

HOUSING AUTHORITY OF THE TOWN OF MANSFIELD
REGULAR MEETING MINUTES
Housing Authority Office
November 18, 2010
8:00 a.m.

Attendance: Mr. Long, Chairperson; Mr. Simonsen, Vice Chairperson; Mr. Eddy; Secretary and Treasurer; Ms Hall, Assistant Treasurer; Ms Christison-Lagay Assistant Secretary; and Ms Fields, Executive Director.

The meeting was called to order at 8:05 a.m. by the Chairperson.

MINUTES

A motion was made by Mr. Eddy and seconded by Ms Christison-Lagay to accept the minutes of the October 21, 2010 Regular Meeting and November 10, 2010 Special Meeting. Motion approved unanimously

COMMENTS FROM THE PUBLIC

None

COMMUNICATIONS

None

REPORTS OF THE DIRECTOR

Bills

A motion was made by Mr. Simonsen and seconded by Mr. Eddy to accept the October bills. Motion approved unanimously.

Financial Reports –A (General)

A motion was made by Mr. Simonsen and seconded by Mr. Eddy to approve the September Financial Reports. Motion approved unanimously.

Financial Report-B (Section 8 Statistical Report)

A motion was made by Mr. Eddy and seconded by Ms Hall to approve the October 2010 Section 8 Statistical Report. Motion approved unanimously.

REPORT FROM TENANT REPRESENTATIVE

Resident Advisory Committee

Mr Eddy is finalizing the survey with Mr. Simonsen. The survey should be distributed shortly.

COMMITTEE REPORTS

Finance Committee

The Finance meeting will be cancelled for the month of December.

UNFINISHED BUSINESS

RAP Update

Ms Fields spoke with Christina Keune at DECD who expects DECD will be able to cover the additional cost of RAP from January to June for the existing recipients. Ms Fields will apply to use the APTS program (which is the money paid as the State Service Charge to CHFA each quarter) to cover those new

tenants paying over 30% of their income and not covered under the RAP program for the months of January through June 2011.

NEW BUSINESS

Call for Aid at Wright's Village

Ms Fields suggested that we consider the idea of taking the call for aid offline: it has only been used by accident over the past five years. Many residents either call 911 or have a lifeline that is with them wherever they are not just in the bedroom or bathroom. The system requires money to monitor and to keep in working repair. The system was put in service in the early 80's; technology today offers better emergency coverage. Before making the decision, Ms Fields will confirm that there are no legal requirements to keep the system operational. If there are no requirements, Ms Fields will send a letter to all tenants explaining that the current system is antiquated and that the costs of more advanced options, such as lifeline, can be deducted as a medical expense

ARRA Weatherization Program

Ms Fields met with individuals from the Access Agency, Department of Social Services and CL&P to discuss the project. Next week the Access Agency will contact her to set up dates for energy audits for each unit. The energy audits will probably not begin until December. Once that is completed, the MHA will be advised of what work can be done on the units. At that time Ms Fields will present it to the Board for approval. The Housing Authority is required to approve all work prior to it being performed.

OTHER BUSINESS

None

ADJOURNMENT

The Chairperson declared the meeting adjourned at 9:05 a.m.

Dexter Eddy, Secretary

Approved:

Richard Long, Chairperson