MINUTES

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Seymour Housing Authority

➢ 1090th Regular Meeting

The 1090th 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 7, 2026, and was called to order by Vice-Chairman Bellucci at 5:46 p.m.

➢ Roll Call

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

➢ Public Session

None

➢ Previous Minutes

Vice-Chairman Bellucci introduced the previous meeting minutes of the1089th Reg Meeting held September 9, 2026.

Commissioner Davenport motioned to accept the minutes of the 1089th Regular Meeting as presented. Commissioner Ortiz seconded the motion. Vice Chairman Bellucci acknowledged the motion and its second and asked all in favor of the motion to vote aye. Voting aye were Commissioners Bellucci, Davenport, Golebieski, and Ortiz. Vice-Chairman Bellucci declared the motion carried and the minutes accepted as presented.

➢ Bills & Communication

Vice-Chairman Bellucci introduced the Bills. (See Exhibit I)

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

Chairperson White entered the meeting, which was already in progress, at 5:49 p.m.

MINUTES

The Executive Director and the Board discussed an email & response from an Attorney representing a Seymour Ave Resident relative to relocation and rehabilitation demands. The Executive Director stated that he responded to each of the questions requested by the Attorney including Certificates of Occupancy and clarification of requests.

The Executive Director distributed and discussed an email exchange between him and the Rehab Project Architect relative to Smokers Damage to the walls and ceilings in one of the units on Seymour Ave. The Executive Director summarized the email explained that we have cleaned the walls, provided primer to the Contractor, and the contractor put their primer on top of ours and 2 coats of paint and cigarette smoke stains are bleeding through. He informed the Board that there were 3 other units with similar smoke residue damage. He further commented that we have previously come across this issue in the past on few occasions. He added that this is costly and could be avoided with resident cooperation.

After further review and comments, Commissioner Bellucci made a motion to adopt a smoke-free policy for the Seymour Housing Authority's Moderate Rental Housing program, prohibiting smoking inside all residential units while permitting smoking outdoors, provided residents smoke at a reasonable distance from neighbors' windows to minimize the intrusion of smoke into other residents' homes. The motion was seconded by Commissioner Davenport. Vice Chairman Bellucci 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, Davenport, Golebieski, and Ortiz. Vice Chairman White declared the motion carried.

Chairperson White requested clarification regarding the permanent relocation of the residents from 9 Seymour Avenue to 34 Seymour Avenue. The Executive Director confirmed that the resident has been permanently relocated to 34 Seymour Avenue.

Chairperson White inquired about the installation of corner tub water runoff curbs in certain units and indicated that she has experienced water runoff from her own tub. The Executive Director explained that the curbs had been installed in units where water had escaped the tub during shower use due to the positioning of shower curtains.

Chairperson White offered a recommendation for a landscaping contractor to perform lawn mowing and leaf removal at vacant units undergoing construction units. The Executive Director advised that a company had already been secured to perform lawn maintenance and leaf removal at the vacant units.

➢ Executive Director's Report

See Exhibit II

➢ Old Business

None

➢ New Business

Chairperson White Introduced Resolution 483 concerning Board approval of TAC write off of $3068.45 in Collection Loss for Smithfield Gardens Assisted Living, (See Exhibit III).

Commissioner Bellucci motioned to Adopt Resolution 483 concerning Board approval of TAC write off of $3068.45 in Collection Loss for Smithfield Gardens Assisted Living. Commissioner Davenport seconded the motion. Chairperson White acknowledged the motion and its second and asked for a Roll Call Vote which was recorded as follows:

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

Chairperson White declared the motion carried and Resolution 483 duly adopted.

Chairperson White introduced Resolution 484 concerning PHA Board Resolution Approving Operating Budget. Rev. Callahan House for 2027 (See Exhibit IV)

Commissioner Bellucci motioned to Adopt Resolution 484 concerning PHA Board Resolution Approving Operating Budget. Rev. Callahan House for 2027. Commissioner Davenport seconded the motion. Chairperson White acknowledged the motion and its second and asked for a Roll Call Vote which was recorded as follows:

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

Chairperson White declared the motion carried and Resolution 484 duly adopted.

Chairperson White introduced Resolution 485 concerning PHA Board Resolution Approving Operating Budget. Norman Ray House for 2027 (See Exhibit V)

Commissioner Bellucci motioned to Adopt Resolution 485 concerning PHA Board Resolution Approving Operating Budget. Norman Ray House for 2027. Commissioner

Davenport seconded the motion. Chairperson White acknowledged the motion and its second and asked for a Roll Call Vote which was recorded as follows:

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

Chairperson White declared the motion carried and Resolution 485 duly adopted.

Chairperson White introduced the 2027 Moderate Rental Budget. (See Exhibit VI)

Commissioner Bellucci motioned to accept the 2027 MR Budget with a $25 Base Rent Increase as presented and to Authorize the Executive Director to submit it and sign as Duly Authorized. Commissioner Ortiz seconded the motion. The Executive Director reviewed the proposed 2027 budget and the budget line items that resulted in a $22,605 provision to Repairs Maintenance & Replacements Reserves or approximately $23 per month provision. Discussion followed. 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, Golebieski and Ortiz. Commissioners Davenport and White abstained. Chairperson White declared the motion carried.

The Chairperson White introduced the 2027 Smithfield Gardens Assisted Living Budget. (See Exhibit VII)

Commissioner Bellucci motioned to approve the 2027 Smithfield Gardens Assisted Living Budget with a $15 Rent Increase as presented and to Authorize the Executive Director to submit it and sign as Duly Authorized. Commissioner Ortiz seconded the motion. The Executive Director reviewed the proposed 2027 budget and the budget line items that resulted in a $47,012 Net Loss. Discussion followed. 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, Davenport, Golebieski, Ortiz and White. Chairperson White declared the motion carried.

Chairperson White introduced Resolution 486 concerning PHA Board Resolution concerning approval and certification of the Annual Civil Rights Certification (See Exhibit VIII)

Commissioner Bellucci motioned to Adopt Resolution 486 concerning PHA Board Resolution concerning approval and certification of the Annual Civil Rights Certification. Commissioner Davenport seconded the motion. Chairperson White acknowledged the motion and its second and asked for a Roll Call Vote which was recorded as follows:

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

Chairperson White declared the motion carried and Resolution 485 duly adopted.

➢ Any Other Business Pertaining to the Board

None

➢ Adjournment

Chairperson White asked for a motion to adjourn the 1090th meeting of the Seymour Housing Authority. At 6:58 P.M. Commissioner Bellucci motioned to adjourn the 1090th 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, Golebieski, Ortiz and White. Chairperson White declared the motion carried and the 1090th Meeting, a Regular Meeting, duly adjourned.

Submitted by:

David J. Keyser, Secretary and
Executive Director

Minutes
Exhibit I

Seymour Housing Authority

Vendor Accounting Cash Payment/Receipt Register

Revolving Fund

Filter Criteria Includes: 1) Program: Revolving Fund 2) Project: All Projects 3) Payment Date: All 4) Financial Period: August 2026 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

