have budgeted \$7,946 for vacancy loss through September 30, 2025.

Complaints

Callahan House

None

Norman Ray House

None.

Smithfield Gardens

None

Moderate Rental

We had a complaint about Leaves blowing from one neighbor's yard into theirs.

We had a complaint about a neighbor parking visitors and household members in front of their house on the street.

GENERAL

The 2024 IPA Audit of the Seymour Housing Authority is completed. The Audit has been distributed to HUD via REAC and to the State via CHFA

REV. CALLAHAN HOUSE

The Co-generator at Callahan House experienced a fire. We are still working through the claim. The replacement co-Generator has been ordered. Work was beginning on 9/4/2025. They have one boiler installed and the cogen has been delivered and currently being installed.

NORMAN RAY HOUSE

No significant report this month

MODERATE RENTAL

The two bedroom and three bedroom waiting lists closed September 30. We have received over 1,200 applications.

SSHP & CDBG Funding – Castle Heights.

The first relocation residents were moved to vacant apartments during May. Construction has begun on June 2, 2025. The project sign was installed May 19, 2025. The first bulk trash pick up for the relocating residents occurred on May 14, 2025.

To date, the siding has been removed from 1, 3, 14 & 16 Seymour Ave. The interior work began Monday, July 7, 2025. We have been informed that the goal is to have completed the two relocated units by 8/4/2025.

This work is progressing much slower than anticipated. There were several challenges and the most recent, an electrical issue is hopefully the last item to be re-worked with the Architect. We have been informed that the units in Phase 1 will be ready to re-occupy on October 24, 2025. We will relocate the two tenants out and begin to relocate the next phase residents into the prepared units first week in November.

SMITHFIELD GARDENS ASSISTED LIVING

Occupancy Statistics:

- 96% (54 of 56 units) occupied as of 09/30/2025
- 7 applications in processing
- One move-in and two move-outs during September
- 31 applicants on waiting list for 60% units (\$1,065 rent)
- 17 applicants on waiting list for 50% units (\$900 rent)
- Average age is 83.7; age range is 68 – 101 (3 centenarians in occupancy!)
- Average length of tenancy is 34.52 months

Budgeting Statistics:

- 18 of 19 units rented at \$870/\$900
- 36 of 37 units rented at \$1,030/\$1,065
- 55 of 57 residents participating in the meal plan (\$495 per month)

Other:

- MRC/ALSA meeting held with Utopia on 9/3, 9/10, 9/17, 9/24 attended by MRC Director, RSC, SALSA, and LPN
57 residents' statuses reviewed each week; three residents out at rehab as of 09/30/2025
- Rent increase for 2025 as residents move in or recertify (\$870 to \$900 and \$1,030 to \$1,065)
- Resident Council Meeting held 09/04/2025; next meeting scheduled 11/06/2025
- September fire drill completed 09/26/2025 (third shift)

Application Processing:

JG	SGAL verifications complete; CHCPE pending; ALSA – completed
AF	SGAL verifications complete; CHCPE pending; ALSA – not yet time
BT	SGAL verifications complete; CHCPE pending; ALSA – not yet time
DF	SGAL verifications in progress; CHCPE pending; ALSA – not yet time
PC	SGAL verifications in progress; CHCPE pending; ALSA – not yet time
JD	SGAL verifications in progress; CHCPE pending; ALSA – not yet time
GS	SGAL initial interview scheduled for 10/09/25

We have terminated the Food Service Contract with Winston/Gendale and signed with

Minutes
Exhibit III

PHA Board Resolution
Approving Operating Budget

RES475

**U.S. Department of Housing and
Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0029 (exp. 04/30/2027)

Public reporting burden for this collection of information is estimated to average 136.2 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, completing the operating budget and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information including suggestions for reducing this burden, to the Reports Management Officer, QDAM, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410. When providing comments, please refer to OMB Approval No. 2577-0029. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed and budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating budget adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA complies with HUD prescribed procedures. PHA boards must approve the operating budget and HUD requires boards to certify their approval through this form. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: Seymour Housing Authority

PHA Code: CT035000001

PHA Fiscal Year Beginning 01/01/2026

Board Resolution Number: 475

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

☒ Operating Budget approved by Board resolution on:

DATE
10/08/2025

☐ Operating Budget submitted to HUD, if applicable, on:

☐ Operating Budget revision approved by Board resolution on:

☐ Operating Budget revision submitted to HUD, if applicable, on:

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct.

WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. § 3729, 3802).

Print Board Chairperson's Name:	Signature:	Date:
<u>Brenda A. White</u>		<u>10/08/2025</u>

Minutes
Exhibit III

HOUSING AUTHORITY OF THE TOWN OF SEYMOUR
PROJECT - CALAHAN HOUSE
BUDGET FOR THE YEAR ENDING DECEMBER 31,

	2024 ACTUAL OPERATING	2025 ANNUALIZED OPERATING	2025 APPROVED BUDGET	2026 PROPOSED BUDGET
INCOME				
060 3110 DWELLING RENTAL	430,386	456,864	437,844	467,777
100 3610 INTEREST ON GENERAL FUND INVESTMENTS	1,941	1,160	1,500	1,200
130 3690 OTHER INCOME	49,925	52,920	46,096	48,657
720 8020 CURRENT YEAR OPERATING SUBSIDY	390,363	343,978	378,493	400,886
GROSS INCOME	872,615	854,922	863,933	918,520
EXPENSES				
180 4110 ADMIN SALARIES & COMPENSATED ABSENCES	139,424	155,478	144,678	\$141,570
190 4130 LEGAL EXPENSES	6,278	9,582	6,516	8,109
210 4150 TRAVEL	3,285	3,014	3,511	3,511
220 4170 ACCOUNTING AND AUDITING FEES	30,817	25,578	29,550	31,200
223 4190 SUNDRY	89,825	89,274	81,598	88,613
4190 TENANT SERVICES	21,961	20,016	20,555	21,306
TOTAL ADMINISTRATIVE EXPENSES	291,590	302,942	286,408	294,308
290 4310 WATER & SEWER	12,487	12,190	13,500	13,500
300 4320 ELECTRICITY	103,025	133,250	93,900	120,000
300 4330 GAS	27,647	31,236	35,300	32,000
300 4340 CABLE	3,122	3,926	2,000	4,000
TOTAL UTILITIES	146,281	180,602	144,700	169,500
360 4410 LABOR	61,392	64,618	67,865	79,320
370 4420 MATERIALS	43,712	37,014	47,200	40,100
380 4430 CONTRACT COSTS	115,104	146,252	110,600	130,400
TOTAL ORDINARY MAINTENANCE	220,208	247,884	225,665	249,820
440 4510 INSURANCE	38,878	49,514	49,669	46,490
450 4520 PAYMENT IN LIEU OF TAXES	30,723	28,018	33,314	33,828
470 4540 EMPLOYEE BENEFIT CONTRIBUTIONS	84,064	94,514	95,276	100,084
480 4620 MISCELLANEOUS	6,499	3,622	2,000	2,000
710 4610 EXTRAORDINARY MAINTENANCE	0	17,800	1,500	10,000
TOTAL GENERAL EXPENSES	160,164	193,468	181,759	192,402
TOTAL ROUTINE EXPENSES	818,243	924,896	838,532	906,030
580 7520 REPLACEMENT OF NONEXPENDABLE EQUIP	26,283	11,696	20,250	12,200
TOTAL	844,526	936,592	858,782	918,230
770 PROVISION FOR OPERATING RESERVE	28,089	(81,670)	5,151	290

PHA Board Resolution
Approving Operating Budget

Minutes
Exhibit IV
RES476

**U.S. Department of Housing and
Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0029 (exp. 04/30/2027)

Public reporting burden for this collection of information is estimated to average 136.2 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, completing the operating budget and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information including suggestions for reducing this burden, to the Reports Management Officer, QDAM, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410. When providing comments, please refer to OMB Approval No. 2577-0029. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed and budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating budget adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA complies with HUD prescribed procedures. PHA boards must approve the operating budget and HUD requires boards to certify their approval through this form. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: Seymour Housing Authority

PHA Code: CT035000002

PHA Fiscal Year Beginning 01/01/2026

Board Resolution Number: 476

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

☒ Operating Budget approved by Board resolution on:

DATE
10/08/2025

☐ Operating Budget submitted to HUD, if applicable, on:

☐ Operating Budget revision approved by Board resolution on:

☐ Operating Budget revision submitted to HUD, if applicable, on:

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct.

WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. § 3729, 3802).

Print Board Chairperson's Name:	Signature:	Date:
Brenda A. White		10/08/2025

Minister
Exhibit #

HOUSING AUTHORITY OF THE TOWN OF SEYMOUR
PROJECT - RAY HOUSE
BUDGET FOR THE YEAR ENDING DECEMBER 31,

	2024 ACTUAL OPERATING	2025 ANNUALIZED OPERATING	2025 APPROVED BUDGET	2026 PROPOSED BUDGET
INCOME				
3110 DWELLING RENTAL	170,384	161,244	175,776	173,088
3620 TENANT CHARGES	3,547	3,296	3,300	3,400
3690 OTHER INCOME	30,216	30,966	30,496	31,157
8020 CURRENT YEAR OPERATING SUBSIDY	146,312	123,002	127,450	138,500
TOTAL INCOME	350,459	318,508	337,022	346,145
EXPENSES				
4110 ADMINISTRATIVE SALARIES & COMP ABSENCES	69,705	77,364	71,970	69,950
4130 LEGAL AND OTHER SERVICES	2,084	2,186	4,008	4,054
4150 TRAVEL	1,460	1,268	1,156	1,156
4170 ACCOUNTING AND AUDITING FEES	15,147	14,232	14,750	15,600
4190 SUNDRY	42,888	38,540	36,874	39,882
4210 TENANT SERVICES	1,300	2,600	1,800	1,800
TOTAL MANAGEMENT EXPENSES	132,584	136,190	130,558	132,442
4310 WATER	8,176	6,592	9,800	8,500
4320 ELECTRICITY	29,132	29,088	25,600	29,000
4350 BULK CABLE TELEVISION	1,696	2,054	1,400	2,000
TOTAL SERVICES/UTILITY EXPENSE	39,004	37,734	36,800	39,500
4410 MAINTENANCE WAGES	28,571	30,254	33,150	27,090
4420 MATERIALS AND SUPPLIES	15,636	19,574	9,500	16,200
4430 CONTRACTUAL SERVICES	59,124	56,582	41,000	42,850
TOTAL MAINTENANCE EXPENSE	103,331	106,410	83,650	86,140
4711 INSURANCE	18,609	23,554	21,313	21,607
4540 EMPLOYEE BENEFITS	40,825	46,080	46,709	42,818
4620 CASUALTY/COLLECTION LOSSES & INTEREST	1,634	810	1,000	1,000
4610 EXTRAORDINARY MAINTENANCE	-	-	500	500
4715 PAYMENTS TO MUNICIPALITIES IN LIEU OF TAXES	13,223	12,556	16,458	16,259
TOTAL OTHER EXPENSE	74,291	83,000	85,980	82,183
4820 PROVISION FOR VACANCY AND COLLECTION LOSS	-	-	-	-
6100 EXTRAORDINARY (INCOME) EXPENSE	-	-	-	-
7520 REPLACEMENT OF NONEXPENDABLE EQ	4,914	5,762	-	5,800
TOTAL EXPENSES	354,124	369,096	336,988	346,065
PROVISION FOR OPERATING RESERVE	\$ (3,665)	\$ (50,588)	\$ 34	\$ 80

minutes
Exhibit V

HOUSING AUTHORITY OF THE TOWN OF SEYMOUR
PROJECT - SMITH ACRES, SMITH ACRES EXT, CASTLE HEIGHTS, HOFMANN HEIGHTS
BUDGET FOR THE YEAR ENDING DECEMBER 31,

