

**Housing Authority of the Town of Somers  
Minutes of Meeting October 20, 2016  
Woodcrest Community Room – 71 Battle Street**

1. Call to Order

The meeting was called to order at 2:00pm

2. Attendance

Marylou Hastings, Eileen Fedorowich, Dave Arnold, Bob Landry, David Pinney, Brooke Hawkins

3. Discussion with individual residents

- 3.1. Ellie Lally asked why Woodcrest gets such poor treatment from the town. She is positive that Woodcrest residents get treated differently from town residents. She has to call each week to schedule a bus ride, at least a week ahead. She knows people who get weekly trips without calling each week. Eileen confirmed that the week in advance notice was standard for all bus riders.

Ellie noted that the bench in memory of her son is done; Brooke indicates it has worked out well.

- 3.2. Review status of apartment fire follow-up

Unit is all set but have had two applicants fail to qualify or pull out; third one in the pipeline.

4. Old Business

4.1. Management of Property (REDI)

4.1.1. Apartment Rental ó Update

Phase II has the burned apartment still open and one other that is rented with move-in scheduled; Phase I is fully occupied

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

Nothing happening here

4.1.2. Review Condition of the Facilities and work orders

Reviewed a report from Jay; positive developments in lighting controls that reduce consumption and have been effective in reducing cost considerably

Been doing some upkeep on Phase I community rooms but Phase II is still too tight financially for similar work at #75

Still researching LEDs for streetlights.

4.1.3. Review Financial Condition

Maureen indicates cash flow is strongly positive for Phase I. Maintenance has been effective at doing more work in house and reworking outside contracts, so actual expenses much less than budgeted. The general partner will review options for use of these funds.

Brooke updated the commissioners on Harvey's work in Stafford where the first 16 units of new housing will be ready in December. REDI will be managing there as well as Woodstock using Brooke and Jay at both sites. They'll work out staffing as that project continues.

Phase II will likely end the year in a positive position but has payments to reserves and PILOT to make

4.1.4. Review Resident Services Coordinator's activities

Fran provided a report that Brooke reviewed. Deep into heating assistance applications along with ongoing support to general office operations, including supporting the new office staff person in taking on more work.

The fire department organized an info session that for this first session focused on reviewing what happens for residents when they go to the hospital, to a rehab facility and then back to their home. Subsequent sessions will address more specifically fire safety issues.

4.2. Other

Nothing raised

5. New Business

5.1. Meeting schedule for 2017

Dave Pinney noted that the town clerk was reminding commissions to submit their 2017 meeting schedule prior to the end of the year. There was discussion about scheduling monthly or less frequently. We'll take up the schedule at the next meeting.

5.2. Other

Nothing raised

6. Approval of minutes from July 28, 2016

Eileen moved, Marylou and it was unanimously agreed to accept the minutes as presented.

7. Resident Questions/Concerns

What is status of renters rebate? The town hall indicated the checks will be going out Oct 26 for most of the applicants though the state is reducing the benefit by 7.5%

8. Adjournment

The meeting adjourned at 3:15

Respectfully submitted,

David Pinney