Doc Num	Payment Date	Voided	Type	Document Recipient	Document Description	Cleared	Amount
16	08/06/2026	No	DD	SHA PAYROLL	Payroll #16	No	$38,842.98
17	08/18/2026	No	DD	SHA PAYROLL	Payroll #17	No	$39,733.20
17777	08/25/2026	No	CHK	Accavallo & Company LLC	Callahan Accounting Services for Jul	No	$1,202.50
17778	08/25/2026	Yes	CHK	Advance Communications Inc	Pulled backup for card access syste	No	$150.00
17778	08/31/2026	No	VD	Advance Communications Inc	Wrong vendor	No	($150.00)
17779	08/25/2026	No	CHK	Aflac Attn: Remittance Processing	July 2026 Bill Period Act# DHF89	No	$321.04
17780	08/25/2026	No	CHK	AmTrust North America	Workers Compensation Policy KWC	No	$1,649.00
17781	08/25/2026	No	CHK	Anthem Blue Cross Blue Shield	Billing Period: 09/01/2026 - 10/01/20	No	$10,641.54
17782	08/25/2026	No	CHK	Aquarion Water Company	Act# 200086455 - Ray	No	$119.15
17783	08/25/2026	No	CHK	Aquarion Water Company	Act# 200086443 - Callahan	No	$119.15
17784	08/25/2026	No	CHK	Bloxam Enterprises, LLC	Cleaned carpet in 1H & 1st floor hall	No	$588.00
17785	08/25/2026	No	CHK	Comcast	Act# 8773 40 216 0510406 - Callaha	No	$143.61
17786	08/25/2026	No	CHK	Comcast	Act# 8773 40 216 0027070 - Callaha	No	$2,153.21
17787	08/25/2026	No	CHK	Comcast	Act# 8773 40 216 0174468 - Cal	No	$96.90
17788	08/25/2026	No	CHK	Comcast	Act# 8773 40 216 0256349 - Ray	No	$196.27
17789	08/25/2026	No	CHK	Eversource	Act# 5775 048 0048 - Callahan	No	$2,331.48
17790	08/25/2026	No	CHK	Eversource	Act# 5177 958 3004 - Callahan	No	$6,184.00
17791	08/25/2026	No	CHK	Eversource	Act# 5145 776 4090 - Ray	No	$388.40
17792	08/25/2026	No	CHK	Eversource	Act# 5136 648 3014 - Ray	No	$1,417.66
17793	08/25/2026	No	CHK	Federal Express	Mailed envelope	No	$17.56
17794	08/25/2026	No	CHK	Friends Of Fur LLC	Treat for roaches at Callahan	No	$160.00
17795	08/25/2026	No	CHK	Frontier	Act# 203-881-2464-110206-5 - Calla	No	$1,087.42
17796	08/25/2026	No	CHK	George Ellis Company	Repaired leaking mini split system a	No	$1,850.00
17797	08/25/2026	No	CHK	Grassy Turtle Services LLC	Ray Lawn Maintenance Agreement	No	$1,085.00
17798	08/25/2026	No	CHK	Interstate Waste Services	Ray August 26 Monthly Trash Servic	No	$1,328.25
17799	08/25/2026	No	CHK	Lincoln National Life Insurance C	Coverage: 09/01/2026 - 09/30/2026	No	$430.80
17800	08/25/2026	No	CHK	Management Computer Services I	Monthly Support Fee	No	$1,977.09
17801	08/25/2026	No	CHK	NRG Business Marketing	Act# 726491-966599	No	$1,657.59
17802	08/25/2026	No	CHK	Nurse's Touch Cleaning Service L	Ray Monthly Cleaning July 2026	No	$2,230.00
17803	08/25/2026	No	CHK	St. Treasurer For Merfund	MERF 06-2026	No	$13,870.86
17804	08/25/2026	No	CHK	Aquarion Water Company	Act# 200086434 - Ray	No	$434.25
17805	08/25/2026	No	CHK	Aquarion Water Company	Act# 200086423 - Callahan	No	$1,519.00
17806	08/26/2026	No	CHK	Comcast	Act# 8773 40 216 0069528 - SHA	No	$229.80
17807	08/26/2026	No	CHK	Comcast Business	Act# 8773 40 216 0263568 - SHA	No	$191.62
17808	08/26/2026	No	CHK	Friends Of Fur LLC	Yellow jacket treatment at 4 Chamb	No	$225.00
17809	08/26/2026	No	CHK	Frontier	Act# 203-888-4579-123179-5 - SHA	No	$869.66
17810	08/26/2026	No	CHK	Primo Brands BlueTriton Brands, I	Primo 5G Purified Water	No	$137.79
17811	08/26/2026	No	CHK	Purchase Power	Postage	No	$2,000.00
17812	08/26/2026	No	CHK	Spruce Scoop Dog Waste Remov	26 & 32 cleanup & garbage disposal	No	$1,057.04
17813	08/26/2026	No	CHK	St. Treasurer For Merfund	MERF 07-2026	No	$13,731.33
17814	08/26/2026	No	CHK	Supreme Office Technology	Monthly Billing: 7/24/2026 - 8/23/202	No	$317.52
17815	08/26/2026	No	CHK	Talix	WIFI access point installation	No	$947.95
17816	08/26/2026	No	CHK	T-Mobile	Monthly Charges 06/21/26 - 7/20/26	No	$209.03
17817	08/26/2026	No	CHK	Vital Records Holdings, LLC	Destruction bin console	No	$152.25
17818	08/27/2026	No	CHK	Accavallo & Company LLC	MR Accounting Services for July 20	No	$687.50
17819	08/27/2026	No	CHK	Advance Communications Inc	Message Service: 07/15/2026 - 08/1	No	$669.88
17820	08/27/2026	No	CHK	Allen's Plumbing Supply	Plumbing	No	$558.24

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Minutes
Exhibit I

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

Filter Criteria Includes: 1) Program: Revolving Fund 2) Project: All Projects 3) Payment Date: All 4) Financial Period: August 2026 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

Doc Num	Payment Date	Voided	Type	Document Recipient	Document Description	Cleared	Amount
17821	08/27/2026	No	CHK	American Rooter LLC	Snaked main line at 30 Seymour Av	No	$493.50
17822	08/27/2026	No	CHK	Aquarion Water Company	Act# 200262041 - 4 Seymour	No	$1.25
17823	08/27/2026	No	CHK	Derby Glass Company Inc.	New screens for Chamberlin Road	No	$323.00
17824	08/27/2026	No	CHK	Eversource	Act# 5136 410 4042 - MR	No	$5.30
17825	08/27/2026	No	CHK	Eversource	Act# 5111 869 4017 - MR	No	$45.02
17826	08/27/2026	No	CHK	Eversource	Act# 5145 266 4030 - 8 Brothers	No	$227.98
17827	08/27/2026	No	CHK	Friends Of Fur LLC	Treat 25 Seymour for pests	No	$565.00
17828	08/27/2026	No	CHK	Gregory Stamos	Court time for various tenants	No	$2,135.50
17829	08/27/2026	No	CHK	Home Depot Credit Services	Closet rod support bracket	No	$3,896.29
17830	08/27/2026	No	CHK	Housing And Development Law In	HDLI Membership dues	No	$550.00
17831	08/27/2026	No	CHK	Mr. Refinish	Reglaze tub at 2 & 24 Chamberlin	No	$1,350.00
17832	08/27/2026	No	CHK	Nurse's Touch Cleaning Service L	2 Chamberlin move out	No	$400.00
17833	08/27/2026	No	CHK	Proforma	MR Checks	No	$162.15
17834	08/27/2026	No	CHK	WEX BANK	Fuel Purchases	No	$2,928.49
17835	08/27/2026	No	CHK	Aquarion Water Company	Act# 200563680 - 2 Chamberlin	No	$12.76
17836	08/27/2026	No	CHK	Aquarion Water Company	Act# 200566389 - 9 Seymour	No	$33.84
17837	08/27/2026	No	CHK	Aquarion Water Company	Act# 200552669 - 25 Seymour Ave	No	$26.28
17838	08/27/2026	No	CHK	Aquarion Water Company	Act# 200262479 - 4 Brothers	No	$25.85
17839	08/27/2026	No	CHK	Aquarion Water Company	Act# 200249961 - 17 Seymour	No	$21.92
17840	08/27/2026	No	CHK	Aquarion Water Company	Act# 200249585 - 11 Seymour Ave	No	$13.19
17841	08/27/2026	No	CHK	Aquarion Water Company	Act# 200378269 - 8 Brothers	No	$38.93
17842	08/27/2026	No	CHK	Eversource	Act# 5145 856 4002 - 17 Seymour	No	$201.83
17843	08/27/2026	No	CHK	Tecogen	Billing period: 05/01/2026 - 05/31/20	No	$7,755.00

Seymour Housing Authority
Vendor Accounting Cash Payment/Receipt Register
Federal

Filter Criteria Includes: 1) Program: Federal 2) Project: All Projects 3) Payment Date: All 4) Financial Period: August 2026 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

Doc Num	Payment Date	Voided	Type	Document Recipient	Document Description	Cleared	Amount
21154	08/12/2026	No	VD	Teila Lanci	lost in the mail	No	($500.00)
21206	08/11/2026	No	VD	Seymour Housing Authority	DJK changed his mind due to other	No	($30,000.00)
21208	08/10/2026	No	CHK	Seymour Housing Authority	Advance for RSC Pay period Ending	No	$3,846.20
21209	08/12/2026	No	CHK	Teila Lanci	Mediation	No	$500.00
21210	08/18/2026	No	CHK	Seymour Housing Authority	Fund Payroll # 16 17 Federal	No	$26,819.56
21211	08/25/2026	No	CHK	Ally	2026 Chevrolet Silverado July 2026	No	$1,893.82
21212	08/25/2026	No	CHK	Buel Cpa, P.C.	1st half of December 31, 2025 audit	No	$9,375.00
21213	08/25/2026	No	CHK	Nan Mckay And Associates Inc.	Model Admission & Cont. Policy Digi	No	$239.00
21214	08/25/2026	No	CHK	Seymour Housing Authority	FED AMEX funding for INV# 04813	No	$1,000.92
21215	08/25/2026	No	CHK	Ally	2022 Chevy Silverado July 2026	No	$1,455.82
21216	08/25/2026	No	CHK	Seymour Housing Authority	Federal pays rent which is split by th	No	$4,486.39
21217	08/25/2026	No	CHK	Seymour Housing Authority	Purchase Money Market for Sick Ti	No	$1,320.00
21218	08/27/2026	No	CHK	Seymour Housing Authority	Fund AP Aug Federal	No	$59,964.66

Minuter
Exhibit I

Seymour Housing Authority

Vendor Accounting Cash Payment/Receipt Register

Moderate Rental

Filter Criteria Includes: 1) Program: Moderate Rental 2) Project: All Projects 3) Payment Date: All 4) Financial Period: August 2026 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: 6576691951, GL Account: 1111.18511.1951

Posted Payments

Doc Num	Payment Date	Voided	Type	Document Recipient	Document Description	Cleared	Amount
269	08/03/2026	No	CHK	Eagle Environmental Inc.	Project Management, Coordination,	No	$1,298.75
270	08/03/2026	No	CHK	Quisenberry Arcari Architects, LL	Extended CA (June - October) plus	No	$8,150.09
271	08/03/2026	No	CHK	Vase Management, LLC	Requisition No. 15	No	$19,978.00
272	08/21/2026	No	CHK	Vase Management, LLC	Requisition No. 16	No	$164,102.00

