

Winchester Housing

80 Chestnut Street, Winsted CT 06098



Equal Housing Opportunity



Senior Housing (860) 379-4573
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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

June 24, 2013

3:00 P.M.

A meeting of the Housing Authority was held on June 24, 2013 in the offices of the Housing Authority at 80 Chestnut Street, Winsted, CT.

Vice Chairman Iacino called the meeting to order. Present were Messer's Kelsey, Iacino, Hunt, and Newman.

Vice Chairman Iacino made a motion to accept the Minutes of the May 20, 2013 meeting, seconded by Commissioner Hunt and unanimously approved.

Mr. Newman provided a financial status review of all entities of the WHA. He detailed where there had been over expenditures and where/why the specific dollars had been spent. He then reviewed with the Board the status of all cash and checking accounts calling to the Board's attention the declining reserves for the HCV Program. He reminded the Board that HUD had received a letter from the WHA for transfer of the HCV Program to the DSS on May 21st, and that several phone conversations / emails had taken place to and from HUD and the DSS.

Mr. Newman was assured by the Board members that they had received the "Payments to the Town" summary which listed a total of \$93,325 had been spent of taxes, water and sewer costs. He reminded the Board that the water and sewer bills would bear watching.

Mr. Newman shared with the Board the continuing reductions in monetary support that HUD has provided for the HCV Program, down nearly 40%, and for the rental subsidy for housing, down nearly 20%.

Under item #5 Mr. Newman reported to the Board that the CFP was being prepared to have a final draw mentioning that some of the funds would be used for security cameras and apartment turnovers.

Under item #6 Mr. Newman provided a recommendation that the Housing Authority continue to obtain it Legal, Financial and Project Planning resources through the services of Atty. Stedronsky, Ms. Janet Wortman, CPA, and Mr. Jules Lefcowitz. Commissioner Kelsey made a motion to accept this recommendation, seconded by Commissioner Hunt and unanimously approved.

Under the Section 8 and Housing Activity Mr. Newman reported that the number of clients had level of rent was 203, with four clients going off the program. He informed the Board

that he instructed the Section 8 staff to pull three applicants from the Wait List. He also informed the Board of a conference call with the HUD Hartford Office and the HUD financial representatives of the Section 8 Program. He added that at the upcoming July meeting that he would have more definitive information as to the date for transfer of the Program to the DSS. In conjunction with elimination of the Program, he recommended that the Section 8 workers receive a severance payment in addition to their earned vacation, and other earned days. Commissioner Hunt commented that it would be OK to offer a severance package if the funds were available. Following further discussion Vice Chairman Iacino made a motion that the severance package be provided if sufficient funds be available, seconded by Commissioner Hunt, and unanimously approved. The housing activities included a report that there were 218 applicants waiting for housing.

Under Old Business, Mr. Newman reported that sequestration was having an impact on house cleaning of the Chestnut and Greenwoods facilities. He assured the Board that he would not let this impact continue without a general cleaning as this is one positive impact on the success of maintaining Waiting Lists.

Under New Business Mr. Newman reported that the WHA was applying for a 50 – 50 grant from CHFA for the improvement of the Greenwoods Garden North community. He explained that bathrooms would be upgraded as the Greenwoods Garden South had been in 2010 when they were federalized.

Mr. Newman informed the Board that through the installation of the new phones for the office that the old phones were sold for \$300. He added that there was an old office scanner that was also available for disposal. He informed the Board that a resident of Chestnut had passed on this past Thursday, which marked three residents who had passed over that many months.

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

Respectfully submitted,

Fred W. Newman, Executive Director