

# Winchester Housing

80 Chestnut Street, Winsted CT 06098



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Equal Housing Opportunity

Anthony J. Paige, Jr., *Chairman*  
John Iacino, *Vice-Chairman*

Neil R. Kelsey, *Treasurer*  
June D. Mickley, *Asst. Treasurer*

Neil Hunt, *Commissioner*  
Fred W. Newman, *Executive Director*

## MINUTES

April 22, 2013

3:30 P.M.

A meeting of the Housing Authority was held on April 22nd, 2013 in the offices of the Housing Authority at 80 Chestnut Street, Winsted, CT.

Chairman Paige called the meeting to order. Present were Ms. Mickley, Messer's Kelsey, and Newman. Also present was Attorney Stedronsky.

Commissioner Kelsey made a motion to accept the Minutes of the March 25, 2013 meeting, seconded by Commissioner Mickley and unanimously approved.

Chairman Paige made a motion to change the agenda to take up item #5, executive session, to discuss financial details impacting the Housing Authority. This was seconded by Commissioner Kelsey and unanimously approved.

Chairman Paige made a motion to enter Executive session to discuss pending litigation and financial reports, seconded by Commissioner Mickley and unanimously approved.

Commissioner Kelsey made a motion to return to regular session, seconded by Chairman Paige and unanimously approved.

Mr. Newman reviewed with the Board revised budgetary results by the WHA's CPA indicating a substantial and continued annual loss by the Section 8 Program. He shared various comments by the CPA. He also distributed a bar chart by NAHRO which illustrated Housing Authorities throughout the Nation that had transferred, consolidated or handed back to HUD their Section 8 Programs. In addition he distributed a chart which illustrated a sharp decline in Administration fees, Housing Assistance Payments, and Voucher lease-up rates across the Country. Mr. Newman shared a news notice from NAHRO under date of April 10, 2013, that cited that 29 Housing Authorities in 2012, and 13 in the first quarter of 2013 that "gave up administration of the HCV program due to severity of the 2012 cuts". In a news release of 4-15-13 NAHRO detailed the bleak outlook for the HCV program. Lastly, Mr. Newman informed the Board that he had contacted National NAHRO and awaited a response from them concerning the Housing Authorities across the Nation that because of the severe cuts had opted to close their HCV programs.

Following a lengthy discussion among Board members, Chairman Paige made a motion to resolve that "*based on financial reports provided by the Authority's CPA, HUD, and NAHRO*

*indicating substantial losses concerning the Section 8 program, that the Board of Commissioners hereby resolves that the Executive Director is authorized to take any and all necessary steps to terminate the Winchester Housing Authority's Section 8 voucher program. This was seconded by Commissioner Mickley and unanimously approved.*

Commissioner Mickley made a motion to return to the indicated agenda (item #2). This was seconded by Commissioner Kelsey and unanimously approved.

Under item #2 Mr. Newman reviewed with the Board the letter from HUD stating that the WHA had its Audit Approved. He also shared all Revenue and Expenses Reports for all entities of the WHA. Lastly, he reviewed with the Board the Cash and Investment report.

Under item #3 Mr. Newman shared with the Board that the CFP and Annual Plan had been sent to HUD. He added that the last minute changes indicating a small increase in HUD's allotment of subsidy rates were not included in the approved budgets of March. He added that he expected additional changes from HUD and recommended no further changes until Washington settled down.

Under item #4 Mr. Newman provided a Section 8 and Housing Activity report.

Under item #6 Mr. Newman informed the Board that besides the settlement check from the insurance company, a second check would be expected that covered rental losses as a result of the November 3, 2012 fire.

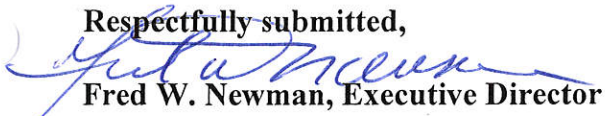
There being no Old Business, Mr. Newman explained under New Business an annual smoke alarm test and building evacuation had taken place in the previous week. He showed the Board listings of those residents who had properly evacuated, and a second list that included all residents that required wheel chairs or walkers. He added that the testing technicians had noted that three residents had been smoking in their apartments. Upon hearing this Chairman Paige asked for a status on the two residents under eviction process. Mr. Newman informed the Board that the Court Hearing had been postponed until later in May. With this he recommended to the Board that a letter be distributed to all residents informing them of the status of the two, and that the additional three were discovered to be smoking, and that this notice indicate a warning letter be sent to the three. The Board unanimously directed Mr. Newman to proceed with the announcement and letters.

Also under New Business Mr. Newman informed the Board that a resident who had caused a great deal of alarm throughout Chestnut Grove was in the hospital under observation.

Lastly, he indicated that Commissioner Kelsey had received a letter from the Town that his term would be up in May. Mr. Kelsey indicated that he would renew his membership as a Board member.

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

Respectfully submitted,

  
Fred W. Newman, Executive Director