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

Posted Payments

Doc Num	Payment Date	Voided	Type	Document Recipient	Document Description	Cleared	Amount
41026	08/03/2026	No	CHK	Seymour Housing Authority	Wire Fee	No	$10.00
41027	08/03/2026	No	CHK	Seymour Housing Authority	Wire Fee	No	$10.00
41028	08/03/2026	No	CHK	Seymour Housing Authority	CHFA Wire Shortage	No	$0.84
41029	08/14/2026	No	CHK	A-Preferred Construction	Roof repair at 27 Seymour Ave	No	$675.00
41030	08/18/2026	No	CHK	Seymour Housing Authority	Fund Payroll # 16 17 MR	No	$18,857.83
41031	08/27/2026	No	CHK	Ally	2023 Chevy Bolt July 2026	No	$1,128.48
41032	08/27/2026	No	CHK	American Rooter LLC	Service Charge for Brothers Court	No	$337.00
41033	08/27/2026	No	CHK	Belletti's Tree Service	Removed bitternut hickory tree at 4	No	$2,775.00
41034	08/27/2026	No	CHK	Coastal Materials Testing Lab, LL	Asphalt cutting and sampling	No	$3,158.50
41035	08/27/2026	No	CHK	Connecticut Housing Finance Aut	Loan 96089D payment SHA Hoffma	No	$481.35
41036	08/27/2026	No	CHK	Seymour Housing Authority	MR Pays Rent To SGAL	No	$3,028.32
41037	08/27/2026	No	CHK	Seymour Housing Authority	Purchase Money Market for Sick Ti	No	$900.00
41038	08/27/2026	No	CHK	Seymour Housing Authority	MR AMEX funding for INV# 04813	No	$1,492.06
41039	08/27/2026	No	CHK	Seymour Housing Authority	Fund AP Aug MR	No	$23,428.66

Minutes
Exhibit Z

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: 8/1/2026 to 8/31/2026

Check No.	Check Date	Recipient	Check Description	Voided	Cleared	Amount
92945	08/10/2026	Casey, Daniel	Payment Aug 26	No	No	852.49
92946	08/18/2026	Country Quilt Llama Farm LLC	One Hour Llama Visit	No	No	325.00
92947	08/18/2026	Seymour Housing Authority	Fund Payroll # 16 17 SGAL	No	No	32,998.79
92948	08/19/2026	Advance Communications Inc	Message Service: 5/20/2026 - 6/16/2026	No	No	715.02
92949	08/26/2026	Accavallo & Company LLC	SGAL Accounting services for April 2026	No	No	1,261.25
92950	08/26/2026	Allen's Plumbing Supply	Plumbing supplies	No	No	163.96
92951	08/26/2026	Aquarion Water Company Of CT	Act# 200204656 - SGAL	No	No	247.67
92952	08/26/2026	Buddy's Fuel, LLC	A/C not working, found system low on refrigera	No	No	1,310.00
92953	08/26/2026	Carter Hayes + Associates, P.C.	In progress billing for company's financial state	No	No	2,885.00
92954	08/26/2026	Clear Water	Full Service Water Treatment Program	No	No	437.52
92955	08/26/2026	Comcast	Act# 8773 40 216 0381287 - SGAL	No	No	435.34
92956	08/26/2026	Comcast	Act# 8773 40 216 0069510 - SGAL	No	No	3,079.57
92957	08/26/2026	Constellation Newenergy Inc	Act# 51083234013976292004	No	No	5,508.46
92958	08/26/2026	Daddio's New Auto Parts, Inc	Batteries	No	No	281.22
92959	08/26/2026	Danilo's Painting LLC	Paint apt 111	No	No	1,100.00
92960	08/26/2026	Eversource	Act# 5766 997 0055 - SGAL	No	No	137.78
92961	08/26/2026	Eversource	Act# 51083234013 - SGAL	No	No	6,081.29
92962	08/26/2026	Eversource	Act# 5747 654 0034 - SGAL	No	No	6,911.15
92963	08/26/2026	Ferrari's Appliance	Installed control switch on dryer	No	No	358.00
92964	08/26/2026	Frontier	Act# 203-888-5093-092806-5 - SGAL	No	No	2,514.36
92965	08/26/2026	Grassy Turtle Services LLC	SGAL Salt Service	No	No	4,670.32
92966	08/26/2026	Griffin Hospital Occupational Medicine Ce	Urine Tox Screen Kelly Carter	No	No	65.00
92967	08/26/2026	Home Depot Credit Services	Emergency lights and exit signs	No	No	363.40
92968	08/26/2026	Interstate Waste Services	SGAL July Monthly Trash Service	No	No	854.27
92969	08/26/2026	Interstate Waste Services	SGAL August 26 Monthly Trash Service	No	No	854.27
92970	08/26/2026	Marino, Jane	One Hour Performance	No	No	175.00
92971	08/26/2026	Kinsley Power Systems	Level 1 Service	No	No	1,265.00
92972	08/26/2026	Kone Inc	Maintenance Period: 06/01/2026 - 08/31/2026	No	No	1,820.19
92973	08/26/2026	Market Pros International	Digital Marketing	No	No	1,000.00
92974	08/26/2026	NRG Business Marketing	Act# 726491-962403	No	No	6,264.90
92975	08/26/2026	Nurse's Touch Cleaning Service LLC	SGAL Locker Room Cleaning April 2026	No	No	650.00
92976	08/26/2026	Seymour Housing Authority	Purchase Money Market for Sick Time Pay Out	No	No	600.00
92977	08/26/2026	Tecogen	Changed over chillers to summer	No	No	9,487.91
92978	08/26/2026	TPC Associates, Inc.	Coverage Period: 06/01/2026 - 08/31/2026	No	No	1,331.06
92979	08/26/2026	WB Mason	Janitorial supplies	No	No	780.24
92980	08/26/2026	Young at Heart Magazine, LLC	Meal Services - July 2026	No	No	41,230.00
92981	08/26/2026	Aquarion Water Company Of CT	Act# 200204664 - SGAL	No	No	511.33
92982	08/26/2026	Seymour Housing Authority	SGAL pays To Federal Management Fee	No	No	5,200.00
92983	08/26/2026	Seymour Housing Authority	SGAL AMEX funding for INV# 04813	No	No	773.22
92984	08/27/2026	Seymour Housing Authority	Fund AP- Aug SGAL	No	No	15,154.10

Minutes
Exhibit I

Seymour Housing Authority

Vendor Accounting Cash Payment/Receipt Register

Revolving Fund

Filter Criteria Includes: 1) Program: Revolving Fund 2) Project: All Projects 3) Payment Date: All 4) Financial Period: September 2026 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

