

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 23, 2012

3:30 P.M.

A meeting of the Housing Authority was held on April 23, 2012 in the offices of the Housing Authority at 80 Chestnut Street, Winsted, CT.

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

Commissioner Iacino made a motion to accept the Minutes of the March 26, 2012 meeting, seconded by Commissioner Kelsey and unanimously approved.

Mr. Newman reviewed the Cash and Investments report with the Board explaining that He then reviewed the remaining entities indicating positive results for all with the exception of Chestnut Grove where the extraordinary inspection prep for HUD's inspection and the additional salary costs due to absorbing a part of the Section 8 assistant. This absorption was due to reduction by HUD for Section 8 administration costs.

Under #3 of the agenda Mr. Newman provided a report on the Section 8 and Housing programs. He shared with the Board the Wait Listing for the Voucher Program totaled 319, of which 156 were local clients. Under Housing, he reported that there were 131 persons on the housing Wait List. He commented that there have been an increasing number of applicants for both Section 8 and Housing who have lost job, lost their homes.

Under item #4 of the agenda Mr. Newman informed the Board that another resident was moving out of Chestnut Grove due to her smoking.

Under #5 of the agenda Mr. Newman brought to the Board's attention that Mr. Iacino, by way of a letter from the Town Manager, had been re-appointed to the Board. He then read out loud of all remaining members. He continued by reminding the Board that the Annual meeting would take place on Tuesday, May 29 (not Monday due to it being a Holiday). He then recorded for the Board that no crime had taken place over the past quarter. He also updated the Board on the costs relating to the "ghosting" that had taken place at Greenwoods Garden North due to poor insulation in combination with the new heat pumps. He provided detailed information relating to the costs. In addition he mentioned that an emergency tree removal (\$5,000) had to take place at the rear of Chestnut Grove.



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Under Old Business Mr. Newman said legislation dealing with allowing ex-cons into Public Housing had been modified due to the input of many Executive Directors. He added that legislators had been contacted and informed how dangerous it would be to have ex-cons living among the elderly.

Also under New Business Mr. Newman recommended to the Board that the reporting requirements involving increases in income for Section 8 client be changed as HUD had recommended. Following a discussion Commissioner Sullivan made a motion to resolve that under section 12.4, para. 12.4.1.1 Read *“The HA will conduct interim reexaminations when families have in income of \$400.00 or more in any 30day period”* this was seconded by Commissioner Mickley and unanimously approved. In addition, he brought to the Boards attention a complete anti – fraud policy, stating that a like policy had been recommended by HUD. He informed the Board that the six-page policy was going to be indexed and mailed to all Board members for next month’s meeting. Mr. Newman also showed the Board a multi paged Tenant Commissioner Election Process recently made a requirement by the State Legislators. He informed the Board that there was no immediate need to enact a policy for this process, and that he would introduce this multi-paged process at a later meeting. Lastly, he indicated to the Board that he would prepare a recommended change to the vacation policy for the next meeting that has come under question from time to time.

Lastly, under New Business, Mr. Newman informed the Board that the WHA had been the recipient of two FOI requests in recent weeks. He continued saying that he would have more details at the next meeting. Continuing under New Business Commissioner Mickley requested that a sign be placed at the north entrance door indicating that the “real” front entrance was 40 -50 feet further down the front of the Chestnut Grove building. She added that elderly visitors have had to wait outside wondering how to enter the building. Mr. Newman said that he would have a sign placed.

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

Respectfully submitted,

Fred W. Newman, Executive Director