

**TOWN OF SOMERS
THE ADVISORY COMMITTEE TO THE ELDERLY
MINUTES OF JUNE 10, 2014 MEETING**

CALL TO ORDER: Meeting called to order by Chairman Amy Saada at 1:30 P.M.

MEMBERS PRESENT: Pat Bachetti, Elaine Bemont, Dorothy Bynack, Ron Collyer, Eileen Fedorowich, Phyllis Gwilliam, Ailene Henry and Amy Saada.

MEMBERS ABSENT: Pat Bachetti and Joan Sizer

AUDIENCE: Fran Little, Linda Coleman and Florence Hurley

APPROVAL OF MINUTES: Approval of minutes of meeting of May 13, 2014 approved with noted corrections with motion by Ron Collyer and second by Phyllis Gwilliam.

Chairman's Report – Amy reported that there would be a presentation by Fran Little of the Woodcrest Elderly Housing as the main informational item of this meeting. This was a very informative presentation and Fran answered many of the questions board members had regarding this housing facility. We learned that this facility is not connected with HUD or any form of subsidized housing. It is based on income and assets. The first thing one needs to do is get on the housing list before various qualifications take place. It is not a process that is done in two or three days. There is a lot of investigations that go on before someone is accepted as a qualified resident. We were told about various income and asset qualifications, various rent differences, etc. More details are enclosed in the **attachment** to these minutes.

Meals on Wheels - Linda Coleman reported that there are now 8 clients in this program. Information was in the June newsletter regarding the availability of this program being subsidized. There are two different programs in place to handle this.

Senior Support – Pat Bachetti was absent but sent a notice saying that she is currently in touch with seventeen people on a monthly basis. Perhaps some teens needing to do some community work would be available to help her out with this project.

Senior Club – Dory Bynack responded that she is currently showing about 150 members in the Club. Scholarship Committee has selected two candidates to receive scholarships. Scholarship winners are Katlin Gagny who will be attending Boston University to study Biology/PreMed and Stephen Bosomworth who will be attending Stevens University for the study of Chemical Engineering. We wish them both well in their endeavors. Plans are underway for a Father's Day celebration on June 11th with entertainment provided by the Humblebees. A picnic is being planned for July 2nd with music being provided by one of our club members.

Woodcrest – Woodcrest information was provided by Fran Little as stated previously.

Publicity – Joan Sizer was not present at this meeting.

Travel/Trips – The following trips are upcoming in July:

July 15	Willimantic Brewing Company
July ??	Abbott in the Rough
July 18	Mohegan Bus Trip

OLD BUSINESS:

Grant for Bus – Amy reported that grant has been submitted to receive another new bus. We should know by June 30th if grant has been allowed.

11 Day Cruise – January 30 – February 9, 2015 – Norwegian cruise starting at \$1249 per person, all inclusive. More details to follow.

Party at the Park – Event planned for later in June will not be taking place.

Missing Items from the Kitchen – It has come to the attention of the staff that various items seem to disappear from the kitchen. It is hoped this practice will stop so that the kitchen does not have to be closed off to those visiting the senior center.

NEW BUSINESS:

Easter Seals Program – We are still in need of someone to come forth wishing to work for Easter Seals on a part-time basis at the Senior center. If you know of someone who may be interested in doing this, please let Amy know.

Concerts at the Park – Concerts will be starting on June 26th.

Next meeting of the Advisory Board will be on Tuesday, July 8 at 1:30.

ADJOURNMENT: Meeting adjourned at 3:15 P.M.

Respectfully Submitted,

Elaine L. Bemont, Secretary

MINUTES NOT OFFICIAL UNTIL APPROVED AT SUBSEQUENT MEETING

Thank you for contacting Woodcrest Elderly Housing.

My name is Fran. I am the first point of contact for information regarding our apartments.

To get started our facility is an elderly housing complex, requiring a person to be 62 or older and/or disabled. We are an independent living facility with no services provided onsite. However, we do have residents who have services come to them via some programs they are signed up with.

We ask a potential resident to complete our one page questionnaire in person or over the phone. It covers income and asset information. If a person/persons falls within our minimum and maximum income guidelines, we can put him/her on our waiting list.

As a general rule, we do not mail out applications.

Here are a couple of points for your information: We are a "Tax Credit Program" rather than subsidized housing. It is affordable housing with your income and assets taken into consideration.

We have three categories. Each category has a min./max. to qualify.

For our most available apartments, our minimum yearly income is in the area of 22,000 per yr. which includes monthly income and a percentage of assets. The maximum yearly income for one person to qualify to live at Woodcrest is 36,840 per yr. or 42,120 per yr. for a couple.

