

HOUSING AUTHORITY OF THE TOWN OF GREENWICH
Regular Meeting of the Board of Commissioners
June 28, 2017
Minutes of the Meeting

The Regular Meeting of the Board of Commissioners of the Housing Authority of the Town of Greenwich was held on Wednesday, June 28, 2017 at the McKinney Terrace II Community Room. The Chairman, Sam Romeo, called the meeting to order in public session at 5:41 p.m.

The Chairman declared that a quorum was present and directed the Assistant Secretary, Lisette E. Contreras, to act as secretary for the meeting.

Commissioners Present: Sam Romeo, Abelardo Curdumi, James Boutelle, Vincent De Finna, Cathy Landy, Angelo Pucci and Robert Simms Jr.

Staff Present: Anthony Johnson, Terry Mardula, Penny Lore, Lisette Contreras, John Yankowich, Teryl Reynolds, Ruth Young, Winston Robinson and Sardis Solano

Legal: Louis Pittocco

Public: Joan Yankowski, Stephen Ramkisson, Mary Bryant, Cindy Ferenz, Jeanell Smith, Anne Marie Leamy, Nicholas Mecca, Mary White, Denise Murphy, Wayne Devers, Elma Hamlet, Pernel Williamson, Mary Inzitari, Joe Inzitari, Mynita Jackson, Jennifer Chambers, Cheryl Gidarie, Patrick Gotch, Maureen Hopper, Lesly Nathalia Fajardo, Yina Jara, Jacklin Ross, Linda Koschwitz, Joann Westfall and Otto Carbino Jr.

The Chairman welcomed the public and asked for any comments from residents. He reminded the public that this is a public meeting, not a public hearing and that he reserves the right whether or not to recognize speakers who are not residents of the Greenwich Housing Authority.

The Quarry Knoll Resident Council President inquired when the community room will re-open. The Deputy Director replied that the community room opened yesterday. She also stated that the lights are still not working from the tree incident. The Chairman replied that they are being worked on.

The McKinney Terrace Resident Council President informed the public that he has joined the Connecticut Housing Coalition Board. He mentioned that there is a problem with vehicles speeding in the parking lot. The Chairman suggested calling the police in regards to the matter. The Resident Council President stated that speeders are mostly visitors such as the aides and garbage trucks. The Deputy Director replied that he can speak with the vendors about the issue. The Resident Council President suggested installing movable barriers. The Deputy Director questioned who will continuously move the barriers. The Chairman agreed to contact Officer Keith Hirsch to set up a meeting with the residents as well as request to be placed on the Board of Selectmen agenda in order to request police monitoring for the road. The Resident Council President stated that the current landscaping company is performing better than the previous company except for debris being blown on some vehicles. The Deputy Director already met with the landscaping company to resolve many issues. The Resident Council President mentioned that

he has a draft with rules for using the community room that he would like enforced. The Deputy Director will compare the draft to the current rules in place. The Resident Council President inquired regarding any new pending construction for McKinney Terrace. The Executive Director replied that HATG applied for CDBG funds for new boilers at McKinney Terrace I and façade repair. We have already acquired funds for façade repair for McKinney Terrace II. The Executive Director explained that the State does not supply capital funds for its properties and the rents are too low for fund improvements. Therefore HATG only applied for CDBG funds for State properties. Recently the rents were raised in order to collect more reserves.

