

# **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**

**March 28, 2011**

**7:00 P.M.**

**A meeting of the Housing Authority was held on March 28, 2011 in the offices of the Housing Authority at 80 Chestnut Street, Winsted, CT.**

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

**Mr. Lefcowitz provided a presentation of the Annual 2011 WHA Plan. He further explained that there had been a Public Hearing for presentation of the Plan. Following a presentation and discussion of the Plan, Commissioner Mickley made a motion to resolve that *“the Board’s approve the 2011 Annual Plan as presented by Mr. Lefcowitz”*. The resolution was seconded by Commissioner Iacino and unanimously approved.**

**After a review of the Minutes of the meeting of February 28, 2011, Chairman Paige made a motion to accept the Minutes, Seconded by Vice Chairman Sullivan and unanimously approved.**

**Mr. Newman reviewed financials with the Board including the Performance to Budgets reports for the various entities. He pointed out a thorough examination of all accounts and cost centers had taken place. He explained that this action had taken place due to the extremely high over expenditure of snow removal. In his examination of all cists he made a recommendation to the Board that the WHA cease making payment for employee life insurance and membership in the CBIA. The Board unanimously consented. In addition Mr. Newman mentioned that he had been in conversation with Ms. Wortman concerning a bond investment and that she had recommended that we maintain this investment. Mr. Newman reviewed the recent 2010 audit and the findings of the auditor.**

**Under the Section 8 and Housing reports Mr. Newman reported that Housing had a total of 100 applicants on its Wait List and that the HCV program had 264 on its Wait List, with those having a Local preference numbered 102. He reported that a total of 213 clients were on the Voucher Program He added that recent Background checks of applicants had revealed that seven had criminal backgrounds and were denied acceptance.**



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**Continuing, Mr. Newman recommended to the Board that an additional item as grounds for Denial or Termination from all programs be added to the WHA Administrative Plan to respond to an increase in disqualified applicants. Following a discussion, Commissioner Mickley made a motion to resolve that Para 15.2.6.7 state that “A preponderance of evidence of multiple, past felony convictions, drug related charges, or violent criminal activities.” seconded by Commissioner Iacino and unanimously approved.**

**Mr. Newman presented to the Board the letter that he had send to the Board, and that had been sent to several vendors, representing substantial expenditures during an operating year. He reported that four vendors had responded indicating offers to reduce their costs.**

**Mr. Newman then provided an update on the non-smoking policy at Chestnut Grove indicating that four residents had been sent letters by Attorney Stedronsky warning them od the consequences if they continued to smoke. He also updated the Board on the several attempts to resolve the rental rates for the fourteen units that have come to be referred to as Greenwoods North. He reported that 8 of the fourteen offers to take part in a lottery for acceptance of the nect open apartment in the South, and that only 8 residents responded and only one accepted to take part in the lottery. He mentioned that the last offer could include the offer of Section 8 vouchers, but that he wanted to speak with other Executive Directors.**

**Under Old Business, Mr. Newman informed the Board that new combination lock had been installed at the rear doors of the offices and at the rear building door.**

**Under New Business, Mr. Newman introduced the possibility of using an independent inspection company USHC to prepare for the HUD inspections expected later in the year. He included the costs for these services at \$1,900 and \$2,400. He added that the costs for these two inspection services would be spread over two fiscal years, and that because of the stepped up requirements of HUD that it might be good for WHA. The Board concurred and unanimously directed Mr. Newman to proceed.**

**Also under New Business he updated the Board on the application to FEMA to assist in the extraordinary snow removal costs. He also reminded the Board that the May Annual meeting would be held on May Thursday, 12<sup>th</sup> at Chestnut grove.**

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

**Respectfully submitted,**

**Fred W. Newman**