

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

JULY 23, 2012

3:30 P.M.

A meeting of the Housing Authority was held on July 23, 2012 in the offices of the Housing Authority at 80 Chestnut Street, Winsted, CT.

Vice Chairman Sullivan called the meeting to order. Present were Ms. Mickley, Messer's, Sullivan, Kelsey, Iacino, and Mr. Newman.

Vice Chairman Sullivan made a motion to accept the Minutes of the June 26, 2012 meeting, seconded by Commissioner Iacino and unanimously approved.

Mr. Newman provided a year-end results review of the various entities of the WHA explaining the under spending and over spending of budgeted accounts. He explained that the net result of the combined entities generated a +\$19,031 positive balance. He also reviewed with the Board the Cash and Investments report.

In reviewing the Housing and Section 8 Reports Mr. Newman advised the Board that the Waiting Lists now exceeded the highest number ever recorded in the time he has been Executive Director, and stands at 183 applicants. He reviewed the Section 8 program reports which indicated nine (9) applicants have been asked to report for the issuance of a voucher, and five (5) clients have left the program (two porting out, one leaving in bad standing, one by choice, and another going to a nursing home.

Under item #4 of the agenda Mr. Newman offered the Board an explanation of the Safety Presentation recently provided for the residents of Chestnut Grove. He discussed the number of items her covered with the residents, including recent concerns over a specific residents actions. He closed by saying that he felt the air had been cleared concerning the many negative and misinformed letters and a petition by an upset neighbor. He read a letter from a resident who suggested that there be more people available for serving as a member of the Resident Advisory Board. He showed the Board a list of eleven (11) residents who expressed a desire to serve when a position became available. He told the Board that he would meet with the lady and advise her to stop at the office to sign up as a volunteer to serve.

Under item #5 Mr. Newman reviewed with the Board the purpose for / reasons why he had written a letter to Senator Roraback. It involved the reaction by CONN-NAHRO to the DECD forming a Housing



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Division, containing over 500 pages under HB 6001 without consulting with, or asking advice from the Housing industry. Mr. Newman asked that item #6 be tabled until a full Board was present The Board unanimously agreed.

Under Old Business Mr. Newman reviewed with the Board the proposed pay limits by HUD, including Ms. Wortman's comments. After discussing with the Board the details of this proposal, and taking into account the financial results and the performance of the WHA, Commissioner Iacino made a motion to resolve that "*the budgeted compensations as previously approved by the Board be substantiated*". This was seconded by Commissioner Mickley and unanimously approved. Also under Old Business Mr. Newman explained the letter from HUD concerning a negative deficiency relating to its 2011 CFP Program. Although the program has within its overall budget, certain line items were under and over spent. He continued by saying that Mr. Lefcowitz was aware and had intended to wait until a decision involving the application for emergency capital funds that was sent to HUD some weeks ago. He told the Board that he would keep them informed.

Under New Business Mr. Newman informed the Board that the Community Lawyer had notified him that a resident had complained that there were religious statues on the Housing Authority property, and had inquired as to the HA policy for same. He added that Atty. Stedronsky was working with the Community Lawyer, and had advised him to remove the statues until the issue was settled. Also under new Business Mr. Newman advised the Board that Atty. D 'Andrea had made arrangement to conduct a meeting with eleven (11) residents who had submitted Incident reports involving a resident who has frightened them, and caused them to live in fear. Mr. Newman advised the Board that he would keep them informed.

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

Respectfully submitted,

Fred W. Newman, Executive Director