The McKinney Terrace Resident Council President mentioned that work orders take a long time to be resolved; he questioned why it took a month to fix a leaky faucet. The Executive Director stated that he will look back at the work order system. Commissioner Boutelle mentioned that the work order report states that work orders are fixed within two days. A resident of McKinney Terrace I stated that that is not the case and she has emails to prove it. The Executive Director would like to see the emails and he explained the work order process. A resident of McKinney Terrace I stated that her ceiling has had a problem with leakage for 2 years and maintenance said that the pipes needed to be replaced but it was never done. Maintenance only fixes the ceiling until it leaks again. The resident also reported that she received a letter from the Deputy Director regarding not picking up her dog's feces. She clarified that she always picks up after her dog because it's a service dog and does not want to jeopardize the opportunity to have him. A resident of McKinney Terrace II complained about maintenance stating that it took more than a week to fix an item in her unit. The Senior Asset Manager admitted that she has received complaints regarding maintenance. Commissioner Boutelle stated that he doesn't want to see a report that shows that work orders are processed in a timely fashion when there are complaints. The Executive Director suggested investigating the work orders and then discussing it with facts. The Executive Director stated that HATG is calling residents to get their feedback on the service maintenance provides in order to make it better.

The McKinney Terrace Resident Council President informed the Board that the residents are not satisfied with the intercom system at McKinney Terrace II. The Deputy Director responded that the building is operated by Verizon; therefore if the resident does not have Verizon, they will not be able to operate the system. A resident of McKinney Terrace II stated that she is unable to pay for the high cost of a Verizon landline so is unable to use the intercom system and wanted to know if there was something else she could do. The Deputy Director responded that this issue was mentioned a few days ago and he has the Maintenance Director looking into another option. Another resident of McKinney Terrace II stated that she has Verizon and the system doesn't work for her either. The Senior Asset Manager mentioned that once a resident uses a different service provider, the system will not work for the subsequent resident in the unit. The Planning and Development Manager stated that he will research it. A resident of McKinney Terrace II reported that she was told she had to have Optimum. The Executive Director suggested the Senior Asset Manager print all the information that a resident should have for the development they are moving into to hand to them. A resident of McKinney Terrace II stated her concern that not all emergency personnel know that there is a lock box for emergencies. The Chairman replied that he met with emergency personnel several months ago to make sure they knew about the emergency lock boxes at our different locations.

The Resident Council President stated that there is a problem with dog feces not being picked up on the property and wanted to know if there can be signs installed. The Chairman replied that there are signs installed but they are not needed because picking up after your dog is a Town ordinance and suggested the residents call the police when they see someone not picking up after

their pet. A resident of McKinney Terrace II suggested installing runners in the hallways because she recently fell due to water on the floor. The Chairman agreed to install runners. A resident of McKinney Terrace II stated that there are problems with residents smoking in the building, the sidewalks in the back are a disaster, he inquired as to why the units are not regularly painted and stated that the inspector was not very pleasant. The Chairman replied that the sidewalk in the back is the Town's property. The Deputy Director responded that only the common areas are regularly painted; units are only painted by HATG when a new tenant moves in. In regards to the smoking complaint, the Deputy Director responded that according to the smoking policy HATG has the ability to fine and terminate residents' leases. In order for that to happen, tenants need to file a complaint and be willing to testify in court. The Inspector stated that she always goes to units that have been reported to her with cigarette smell and she always reports it to the Senior Asset Manager. The Chairman suggested drawing a yellow line so smokers know where they are allowed to smoke. The Executive Director replied that the bench was moved to the area where residents could smoke but a tenant complained about moving it so it was returned.

The Chairman asked for approval of the Minutes of the Regular Meeting of the Board on April 26, 2017. On a motion duly made and seconded, the minutes, with revisions, were approved (Commissioner Pucci and Commissioner De Fina abstained due to absence).

Finance Committee:

The Finance Committee met on June 28, 2017. In attendance were Commissioner Curdumi, Commissioner Boutelle, the Executive Director, Deputy Director and Finance Director.

Commissioner Curdumi reported that all the results are reasonably within budget and there are no material differences.

The Executive Director stated that there is an item he would like to discuss in Executive Session.

Development Committee:

The Development Committee met on June 14, 2017. In attendance were the Chairman, Commissioner Pucci, the Executive Director, Maintenance Director and the Planning and Development Manager.

The Executive Director stated that he is in the process of closing the finances on the new Armstrong Court development. He holds a conference call every two weeks with Enterprise Community Investment. The geotech report is currently in process. D'Andrea has etched out the site and completed the survey.

