

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

September 23, 2013

3:00 P.M.

A meeting of the Housing Authority was held on September 23, 2013 in the offices of the Housing Authority at 80 Chestnut Street, Winsted, CT.

Chairman Paige called the meeting to order. Present were Messer's Kelsey, Iacino, Ms. Mickley and Mr. Newman. Commissioner Hunt arrived a few moments later.

Chairman Paige made a motion to accept the Minutes of the August 30, 2013 meeting, seconded by Commissioner Kelsey and unanimously approved.

Under a review of financials that Mr. Newman distributed, he explained all budget excesses of the Housing entities caused by absorption of the Section 8 costs that Section 8 is not able to support due to HUD budget reductions. He also brought to the Board's attention the especially high water costs due to the recent Water Dept. rate increases. In other areas he reminded the Board that sequestration had also reduced HUD's allotted operating subsidy (20%).

Under the Section 8 Program status Mr. Newman informed that Board that the Waiting List continued to be closed, that there has been no pulling of applicants from the Waiting List, and that the WHA was not absorbing any voucher holders from other Authorities. He added that there were 200 clients being served, with an additional 11 from the SRO program. Under Housing, he reported that there were 135 applicants waiting for housing.

Mr. Newman explained that there was a need for still another revised budget and that it was necessary due to HUD's requirement to maintain the Sec 8 program until 1-1-14. He explained that HUD thinks that the subsidy it provides is adequate to support the program. He presented the revised budget for the Section 8 program. This budget illustrated that the necessary funds to administer the Section 8 program would be required to come from the WHA Housing entity. Mr. Newman brought to the attention of the Board that many accounts within the budget for the Section 8 Program showed "0" as there were little of no funds remaining for the administration of the Program. He again explained that all of the unfunded costs were being absorbed by the other Housing entities. He continued his presentation by explaining how the distribution of Section 8 costs impacted each entity.

Following a lengthy discussion among the Board members, Commissioner Hunt made a motion to resolve that *“the Housing Authority of the Town of Winchester extend the transfer date of the Section 8 Program to the State Department of Housing, DSS Division to January 1, 2014 per the direction of HUD, and that further, the Housing Authority of the Town of Winchester provide funding for administration costs for the Section 8 program that HUD does not currently provide, and that these necessary funds come from other entities of the Winchester Housing Authority until its transfer / close-out according to the budgets presented by Mr. Newman, and that all previous budgets approved by the Board are null and void”*. This resolution was seconded by Commissioner Mickley and unanimously approved.

Under Capital funding, Mr. Newman reminded that he would be facilitating two public hearings on the revised CFP program. He reminded the Board that the revision included moving the funds to a position to enable the Housing Authority to use the funds more readily for expenses.

Under Old Business, Mr. Newman reported that the insurance claim relating to the November fire had the Insurance Company holding a \$5,000 escrow fund, and that the WHA would be submitting paperwork relating to a claim for that escrow fund.

Under New Business Mr. Newman reported that Health Insurance information sheets had been distributed to the WHA employees. He informed that Board that the auditor would be on site on October 3rd and 4th. He asked for the Board’s permission to extend any unused vacation time beyond the September 30th deadline. He mentioned that there were no more than two or three days remaining for all employees. The Board unanimously provided their permission to do so. He reminded the Board that there would be a WHADC and WHA meetings on the 28th of October, and that Attorney Stedronsky would be on hand to explain the reorganization of the WHADC.

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