Doc Num	Payment Date	Voided	Type	Document Recipient	Document Description	Cleared	Amount
18	09/03/2026	No	DD	SHA PAYROLL	Payroll #18	No	$39,556.12
19	09/17/2026	No	DD	SHA PAYROLL	Payroll #19	No	$40,221.55
20	09/28/2026	No	DD	SHA PAYROLL	Payroll #20	No	$39,322.76
17844	09/03/2026	No	CHK	Seymour Housing Authority	Pay back FED for funding of chk# 17	No	$150.00
17845	09/24/2026	No	CHK	3 Leos Construction, LLC	Paint 3X	No	$1,800.00
17846	09/24/2026	No	CHK	Accavallo & Company LLC	Callahan Accounting Services for Au	No	$1,375.00
17847	09/24/2026	No	CHK	Aflac Attn: Remittance Processing	August 2026 Bill Period Act# DHF89	No	$321.04
17848	09/24/2026	No	CHK	American Rooter LLC	Snaked washing machine line at Ra	No	$268.50
17849	09/24/2026	No	CHK	Anthem Blue Cross Blue Shield	Billing Period: 10/01/2026 - 11/01/20	No	$10,641.54
17850	09/24/2026	No	CHK	Aquarion Water Company	Act# 200086423 - Callahan	No	$698.69
17851	09/24/2026	No	CHK	Aquarion Water Company	Act# 200086434 - Ray	No	$434.27
17852	09/24/2026	No	CHK	Arthur J Davies State Marshal	SHA vs DeZolt, Service of NTQ	No	$60.00
17853	09/24/2026	No	CHK	Comcast	Act# 8773 40 216 0256349 - Ray	No	$391.28
17854	09/24/2026	No	CHK	Comcast	Act# 8773 40 216 0510406 - Callaha	No	$143.61
17855	09/24/2026	No	CHK	Comcast	Act# 8773 40 216 0027070 - Callaha	No	$2,151.52
17856	09/24/2026	No	CHK	Comcast	Act# 8773 40 216 0041287 - Ray Bu	No	$2,179.62
17857	09/24/2026	No	CHK	Eversource	Act# 5145 776 4090 - Ray	No	$347.78
17858	09/24/2026	No	CHK	Eversource	Act# 5136 410 4042 - Ray	No	$5.80
17859	09/24/2026	No	CHK	Eversource	Act# 5136 648 3014 - Ray	No	$1,369.86
17860	09/24/2026	No	CHK	Eversource	Act# 5177 958 3004 - Callahan	No	$3,290.19
17861	09/24/2026	No	CHK	Eversource	Act# 5775 048 0048 - Callahan Gas	No	$3,090.21
17862	09/24/2026	No	CHK	Friends Of Fur LLC	Treat apartment at Callahan for roac	No	$320.00
17863	09/24/2026	No	CHK	Frontier	Act# 203-881-2464-110206-5 - Calla	No	$989.06
17864	09/24/2026	No	CHK	Grassy Turtle Services LLC	Lawn Maintenance Agreement	No	$1,085.00
17865	09/24/2026	No	CHK	Griffin Hospital Occupational Medi	Urine Tox screen for Marycatherine	No	$65.00
17866	09/24/2026	No	CHK	Interstate Waste Services	Ray Sept 26 Monthly Trash Service	No	$631.45
17867	09/24/2026	No	CHK	Interstate Waste Services	Callahan Sept 26 Monthly Trash Ser	No	$696.80
17868	09/24/2026	No	CHK	Kone Inc	Maintenance Period: 09/01/2026 - 1	No	$1,559.82
17869	09/24/2026	No	CHK	Lincoln National Life Insurance C	Coverage: 10/01/2026 - 10/31/2026	No	$430.80
17870	09/24/2026	No	CHK	Management Computer Services I	Monthly Support Fee	No	$1,977.09
17871	09/24/2026	No	CHK	Nora Birch-Wlodarski	Wrist coil key chain holder	No	$19.99
17872	09/24/2026	No	CHK	NRG Business Marketing	Act# 726491-966599	No	$3,709.42
17873	09/24/2026	No	CHK	Nurse's Touch Cleaning Service L	Callahan August 2026 Monthly Clea	No	$2,270.00
17874	09/24/2026	No	CHK	Quadient, Inc.	Silver Maintenance Plan	No	$200.00
17875	09/24/2026	No	CHK	St. Treasurer For Merfund	MERF 08-2026	No	$13,780.75
17876	09/24/2026	No	CHK	Talix	HP probook laptop	No	$1,437.00
17877	09/24/2026	No	CHK	Tecogen	Billing Period: 07/18/2026 - 08/31/20	No	$1,867.80
17878	09/24/2026	No	CHK	Aquarion Water Company	Act# 200086455 - Ray	No	$118.30
17879	09/24/2026	No	CHK	Aquarion Water Company	Act# 200086443 - Callahan	No	$115.19
17880	09/25/2026	No	CHK	AmTrust North America	Workers Compensation Policy KWC	No	$1,629.00
17881	09/25/2026	No	CHK	Comcast	Act# 8773 40 216 0069528 - SHA	No	$229.80
17882	09/25/2026	No	CHK	Comcast Business	Act# 8773 40 2163568 - SHA	No	$191.62
17883	09/25/2026	No	CHK	Donald W. Smith, Jr. P.E	Prepare Emergency egress drawing	No	$395.00
17884	09/25/2026	No	CHK	Eversource	Act# 5147 148 3099 - SHA	No	$821.38
17885	09/25/2026	No	CHK	Frontier	Act# 203-888-4579-123179-5 - SHA	No	$477.88
17886	09/25/2026	No	CHK	Primo Brands BlueTriton Brands, I	Primo 5G purified water	No	$160.11
17887	09/25/2026	No	CHK	Spruce Scoop Dog Waste Remov	26 & 32 Smith Street Clean up and g	No	$528.52

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Minutes Exhibit I

Revolving Fund

Filter Criteria Includes: 1) Program: Revolving Fund 2) Project: All Projects 3) Payment Date: All 4) Financial Period: September 2026 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

Doc Num	Payment Date	Voided	Type	Document Recipient	Document Description	Cleared	Amount
17888	09/25/2026	No	CHK	T-Mobile	Bill Period: 7/21/2026 - 8/20/2026	No	$209.03
17889	09/25/2026	No	CHK	Vital Records Holdings, LLC	Destruction bin 64 Gallon	No	$153.40
17890	09/25/2026	No	CHK	VSP	September 2026 billing 30019995	No	$133.46
17891	09/28/2026	No	CHK	Accavallo & Company LLC	MR Accounting Services for August	No	$165.00
17892	09/28/2026	No	CHK	Allen's Plumbing Supply	Access panel	No	$364.94
17893	09/28/2026	No	CHK	A-Preferred Construction	Repaired concrete chimney cap at 1	No	$1,550.00
17894	09/28/2026	No	CHK	Aquarion Water Company	Act# 200563680 - 2 Chamberlin	No	$2.13
17895	09/28/2026	No	CHK	Arthur J Davies State Marshal	SHA vs Fasciano, Service of NTQ	No	$292.00
17896	09/28/2026	No	CHK	Coastal Materials Testing Lab, LL	Soils compaction testing visual inspe	No	$586.99
17897	09/28/2026	No	CHK	Derby Glass Company Inc.	Storm window repair at 16 Seymour	No	$428.00
17898	09/28/2026	No	CHK	Eversource	Act# 5145 266 4030 - 8 Brothers	No	$53.07
17899	09/28/2026	No	CHK	Federal Express	Mailing to St. Treasures Merfund	No	$73.05
17900	09/28/2026	No	CHK	Formax	Billing Period: 9/8/2026 - 9/7/2027	No	$353.00
17901	09/28/2026	No	CHK	Freddy's	Snaked bathroom sink at 35 Chamb	No	$197.00
17902	09/28/2026	No	CHK	Friends Of Fur LLC	Treat 27 Chamberlin for roaches	No	$315.00
17903	09/28/2026	No	CHK	Gregory Stamos	Court time for various tenants	No	$2,412.00
17904	09/28/2026	No	CHK	Home Depot Credit Services	Dryer supplies	No	$4,769.46
17905	09/28/2026	No	CHK	Nurse's Touch Cleaning Service L	SHA Office Cleanings for July 2026	No	$800.00
17906	09/28/2026	No	CHK	Pitney Bowes Global Financial Se	Billing Period: 6/30/2026 - 9/29/2026	No	$336.48
17907	09/28/2026	No	CHK	Professional Painters	Painted 8 Brothers	No	$3,000.00
17908	09/28/2026	No	CHK	Supreme Office Technology	Monthly Billing: 8/24/26 - 9/23/26	No	$337.55
17909	09/28/2026	No	CHK	Swanson Electric LLC	Install new breaker for dryer at 18 C	No	$345.00
17910	09/28/2026	No	CHK	Talix	NSC Service Agreement	No	$481.95
17911	09/28/2026	No	CHK	WB Mason	Office supplies	No	$1,091.67
17912	09/28/2026	No	CHK	WEX BANK	Fuel	No	$344.56
17913	09/28/2026	No	CHK	Aquarion Water Company	Act# 200566389 - 9 Seymour	No	$16.28
17914	09/28/2026	No	CHK	Aquarion Water Company	Act# 200563680 - 2 Chamberlin	No	$12.34
17915	09/28/2026	No	CHK	Aquarion Water Company	Act# 200262479 - 4 Brothers	No	$29.78
17916	09/28/2026	No	CHK	Aquarion Water Company	Act# 200378269 - 8 Brothers	No	$12.70
17917	09/28/2026	No	CHK	Aquarion Water Company	Act# 200552669 - 25 Seymour	No	$20.65
17918	09/28/2026	No	CHK	Aquarion Water Company	Act# 200262041 - 4 Seymour	No	$16.28
17919	09/28/2026	No	CHK	Aquarion Water Company	Act# 200249585 - 11 Seymour	No	$5.09
17920	09/28/2026	No	CHK	Aquarion Water Company	Act# 200249961 - 17 Seymour Ave	No	$21.02
17921	09/28/2026	No	CHK	Aquarion Water Company	Act# 200378269 - 8 Brothers	No	$20.75
17922	09/28/2026	No	CHK	Eversource	Act# 5111 869 4017 - MR	No	$44.84
17923	09/28/2026	No	CHK	Eversource	Act# 5159 046 4053 - 4 Brothers	No	$155.07
04832b	08/21/2026	No	INV	American Express	Act# 6-37003 - Grainger	No	$270.36

Minutes
Exhibit I

Seymour Housing Authority

General Ledger Account Check Register Report

Filter Criteria Includes: 1) Bank Name: TD Banknorth, 2) Bank Account: Cash 12345, 3) Check Numbers From: All, 4) Date From: 9/1/2026 to 9/30/2026

Check No.	Check Date	Recipient	Check Description	Voided	Cleared	Amount
41040	09/10/2026	Connecticut Home Inspection, LLC	Radon Testing	No	No	160.00
41041	09/11/2026	Seymour Housing Authority	Wire Fee	No	No	10.00
41042	09/11/2026	Seymour Housing Authority	Wire Fee	No	No	10.00
41043	09/11/2026	Serrano, Wanda	Payment Sep 26	No	No	485.23
41044	09/11/2026	Seymour Housing Authority	CHFA wire shortage	No	No	0.07
41045	09/21/2026	Seymour Housing Authority	Fund Payroll # 18 19 MR	No	No	19,062.29
41046	09/28/2026	Connecticut Housing Finance Authority	Loan 96089D payment SHA Hoffman HGTS Ye	No	No	481.35
41047	09/28/2026	Donald W. Smith, Jr. P.E	Coordination w/ A-Preferred roofing regarding p	No	No	280.00
41048	09/28/2026	Housing Authority Risk Retention Group	Commercial Liability - Installment 2 of 4	No	No	14,527.00
41049	09/28/2026	Online Information Services Inc	Online rental exchange, criminal & eviction repo	No	No	94.29
41050	09/28/2026	Pat Kelson Associates, Inc.	MR 74 inspections	No	No	2,220.00
41051	09/28/2026	Seymour Housing Authority	MR AMEX ACH funding for INV# 04832a	No	No	1,117.56
41052	09/28/2026	Seymour Housing Authority	MR Pays Rent To SGAL	No	No	3,028.32
41053	09/28/2026	Seymour Housing Authority	Purchase Money Market for Sick Time Pay Out	No	No	900.00
41054	09/28/2026	Seymour Housing Authority	Fund Payroll # 20 MR	No	No	9,426.55
41055	09/29/2026	Seymour Housing Authority	Fund AP Sep MR	No	No	22,350.47

