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Town of East Haven
Housing Authority
250 Main Street, East Haven, CT
Monday, January 12, 2026 7:00P.M.

Meeting Minutes

1. Call meeting to order- Roll Call Present:

Anthony Moscato

David Sagnella

Barbara Natarajan

Michael Enders

Rich Coppola (EHHA Director)

Absent:

Mirabel Aguiler

2. Approval of minutes from last meeting 10/20/25

Commissioner Anthony Moscato made a motion to approve the Minutes from 10-20-25.

Barbara Natarajan seconded the motion, all in favor, none opposed. Minutes approved.

3. Director's Report given by Rich Coppola

HUD notice PIH 2001-6 requires that our property management company Imagineers submit the Section 8 Management Assessment Management Program (SEMAP), Certification within 60 calendar days of the fiscal year end. The chart below reflects the portability clients from other jurisdictions that leased up in East Haven for that period of time.

Jul-24	57
Aug-24	55
Sep-24	51
Oct-24	50
Nov-24	51
Dec-24	52
Jan-25	53
Feb-25	54
Mar-25	53
Apr-25	54
May-25	56
Jun-25	61

Right now, for the Housing Choice Voucher (HCV) Program there are 48 vouchers being utilized of which 47 are residing in East Haven and 1 ported out to Springfield, Ma. Additionally, there are 59 portability clients from other jurisdictions that are leased up in East Haven.

Commissioner Moscato brought up the fact that there were 49 vouchers back in October. Director Coppola said he had reached out to Imagineers for clarity. (On Tuesday, 1-13-26 Imagineers said that voucher has been issued to the next person on the wait list. The letter has been sent to the individual, the voucher was issued and the voucher intake packet was sent.)

What's New? Changes in Housing in Ct for 2026 that could impact affordable housing and local housing authorities across the U.S.

*Home Investment Partnership Program

Updates to homeownership value limits and Housing Trust Fund Caps

*Qualified Census Tracts and Difficult Development areas

New designations that determine where developers can access enhanced Low-Income Housing Tax Credit allocations

*Annual Adjustment Factors

Changes to how HUD calculates Fair market rents (FMR'S) which are crucial for the Housing Choice Voucher Program and other housing programs

*Utility Inflation Factor

A new calculation proposed for FY 2027, impacting the calculation of FMR's

Based on the Consumer Price Index (CPI) fuels and utilities data.

These updates are expected to streamline the operational framework federal affordable housing programs and ensure that developers can access the necessary resources to create and preserve affordable housing.

4. Meeting Schedule for 2026

Quarterly 2nd Monday

January 1-12-26

April 4-13-26

July 7-13-26

October 10-12-26 *Holiday

Jan 1-11-27

Town Hall will be closed on the 12th which will likely mean a Special Meeting will be held on a date to be determined.

Happy to say that EHHA will continue to meet the designation as a "High Performer"

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5. Old Business

There was one bit of old business. An update on the Fair Rent Commission. The names of the five resident electors will go before the Town Council at the February Town Council Meeting.

6. Public Comment

There was no public in attendance.

7. Adjournment

A motion was made by Anthony Moscato to adjourn, motion was seconded by Maribel Aguilar, all in favor, none opposed and motion carries. Meeting was adjourned at 7:37

Respectfully submitted,

Rich Coppola

Rich Coppola
 Director of Administration & Management
 Director of Economic Development
 Housing Authority Director