

**Housing Authority of the Town of Somers
Meeting March 20, 2019
Woodcrest Community Room – 71 Battle Street
Meeting Minutes**

1. Call to Order

Called to order at 3:00pm

2. Attendance

Marylou Hastings, Richard Carey, David Pinney, Brooke Hawkins

We have received a letter of resignation from Bob Landry and regretfully have no option but to acknowledge that Bob will not be a formal part of the Housing Authority any longer. He joined when the Phase I renovation and expansion project was struggling to secure financing and get going. He helped keep that project and Phase II on track and served to keep the board's attention focused on providing decent housing at the lowest cost possible. We know his commitment to this objective continues and look forward to seeing him come by from time to time to check up on us.

Rich Cary has been appointed by the selectmen as a member of the Housing Authority. We welcome him and appreciate his willingness to get involved and help strengthen Woodcrest's facilities and operations.

3. Discussion with individual residents

Nothing raised

4. Old Business

4.1. Management of Property (REDI)

4.1.1. Apartment Rental – Update

Phase I has no vacancies; Phase II has one vacancy with a tenant ready to go.

4.1.1.1. Review plans and prospects for retaining 25% units in Phase I

Nothing in the works at present

4.1.2. Review Condition of the Facilities and work orders

Brooke distributed a summary covering activity since the last meeting. This represented routine activity and currently there are two items still to address. Four turnovers have been completed by maintenance with one more waiting to go.

Snow season is winding down. Even though total snow has been modest, there have been numerous events. Clearing with cooperative engagement with residents has worked well. We should review the contract regarding salting activity.

4.1.3. Review Financial Condition

Dave distributed a summary prepared by Maureen in which she noted that both Phase I and II completed February in the black and that is true for both projects through the first two months of the year. Revenues are very close to budget but expenses are lower thanks to hard work and vigilance by all staff. Maureen notes that Phase II has little leeway and this situation is now more critical with the new PILOT amount calculated by the town raising that expense from \$38,000 a year to \$43,000.

Marylou noted that lights in community room are not on timer or motion sensor so Brooke will have staff look at that.

4.1.4. Review Resident Services Coordinator's activities

Brooke distributed a report from Fran and reviewed her activity. Brooke noted that Fran gets involved with many different things and refuses no request that comes her way. She stays close to any resident who has health issues or challenges to independent living.

4.2. Review discussions regarding PILOT on Phase II

Dave reviewed discussions ongoing with the town exploring the possibility of reducing or completely abating the PILOT. There is interest among the selectmen to provide some relief but they have two areas of concern. One is whether the investor partner (Alliant) will go along with any change and the other is whether there is language in the current agreement that prevents any changes from being made. Dave reported that Alliant is supportive of a reduction but wants to endorse any proposed change. Dave also indicated that the town attorney and Woodcrest's lawyers are reviewing the language pertaining to changing the agreement

4.3. Other

Nothing else raised

5. New Business

5.1. Members of the Housing Authority have typically been appointed to serve as directors of the incorporated entities that have been created to enable qualifying for the federal low income housing tax credit program that helped fund both Woodcrest Phase I and Woodcrest Phase II as well as the affiliated company that now manages the facilities. Dave will review the operations of these entities with Rich in anticipation of adding him as a director.

5.2. Other

Nothing else raised

6. Resident Questions/Concerns

Marylou noted that many visitors to Woodcrest don't realize it is a non-smoking facility even though there are signs to that effect. She asked of more signs help. Brooke is planning on doing that as part of signage for speed bumps.

7. Adjournment

The meeting adjourned 4:00pm

Respectfully submitted,

David Pinney, chair