	2024 ACTUAL OPERATING	2025 ANNUALIZED OPERATING	2025 APPROVED BUDGET	2026 PROPOSED BUDGET No Increase	2026 PROPOSED BUDGET +\$25 Base 7/1	2026 PROPOSED BUDGET +\$35 Base 7/1
INCOME						
3100 RENTAL INCOME - BASE	513,588	523,308	535,458	547,440	559,590	564,450
3100 RENTAL INCOME - EXCESS OF BASE	223,046	216,116	199,864	193,015	188,374	186,538
3210 DWELLING VACANCY LOSS	(24,000)	(48,944)	(5,000)	(5,000)	(5,000)	(5,000)
NET RENTAL INCOME	712,634	690,480	730,322	735,455	742,964	745,988
3510 SALES AND SERVICES TO TENANTS	10,746	5,322	1,650	4,000	4,000	4,000
3610 INTEREST INCOME	0	254	0	0	0	0
TOTAL INCOME	723,380	696,056	731,972	739,455	746,964	749,988
EXPENSES						
4120 SALARIES - OFFICE & COMPENSATED BALANCES	141,054	156,616	145,697	142,468	142,468	142,468
4130 LEGAL	20,486	18,954	20,066	20,160	20,160	20,160
4131 ACCOUNTING FEES	9,959	10,586	11,130	11,130	11,130	11,130
4151 OFFICE SUPPLIES	6,921	5,188	6,808	8,667	8,667	8,667
4152 RENTS	34,000	35,282	35,020	36,071	36,071	36,071
4153 TRAVEL	2,842	3,734	2,815	2,815	2,815	2,815
4159 OTHER OFFICE EXPENSE	49,437	35,112	34,271	33,389	33,389	33,389
4160 PENSIONS AND OTHER FUNDS	73,780	84,068	78,066	82,112	82,112	82,112
4161 PAYROLL TAXES	16,075	17,048	16,763	17,214	17,214	17,214
TOTAL MANAGEMENT EXPENSES	354,554	366,588	350,636	354,027	354,027	354,027
4310 WATER	189	240	200	200	200	200
4320 ELECTRICITY	2,689	4,506	2,000	3,500	3,500	3,500
4340 FUEL	2,375	4,574	500	3,000	3,000	3,000
TOTAL UTILITY EXPENSE	5,253	9,320	2,700	6,700	6,700	6,700
4410 MAINTENANCE WAGES	76,273	80,398	68,694	78,989	78,989	78,989
4420 MATERIALS AND SUPPLIES	20,900	41,498	26,255	31,300	31,300	31,300
4430 CONTRACTUAL SERVICES	87,061	138,916	95,600	90,000	90,000	90,000
4440 MAINTENANCE SHOP AND EQUIPMENT EXPENSE	0	0	0	0	0	0
TOTAL MAINTENANCE EXPENSE	184,234	260,812	190,549	200,289	200,289	200,289
4711 INSURANCE	50,157	56,992	57,147	70,649	70,649	70,649
4717 INTEREST & PRINCIPAL PAYMENTS	7,665	6,824	5,544	5,544	5,544	\$5,544
4715 PAYMENT IN LIEU OF TAXES	70,738	68,116	72,762	72,875	73,626	\$73,929
TOTAL OTHER EXPENSE	128,560	131,932	135,453	149,069	149,820	150,122
4810 PROVISION FOR REPAIRS AND REPL	32,293	37,634	37,634	19,370	26,128	28,850
4820 PROVISION FOR VACANCY AND COLL LOSS	21,152	15,000	15,000	10,000	10,000	10,000
TOTAL PROVISIONS	53,445	52,634	52,634	29,370	36,128	38,850
TOTAL EXPENSES	726,046	821,286	731,972	739,455	746,964	749,988
NET INCOME(DEFICIT) FROM OPERATIONS	(2,666)	(125,230)	0	0	0	0
6100 EXTRAORDINARY INCOME (EXPENSE)	0	3,500,000	0	0	0	0
NET SURPLUS(DEFICIT) FOR PERIOD	(2,666)	3,374,770	0	0	0	0
PROVISION PER UNIT MONTH	30	39	39	20	27	30