Filter Criteria Includes: 1) Bank Name: Liberty, 2) Bank Account: Moderate Rental Rehabilitation1951 6576691951, 3) Check Numbers From: All, 4) Date From: 9/1/2026 to 9/30/2026

Check No.	Check Date	Recipient	Check Description	Voided	Cleared	Amount
273	09/11/2026	Excellent Quality Movers	Moving 25 Sey to 24, 15 Sey to 25, & 8 Bros to	No	No	3,666.00
274	09/11/2026	HousingToHome,LLC	1 moveout in July for 15 Seymour & 2 move ba	No	No	5,903.07

Federal

Filter Criteria Includes: 1) Program: Federal 2) Project: All Projects 3) Payment Date: All 4) Financial Period: September 2026 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

Doc Num	Payment Date	Voided	Type	Document Recipient	Document Description	Cleared	Amount
21223	09/21/2026	No	CHK	Seymour Housing Authority	Fund Payroll # 18 19 Federal	No	$27,224.68
21224	09/23/2026	No	CHK	Seymour Housing Authority	Voucher# 092-01231009 Grant# CT	No	$7,701.76
21225	09/24/2026	No	CHK	Donald W. Smith, Jr. P.E	Site visits with contractor to review s	No	$3,060.00
21226	09/24/2026	No	CHK	Nora Birch-Wodarski	Ian appreciation Dunkin card	No	$25.00
21227	09/24/2026	No	CHK	Quadient, Inc.	Silver Maintenance PLMF	No	$200.00
21228	09/24/2026	No	CHK	Seymour Housing Authority	Federal pays rent which is split by th	No	$4,486.39
21229	09/24/2026	No	CHK	Seymour Housing Authority	Purchase Money Market for Sick Ti	No	$1,320.00
21230	09/28/2026	No	CHK	Desiree Stewart	Postage Reimbursement	No	$33.24
21231	09/28/2026	No	CHK	Seymour Housing Authority	FED AMEX ACH funding for INV# 0	No	$3,272.03
21232	09/28/2026	No	CHK	Seymour Housing Authority	FED AMEX ACH funding for INV# 0	No	$270.36
21233	09/28/2026	No	CHK	Seymour Housing Authority	Fund Payroll # 20 Federal	No	$13,449.76
21234	09/29/2026	No	CHK	Seymour Housing Authority	Fund AP Sep Ray Federal	No	$50,892.08

Capital Fund

Filter Criteria Includes: 1) Program: Capital Fund 2) Project: All Projects 3) Payment Date: All 4) Financial Period: September 2026 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: Wachovia Bank, Bank Account: 6578652852, GL Account: 1111.CFP

Posted Payments

Doc Num	Payment Date	Voided	Type	Document Recipient	Document Description	Cleared	Amount
114	09/24/2026	No	CHK	Edgerton, Inc	50% of control panel installation	No	$1,972.00
115	09/24/2026	No	CHK	Elm Electrical, Inc.	50% of Contract amount Labor& Mat	No	$5,729.76

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: 9/1/2026 to 9/30/2026

Check No.	Check Date	Recipient	Check Description	Voided	Cleared	Amount
92985	09/21/2026	Seymour Housing Authority	Fund Payroll # 18 19 SGAL	No	No	33,490.70
92986	09/25/2026	Advance Communications Inc	Message Service: 7/15/26 - 8/11/26	No	No	384.23
92987	09/25/2026	Buddy's Fuel, LLC	Install new motor for heat exchange & install co	Yes	No	7,943.00
92988	09/25/2026	Carter Hayes + Associates, P.C.	In progress billing for audit of company's financi	No	No	3,720.00
92989	09/25/2026	Comcast	Act# 8773 40 216 0069510 - SGAL Bulk Cable	No	No	1,774.26
92990	09/25/2026	Comcast	Act# 8773 40 216 0381287 - SGAL	No	No	225.35
92991	09/25/2026	Constellation Newenergy Inc	Act# 51083234013976292004	No	No	4,316.26
92992	09/25/2026	Eversource	Act# 51043234013 - SGAL	No	No	3,347.61
92993	09/25/2026	Eversource	Act# 5766 997 0055 - SGAL	No	No	48.47
92994	09/25/2026	Eversource	Act# 5747 654 0034 - SGAL Gas	No	No	3,573.27
92995	09/25/2026	Frontier	Act# 203-888-5093-092806-5 - SGAL	No	No	1,298.91
92996	09/25/2026	Interstate Waste Services	SGAL Sept 26 Monthly Trash Service	No	No	854.27
92997	09/25/2026	NRG Business Marketing	Act# 726491-962403	No	No	4,599.20
92998	09/25/2026	R&R Roofing	Patched up 2 openings in roof at SGAL	No	No	133.18
92999	09/25/2026	Seymour Housing Authority	SGAL pays To Federal Management Fee	No	No	5,200.00
93000	09/25/2026	Tecogen	Billing Period: 07/01/2026 - 07/31/2026	No	No	2,633.76
93001	09/25/2026	Vincent Rodriguez Acoustic, Inc.	One Hour Performance on 10-01-2026	No	No	150.00
93002	09/25/2026	Seymour Housing Authority	Purchase Money Market for Sick Time Pay Out	No	No	600.00
93003	09/25/2026	Seymour Housing Authority	SGAL AMEX ACH funding for INV# 04832a	No	No	710.41
93004	09/28/2026	Seymour Housing Authority	Fund Payroll # 20 SGAL	No	No	16,446.45
93005	09/29/2026	Seymour Housing Authority	Fund AP- Sep SGAL	No	No	10,182.68

MINUTES

EXHIBIT II

DIRECTOR'S REPORT
OCTOBER 2026

HOUSING AUTHORITY OF THE TOWN OF SEYMOUR

DAVID J. KEYSER, PHM/C^{4}P

Occupancy

REV. CALLAHAN HOUSE	2026 YEAR TO DATE VACANCIES 10

Callahan House experienced 3 move outs, one move in and one transfer during August and September 2026. Callahan House has experienced 337 days vacant since January 1, 2026, and has averaged 33.7 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; 337 days/29200 days available = 1.15 % percentage through September 30, 2026.

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*3%= 29 UMA or 348 days. For the 2027 FYE Budget we have used 73 vacancy days and have 275 days remaining For the 2026 FYE budget we have used 513 days and have exceeded allowable days by 165. 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 10 YTD 2026

Unit	Prior Resident	Move Out	New Resident	Move In Date	No. of Days
3X	Carson	12/19/2025	Falcioni	01/27/2026	27
3E	Falcioni	1/27/2026	Madgic	04/17/2026	62
2B	Mahan	03/01/2026	Gonzalez	04/17/2026	47
3U	Pettway	03/05/2026	Castillo	05/15/2026	71
2G	Lenart	03/30/2026	Colasanto	04/24/2026	26
4V	Mooney	04/06/2026	Scully	05/07/2026	31
1H	Gabianelli	08/01/2026	Newton	08/12/2026	12
3L	Sharpe	8/31/2026			30
4W	Dota	08/31/2026	Scrivines	09/29/2026	30
2C	Scrivines	09/29/2026			1

Average number of vacant days per vacancy 33.7

Norman Ray House experienced one move ins during July 2026. Norman Ray House has experienced 178 days vacant since January 1, 2026 and has averaged 29.66 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; 178 days/14,600 days available = 1.21% percentage through September 30, 2026.

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*3%= 14.4 UMA or 168 days. We have used 67 vacancy days for the FFY Budget Year 2027 and have 101 days remaining to use. We have used 41 vacancy days for the FFY Budget Year 2026 and have 127 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 6 days 2026

Unit	Prior Resident	Move Out	New Resident	Move In Date	No. of Days
40	Tuozzola	03/25/2026	Martinez	06/09/2026	76
36	Toupin	04/10/2026	Corrigan	05/15/2026	35
17	Maloney	06/01/2026	Grathwohl	06/24/2026	24
19	Beltran	07/02/2026	Collins	07/16/2026	14
30	Kryvanis	07/06/2026	Jennings	07/28/2026	22
23	Speciale	09/23/2026			7

Average number of vacancy days per vacancy 29.66

Eight units remained vacant during July due to the Rehabilitation project and we experienced 2 move ins at the Moderate Rental Program during August and September 2026. The Moderate Rental Program has experienced 2,235 days vacant since January 1, 2026 and has averaged 149 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; 1,735 days/29,565 days available = 5.868% percentage through July 31, 2026.