After determining that a person qualifies financially, we will put their name/s on our waiting list. When an apartment comes available we call those on the list who may qualify for that apartment. A potential resident would then come in, view the apartment and fill out the application for that apartment.

Residents pay heat, electricity, cable and phone. Water and Garbage are included with your rent. The lease agreement is for one year.

If you believe you/or someone you know may qualify and would like to complete the questionnaire, just let me know by calling the office at 860-749-4658. My office is open from 9 am to 3 pm Mon. – Thur. and 9am to 12pm on Fri.

I look forward to speaking with you,

Fran Little

Fran Little
Resident Services Coordinator
Certified CHOICES/SHIP Counselor

Woodcrest Elderly Housing I & II
71 Battle Street, Somers, CT 06071
T (860) 749-4658 | F (860) 749-4835
Flittle@SomersHousingAuthority.com

Woodcrest Elderly Housing

71 Battle Street, Somers CT 06071

T: 860-749-4658 F: 860-749-4835

Income Qualifications

One bedroom: (25% set-aside)

1 person Maximum Allowed is \$15,350

2 persons....Maximum Allowed is \$17,550

One bedroom: (50% set-aside)

1 person Maximum Allowed is \$30,700

2 persons....Maximum Allowed is \$35,100

One bedroom: (60% set-aside)

1 person Maximum Allowed is \$36,840

2 persons....Maximum Allowed is \$42,120

(Source: HUD Income Limits, for 2014, effective 12/13/13)

Move-in Requirements:

- 1st Month Rent
- Security Deposit (equivalent to one month's rent)
- \$25/per person application fee
- \$250/ non refundable pet deposit (cats only)

Applying Information:

At the time of applying, applicants need to remit a non refundable application fee in the amount of \$25.00 per qualifying adult. Also required is \$200 down payment in the form of a certificated check or money order, which will be applied toward security deposit after application is approved. This will hold the apartment off the market while an application is submitted. ****The \$200 holding deposit will be deposited after 72 hours and becomes non-refundable.**

CATS ARE WELCOME -- \$250 non refundable Fee applies

(Proof of spay/neuter & rabies/distemper shots required)

Please note:

*****The apartment you are shown may not be the apartment you will be renting*****

Failure to provide all essential paperwork for tax credit housing prior to the initial move in date will result in forfeiture of deposits as liquidated damages.

Please see back of this sheet for further information

Woodcrest Elderly Housing
(860) 749-4658
Application Criteria

CREDIT:

Credit report requests are made through First Advantage Safe Rent. Credit status for (a minimum of) the last two years will be checked through the appropriate Credit Bureaus. If you do not have a file with them, a minimum of one month or maximum of two month's rent will be charged for a security deposit prior to move in. If your credit report demonstrates good credit your application may be approved.

CRIMINAL HISTORY:

A statewide background check will be conducted, including the state of your last residency. Presence of a criminal history may result in the rejection of your application.

RESIDENT/RENTAL HISTORY:

Woodcrest Elderly Housing requires a verifiable and positive rental history of up to 1-5 years. Past residence addresses, landlord names, numbers and landlord addresses must be available and listed on the application. Negative landlord references or evictions can result in rejection of application.

EMPLOYMENT and INCOME

Your employment or any other sources of your income **MUST** be verified in advance and approved by an independent auditor prior to move in. Your monthly rent cannot exceed a certain percentage of your gross monthly income. In addition, your gross annual income must meet the income guidelines set forth by the guidelines of the Affordable Housing Program with which this property participates.

VERIFICATION and APPROVAL

All initial verifications must be completed and returned within five (5) days for clarification and approval. In addition, if the initial verification process cannot be completed within seven (7) business days prior to the actual move in date, the move in date may be postponed to allow for the file to be completed. Delays in the move in date due to lack of response/failure to provide necessary information to management may result in cancellation of application and the reserved unit will be made available to the next qualified applicant.

SECURITY DEPOSIT and FIRST MONTH'S RENT

Security Deposit and the first month's rent must be paid in full **PRIOR** to the move in date. If you have a housing subsidy: You will be required to pay an estimated rental portion) prior to move in. If security deposit/rent is not paid in full before move in date, or, if applicant chooses to **NOT** execute a lease, lease is subject to cancelation and a portion of the security deposit can be retained as liquidated damages. If we are unable to verify, or if the information provided is marginal in any of the above categories an extra deposit may be required.

RESIDENT SELECTION CRITERIA

All Residents of Woodcrest must be age 62 and older or disabled.