

Housing Authority of the Town of Winchester

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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 October 24, 2011

3:00 P.M.

A meeting of the Housing Authority was held on October 24, 2011 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, Paige, Iacino, Kelsey, Sullivan and Newman.

Commissioner Kelsey made a motion to accept the Minutes of the September 26th, 2011 meeting, seconded by Ms. Mickley and unanimously approved.

Under the Review of Financial Statements and Investments Mr. Newman first shared with the Board a recently submitted Quarterly Administration Fund Operating Statement for E-72 to the CHFA. He pointed out that this small community had gained a mere \$670.62 to date for the fiscal year. He reviewed with the Board all entities reporting that there were positive results to date.

Under investments Mr. Newman shared with the Board that Ms. Rose Rovero of NWCB had recommended that the WHA make use of the Premium MMDA offering for the WHA assets. The Board unanimously agreed that of all the offerings, and taking into account the national interest rates that the wisest decision was to direct him to inform Ms. Rovero to place all investments in the Premium MMDA short term deposits. Mr. Newman mentioned that he would seek Ms. Wortman's advice on how much to place in the various accounts. Chairman Paige, Vice Chairman Sullivan and Mr. Newman signed the associated account registration forms. Lastly, under financials, Mr. Newman briefly reported the investments and checking account totals.

Mr. Newman provided a report on the Section 8 and Housing programs. He shared an update on the fourteen Greenwoods Garden, North and a status of the Project based Voucher process. He indicated that the rental rate was confirmed via an independent Real Estate firm, and that the Town's Building Dept. was in the process of performing the required inspections. He reported there was a total of 294 applicants on the HCV Wait List, with a total of 209 local persons.

Under Housing, he reported that there were 118 persons on the Wait List and that apartment turnovers had been steady. He also reported that the REAC (HUD) inspection had taken place on October 4th and that both Chestnut and Greenwoods received very high scores.

Under item #5 Mr. Newman provided the Board with background on a recently leased resident and the problems the Authority was having with damaged walls and frightened residents due to the erratic



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operation of a battery chair that the resident uses. He informed the Board that he had sent a letter to the resident's daughter, Doctor, and the DSS Agent who administers to this resident. The Board instructed Mr. Newman to continue with the request of this resident to consider other, more supportive living situation.

Under Item #6 Mr. Newman reported that the specific scores received from HUD were 99.3 for Chestnut and 99.4 for Greenwoods.

Under Old Business Mr. Newman informed the Board that submitted forms to HUD indicated that Chestnut will receive \$\$192,296 and greenwoods will receive \$33,205 in rental subsidy in the coming year. He also reported that a FEMA check for \$4,672.50 was received. In addition, he illustrated with charts to the Board the increasing electrical cost (\$'s / kwhr), the third highest in the U.S. has caused HUD to provide less subsidy. This is being done because the formulas used by HUD do not take into account abnormal temperatures and escalating rates. These increasing costs and the very cold winter – hot summer of 2010 / 2011 are not controllable by the HA.

Also under Old Business, Commissioner Mickley requested that further consideration be given to the indicated increase of A/C installation / removal and electrical costs from \$80.00 to \$120.00. Mr. Newman passed out a listing of the five lowest income rates, with their corresponding rental rates. Following a lengthy discussion the Board decided to hold off on authorizing any increase until the new fiscal year (July 2012) came near.

Under New Business Mr. Newman reported that Ms. Charlene LaVoie, Community Lawyer had called and written a letter concerning a resident who felt that his distribution of literature was not being respected. And that he felt that literature of others was being placed at various locations in the Chestnut facility and that his materials were being thrown away. Following a discussion, the Board requested that Mr. Newman involve the Authority's legal counsel, and that any response from him should be as neutral as possible.

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

Respectfully submitted, Fred W. Newman