Minutes Exhibit VI

HOUSING AUTHORITY OF THE TOWN OF SEYMOUR BUDGET - SMITHFIELD GARDENS ASSISTED LIVING

	2024 ACTUAL OPERATING	2025 ANNUALIZED OPERATING	2025 APPROVED BUDGET	2026 PROPOSED BUDGET +\$25/\$30
Rent Revenue- Tenant Rental Payment	654,880	659,720	667,095	687,435
Rent Revenue- RAP Income	585,409	634,970	582,092	593,232
Apartments- Vacancy	(31,658)	(318)	(33,355)	(34,372)
Net Rental Revenue	1,208,631	1,294,372	1,215,832	1,246,295
Miscellaneous Revenue - Office Rent (Net)	85,030	87,550	87,550	90,177
Miscellaneous Revenue - NSF, Damages, Interest	2,174	1,186	1,250	1,750
Total Miscellaneous Revenue	87,204	88,736	88,800	91,927
Core Services Revenue	289,414	313,096	284,862	310,688
ALSA Personal Services Revenue	1,292,761	1,459,300	1,175,000	1,400,000
Dietary Services/Meals Revenue	315,705	330,774	310,068	333,906
Elderly Service Income (See Separate Schedule)	1,897,880	2,103,170	1,769,930	2,044,594
Total Other Revenue	1,985,084	2,191,906	1,858,730	2,136,521
TOTAL REVENUE	3,193,715	3,486,278	3,074,562	3,382,816
Conventions & Meetings	0	0	436	436
Advertising & Marketing	18,799	4,960	18,133	5,133
Office Salaries & Compensated Absences	28,141	29,356	35,841	35,333
Office Expenses	43,216	39,502	40,558	41,234
Management Fee	60,432	62,400	60,792	62,315
Manager or Superintendent Salary	70,481	72,150	77,526	79,669
Legal Expense- Project	1,441	0	2,811	2,876
Audit Expense	9,616	10,914	10,200	10,500
Bookkeeping Fees/Accounting Services	9,779	10,648	11,300	11,200
Bad Debts	4,756	0	0	1,000
Miscellaneous Administrative Expenses (Tax Compl)	331	132	300	300
Total Administrative Expenses	246,992	230,062	257,897	249,995
Electricity	67,977	43,882	40,000	40,000
Water	8,210	7,066	9,200	8,500
Gas	64,654	69,518	72,000	72,000
Total Utilities Expense	140,841	120,466	121,200	120,500
Maint./Repairs Payroll	26,414	26,856	27,309	23,586
Hskp./Cleaning Payroll	3,322	4,648	5,138	0
Cleaning/Decorating/Grounds/Repairs Supplies	13,624	14,316	16,500	14,500
Contract Costs	55,146	53,202	52,000	53,500
Garbage & Trash Removal	7,997	10,088	7,500	8,100
Heating/Cooling Repairs & Maintenance	31,321	46,662	31,500	37,800
Snow Removal	5,962	23,724	7,000	12,500
Cable	15,400	15,854	15,200	15,900
Total Operating & Maintenance Expenses	159,186	195,350	162,147	165,886
Real Estate Tax	13,920	13,920	13,920	13,920
Payroll Taxes (project share)	12,797	13,016	11,782	10,683
Property & Liability Insurance	108,702	111,118	111,400	122,540
Fidelity Bond Insurance	2,844	9,134	8,675	2,475
Workmen's Compensation	2,280	2,000	2,177	1,814
Health Insurance & Other Benefits	48,910	60,614	57,907	50,058
Miscellaneous Taxes, Licenses, Permits	0	0	200	200
Total Taxes & Insurance	189,453	209,802	206,061	201,690
Core Services Expenses	327,359	316,452	317,903	318,171
Personal Services Expenses	1,292,761	1,459,300	1,175,000	1,400,000
Dietary Services/Meals Expenses	466,683	456,436	420,000	485,450
Elderly Service Expense (See Separate Schedule)	2,086,803	2,232,188	1,912,903	2,203,621
TOTAL OPERATING EXPENSES	2,823,275	2,987,868	2,660,208	2,941,692
OPERATING INCOME (LOSS)	370,440	498,410	414,354	441,124
Mortgage Principal & Interest- CHFA Debt	421,420	421,420	421,420	421,420
Replacement Reserve Deposits	35,352	35,352	35,352	35,352
NET PROJECTED CASH FLOW	(86,332)	41,638	(42,418)	(15,648)

