

**Housing Authority of the Town of Somers**  
**Meeting March 23, 2021**  
**Special Meeting via Zoom**  
Meeting ID: 949 7495 9064  
Passcode: 450838

**Meeting Minutes**

1. Call to Order

The meeting was called to order at 1:00

2. Attendance

Marylou Hastings, Terri Schmidt, David Pinney, Brooke Hawkins, Fran Little, Maureen Corley

3. Discussion with individual residents

No residents or public joined the meeting

4. Old Business

4.1. Management of Property (REDI)

4.1.1. Apartment Rental – Update

There have been several turnovers as seven residents have passed away since Christmas. All of those units have been re-rented. Two more units have notified the office just recently of plans to vacate.

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

No grandfathered units have been involved in any of the vacancies so far this year.

4.1.2. Review Condition of the Facilities and work orders

The maintenance staff (now consisting of 2 full time and one half time positions) have been busy with turnovers as well as the winter snow and ice. Carpeting in Phase I units are now showing general wear and we discussed replacing carpet with every Phase I turnover.

Staff plans to begin power washing the exterior of the buildings as the weather improves and include painting doors and columns.

4.1.3. Review Financial Condition

Maureen reported that the accountants had submitted draft audits and tax returns that are being reviewed by the limited partners. They will be finalized shortly. Phase I is no longer generating tax credits and Sunamerica is confident in the operation so their involvement in the review process has been minimal.

The current fiscal year is running close to plan so far. The one exception is that CO detectors in #71 have started failing so we are replacing all of them. This is costing over \$17,000 but Phase I has the cash to cover it. Once the detectors get to a certain age, likelihood of failing goes up. We will plan to replace detectors in Phase I cottages next year.

4.1.4. Review Resident Services Coordinator's activities

Fran has been helping residents find and access COVID vaccinations and many if not most residents have completed the process. Fran has not been setting up any group activities yet, but the warming weather has brought people out onto porches where they are continuing to wear masks and maintain recommended social distances.

4.2. Review discussions regarding PILOT on Phase II

David indicated that the selectmen have not been pursuing requested input from the town attorney on a proposed abatement agreement. David will speak with the first selectman.

5. New Business

5.1. Schedule of meetings for 2021

After some discussion it was decided to meet every third Wednesday of the month at 1:00pm.

5.2. COVID-19 safety provisions

The community rooms are still closed and residents are asking if they can be opened. The CDC still recommends not only masks and social distancing when gathering but also disinfecting contact surfaces after use. Staff is concerned that they cannot monitor and keep up with these requirements even when they are working and there are no provisions for addressing this on evenings and weekends. Some residents appear to be becoming much more casual in their contacts and activities after having been vaccinated and this raises concerns about increased exposure to the virus or its variants. With uncertainty still high, we will keep the community rooms closed for the time being and continue to monitor developments.

6. Resident Questions/Concerns

Former commissioners Bob Landry and Ellie Lally passed away recently. We remembered fondly their commitment and contributions.

7. Adjournment

The meeting adjourned at 2:00pm

Respectfully submitted,

David Pinney, chair