

Housing Authority of the Town of Somers
Meeting April 19, 2023
71 Battle Street
Meeting Minutes

1. Call to Order

Called to order at 1:00

2. Attendance

Marylou Hastings, Terri Schmidt, David Pinney, Brooke Hawkins

3. Discussion with individual residents

None present

Terri brought a question from an outside conversation about keyholders. Brooke reviewed the arrangements for an individual in each of the large buildings to keep a master key for the property so that they can respond quickly to calls about no heat or other problems from residents and make a preliminary determination as to the nature of the problem and whether staff or an outside repair service needs to respond. The keyholders utilize their keys only in response to calls from residents and can enter a unit only when the resident is present.

4. Old Business

4.1. Management of Property (REDI)

4.1.1. Apartment Rental – Update

Phase I: no vacancies currently but one coming up end of month. Phase II has two openings, one with an application in process and other with application expected next week.

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

Nothing in play

4.1.2. Review Condition of the Facilities and work orders

Three full time maintenance staff now; Mike will be completing three months at end of April and working out well. Getting more work done beyond of work orders. Helped with some annual inspections that went well. Just today started spring replacement of air filters. Work on the roof of the sun room at #71 is scheduled to begin next week. Skylights will be eliminated and interior lights installed. Concerned about CO detectors starting to fail in #75, so holding off on skylights in that building.

4.1.3. Review Financial Condition

Maureen reported that audits and tax returns are being completed for both phases. Current year actual revenues and expenses are running within budget for the most part.

Maureen and Dave had a zoom call with our attorney, Melanie Rausch, regarding the approaching end of the compliance period as regulated by the LIHTC tax code and the options described in the partnership agreement pertaining to this milestone. The housing authority has an option to acquire the property from the partnership and there is much for us to learn in this regard. The window to exercise that option opens in mid 2024 and runs through mid 2025.

4.1.4. Review Resident Services Coordinator's activities

Report from Fran reviewed by Brooke. Fran is working to reestablish activities that have been on hold during Covid. Ongoing activity has been a little lighter creating an

opportunity to work on expanding speakers and other social activities. High on the list is a campus-wide barbeque for the fourth of July.

4.2. Discussion of participating in moderate income housing project in Somersville

Dave reported that he had sat in on a presentation in March by Winn Development Company from Boston where they shared with town staff preliminary plans for a four-story apartment building to be constructed on the north side of the river at the site of the former mill. They envision 78 one and two-bedroom units. Interest was high from town staff and company reps were meeting with the selectmen on April 18. While Dave has raised the question of what differences arise from development by a private company versus development by the town in collaboration with the housing authority, most of the interest appears to be in moving ahead with Winn's proposal so as to get started and see the project completed as expeditiously as possible.

4.3. Other

Nothing raised

5. New Business

5.1. Other

Nothing raised

6. Approval of minutes from Jan 19, 2023

Terri moved and Marylou seconded and it was unanimously agreed to approve the minutes as presented.

7. Resident Questions/Concerns

Nothing else raised

8. Adjournment

The meeting adjourned at 2:45pm

Respectfully submitted,

David Pinney, chair