minutes
Exhibit VI

HOUSING AUTHORITY OF THE TOWN OF SEYMOUR
SMITHFIELD GARDENS
ASSISTED LIVING SERVICES
BUDGET

	2024 ACTUAL	2025 ANNUALIZED	2025 APPROVED BUDGET	2026 PROPOSED BUDGET
Core Service Revenue	289,414	313,096	284,862	310,688
Personal Service Revenue	1,292,761	1,459,300	1,175,000	1,400,000
Dietary Services/Meals Revenue	315,705	330,774	310,068	333,906
TOTAL ELDERLY SERVICE REVENUE	<u>1,897,880</u>	<u>2,103,170</u>	<u>1,769,930</u>	<u>2,044,594</u>
Core Services Expenses				
Salaries - RSC	27,155	23,208	29,952	24,700
Salaries - Housekeeping/Maint	48,289	49,780	37,788	46,232
Salaries - Operational Workers	182,511	174,322	172,324	187,470
Total Salaries	<u>257,955</u>	<u>247,310</u>	<u>240,064</u>	<u>258,402</u>
Benefits - Health Insurance, Retirement & Comp Abs	30,461	30,368	37,827	21,552
Benefits - Payroll Taxes	21,633	23,804	21,041	21,898
Benefits - W/C Insurance	7,994	7,170	7,171	8,019
Total Benefits & Taxes	<u>60,088</u>	<u>61,342</u>	<u>66,039</u>	<u>51,469</u>
Total Salaries, taxes, benefits	<u>318,043</u>	<u>308,652</u>	<u>306,103</u>	<u>309,871</u>
Laundry/Linens Purchased Services	704	468	800	800
Supplies - Laundry/Cleaning	4,627	3,654	4,200	3,600
Supplies - Activities/Pendants	1,915	1,778	4,800	1,800
Activities -Outside Services	2,070	1,900	2,000	2,100
Total Core Service Expense	<u>327,359</u>	<u>316,452</u>	<u>317,903</u>	<u>318,171</u>
Personal Service Expense	<u>1,292,761</u>	<u>1,459,300</u>	<u>1,175,000</u>	<u>1,400,000</u>
Dietary Purchased Services & Servers	<u>466,683</u>	<u>456,436</u>	<u>420,000</u>	<u>485,450</u>
TOTAL ELDERLY SERVICE EXPENSE	<u>2,086,803</u>	<u>2,232,188</u>	<u>1,912,903</u>	<u>2,203,621</u>
Core Services Net Operating Income	(37,945)	(3,356)	(33,041)	(7,483)
Personal Services Net Operating Income	0	0	0	0
Meals Services Net Operating Income	<u>(150,978)</u>	<u>(125,662)</u>	<u>(109,932)</u>	<u>(151,544)</u>
TOTAL SERVICES NET OPERATING INCOME	<u>(188,923)</u>	<u>(129,018)</u>	<u>(142,973)</u>	<u>(159,027)</u>

Minutes
Exhibit VI

2026 Notes

Smithfield Gardens

Increase Tenant rents +\$25/\$30 per month as leases expire

Tenant Meal Charge increase to \$505 per month

RAP increase to \$890 per month

Core Service increase to \$16 per person per day

Minutes Exhibit VII

Elderly/Disabled Family Deduction

- The **elderly/disabled deduction** has increased from **\$400** to **\$525**, and this amount will be **adjusted annually for inflation**. (Pinellas County Housing Authority, HUD Exchange, ajjcs.net)
- For **2026**, the deduction is projected to increase to **\$550**. (costellocompliance.com)

Dependent Deduction

- The **dependent deduction** (for minors, adult full-time students, or legally disabled adults) is now set at **\$480 per dependent**, and is also subject to **annual inflation adjustment**. (HUD Exchange, ajjcs.net, costellocompliance.com)
- For **2026**, this amount is expected to rise to **\$500**. (costellocompliance.com)

Health & Medical Expense Deduction

- The threshold for deducting **unreimbursed health and medical care expenses** (including attendant care and equipment for disabled household members) has increased from **3%** to **10%** of annual income. (HUD Exchange, ajjcs.net, taxcreditadvisor.com)
- A **phased-in transition** is in place:
 - **Year 1:** Deduct expenses over **5%**
 - **Year 2:** Threshold rises to **7.5%**
 - **Year 3+:** Full **10%** threshold applies (ajjcs.net, pfs2.acl.gov)
- **Hardship exemptions** are provided:
 - Families experiencing financial hardship (e.g. pending benefits, income loss) can deduct expenses over **5%** for up to **90 days**, extendable at PHA discretion. (ajjcs.net, Pinellas County Housing Authority, HUD Exchange)

