

Housing Authority of the Town of Winchester

80 CHESTNUT ST., WINSTED, CT 06098 - Phone: 860-379-4573 - Fax: 860-379-0430

*Anthony J. Page, Jr., - Chairman
John R. Sullivan, - Vice-Chairman
Neil R. Kelsey, - Treasurer
June D. Mickley, - Assist. Treasurer
John Iacino, - Commissioner*

Fred W. Newman, - Executive Director

MINUTES April 25, 2011

7:00 P.M.

A meeting of the Housing Authority was held on April 25, 2010 in the offices of the Housing Authority at 80 Chestnut Street, Winsted, CT.

Chairman Paige called the meeting to order. Present were Mr. Paige, Ms. Mickley, and Messer's Sullivan, Kelsey, Iacino and Newman.

After a review of the Minutes of the meeting of March 28, 2010, Vice Chairman Sullivan made a motion to accept the Minutes, Seconded by Mr. Iacino and unanimously approved.

Mr. Newman reviewed financials with the Board including the Performance to Budgets reports for the various entities. He brought to the attention of the Board the extraordinary amount of dollars (above budget) that snow removal of January and February had cost. In addition he mentioned a flood that had taken place at Apartment 4-D, ultimately causing damage to the three apartments below. He indicated that he would be in contact with the family to discuss some degree of assistance in paying the recovery costs. He shared an update Maintenance and Turnaround chart indicating the swings in cost, and how difficult it was to budget for these two items. He explained that HUD was indicating that there would be less for distribution for administration fees for Section 8. He explained in detail the declining reserves in E-72 due to no subsidy payments that the State provides, as does HUD for WHA's other communities.

Mr. Newman provided a report on the Section 8 and Housing programs. He listed a number of applicants for the Section 8 program that were rejected for various criminal reasons. He reported there was a total of 282 applicants on the HCV Wait List, with a total of 213 local persons. The Housing Program had 101 on its Wait List.

Under the No Smoking at Chestnut update agenda item Mr. Newman read to the Board Attorney Stedronsky's "notice to quit" sent to the resident of apartment 2-C. In the notice the resident was informed that she should move by June 1st if she continued to smoke.

Mr. Newman mentioned that he had a scheduled appointment with the daughter the following day and would convey the Board's feelings.



Equal Housing Opportunity
Business built in accordance with the federal fair housing law

Under the Greenwoods North update, Mr. Newman informed the Board that he was informed by Ms. Deb Olsen of the CHFA that Senator Blumenthal was involved on trying to obtain a resolution of the split community.

Under Old Business Mr. Newman informed the Board that the HA web site had completed its update. He also mentioned that he would look into having commercial ads at the web site. Also, he indicated that the sale efforts of the WHA lot on Florence Street were disappointing in the likely start price of \$30 - \$40,000 was below what it should be, and that Attorney Stedronsky had suggested waiting a bit more. The Board agreed.

Under New Business Mr. Newman informed the Board that preparations were underway for the HUD inspection later in the year. He also informed the Board that the FEMA application had been submitted for recompense for the high snow removal costs earlier in the year. The amount applied for was \$15,300.

Also under New Business Mr. Newman mentioned that he had been emailed a letter from the Town Manager's office concerning the renewal of Chairman Paige's membership renewal. In addition he informed the Board that a weatherization program / evaluation had begun for all of Greenwoods Garden units. Speaking to the Board concerning sensitive issues involving a non compliant resident and a disruptive resident at Chestnut Grove, discussion took place among the Board members. A resident who has continued to smoke had been given an eviction letter from Attorney Stedronsky. Under WHA policy smoking has been forbidden since January 1, 2011. Commissioner Mickley informed the Board that she had been working with the offending resident and had hope that she would finally cease smoking in the facility. Commissioner Sullivan reminded the Board that they had unanimously voted to adopt a non-smoking policy at Chestnut Grove, and that Mr. Newman and his staff had worked hard for the benefit of all residents of Chestnut Grove to clean the air they breathe. The resident who was disturbing other resident with nightly noise had been moved to the first floor with the assistance of the DMH and family members. This move has resulted in all involved becoming satisfied with the move.

Mr. Newman passed out invitations to all Board members for the upcoming Annual meeting and the quarterly Commissioners Connection promoted by CONN-NAHRO. Mr. Newman offered two Policy changes which he read to the Board. Following a discussion Commissioner Kelsey made a motion to resolve that *1. Para. 7.2.13 is revised, involving earned time, and 2. A new para. , 7.8 be introduced involving sick time. And 3. that Chapter 18, Complaints and Appeals be completely replaced with an updated HUD outline.* This was seconded by Commissioner Sullivan and unanimously approved.

Lastly, Mr. Newman informed the Board that a Law firm, representing another Housing Authority had asked for personnel information.

There being no other business, Chairman Paige made a motion to adjourn, seconded by Commissioner Mickley and unanimously approved.

Respectfully submitted, Fred W. Newman