

# Winchester Housing

80 Chestnut Street, Winsted CT 06098



Equal Housing Opportunity



Senior Housing (860) 379-4573  
Housing Choice Voucher Program (860) 379-7001  
Fax (860) 379-0430  
www.winchesterhousing.org

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

August 30, 2013  
(Make up meeting)

1:30 P.M.

A meeting of the Housing Authority was held on August 30, 2013 in the offices of the Housing Authority at 80 Chestnut Street, Winsted, CT.

Chairman Paige called the meeting to order. Present were Messer's Kelsey, Iacino, Ms. Mickley and Mr. Newman. Also present was Ms. Conforti of NWCBC.

Mr. Newman suggested to the Board that there be a call for changing the order of business to allow a discussion concerning an easement for parking, relating to Carriage maker Place.

Chairman Paige made a motion to change the agenda to allow for an easement discussion, seconded by Ms. Mickley and unanimously approved.

Mr. Newman introduced Ms. Conforti to the Board and further, explained that contingent upon the previous approval of the P&Z Commission, the Housing Authority should provide for an easement by the Housing Authority to allow for residents to access their parking spaces by using the greenwoods Garden drive. An easement drawing illustrating the access and parking arrangement was shown to the Board. Following a discussion, Commissioner Kelsey made a motion to grant the subject easement, seconded by Commissioner Iacino and unanimously approved. Following the vote Chairman Paige, along with Mr. Newman signed the easement. These signatures were notarized by Ms. Conforti.

Commissioner Kelsey made a motion to accept the Minutes of the July 22, 2013 meeting, seconded by Commissioner Iacino and unanimously approved.

Under a review of financials Mr. Newman distributed proposed budgets for each entity. He provided an explanation for the need for a revised budget, necessary due to the closure of the Section 8 organization due to lack of funding from HUD to support its administration. First and foremost, he presented the revised budget for the Section 8 program. This budget illustrated that the necessary funds to administer the Section 8 program would be \$24.00 at the end of September, 2013. Mr. Newman brought to the attention of the Board that many accounts within the budget for the Section 8 Program showed "0" as there were little of no funds remaining for the administration of the Program. He explained that all of the unfunded costs were being absorbed by the other Housing Authority entities. He continued his presentation by explaining how the distribution of Section 8 costs impacted each entity.

Following a lengthy discussion among the Board members, Commissioner Kelsey made a motion to resolve that *“the Housing Authority of the Town of Winchester transfer the Section 8 Program to the State Department of Housing, DSS Division on, or by September 30<sup>th</sup>, 2013, and that further, the Housing Authority of the Town of Winchester provide funding for the Section 8 program from other entities until its close out according to the budgets presented by Mr. Newman”*. This resolution was seconded by Commissioner Mickley and unanimously approved.

Mr. Newman continued the financial status review provided banking records showing the close pout of the Section 8 savings account and its combination with its checking account. He further informed the Board that a preliminary audit for year ending June 2013 had been submitted to the auditor.

Under cost cutting measures, Mr. Newman shared with the Board that as of October Life Insurance benefits would be dropped, that staff training would cease, and that audit fees should begin to show a decline w/o the Section 8 Program.

Under Capital funding, Mr. Newman shared with the Board that the Alarm System upgrade had been granted an extension due to the asbestos findings in the hallway ceilings. He also added that an additional \$3,000 had been granted to the Winchester Housing Authority for its 2013 CFP Program. He reminded the Board that the process by which these funds would be allocated to the operating funds was in process, including presentations to the Resident Advisory Boards and that Public Hearings had been scheduled.

Under the Section 8 Program status Mr. Newman shared an update concerning negotiations with the Court dealing with this program. He mentioned that he had been in contact with the State DSS and had received a letter from Commissioner Klein of the DOH stating that they are committed to absorb the WHA Section 8 Program. He said he would be in touch with Mr. Neil Newman of the DSS to continue working on the details of the transfer. He added that HUD mistakenly feels that the WHA has funds to continue to January 1<sup>st</sup> 2014.

Under Old Business, Mr. Newman reported that Ms. Wortman that our latest scoring for HUD’s PHAS scores for the WHA looked very good.

Under New Business Mr. Newman reported that he had n\met with the Mayor concerning the transfer of the Section 8 Program to the DSS, and that he was scheduled to report to the COG (Council of Governments) in the coming week to explain the transfer and answer any questions to them. Lastly, Mr. Newman read to the Board a list of reasons for the separation of the WHA and WHADC Boards.

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

Respectfully submitted, Fred W. Newman, Executive Director