The Executive Director reported that the bathroom renovations at Wilbur Peck Court are progressing well.

The Executive Director informed the board that the test kitchen at Town Hall Annex is complete and the project was placed out to bid. C&G contractor was the low bidder at \$209,000.

The Executive Director informed the board that the new units at Adams Garden II are almost complete. He added that the first playground is installed, however, the remaining two playgrounds still need to be installed. The new laundry room building will not be complete either by the time the units are. The Chairman mentioned that the drain is not draining well because there are too many kids playing around it leaving their toys behind. He suggests installing a fence. The Executive Director reported that the sample unit will be complete by Friday and an

open house is scheduled for that night. The Deputy Director informed the Board that 10 out of 11 units will be housed by section 8 tenants. The Executive Director stated that he would like to have a grand opening once all the units are completed with the Board as well as the First Selectman and all the families. During the opening the Chairman can hand over the unit keys as well as an air conditioner as a housewarming gift.

The Executive Director stated that New England Energy has upgraded all the lighting in all our properties to more energy efficient lighting. It has cost HATG nothing for the most part.

Administrative Committee:

The Administrative Committee met on June 14, 2017.

Other Residences Committee:

The Other Residences Committee did not meet this month.

The Parsonage Cottage Administrator stated that she inquired to CDAC about extra funding but was told that there is no money.

Executive Directors Report:

The Executive Director reported that he, the Deputy Director and attorney met with HUD in Boston regarding the Quarry Knoll II MOR appeal. HUD gave HATG 10 points and they want to figure out how to extend or arrive to a new arrangement on the Section 8 site based program. In the 3 years, HATG can opt out of the program for Quarry Knoll II as it did for Town Hall Annex. HUD does not want to lose the property and the funding they receive from the government. HUD has given HATG some different options for the agreement.

Staff Reports:

The Deputy Director informed the board that the State approved to lower the applicant eligibility age for McKinney Terrace II to 55 years for one year. The Deputy Director requested this due to it being harder to find retired seniors with higher incomes that are able to pay rent plus utilities.

Other/New Business:

RESOLUTION #446:

The Deputy Director requests the Board of Commissioners to approve a change in the Agency Plan to allow to site base 20% of our allotted Section 8 Vouchers. After review, upon motion duly made and seconded, the following resolution was unanimously adopted:

RESOLVED, that the Board approves a change in the Agency Plan to allow to site base 20% of allotted Section 8 Vouchers.

The Executive Director explained that the reason HATG is asking for this change is due to the elimination of the RAP program for the Armstrong Court rehabilitation project. HATG will use section 8 vouchers in order to finance the difference between the rent and what the tenant is able to pay. The Deputy Director stated that currently when tenants come off the program, the voucher will not be reissued in order to save them for this purpose. He added that notice of the proposed change was advertised in the newspaper and a meeting set up for anyone who had questions or concerns and no one attended.

RESOLUTION #447:

The Deputy Director requests the Board of Commissioners to approve a change in the Section 8 Administrative Plan to allow to site base 20% of our allotted Section 8 Vouchers. After review, upon motion duly made and seconded, the following resolution was unanimously adopted:

RESOLVED, that the Board approves a change in the Section 8 Administrative Plan to allow to site base 20% of allotted Section 8 Vouchers.

Commissioner Boutelle motioned to approve Resolutions #446 and #447 together, since they are tied together. Commissioner Curdumi seconded and all votes were in favor.

Commissioner Boutelle motioned to approve Resolutions #446 and #447. Commissioner Curdumi seconded and all votes were in favor.

Motion to go into Executive Session at 7:23 p.m.

Motion to come out of Executive Session at 8:04 p.m.

There being no further business to come before the Board, upon a motion duly made and seconded, the meeting was adjourned at 8:06 p.m.

Respectfully submitted by,

Lisette E. Contreras