Moderate Rental Vacancy/Turnover Days 2025

Base Rent	Unit	Prior Resident	Move out Date	New Resident	Move in Date	No. of Days	
$562 / $574	14S *	Lydem	08/10/2023	Chase	07/10/2026	190	$3,563
$562 / $574	26S*	Teal	5/15/2024	Phaneuf	06/01/2026	150	$2,810
$565 / $590	4B*	Harris	07/01/2024	Vacant		270	$5,144
$565 / $590	8B*	Rocha	07/08/2024	Perez	09/01/2026	240	$4,284
$555 / $580	17S*	Taylor-Smith	04/22/2025	Vacant		270	$5072
$555 / $580	25S*	Guzman	04/01/2025	Vacant		270	$5,072
$555 / $580	34S*	Taber	11/20/2025	Orzech	06/01/2026	150	$2,775
$565 / $590	2B	Morales	12/15/2025	Blasi	03/20/2026	63	$1,187
$615 / $640	17C	Torres	01/09/2026	Molina	03/02/2026	52	$1,109
$562 / $574	4S	Sanni	04/30/2026	Vacant		150	$2,846
$555 / $580	2C	Cahil	06/02/2026	Cruz	08/20/2026	79	$1,485
$555 / $580	9S	Orzech	06/01/2026	Vacant		120	$2,295
$555 / $580	11S	Chase	07/10/2026	Vacant		81	$1,566
$562 / $574	10S	Phaneuf	06/01/2026	Vacant		120	$2,284
$562/ $574	16S	Seranno	08/31/2026	Vacant		30	$ 574

Average number of vacancy days per vacancy: 149

We have experienced $36,994 in vacancy Loss since January 1, 2026. We budgeted $3,750 for vacancy loss through September 30, 2026. We have requisitioned and received $34,594 from the Rehabilitation Funds, therefore the vacancy loss nets out to $2,400

Smithfield Gardens experienced one move in and one unit remained vacant during August and September 2026. Smithfield has experienced 624 days vacant since January 1, 2026 and has averaged 36.71 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; 624 days/20,440 days available = 3.05% percentage through September 30, 2026

Smithfield Gardens Vacancy/Turnover Days 2026

Rent	Unit	Prior Resident	Move out Date	New Resident	Move in Date	No. of Days	Dollars lost
$1,095	125	Schietinger	12/11/2025	Spickle	01/15/2026	15	$548
$ 925	223	Messier	01/06/2026	Grega	01/20/2026	14	$432
$1,095	214	Wojtowicz	01/31/2026	Epstein	03/06/2026	29	$1,059
$1,095	222	Bendler	02/03/2026	Cormack	03/09/2026	25	$ 925
$1,095	122	Cusanelli	02/04/2026	Wilde	03/19/2026	24	$ 876
$1,095	121	Fernandes	02/20/2026	Tillotson	04/06/2026	8	$ 292
$1,095	208	Lucuk	02/20/2026	Bierwirth	05/19/2026	27	$ 986
$ 925	204	Miner	02/25/2026	Schiff	04/29/2026	65	$2,004
$1,095	113	Aldrich	03/13/2026	Ciliberti	05/19/2026	37	$1,351
$ 925	105	Lynch	03/31/2026	Santopietro	06/04/2026	65	$2,004
$1,095	120	Franklin	04/15/2026	Hodder	06/03/2026	49	$1,789
$925	111	Dahm	04/20/2026	Fox	06/12/2026	53	$1,634
$1,095	102	Fortier	05/02/2026	Fortin	06/04/2026	33	$1,205
$1,095	225	Lamberg	06/05/2026	Schwichtenberg	06/15/2026	41	$1,497
$1,095	205	Hunt	06/11/2025	Thompson	08/12/2025	62	$2,263
$ 925	212	Quinn	06/22/2026	Pollack	07/06/2026	14	$ 432
$1,095	202	Casey	07/28/2026	Vacant		63	$2,300

Average number of vacancy days per vacancy: 36.71

We have experienced $21,597 vacancy loss since January 1, 2026. We have budgeted $7,947 for vacancy loss through September 30, 2026.

Complaints

Callahan House

Complaint received about a tenant smoking in front of the building entry and when asked not she replied with a sarcastic retort and referred to her tenure in the building and can smoke where she wants to. The day we received this complaint, the Executive Director visibly say the complainant smoking at the front of the building. He called for her to put out the cigarette or go to the smoking section. He also wrote a 1st warning as prescribed in the No Smoking in Public Housing Policy.

Ray House

We received a complaint that someone stole windex and paper towels that a tenant stepped away from in the front lobby.

We received a complaint regarding a tenant leaving misc. property in front of another tenant's door with a note on it. In fact finding, the other tenant had words with the person who left the misc. property in front of the tenant's door.

Moderate Rental

We received a complaint that residents are letting dogs roam, not leashed leaving feeces on the tenant's front lawn. The complaint was again about where property line is and what is the responsibility to mow up to. Seymour Housing Authority adopted a no pet policy that was distributed to the residents.

We received a complaint that a tenant neighbor made a statement perceived as a threat. We are proceeding with finding facts.

We received a complaint that a Commissioner is getting involved in tenant disputes and advising one side to make complaints that are not fair and balanced. The write implied the Commissioner should not be taking sides and informing residents what to do.

We received a complaint from First Selectwoman Annmarie Drugonis that a resident of Castle Heights complained about the rehabilitation construction and there are things not finished and they are not being addressed.

GENERAL

Annual IPA Audit is completed. It was entered into HUD's REAC portal timely and the Clearing House for Audits as well. A copy of it is in the Board Packett this evening.

New state law requiring notification when elevators are out of service or being serviced.

Callahan House – Co-Generation Plant Restoration Project

The restoration of the Callahan House Co-Generation Plant continues to move toward completion following the unexpected fire in **March 2025** that destroyed the Authority's aging co-generator. What began as an insurance claim to replace damaged equipment has evolved into a comprehensive modernization of the entire energy plant, utilizing both insurance proceeds and Capital Improvement Program funding to replace critical mechanical components that were approaching the end of their useful life.

West State Mechanical has successfully completed the installation of the new co-generator, including replacement of the building's **Yazaki absorption chiller.** During construction, it became necessary to retain **SNE Building Systems** to completely rewire and modernize the plant's control systems. This work included the electrical controls and automation for the co-generator, boilers, circulation pumps, and dump radiator, allowing the entire mechanical plant to operate more efficiently while providing the capability for remote monitoring and system adjustments. However, the Yazaki control panel is out of SNE Building System's scope and ability to complete at this time.

The new co-generation system, boilers, pumps, and associated controls have now been fully commissioned and have operated successfully for approximately **45 days**, demonstrating reliable performance and improved system efficiency.

The final phase of the project involves placing the newly installed Yazaki chiller into service. Because the original control panel cannot communicate or integrate with the new chiller, a new custom control panel must be manufactured. Management has retained **ELM Electrical, Inc.**, a Massachusetts-based manufacturer specializing in custom industrial control systems, to design and fabricate the replacement panel. Once fabrication is complete, the Authority will procure a contractor to install the panel and integrate it into the existing control system. Upon completion of that work, **West State Mechanical** will return to perform the final startup, testing, and commissioning of the chiller.

The fabrication and installation of the replacement control panel is expected to require approximately **six to eight weeks**. Upon completion, this long-term restoration project, which began following the March 2025 fire, will be substantially complete. The finished project will provide Callahan House with a fully modernized, reliable, and energy-efficient co-generation plant capable of supporting the building's heating, domestic hot water, and central air conditioning systems for many years to come.

The 2026 Capital Fund was funded in the amount of $245,000. There is some funding there to complete pump repairs for the Co-Generator and to resume work on the asbestos remediation. An environmental study was performed by Eagle Environmental in preparation of the Specifications for the remediation work. Donald W. Smith Jr, Consulting Engineer and Eagle Environmental will

complete the bid specifications and plans for bidding and will over see the work. We are having a kick off meeting Friday.

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Resident Services

In July, **TEAM, Inc.** approached the Seymour Housing Authority to host its upcoming six-part **Financial Education Program** for residents. Management welcomed the opportunity to partner with TEAM, Inc. in providing educational resources designed to improve financial literacy, budgeting skills, credit management, and long-term financial stability for our residents.

Over the past several weeks, staff has worked collaboratively with TEAM, Inc. to coordinate the program, promote participation, and prepare for the first educational session. While the program was initially intended for residents of Callahan House, the Housing Authority has encouraged TEAM to expanded the invitation to include residents of the Moderate Rental Program and the residents of Ray House in an effort to maximize participation and extend the benefits of the program to a broader segment of our resident population.

The sessions of the six-part series is successfully completed.

NORMAN RAY HOUSE

We are working on painting a unit that has smoke and candle soot stained walls.

We are replacing a failing bathroom floor. Tiles have come loose. The tenant reported mold, however, the black he is viewing is not mold, it is 50 year old tile glue.

MODERATE RENTAL

SSHP & CDBG Funding – Castle Heights.

