

# 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

January 24, 2010

3:30 P.M.

**A meeting of the Housing Authority was held on January 24, 2011 in the offices of the Housing Authority at 80 Chestnut Street, Winsted, CT.**

**Chairman Paige called the meeting to order. Present were Commissioners Mickley, Kelsey, Sullivan, Iacino and Mr. Newman.**

**Following a review of the minutes, Commissioner Mickley made a motion to approve the Minutes of November 22, 2010, seconded by Commissioner Sullivan. This was 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 explained that the auditor, Mr. Pat Buell had just completed his two day visit to conduct an audit and had no outstanding issues.**

**Under the Section 8 and Housing reports Mr. Newman reported that a total of 214 clients were on the HCV program, and that up to six clients were scheduled to come onto the program. He reported that there were 278 on the Section 8 Wait List and that 115 were within the local preference area. Under Housing he mentioned that the total number of Wait List numbered 90 and that apartment turnovers were expected to increase due to known medical and other residents who it was indicated may be moving.**

**Ms. Mickley made a motion for the Board to go into Executive Session to discuss employee performances seconded by Mr. Sullivan and unanimously approved. Mr. Iacino made a motion to return to regular session seconded by Ms. Mickley and unanimously approved.**

**Mr. Newman briefed the Board concerning all Capital Projects. He then provided an update on the non-smoking policy at Chestnut Grove. Included in his update he mentioned that of the fifteen smokers at Chestnut Grove, five had admitted that they were glad of the new policy and had quit smoking. Five continued to smoke at the smoke shelter**



located at the south patio or the bench area of the north end of the facility. However, five were thought to continue to smoke in their apartments.

He mentioned that he and Ms. Hayes had attended a presentation by an attorney, sponsored by CONN-NAHRO, the subject of which centered on damage to landlord's property and the avenues Housing Authorities can take to recoup the cost to repair damages. An example of an Incident Report form was distributed to attendees, along with a group of State Statutes outlining Tenant Responsibilities and other Statutes covering criminal damages of landlord's property. In addition he informed the Board that he had been discussing the non-smoking policy and the aforementioned presentation with Attorney Stedronsky. Following a discussion, the Board authorized Mr. Newman to make copies of the aforementioned documents and distribute them to all residents of Chestnut Grove. In addition the Board unanimously encouraged Mr. Newman, to enforce the recent resolution by the Board banning smoking within Chestnut Grove.

Mr. Newman mentioned to the Board that there were several attempts to resolve the rental rates for the fourteen units that have come to be referred to as Greenwoods North. Those items under consideration involve HUD, Washington, HUD, Hartford, the DECD and CHFA. All organizations have offered various alternatives to assist the residents. Mr. Newman mentioned that he was planning for a meeting with these residents to discuss the various alternatives.

Under Old Business, Mr. Newman informed the Board that he had dismissed the part time temporary worker and thanked her for her assistance.

Under New Business, Mr. Newman informed the Board that an expedited HUD Annual Plan schedule had been prepared for Chestnut and Greenwoods South. He explained that still another new Town Manager was in place and to prepare for any delays he thought it best that the WHA expedite this work. In addition, he shared with the Board an increased cost replacement charge listing for all tenants that would be distributed to all residents. Also under New Business he requested the Board's permission to dispose of 80 phone sets used in conjunction with the abandoned security system at Chestnut. He added this old system had been fully depreciated and that the Oliver Walcott Technical School had expressed an interest. He explained an email received from Ms. Janet Wortman concerning compensated absences that had been over compensated. Lastly, he recommended the following resolution and read it to the Board. Following a discussion, Chairman Paige made a motion to resolve that *"It be hereby resolved that an applicant who applies to be placed on the Winchester Housing Authority's waiting list and who is in need of physical or mental services / support will require a written and signed confirmation from an authorized support organization who will attest that they will attend to the applicant's needs while a resident of Winchester Housing Authority"*. The motion was seconded by Ms. Mickley and unanimously approved.

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

Respectfully submitted,  
Fred W. Newman