

**Housing Authority of the Town of Somers  
Regular meeting January 28, 2011 – 5:00 p.m.  
Woodcrest Community Room – 71 Battle Street  
Agenda**

1. Call to Order

Call to order at 5:00 PM

2. Attendance

Marylou Hastings, Bob Landry, Bob Pettee, David Pinney, Harvey Edelstein (REDI), Brooke Hawkins, Nancy Lecours (WINN)

3. Old Business

3.1. Construction Report

3.1.1. Update on warranty issues

Units 1-23 are still under full warranty, others are only under warranty for ongoing problems. Brooke notifies ALCA on all that comes up, he sends some back as beyond the warranty.

3.1.2. Plans for \$100,000 in state tax credit funds

Storm doors are in the works. Residents are being asked if they want immediate installation or would wait for warmer weather.

3.2. Management of Property (WINN)

3.2.1. Apartment Rental – Update

Two residents have passed away, but new tenants ready.

3.2.2. Review work orders

Brooke shared sample summary form of work orders created over past month. The individual work orders are copied to SHA's office

3.2.3. Review of activities and issues of concern

Snowplowing is taking all day but the snowfalls have been large. We will look at the contract and RFP. Ice is accumulating at eaves, dangerous icicles. Section at 71 with heat treatment better but overwhelmed to some extent. Have had extra crew on the roofs at 63 to clear snow away from vents.

3.2.4. Review 2010 operating budget

3.2.4.1. Preview budget for 2011

3.2.5. Resident Services Report

Nancy indicated she is working through meeting with each resident individually. She has been making sure their emergency contact and medical info is up to date and clearly posted. She has been updating the office records accordingly.

She has been getting training from WINN and that is ongoing. The commissioners reaffirmed their desire that Nancy be trained and supported in expanding her familiarity with the social support networks available.

3.3. Update on Phase II

3.3.1. Review funding proposals

4. New Business

4.1. Meet with George Schober to review affordable housing proposal

He introduced the project as two separate projects being put forward under the state's affordable housing act, C.G.S. 8-30g. Ten duplexes on each project. Currently the plan would establish the developers as the administrator for each project. Discussion among the commissioners and Mr. Schober focused on adequate oversight of the process of certifying each transaction as meeting the requirements of the affordable legislation. The general agreement was that as long as the plan allowed for contracting the service out to an appropriate entity for a reasonable fee, the housing authority was the agency in town with the mission to support the supply of affordable housing in town and probably should be the administrator for the projects.

5. Approval of minutes from December 10 , 2010

Motion and second (Hastings, Pettee) and unanimously supported to approve the minutes of Dec 10, 2010.

6. Resident Questions/Concerns (Mary Lou Hastings)

All issues covered under previous discussions

7. Other

8. Adjournment

The meeting adjourned at 7:45 pm.

Respectfully submitted,

David Pinney, Chair