

# Winchester Housing

80 Chestnut Street, Winsted CT 06098



Equal Housing Opportunity



Senior Housing (860) 379-4573  
Housing Choice Voucher Program (860) 379-7001  
Fax (860) 379-0430  
www.winchesterhousing.org

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

May 20, 2013

3:00 P.M.

A meeting of the Housing Authority was held on May 20, 2013 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, Iacino, Hunt, Chairman Paige and Newman. Also present was Attorney Stedronsky.

Vice Chairman Iacino made a motion to accept the Minutes of the April 22, 2013 meeting, seconded by Commissioner Kelsey and unanimously approved.

Commissioner Hunt made a motion to enter executive session to discuss legal matters involving a complaint. This was seconded by Commissioner Kelsey and unanimously approved.

Commissioner Mickley made a motion to return to regular session, seconded by Commissioner Hunt and unanimously approved.

Mr. Newman provided a financial status review of all entities of the WHA. He then reviewed with the Board the status of all cash and checking accounts. He provided a background of the declining Section 8 balances over that past several years.

Mr. Newman then began an in depth review of the history of the many budget revisions that have taken place since the original budget approval by the Board in February. He reminded the Board that because of the reductions of funding and changes by HUD, and the failure of the Section 8 Program to be able to support itself due to the HUD funding withdrawals, another revised budget was called for. In consideration of the reduced funding for the Section 8 Program and the forecasted negative budget balance for Section 8 Program for the 2013 – 2014 fiscal year, he explained in detail to the Board the revised budgetary results for the WHA as provided by the CPA indicating a substantial and continued annual loss by the Section 8 Program. He shared various comments by the CPA concerning the budget. Following a detailed presentation by Mr. Newman, covering the previously approved budgets, and a budget prepared by the WHA's CPA which includes the Section 8 Program carrying their full burden, the Board discussed the many facets of the declining financial support by HUD. Commissioner Mickley made a motion to resolve that *"The Board of Commissioners of The Housing Authority of the Town Winchester, hereby approves a revised budget this date for the 2013-2014 fiscal year to reflect full burden for the Section 8 entity, also known as the Housing Choice Voucher program."* This motion was seconded by Commissioner Hunt, followed by a unanimous vote.

A further discussion took place among Board members concerning the impact of the revised fiscal budget for 2013-2014, and upon conclusion Commissioner Mickley made a motion to resolve that *“The Board of Commissioners of The Housing Authority of the Town Winchester hereby authorize Fred W Newman, Executive Director, to take all steps which he deems necessary and proper to transfer the Housing Choice Voucher program, currently managed by the Winchester Housing Authority, to the State of Connecticut Department of Social Services or to any entity, which in his discretion he deems appropriate, on terms and conditions he deems appropriate after consulting with the Chairman of the Board. The Executive Director is authorized to sign on behalf of the Housing Authority all documents necessary to carry this resolution into effect.”* This motion was seconded by Vice Chairman Iacino and followed by a unanimous vote.

Under item #4 Mr. Newman reported to the Board that the CFP would eventually be incorporated into the operating program as advised by Mr. Lefcowitz, following HUD's published approval of a specific, undetermined dollar amount.

Under item #5 Mr. Newman provided a Section 8 and Housing Activity report. He reported that the number of clients had level of rent was 203 and that two clients had come onto the WHA program while 5 leaving the program. He reported that the five days of full page ads had produced a number of calls for applications. He also informed the Board that, through the WHA's advertisement consultant that the WHA able to contract for the large sized ads for the five days at a greatly reduced rate due to a client of the Register Citizen had abruptly cancelled an advertisement campaign. Because of this, and the ability to share costs with the Laurel Commons and Carriage Maker communities that the five days of ads only cost the Housing Authority \$500.00\, and that this of the first substantial expenses in the ten months of the current fiscal year. The Waiting lists for all community has seen an increased.

Under item #6 Mr. Newman confirmed with the Board that they had received copies of the letter to all residents concerning the report from the Fire Alarm testing company that three residents were found to be actively smoking in their apartments at Chestnut Grove. He also confirmed that they received copies of the letters sent to the offending smokers.

Under Old Business, Mr. Newman confirmed with Commissioner Kelsey that he had received his re-appointment as Commissioner.

Under New Business Mr. Newman reminded the Board that the May meeting was customarily for the election of officers. Commissioner Kelsey made a motion to maintain the same offices for the ensuing year. The motion was seconded by Commissioner Hunt and unanimously approved. Mr. Newman also informed the Board that a graffiti artist had struck Chestnut Grove, showing the Board photos from the security cameras. He also informed the Board that no crime had occurred over the past quarter except for the graffiti.

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

Respectfully submitted,

Fred W. Newman, Executive Director