

Housing Authority of the Town of Winchester

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

Anthony J. Paige, Jr. - Chairman

John R. Sullivan, - Vice-Chairman

Joan T. Jones, - Treasurer

June D. Mickley, - Assist. Treasurer

Neil R. Kelsey, - Commissioner

Fred W. Newman, - Executive Director

MINUTES

August 23, 2010

7:00 P.M.

A meeting of the Housing Authority was held on August 23, 2010 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, Sullivan and Newman.

Following a review of the Minutes of the meeting of July 26, 2010, Mr. Newman informed the Board that he had omitted his presentation, and the necessary approval by the Board of the MASS submission to HUD. Commissioner Mickley made a motion to accept the Minutes with exceptions as Mr. Newman had outlined, seconded by Commissioner Sullivan and unanimously approved.

Mr. Newman reviewed financials with the Board including the Performance to Budgets reports for the various entities. He pointed out various under and over expenditures under the various entities, providing explanations for all. In addition, he pointed out that he had drawn down the subsidy payment from HUD a few days after Ms. Wortman had finalized the Statement of Activities, therefore showing a smaller dollar balance that was actually in the Federal account balance.

Under the Section 8 and Housing reports Mr. Newman reported that a total of 228 clients were on the HCV program, and that no more clients might be coming onto the Program in September or October as there high number of clients was now creating a draw down on the WHA Section 8 reserves. He reported that there were 233 on the Section 8 Wait List and that 97 were within the local preference area. Under Housing he mentioned that the total number of Wait List numbers 93 and appeared to be on the rise once again. He also informed the Board that the problem continued with the landlord which arose due to his negligence in replacing a failed refrigerator. He informed the Board that he expected the Landlord to call, complaining about his situation. Mr. Newman again told the Board that the landlord was in error and had not abided by his signed agreement to provide a refrigerator after several days with the client was without one.

Under Old Business Mr. Newman reminded the Board that he would be receiving the HUD inspector tomorrow for inspection of the Greenwoods units that were to be federalized. He informed the Board that there had been no crime activity for the past quarter.

Mr. Newman informed the Board that HUD had scheduled a debriefing meeting with David Berto, Mr. Fairbairn of new Samaritan and himself for Friday, 8-27-10 at Hartford, concerning their denial of funds for the addition to Chestnut Grove.



Under New Business, Mr. Newman informed the Board that an eviction notice had been delivered to a resident of Greenwoods Garden for non-payment of rent, in addition to other irregularities. The Board was shown a notice given to all resident of Chestnut Grove concerning the requirement for payment for toilet and sink plunging. He read a letter that he had received from the Community Lawyer requesting non-owner occupied housing, HUD voucher in the area by Town, and if these vouchers were exclusively administered by the WHA or other organization. Following a discussion the Board directed that he respond to the letter.

In addition, Mr. Newman presented a preliminary report on the growing senior population in Winsted and how the WHADC might be addressing this phenomenon. He read an excerpt of a report dealing with the exploding senior population. He also shared with the Board the thought of partnering with the Community College, Foothills Visiting Nurses, and the Geer Memorial Day Care, the EDC and others on how Winsted can best address this coming tide of Seniors. Lastly, a discussion took place on the upcoming vacancy on the Board as a result of Ms. Jones retiring. The Board discussed several candidates and directed Mr. Newman to contact them.

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

Respectfully submitted,

Fred W. Newman