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MINUTES

* Special Meeting *

Willington Housing Authority, Willington, CT 06279

Friday, June 17, 2022 – 3 p.m. via Zoom

Present: Chairman Don Berg; Treasurer Claudia D'Agata; Member William Bunnell; Member Jack Moskus; Executive Director Laurie Bradley (property management); Recording Secretary Brenda Sullivan. No members of the public joined the meeting

1. Call to Order – 3:03 p.m.

2. Discussion and action on possible temporary relocation of Orchard Hill Estates II residents to Button Hill Senior Housing during Orchard Hill Estates II sewer pipe lining project.

D. Berg said the opinion offered by Mike Santoro [Michael C. Santoro, Director, Office of Policy, Research and Housing Support, Department of Housing) on this proposal alleviated some of his initial concerns about taking this action.

[In essence, M. Santoro's email read: "As discussed, with the owner's permission, you can offer to use vacant units at Button Hill as part of the relocation plan for the Orchard Hill Estates redevelopment. The units at Button Hill would continue to be occupied by income eligible residents, and would not be a violation of fair housing relative to your wait list at Button Hill. To be clear, you cannot make any resident's move to that facility, but it is fine for you to offer this as an option. If you or any of your board has questions, please do not hesitate to reach out to me."]

Copies of M. Santoro's message were emailed to members before the meeting; members said they'd read it.

L. Bradley explained the nature and extent of the work needing to be done to install a new lining in the existing cast iron pipes at Orchard Hill Estates II and why it has to be done in stages.

She said Orchard Hill Estates II has 10 units to a building, shaped in an L. The work will affect units 41-80. She said the plan is to do the pipe lining one building at a time, and added that tenants cannot occupy their units while the work is underway and for a period of 2 weeks afterwards as the lining cures in place.

She said she's kept vacant units open at Orchard Hill Estates II as they've turned over, so that some of the relocated tenants can stay at Orchard Hill Estates II where they are familiar with their surroundings, but currently there aren't enough units available at Orchard Hill Estates II for everyone that needs to be relocated.

L. Bradley said she expects the project to extend into September. Between now and then, she hopes there will be enough vacancies at Orchard Hill Estates to temporarily locate displaced tenants locally.

L. Bradley noted that two apartments at Button Hill will be vacant at the end of June. She said she'd like to relocate two tenants to those apartments for about 2 months. She said they have proven themselves to be responsible tenants, and that they will provide their own transportation. However, a moving company will be hired to move their belongings to Button Hill.

Rent for the Button Hill apartments will be paid at \$960 a month, which will be covered under relocation expenses by the grant paying for the pipe lining project. The rent will be paid by the Coventry Housing Authority to the Willington Housing Authority.

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D. Berg asked if the Orchard Hill Estates tenants will be bumping people on the Button Hill waiting list. L. Bradley said there are some on the waiting list who qualify, but they are not in an emergency situation where they need to move in right away.

D. Berg asked what would happen if the relocated Orchard Hill Estates tenants decide they'd like to continue to live at Button Hill. L. Bradley said they would not have the option to displace people on the Button Hill waiting list.

C. D'Agata made the following motion:

To allow temporary relocation of Orchard Hill Estates II residents to Button Hill Senior Housing during the Orchard Hill Estates II sewer pipe lining project for a period of three months, with the option of extensions with the approval of the Willington Housing Authority.

The motion was seconded by Jack Moskus. There was no further discussion. The motion passed unanimously.

3. Discussion and action on paying \$1,321.00 to Philadelphia Insurance Companies for 1 year of Directors and Officers Insurance for the Housing Authority.

Claudia made the following motion:

To approve payment by the town of \$1,321 to Philadelphia Insurance Companies for 1 year of Directors and Officers Insurance for the Willington Housing Authority.

J. Moskus seconded the motion. There was no further discussion. The motion passed unanimously.

4. Motion to Adjourn

C, D'Agata made a motion to adjourn at 3:32 p.m. The motion was seconded by J. Moskus. The motion passed unanimously.

Respectfully submitted by Recording Secretary Brenda Sullivan. Please note that minutes are posted prior to being officially approved – changes/corrections are normally indicated in the subsequent month's meeting minutes.

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