

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

July 26, 2010

7:00 P.M.

A meeting of the Housing Authority was held on July 26, 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.

After a review of the Minutes of the meeting of June 28, 2010, Commissioner Kelsey made a motion to accept the Minutes, 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. All facilities ended the 2009 / 2010 fiscal year in the positive. He reviewed with the Board the cash and investments pointing out that the interest had been credited to the two CD's mentioned last month. He also mentioned that because the Section 8 office was doing exceeding well in holding a high rate of rent ups, that he would be transferring \$50,000 from a CD to their checking account. In addition he pointed out that a total of \$30,341 was earmarked to be sent to the Town's Tax Department, and would be done so once an audit had been completed.

Under the Section 8 and Housing reports Mr. Newman reported that a total of 227 clients were on the HCV program, and that 2 – 3 more clients might be coming onto the Program in September. He reported that there were 224 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 (87) continued to be reasonable. He also informed the Board that a problem with a landlord arose due to his negligence in replacing a failed refrigerator in a client's apartment. The refrigerator had been not working for a week and the client called the Authority to complain. The land lord became abusive in his language and volume when called by Mr. Martignini. Since that experience the landlord became abusive and raised his voice to the tenant which resulted in a neighbor calling the police. Mr. Newman told the Board that he had received a copy of the Police report and that the client had been given a letter recommending that she take her voucher and look elsewhere for an apartment.

Mr. Newman informed the Board that HUD had denied its application for funding for the addition to Chestnut Grove, he said that Mr. Berto mentioned that we would receive a listing of reasons that the request was denied, and that we could reapply if we wished.

Under Old Business Mr. Newman provided an update of the 2009 and 2010 Capital Finance programs. He reported that \$10,000 remained in the 2009 Program earmarked for improvements to



the Community Room and enhancements of entrances. He reported that HUD had approved the start of expenditures for the 2010 Program.

Also Under Old Business Mr. Newman indicated to the Board that all expenditures had been completed under the CFRG (ARRA Program) and that the WHA was awaiting scheduling of the inspection of the State Units for inspection for Federalization.

Under New Business, Mr. Newman passed out copies of the “Commissioners Connection”, a news letter provided by CONN-NAHRO for all Commissioners of all Housing Authorities in Connecticut. He also informed the Board that a Fair Housing Complaint had been made to HUD as a result of a resident of Chestnut Grove who indicated that she wanted a tub to replace her recently installed barrier free shower. He told the Board that the resident had made her request to him and that the WHA was awaiting the availability of an apartment with a tub. Instead the resident wrote a letter to HUD inferring that she wasn’t being taken care of. After a discussion among Board members Mr. Newman told them had replaced the shower with a tub. He also told the Board that he had called HUD and asked advice since the complaintant was mentioning to other residents that she got what she wanted, and that they should do the same. Mr. Newman told the Board that many residents had come to him saying that they didn’t think it right for her to not wait for an available apartment. The Board recommended that the WHA not react to Fair Housing requests before speaking with them. They also recommended that any new resident sign a sheet when first renting acknowledging that they accept the tub or shower in the apartment that they rent.

Also under new Business Mr. Newman mentioned that the central Air Conditioner had failed, needing replacement, and that he would not rush to have it replaced since the temporary window units were doing a reasonable job, and that maybe her could get better prices with the help of Mr. Lefcowitz obtaining competitive bids. The Board agreed. He also mentioned that there had been a minor flood, causing damage in two apartments and that he had involved an insurance company as the deductible had been exceeded. Under the MASS (Management Assessment) submission for Public Housing Agencies, Mr. Newman informed the Board that he was ready for an electronic submission to HUD. After discussing and accepting the package to the Board, Mr. Sullivan made a motion to resolve that *Mr. Newman be directed to submit the MASS information to HUD (Res. # 02-2010)*. This was seconded by Ms. Mickley and unanimously approved.

In addition, Mr. Newman informed the Board that the staff would be attending the CONN-NAHRO Conference in August. Also he reviewed with the Board the steps taken according to Authority Policy for replacing the Assistant Section 8 Coordinator who recently resigned. He informed the Board that as many as ten applicants had indicated an interest through advertisements in the CONN-Nahro network as well as a number of local residents who had learned of the vacancy. He told the Board that applications would be received through Monday August 2nd and that interviews would be scheduled.

He read to the Board a letter from a grateful client who had been placed in an apartment at the “YMCA” He also read a thank you note from a grateful resident concerning the recent picnic at Chestnut Grove

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

Respectfully submitted,

Fred W. Newman