Asset Limits and Exclusions

- **Asset limit:** Families with **net family assets over \$100,000** (adjusted annually) are ineligible for assistance. (ajjcs.net, Enterprise Housing Authority, taxcreditadvisor.com)
- Families who **own real property suitable for occupancy** are also ineligible, unless specific exemptions exist (co-ownership, sale in process, accessibility issues, etc.). (US Housing Consultants, NAHRO Learning Portal, Enterprise Housing Authority)
- **Asset exclusions:**
 - Necessary personal property and non-essential items valued at **\$50,000 or less** are excluded from assets. (HUD Exchange, taxcreditadvisor.com, US Housing Consultants)
 - Trust distributions:
 - **Principal** from irrevocable trusts or trusts not controlled by the family are excluded from both assets and income.
 - Income generated or distributed from such trusts may count as income unless used for a minor's medical care. (HUD Exchange, pfs2.acl.gov)

minutes
Exhibit II

Interim Reexaminations

- Interim adjustments are now triggered only when there's a **10% or greater increase or decrease** in a household's **adjusted income**. ([US Housing Consultants](#), [taxcreditadvisor.com](#))

Safe Harbor Income Determinations

- PHAs may now rely on **income calculations from other means-tested federal programs** (e.g., TANF, SNAP, Medicaid) up to 12 months old, reducing verification burdens. ([HUD Exchange](#), [NAHRO Learning Portal](#), [HUD](#))

Quick Reference Table

Category	Prior Rule	HOTMA Update (Post-2024)
Elderly/Disabled Deduction	\$400	\$525 (2024), \$550 (2026), annually inflation-adjusted
Dependent Deduction	Not inflation-adjusted	\$480 (2024), \$500 (2026), annually inflation-adjusted
Medical Expense Deduction	>3% of income	Phased transition to 10%; hardship relief over 5%
Asset Limit	No limit	\$100,000 cap; owning liveable property generally disqualifies
Asset Exclusions	Limited definitions	Expanded non-essential property exclusions up to \$50,000
Trust Distributions	Counted as income	Principal excluded; income may vary based on use
Interim Reexaminations	Any income change	Only triggered by $\geq 10\%$ income change
Safe Harbor Income	Not allowed	Permitted from other means-tested programs for verification

Minutes
Exhibit VIII

Community Service and Work Requirements for Unqualified Household Members

1. Applicability

Any household member residing in a Seymour Housing Authority Elderly/Disabled Public Housing unit who does not independently qualify as elderly (62 years of age or older) or disabled (as defined by HUD and verified through Social Security Disability Insurance (SSDI), Supplemental Security Income (SSI), or another HUD-recognized source), shall be considered an **unqualified household member**.

2. Requirement

Unqualified household members must comply with the federal **Community Service and Self-Sufficiency Requirement (CSSR)** as established under Section 12 of the U.S. Housing Act of 1937 (42 U.S.C. §1437j) and 24 CFR §960.600–960.609. Specifically:

- Each unqualified household member must perform **8 hours of community service per month**, or participate in an approved economic self-sufficiency program.
- Activities must be pre-approved in writing by the Seymour Housing Authority (SHA).

3. Verification of Disability Status

- Claims of disability **must be supported by documentation** from the Social Security Administration (SSA) or another HUD-recognized verification source.
- Letters or awards from Worker's Compensation, private insurance carriers, or physicians alone are **not sufficient** to establish disability for purposes of exemption.

4. Reporting Requirements

- Each household must submit verification of community service hours or participation in a self-sufficiency program on a **quarterly basis**.
- Failure to provide documentation will be treated as noncompliance.

5. Noncompliance

- If an unqualified household member fails to comply with the community service or self-sufficiency requirement, SHA will provide written notice of noncompliance, specifying:
 - The nature of noncompliance,
 - The required corrective action, and
 - The timeframe for compliance (generally 30 days).
- Continued noncompliance will result in SHA's refusal to renew the household's lease at annual recertification, in accordance with 24 CFR §960.607.

6. Grievance Rights

Residents retain the right to utilize SHA's grievance procedures for disputes related to enforcement of this requirement.

