



CHARTER OAK  
COMMUNITIES<sup>SM</sup>

February 22, 2013

Ms. Donna M. Loglisci  
Town Clerk  
City of Stamford Housing  
888 Washington Blvd.  
Stamford, CT 06902

Dear Ms. Loglisci:

Attached is an agenda for the February 27, 2013 regular Board Meeting of the Stamford Housing Authority d/b/a Charter Oak Communities. As previously noticed, this meeting begins at 6:00 PM and will be held at 40 Clinton Avenue in the first floor meeting room.

If you have any questions, please feel free to contact me.

Sincerely,

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

Vincent J. Tufo  
Executive Director and CEO

VJT:mbh  
Board\Loglisci Board Agenda2013\_02\_27  
Att.



CHARTER OAK  
COMMUNITIES

REGULAR BOARD MEETING

FEBRUARY 27, 2013

6:00 PM

AGENDA

1. Approve minutes for Regular Board Meeting of January 16, 2013
2. Secretary's Report
3. Public Comment
4. Board Committee Reports
  - Human Resources Committee
  - Finance Committee
  - Operations Committee
5. Board Review of Operations and Financial Reports
6. Reports from Leadership
  - Executive Director and CEO
  - Development
7. Resolutions
  - 13-2 Approval of HUD's Enterprise Income Verification (EIV) Policy for the Public Housing and Housing Choice Voucher (Section 8) Programs
  - 13-3 Housing Choice Voucher Program (Section 8) Proposed Schedule for Allowances for Tenant Furnished Utilities and Appliances
  - 13-4 Authorize the Housing Authority of the City of Stamford d/b/a Charter Oak Communities ("HACS") to enter into a certain ground lease with Greenfield Merrell Limited Partnership (the "Partnership"), and authorize the RHF Loan, the City Pass-Through Loan and the Urban Act Funds Loan from HACS to the Partnership all in connection with the Greenfield Apartments Project (the "Project")
  - 13-5 For the Housing Authority of the City of Stamford ("HACS") to authorize: (i) the sale of the building and improvements on the property located at 22 Clinton Avenue, Stamford, Connecticut; (ii) the assignment by Clinton Manor LLC to 22 Clinton LLC of that certain Ground Lease; (iii) the amendment of the Original Ground Lease to provide for the Improvements Sale; and (iv) other modifications to the Original Ground Lease; (v) the execution and delivery of the instrument or instruments assigning and modifying the Original Ground Lease; (vi) the performance of any and all obligations set forth in the Original Ground Lease; (vii) the execution and delivery of the instrument or instruments conveying the Improvements; and (viii) the performance of any and all obligations of HACS, as seller, set forth in the Conveyance Documents.
  - 13-6 For the Housing Authority of the City of Stamford ("HACS") to authorize, as the sole and Managing Member of Clinton Manor LLC (the "Company"): (i) the modification of that certain Ground Lease of property located at 22 Clinton Avenue, Stamford, Connecticut; (ii) the assignment by the Company to 22 Clinton LLC of the Company's interest in and to the Ground Lease; (iii) the execution and delivery of, and performance of the obligations of the Company under, the instrument or instruments assigning and modifying the Original Ground Lease; and (iv) the eventual dissolution of the Company following the foregoing transactions.
8. Executive Session
  - Legal Matters, Real Estate Items, Personnel Items