Vase Construction is currently working on 4, 9, 10, 11, 15, 19 and 20 Seymour Ave. They completed 9 and 19 Seymour Ave. We have relocated 7 and 13 Seymour Ave. Currently Vase is working on 4, 7, 10, 11, 15 and 20 Seymour Ave. When they return 10, 11 & 15 we will relocate the 3 remaining residents for phase 6 of the Rehabilitation schedule..

Staff continue to monitor contractor performance closely while coordinating future resident relocations as construction milestones are achieved.

We have been inspecting and notifying tenants of their responsibility to mow their lawns. We have had to have our contractor mow some yards. The residents will be charged for this service. Majority of the residents who received notices did comply and mow their lawns.

SMITHFIELD GARDENS ASSISTED LIVING

Occupancy Statistics:

- 98% (55 of 56 units) occupied as of 08/31/2026
- 3 applications in processing
- August move-ins: 1
- August move-outs: 0
- 25 applicants on waiting list for 60% units ($1,095 rent)
- 7 applicants on waiting list for 50% units ($925 rent)
- Average age is 84.1; age range is 68 – 101 (2 centenarians in occupancy!)
- Average length of tenancy is 34.06 months

Budgeting Statistics:

- 19 of 19 units rented at $900/$925
- 36 of 37 units rented at $1,065/$1,095
- 55 of 57 residents participating in the meal plan ($505 per month)

Other:

- MRC/ALSA meeting held with Utopia on 8/5, 8/12, 8/19, 8/26 attended by MRC Director, RSC, SALSA, and LPN
  57 residents' statuses reviewed each week; one resident out at rehab as of 08/31/2026
- Rent increase for 2026 as residents move in or recertify ($900 to $925 and $1,065 to $1,095)
- Meal Plan increase for 2026 to $505 per month on 01/01/2026
- Resident Council Meeting held 07/02/2026; next meeting scheduled 09/03/2026
- Insurance claim for boiler replacement approved 06/25/2026

August fire drill completed 08/28/2026 (second shift

Application Processing:

BT	Moved In
MW	Withdrew
EC	SGAL verifications in progress; CHCPE – active/pending; ALSA – completed
JS	SGAL verifications in progress; CHCPE – in progress; ALSA – to be scheduled
RF	SGAL interview scheduled for 09/10/2026

Additional work to the heat loop in Smithfield Gardens Assisted Living included continued coordination with Clearwater regarding Smithfield Gardens' heating system. Reports have shown the water to be too acidic and this threatens the warrantee on the new boiler. We are working with Clearwater to balance the acidity with glychol. Once the proper balance is achieved, the manufacturer will be informed of the condition of the loop water quality. Still working with the contractor on this.

We are still reviewing the replacement of the second boiler at Smithfield. We have one quote for this replacement, and we intend to seek 2 other quotes. The work is anticipated to cost $132,000 and will require a Replacement Reserve request from CHFA. The second boiler would be needed should the Co-generator fail. The one boiler in place may not be able to efficiently heat the entire building by itself should the Co-generator go down.

Minutes
Exhibit III

Resolution #483

A resolution concerning Board approval to write off $3,068.45 in Collection Loss for Smithfield Gardens Assisted Living.

Whereas, the Seymour Housing Authority has exhausted all reasonable legal measures of collection to satisfy these outstanding balances, and

Whereas, the balance being requested to be written off as follow:

Tenant	Former Address	Balance	Date of Vacate
Project: Smithfield Gardens			
Robert Hunt	26 Smith Street Unit 205	$3,068.25	06/11/2026

Now Therefore, Be it Resolved that the Board of Commissioners approve of the proposed write off the total balance of $3,068.25 in Collection Loss.

_____

Brenda A. White – Chairperson

_____ (SEAL)

Date

Minutes
Exhibit H

PHA Board Resolution
Approving Operating Budget

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 1/1/2027 Board Resolution Number: 484

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):

	DATE
☑ Operating Budget approved by Board resolution on:	10/7/2026
☐ 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		10/7/2026

Minutes Exhibit IV

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

			x 2025 ACTUAL OPERATING	x 2026 ANNUALIZED OPERATING	x 2026 APPROVED BUDGET	2027 PROPOSED BUDGET
		INCOME				
060	3110	DWELLING RENTAL	462,361	476,728	467,777	476,700
100	3610	INTEREST ON GENERAL FUND INVESTMENTS	2,045	3,264	1,200	2,200
130	3690	OTHER INCOME	53,760	49,658	48,657	50,901
720	8020	CURRENT YEAR OPERATING SUBSIDY	406,849	291,376	400,886	401,000
		GROSS INCOME	925,015	821,026	918,520	930,801
		EXPENSES				
180	4110	ADMIN SALARIES & COMPENSATED ABSENCES	133,315	153,826	141,570	$161,776
190	4130	LEGAL EXPENSES	9,103	4,170	8,109	4,200
210	4150	TRAVEL	2,446	2,314	3,511	2,311
220	4170	ACCOUNTING AND AUDITING FEES	29,095	30,954	31,200	33,500
223	4190	SUNDRY	92,389	91,432	88,613	92,653
	4190	TENANT SERVICES	18,242	20,048	21,306	17,060
		TOTAL ADMINISTRATIVE EXPENSES	284,590	302,744	294,308	311,500
290	4310	WATER & SEWER	11,942	11,172	13,500	12,000
300	4320	ELECTRICITY	121,678	113,650	120,000	113,000
300	4330	GAS	25,933	38,490	32,000	37,500
300	4340	CABLE	4,240	5,538	4,000	5,460
		TOTAL UTILITIES	163,793	168,850	169,500	167,960
360	4410	LABOR	60,341	69,418	79,320	83,238
370	4420	MATERIALS	34,906	36,044	40,100	36,100
380	4430	CONTRACT COSTS	152,686	121,726	130,400	121,000
		TOTAL ORDINARY MAINTENANCE	247,933	227,188	249,820	240,338
440	4510	INSURANCE	38,839	46,492	46,490	46,655
450	4520	PAYMENT IN LIEU OF TAXES	30,281	31,342	33,828	34,874
470	4540	EMPLOYEE BENEFIT CONTRIBUTIONS	111,812	98,110	100,084	106,303
480	4620	MISCELLANEOUS	7,725	4,200	2,000	3,000
710	4610	EXTRAORDINARY MAINTENANCE	0	12,400	10,000	11,000
		TOTAL GENERAL EXPENSES	188,657	192,544	192,402	201,832
		TOTAL ROUTINE EXPENSES	884,973	891,326	906,030	921,630
580	7520	REPLACEMENT OF NONEXPENDABLE EQUIP	55,181	5,848	12,200	6,000
		TOTAL	940,154	897,174	918,230	927,630
770		PROVISION FOR OPERATING RESERVE	(15,139)	(76,148)	290	3,172

Minutes
Exhibit F

PHA Board Resolution
Approving Operating Budget

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 1/1/2027 Board Resolution Number: 485

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):

	DATE
☑ Operating Budget approved by Board resolution on:	10/7/2026
☐ 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		10/7/2026

Previous editions are obsolete

Form HUD-52574

Minutes
Exhibit I

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

		x 2025 ACTUAL OPERATING	x 2026 ANNUALIZED OPERATING	x 2026 APPROVED BUDGET	2027 PROPOSED BUDGET
	INCOME				
3110	DWELLING RENTAL	167,024	169,618	173,088	169,500
3620	TENANT CHARGES	3,553	2,986	3,400	3,000
3690	OTHER INCOME	32,167	31,200	31,157	31,901
8020	CURRENT YEAR OPERATING SUBSIDY	126,864	104,078	138,500	152,000
	TOTAL INCOME	329,608	307,882	346,145	356,401
	EXPENSES				
4110	ADMINISTRATIVE SALARIES & COMP ABSENCES	66,685	76,072	69,950	80,112
4130	LEGAL AND OTHER SERVICES	3,132	812	4,054	1,000
4150	TRAVEL	1,008	1,142	1,156	1,150
4170	ACCOUNTING AND AUDITING FEES	13,999	14,900	15,600	16,750
4190	SUNDRY	38,469	39,902	39,882	41,076
4210	TENANT SERVICES	1,300	2,600	1,800	1,800
	TOTAL MANAGEMENT EXPENSES	124,593	135,428	132,442	141,888
4310	WATER	6,433	6,554	8,500	6,500
4320	ELECTRICITY	27,689	21,746	29,000	23,500
4350	BULK CABLE TELEVISION	2,379	3,038	2,000	3,000
	TOTAL SERVICES/UTILITY EXPENSE	36,501	31,338	39,500	33,000
4410	MAINTENANCE WAGES	28,096	32,458	27,090	28,465
4420	MATERIALS AND SUPPLIES	16,188	16,866	16,200	16,800
4430	CONTRACTUAL SERVICES	54,629	52,238	42,850	50,000
	TOTAL MAINTENANCE EXPENSE	98,913	101,562	86,140	95,265
4711	INSURANCE	19,198	21,612	21,607	21,718
4540	EMPLOYEE BENEFITS	54,293	47,810	42,818	45,991
4620	CASUALTY/COLLECTION LOSSES & INTEREST	3,067	1,632	1,000	1,000
4610	EXTRAORDINARY MAINTENANCE	-	-	500	500
4715	PAYMENTS TO MUNICIPALITIES IN LIEU OF TAXES	13,290	14,132	16,259	13,950
	TOTAL OTHER EXPENSE	89,848	85,186	82,183	83,159
4820	PROVISION FOR VACANCY AND COLLECTION LOSS	-	-	-	-
6100	EXTRAORDINARY (INCOME) EXPENSE	-	-	-	-
7520	REPLACEMENT OF NONEXPENDABLE EQ	5,761	2,880	5,800	3,000
	TOTAL EXPENSES	355,616	356,394	346,065	356,312
	PROVISION FOR OPERATING RESERVE	$ (26,008)	$ (48,512)	$ 80	$ 90