Minutes
Exhibit IX

**Civil Rights Certification
(Qualified PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires: 09/30/2027

**Resolution #477
Civil Rights Certification**

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan," of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning 01-01-2026, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), Title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. The PHA will affirmatively further fair housing in compliance with the Fair Housing Act, 24 CFR § 5.150 et seq., 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies are designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

Seymour Housing Authority

CT035

PHA Name

PHA Number/HA Code

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. § 3729, 3802)

Name of Executive Director:	Name of Board Chairperson:
David Keyser	Brenda A. White
Signature: _____	Signature: _____
Date: 10/08/2025	Date: 10/08/2025

The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to collect the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 07/08/2025

Approved By: STAUNTON, JAMES

Part I: Summary						
PHA Name : Housing Authority of the Town of Seymour		Locality (City/County & State)				
PHA Number: CT035		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No:)				
A.	Development Number and Name	Work Statement for Year 1 2025	Work Statement for Year 2 2026	Work Statement for Year 3 2027	Work Statement for Year 4 2028	Work Statement for Year 5 2029
	AUTHORITY-WIDE		\$30,000.00		\$15,000.00	
	REV ALBERT A. CALLAHAN (CT035000001)	\$240,749.00	\$210,749.00	\$240,749.00	\$225,749.00	
	NORMAN RAY HOUSE (CT035000002)					\$240,749.00

W. J. Staunton
Exhibit X

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	REV ALBERT A. CALLAHAN (CT035000001)			\$240,749.00
ID0000075	Callahan - Co-Generator Replacement(Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Other)	Co-Gen Replacement at Callahan House		\$240,749.00
	Subtotal of Estimated Cost			\$240,749.00

Minutes
Exhibit X

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$30,000.00
ID0000076	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Architectural/Engineering Fees - Produce bid specifications and drawings, Manage Bid Process and provide construction supervision, Advertising		\$30,000.00
	REV ALBERT A. CALLAHAN (CT035000001)			\$210,749.00
ID0000077	Callahan - Ceiling Asbestos Abatement(Housing Related Hazards (1480)-Hazard Controls-Asbestos)	Asbestos Abatement in Ceilings at Callahan House		\$110,749.00
ID0000082	Callahan House - Backup Boiler Replacement(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Backup Boiler Replacement for Co-Gen at Callahan House		\$20,000.00
ID0000083	Callahan House - Pump Replacement(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Pump Replacement for Co-Gen at Callahan House		\$80,000.00
	Subtotal of Estimated Cost			\$240,749.00

Minutes
Exhibit 2

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 3

2027

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	REV ALBERT A. CALLAHAN (CT035000001)			\$240,749.00
ID0000078	Callahan - Ceiling Asbestos Abatement(Housing Related Hazards (1480)-Hazard Controls-Asbestos)	Asbestos Abatement in Ceilings at Callahan House		\$240,749.00
	Subtotal of Estimated Cost			\$240,749.00

Exhibit X

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	REV ALBERT A. CALLAHAN (CT035000001)			\$225,749.00
ID0000074	Callahan - 1st Floor Carpet Replacement(Non-Dwelling Interior (1480)-Common Area Flooring)	Carpet Replacement on 1st Floor of Callahan House		\$30,000.00
ID0000081	Callahan - Ceiling Asbestos Abatement(Housing Related Hazards (1480)-Hazard Controls-Asbestos)	Asbestos Abatement in Ceilings at Callahan House		\$195,749.00
	AUTHORITY-WIDE (NAWASD)			\$15,000.00
ID0000079	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Architectural/Engineering Fees - Produce bid specifications and drawings, Manage Bid Process and provide construction supervision, Advertising		\$15,000.00
	Subtotal of Estimated Cost			\$240,749.00

Miss
Exhibit 5

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	NORMAN RAY HOUSE (CT035000002)			\$240,749.00
ID0000080	Norman Ray - Entry Door Replacement(Dwelling Unit-Interior (1480)-Interior Doors)	Entry Door Replacement at Norman Ray House		\$43,290.00
ID0000084	Norman Ray House - Window Replacement(Dwelling Unit-Exterior (1480)-Windows)	Window Replacement at Norman Ray House		\$197,459.00
	Subtotal of Estimated Cost			\$240,749.00

Minutes
Exhibit A

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	\$30,000.00
Subtotal of Estimated Cost	\$30,000.00

Minor
Exhibits
2

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2028
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	\$15,000.00
Subtotal of Estimated Cost	\$15,000.00

Minutes
Exhibit
B