

Preston Housing Authority

The July 11, 2022 Preston Housing Authority meeting was called to order by Chairman Leigh Pappas at 4:08 p.m. Members in attendance included Leigh Pappas, Maureen Domina and David Goss. Also in attendance were Carol Onderdonk, Executive Director and Frances Minor, Resident Services Coordinator. Member Heidi Comeau was excused and the Tenant Commissioner position remains vacant.

(2) Minutes: L. Pappas made a motion to accept the May 16, 2022 meeting minutes as presented. Motion seconded by D. Goss. Motion approved.

(3) Bills and Communication/Treasurer's Report: M. Domina reviewed the Cash Account Analysis as follows:

Dime CD	\$62,047.75
Check Book Balance	\$ 9,050.50
Rent receipts	<u>\$16,826.00</u>
Total Banking Acct.	\$75,391.72

All invoices were reviewed and approval of payment made for check numbers 11736 thru 11754. L. Pappas made a motion to approve the financial report and it is to be placed on file. Motion seconded by D. Goss. Motion approved.

(4) Resident Services Coordinator Report: F. Minor indicated that the Craft Class has been busy creating holiday items for the Norwich Veterans Center. The class has been painting/decorating small treasure chest boxes and assorted containers for gift giving. The items will be filled with candy and delivered to the veteran's center prior to the holidays. The class is currently working on creating door decorations from recycled metal food cans.

(5) Old Business:

1 Rent increase. L Pappas reviewed the May 16, 2022 proposal of increasing the monthly base rent for efficiency apartments to \$450.00 and a one-bedroom apartment to \$475.00 effective July 1, 2022. No comments were made from the tenants in attendance. L. Pappas made a motion to approve the rent increase letter dated May 16, 2022, and posted on May 18, 2022. M. Domina seconded the motion. Motion approved.

2. Small Cities Grant. L. Pappas stated that First Selectwoman Sandra Allyn Gauthier suggested another option for the PHA to investigate regarding upgrades/renovations to the PHA property. The Community Investment Fund 2030 would allow the PHA to apply on their own rather than through the Town of Preston. L. Pappas, Sandra Allyn Gauthier along with other key players will hold a one-on-one meeting to investigate which avenue to pursue.

3. Roaming Cats update: L. Pappas indicated that the roaming cat issues continues to be addressed by the Authority. Complaints continue to be aired from tenants regarding the increase of stray cats. Tenant M. Bell questioned whether tenants are allowed to pet-sit or have visiting pets on the property. The Commissioners unanimous response was negative. L. Pappas then quoted items from the PHA Pet Agreement including the following statements:

“Item b: All pet owners must comply with state and local licensing and inoculation requirements and show evidence of such compliance.

Item e: No pet will be allowed in the building or on the grounds unless escorted by, and effectively restrained by, the resident of record or a guest 18 years of age or older.

Item: Roaming Pets: if any pet is found roaming the premises unescorted by the pet owner or resident of the unit in which the pet is housed, the resident will be given one written warning. Any additional occurrences will result in the pet being remanded to the appropriate authorities.”

Tenant K. Duncan asked for something in writing so that she can inform her visitors of the policy. (Dwelling Lease from the Preston Housing Authority, Item (B) No visiting pets or pet - sitting are (is) permitted.)

Tenant R. Talbot indicated that clarification regarding visiting pets was also needed.

4. Apartment inspection update: L. Pappas indicated that the process is still ongoing as the two inspection teams have yet to meet to consolidate their report responses to individual tenants. Tenant K. Duncan indicated that she was under the impression that the report results would be issued within a few days. She also questioned whether she would be given advance notice of when her refrigerator would be inspected. M. Domina indicated that her team followed the check-list tool that was issued to all team members. F. Minor indicated that when the inspection report results are given to individual tenants that a copy of the inspection report guide will be provided.

(6) New Business:

1. Washers/Dryers: C. Onderdonk indicated that the current vendor provides good service but they are not user friendly. Much discussion. L. Pappas made a motion to table this item until the fall meeting. M. Domina seconded the motion. Motion approved.

2. Power Washing of buildings. L. Pappas directed C. Onderdonk to proceed with getting estimates for the power washing of the buildings and the brush clearing along the pond.

3. Brush cutting by pond. Item addressed under # 2.

(7) Report of the Executive Director: C. Onderdonk indicated that an Election was conducted on June 15, 2022 for the purpose of filling the existent vacancy of Tenant Commissioner. The tenants, by an overwhelming majority, elected tenant David Hamelin to fill that position. C. Onderdonk will draft a letter to the Preston Board of Selectmen informing them of the election and requesting that they appoint David Hamelin as the Preston Housing Authority Tenant Commissioner.

(8) Public Comment:

Tenant M. Bell accompanied by (Social Worker Tiana Baker on speaker phone) stated that she does not feel safe here and is tired of the harassment. She indicated that she will be visited by African American guests and wondered whether they will be harassed too. Tenant M. Bell questioned whether the Housing Authority will do anything about it?

Social Worker T. Baker questioned whether there will be any follow through by the Housing Authority. She indicated that she had requested that she and Mary be notified of the upcoming Housing Authority meeting.

L. Pappas stated that she has requested that the Resident Troopers become more present to this community in an effort to protect the tenants. L. Pappas indicated that procedures and protocols are followed. If any tenant feels that they are being harassed, they need to contact the State Police immediately.

Tenant M. Bell indicated that her claims about allocations of harassment were not addressed by the Housing Authority Office. She also indicated that her concerns of tenants feeding animals and visiting pets were not addressed.

Tenant M. Bell indicated that she has taken a tenant to court twice regarding harassment and she feels unsafe living here. She feels that by having to endure this situation for eighteen (18) months that she should be compensated for her rent payments during that period of time. She indicated that continuation of the treatment of harassment will have her go to court to settle. M. Bell stated that she has been recording this.

Tenant K. Duncan stated that notice of Housing Authority meetings is posted on the doors to the Community room. She also indicated that it becomes a public matter up for discussion when brought before a public meeting.

T. Baker questioned the availability of meeting with management. L. Pappas indicated a willingness to meet as requested. L. Pappas will email T. Baker with information on the availability of holding said meeting when Commissioner H. Comeau returns from vacation.

(9) Adjournment L. Pappas made a motion to adjourn the meeting at 4:39 p.m. Motion seconded by M. Domina. Motion approved.

Respectfully submitted by.

Frances Minor

RECEIVED FOR RECORD AT PRESTON, CT
On 07/13/2022 At 3:09 PM
Attest: Jill E. Keith, Town Clerk