Minutes
Exhibit VI

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

	2025 ACTUAL OPERATING	2026 ANNUALIZED OPERATING	2026 APPROVED BUDGET	2027 PROPOSED BUDGET No Increase	2027 PROPOSED BUDGET +$25 Base 7/1	2027 PROPOSED BUDGET +$35 Base 7/1
INCOME						
3100 RENTAL INCOME - BASE	535,458	547,608	559,590	571,740	583,890	588,750
3100 RENTAL INCOME - EXCESS OF BASE	218,891	215,046	188,374	211,176	205,476	203,214
3210 DWELLING VACANCY LOSS	(50,189)	(55,442)	(5,000)	(15,000)	(15,000)	(15,000)
NET RENTAL INCOME	704,160	707,212	742,964	767,916	774,366	776,964
3510 SALES AND SERVICES TO TENANTS	1,901	6,830	4,000	4,000	4,000	4,000
3610 INTEREST INCOME	276	468	0	0	0	0
TOTAL INCOME	706,337	714,510	746,964	771,916	778,366	780,964
EXPENSES						
4120 SALARIES - OFFICE & COMPENSATED BALANCES	150,417	154,862	142,468	163,084	163,084	163,084
4130 LEGAL	16,379	13,412	20,160	14,500	14,500	14,500
4131 ACCOUNTING FEES	9,085	10,942	11,130	11,700	11,700	11,700
4151 OFFICE SUPPLIES	5,325	10,120	8,667	9,109	9,109	9,109
4152 RENTS	35,281	36,340	36,071	37,153	37,153	37,153
4153 TRAVEL	2,627	1,200	2,815	1,875	1,875	1,875
4159 OTHER OFFICE EXPENSE	32,815	38,024	33,389	34,271	34,271	34,271
4160 PENSIONS AND OTHER FUNDS	79,642	87,698	82,112	86,906	86,906	86,906
4161 PAYROLL TAXES	16,695	17,438	17,214	19,076	19,076	19,076
TOTAL MANAGEMENT EXPENSES	348,266	370,036	354,027	377,673	377,673	377,673
4310 WATER	1,432	2,764	200	200	200	200
4320 ELECTRICITY	4,839	9,142	3,500	3,500	3,500	3,500
4340 FUEL	7,884	28,282	3,000	3,000	3,000	3,000
TOTAL UTILITY EXPENSE	14,155	40,188	6,700	6,700	6,700	6,700
4410 MAINTENANCE WAGES	82,136	86,584	78,989	82,736	82,736	82,736
4420 MATERIALS AND SUPPLIES	38,815	24,416	31,300	25,400	25,400	25,400
4430 CONTRACTUAL SERVICES	99,450	99,834	90,000	100,000	100,000	100,000
4440 MAINTENANCE SHOP AND EQUIPMENT EXPENSE	0	0	0	0	0	0
TOTAL MAINTENANCE EXPENSE	220,401	210,834	200,289	208,136	208,136	208,136
4711 INSURANCE	64,438	70,648	70,649	70,942	70,942	70,942
4717 INTEREST & PRINCIPAL PAYMENTS	6,599	6,330	5,544	5,544	5,544	$5,544
4715 PAYMENT IN LIEU OF TAXES	69,000	66,702	73,626	76,122	76,767	$77,026
TOTAL OTHER EXPENSE	140,037	143,680	149,820	152,607	153,252	153,512
4810 PROVISION FOR REPAIRS AND REPL	37,633	26,128	26,128	16,800	22,605	24,943
4820 PROVISION FOR VACANCY AND COLL LOSS	5,554	10,000	10,000	10,000	10,000	10,000
TOTAL PROVISIONS	43,187	36,128	36,128	26,800	32,605	34,943
TOTAL EXPENSES	766,046	800,866	746,964	771,916	778,366	780,964
NET INCOME(DEFICIT) FROM OPERATIONS	(59,709)	(86,356)	0	0	0	0
6100 EXTRAORDINARY INCOME (EXPENSE)	1,034,277	0	0	0	0	0
NET SURPLUS/(DEFICIT) FOR PERIOD	974,568	(86,356)	0	0	0	0
PROVISION PER UNIT MONTH	1,041	27	27	17	23	26

Minutes
Exhibit VII

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

	X 2025 ACTUAL OPERATING	X 2026 ANNUALIZED OPERATING	X 2026 APPROVED BUDGET	2027 PROPOSED BUDGET +$15
Rent Revenue- Tenant Rental Payment	666,856	683,210	687,435	702,555
Rent Revenue- RAP Income	634,262	596,572	593,232	608,632
Apartments- Vacancy	(8,655)	(42,074)	(34,372)	(35,128)
Net Rental Revenue	1,292,463	1,237,708	1,246,295	1,276,059
Miscellaneous Revenue - Office Rent (Net)	87,550	88,864	90,177	92,882
Miscellaneous Revenue - NSF, Damages, Interest	17,403	11,876	1,750	2,750
Total Miscellaneous Revenue	104,953	100,740	91,927	95,632
Core Services Revenue	297,893	272,618	310,688	313,407
ALSA Personal Services Revenue	1,410,181	1,295,354	1,400,000	1,300,000
Dietary Services/Meals Revenue	323,837	308,010	333,906	333,906
Elderly Service Income (See Separate Schedule)	2,031,911	1,875,982	2,044,594	1,947,313
Total Other Revenue	2,136,864	1,976,722	2,136,521	2,042,945
TOTAL REVENUE	3,429,327	3,214,430	3,382,816	3,319,004
Conventions & Meetings	0	526	436	536
Advertising & Marketing	5,764	5,000	5,133	5,133
Office Salaries & Compensated Absences	26,405	30,818	35,333	40,609
Office Expenses	40,657	52,340	41,234	42,149
Management Fee	64,569	62,400	62,315	63,803
Manager or Superintendent Salary	63,918	74,100	79,669	79,440
Legal Expense- Project	256	0	2,876	1,000
Audit Expense	17,484	10,210	10,500	10,750
Bookkeeping Fees/Accounting Services	11,038	11,182	11,200	11,800
Bad Debts	0	0	1,000	1,000
Miscellaneous Administrative Expenses (Tax Compl)	330	80	300	300
Total Administrative Expenses	230,420	246,656	249,995	256,520
Electricity	62,854	41,656	40,000	42,000
Water	7,619	6,364	8,500	7,000
Gas	53,471	98,228	72,000	73,500
Total Utilities Expense	123,944	146,248	120,500	122,500
Maint./Repairs Payroll	29,995	30,494	23,586	24,844
Hskp./Cleaning Payroll	0	3,828	0	2,467
Cleaning/Decorating/Grounds/Repairs Supplies	12,947	44,770	14,500	19,300
Contract Costs	71,335	70,068	53,500	69,800
Garbage & Trash Removal	9,501	10,252	8,100	10,300
Heating/Cooling Repairs & Maintenance	32,885	54,498	37,800	40,000
Snow Removal	16,839	30,222	12,500	18,300
Cable	15,923	13,958	15,900	14,000
Total Operating & Maintenance Expenses	189,425	258,090	165,886	199,012
Real Estate Tax	13,920	13,920	13,920	13,920
Payroll Taxes (project share)	13,253	13,016	10,683	11,400
Property & Liability Insurance	133,736	122,544	122,540	137,940
Fidelity Bond Insurance	293	2,472	2,475	2,575
Workmen's Compensation	1,941	1,812	1,814	1,994
Health Insurance & Other Benefits	68,186	62,476	50,058	50,446
Miscellaneous Taxes, Licenses, Permits	0	0	200	0
Total Taxes & Insurance	231,329	216,240	201,690	218,275
Core Services Expenses	314,194	337,446	318,171	327,487
Personal Services Expenses	1,410,181	1,295,354	1,400,000	1,300,000
Dietary Services/Meals Expenses	467,922	484,008	485,450	485,450
Elderly Service Expense (See Separate Schedule)	2,192,297	2,116,808	2,203,621	2,112,937
TOTAL OPERATING EXPENSES	2,967,415	2,984,042	2,941,692	2,909,244
OPERATING INCOME (LOSS)	461,912	230,388	441,124	409,760
Mortgage Principal & Interest- CHFA Debt	420,934	421,420	421,420	421,420
Replacement Reserve Deposits	35,352	35,352	35,352	35,352
NET PROJECTED CASH FLOW	5,626	(226,384)	(15,648)	(47,012)

Minutes Exhibit VIII

HUD-50077-CR

Resolution 486

Status: Created

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

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 01/2027, 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-2000—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.

Housing Authority of the Town of Seymour
PHA Name

CT035
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: **MR David J. Keyser**		Name of Board Chairman: **Brenda A. White**	
Signature:	Date:	Signature:	Date:

This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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 solicit 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.