

Board of Commissioners

Linda Fusco, Chairperson

Adam Pacheco, Vice Chairman

Kathleen Ducharme, Secretary

Robert Lisi, Treasurer

Michael Mazzola, Resident Commissioner

**Derby Housing Authority
November 1, 2018 Meeting**

The Derby Housing Authority meeting was called to order at 6:34 by Linda Fusco, Chairperson; and was followed by the Pledge of Allegiance.

Roll Call

Present: Linda Fusco, Chairperson, Adam Pacheco, Vice-Chairperson, Robert Lisi, Treasurer, Kathleen Ducharme, Secretary, Michael Mazzola, Resident Commission.

Also Present: Ellen Oczkowski, Robert Henderson

Approval of Minutes:

October 4, 2018 Meeting

A motion to approve the minutes of the October 4, 2018 Meeting was made by Mr. Mazzola and seconded by Mr. Pacheco. Motion Carried.

Additions, Deletions, Corrections

Ms. Fusco asked to eliminate under New Business Section 8a and 8b, Bob Henderson and Dawn Herbert asked to have their presentations moved to next months meeting.

A motion to eliminate Section 8a and 8b was made by Mr. Lisi and seconded by Mr. Pacheco. Motion Carried.

Public Portion

Linda Swinski – 15 Guardiano Terrace asked Ellen and the Board members how can they take away handicap parking for all residents. Ms. Swinski asked if anyone contacted the state to see if this was allowed since there are handicap apartments and those apartments are suppose to have handicap parking. She stated there was a letter from the state back in 2007 that she submitted to Ellen that addressed this. Mr. Pacheco addressed Ms. Swinski after reading the letter and stated that the letter was not from the state but from the DHA back in 2007 and was not signed. Mr. Pacheco also stated that residence said the letter is not completely accurate. Ms. Swinski has been parking in one of the two handicap parking spaces and was told that if she continued to park there the car would be towed. Ms. Fusco suggested that she fill out an application in the DHA office for reasonable accommodation and also to go to her doctor and have him provide a letter. Ms. Swinski added that Mayor Dziekan told her to park in the handicap spot. Ms. Fusco added that the Mayor brought this to the board's attention and that it is the job of the DHA board members to handle this issue not the Mayor. Ron Henderson added that the letter of accommodation can be denied by the DHA. The DHA has the authority to decide if the accommodation can be honored or not.

Loretta Sexton – 29 Stygar Terrace stated that there is still work that needs to be done on the driveway. There are two large dents in the pavement and Frank Pepe said this was not part of the work that he was contracted to do. Ms. Fusco asked Ellen to look into it and if this was a part of the work that Frank Pepe was contracted to do, to give him a call and if not to have one of the staff members look into it and perhaps they can do the repair.

Ms. Fusco submitted a very nice letter into the record from Philip Ayr, a resident of 1 Guardiano Terrace thanking the board for the designation of visitor handicap parking spots.

Ms. Fusco closed the public portion of the meeting

Old Business

- a. Discussion and Possible Action on Consultant for SSHP Grant:
Ms. Fusco explained that packets were sent out to three people. One opted out, another has not responded, and a meeting has been scheduled for next Thursday. Ms. Fusco will keep the board posted.

b. Updates on Repairs to Parking Lots and Sidewalks at Guardiano Terrance and Stygar Terrace:

Ellen thought everything was completed, she had asked Anna to check the driveway at Stygar Terrace that Linda had reported and thought it was ok but will need to investigate further and if needed to call Frank Pepe. If this is something that is not covered in the estimate that Frank Pepe gave, then the staff can fill the patches on the driveway at Stygar Terrace.

New Business

c. Update on Elderly Inspections

Robert Henderson explained that all sites are done. HQS was used and now UPCS is being used for inspection standards. Mr. Henderson added that inspections give a baseline but they also give great insight into what should be looked at over the next 5 years. Mr. Henderson explained that he would address what must be taken care of, what is going to get taken care of and what needs to be put on a wish list. All three of these are dependent upon finances. Mr. Henderson said he would have a breakdown, and also address how to find the money to pay for these items at the next meeting.

d. Parking Issues at Guardiano

This item has already been addressed.

e. Our Annual Audit will start:

Ms. Fusco stated the Annual Audit will begin on November 5th. It is a very thorough report. He will be there for about 3 days and he will send a report after the audit is completed. They did well last year and expect to do well again this year.

**HOUSING AUTHORITY
CITY OF DERBY
101 West Fourth Street
P.O. Box 843
Derby, CT 06418
(203)735-6652 Telephone
(203)734-0204 Fax**

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**SUBSIDIZED HOUSING AUTHORITY REPORT
MONTH OF OCTOBER, 2018**

STATE ELDERLY SITES

STYGAR TERRACE

No Vacancies

Resident Concerns:

CICIA MANOR

No Vacancies

Resident Concerns:

LAKEVIEW APARTMENT

#14 Vacant

Resident Concerns

Parking

MISCELLANEOUS

1. Paid vouchers and bills are available for review.

SECTION 8 PROGRAM

1. Landlord checks for the month of November, 2018 will be processed and will be mailed on November 1, 2018.
2. Paid vouchers and bills are available for review.
3. PIC Reporting is currently at 95.

Mr. Pacheco thanked Ellen for all the detailed information on the Directors Report. He asked about Work Order #6581 that was a bit lengthy in time. Ellen said she would look into it.

Adjournment

A motion to adjourn the meeting was made by Mr. Pacheco, seconded by Mr. Lisi. Motion Carried. The meeting was adjourned at 7:13 pm.

Respectfully submitted,

A handwritten signature in cursive script that reads "Meg Martins".

Meg Martins
Recording Secretary

** These minutes are subject to the approval of the Derby Housing Authority at their next schedule meeting.

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Notice

October 18, 2018

To: All Residents at Guardiano/Lakeview Terrace Apartments

To make things clear this notice of the parking situation supersedes any previous arrangements that have been made in the past.

Due to the continuing problems with the resident's parking spaces at Guardiano/Lakeview Terrace, Derby Housing Authority has repaired the parking lot and the spaces have been changed.

Renumbered Spaces: Tenants are expected to park in there numbered space.

Handicap Spaces: Due to the fact that we now have several handicap residents and we only have two handicap spaces, the handicap spaces will not be assigned. These spaces are to be shared among all residents that qualify. Example: If you have groceries and you need to bring them in the house....bring the groceries in take a rest and park your car in your assigned spot so it frees up that spot for someone else that might need to use it.

15 Minute Parking Spaces: These spaces are for someone picking up or dropping off residents.

Visitor Parking Spaces (7) are located in the driveway area, It is the residents responsibility to inform their visitors they need to park in the visitor parking area only.

Also, as a reminder if someone chooses to let someone else use their parking spot it is no concern of any other resident.

If anyone chooses to not follow the rules they risk their vehicle being towed at their expense.

Thank you for being so mindful and courteous to all of your neighbors that live with you.

Regards,
Ellen Oczkowski

Subsidized Housing Coordinator

Ellen Oczkowski

From: Philip Ayr [REDACTED]
Sent: Saturday, October 27, 2018 7:57 PM
To: Ellen Oczkowski
Subject: A heartfelt thank you!!

Dear Housing Commission Board Members,

My name is Philip Ayr and I live in your Elderly/Disabled housing unit, Guardiano Terrace. I have lived here since April 1st, 2018. I am 32 years old and have been placed there because I use a manual wheelchair for work, and a walker for social occasions. I have been disabled since two years of age.

My parking space is #1 and is the farthest spot in the parking spot from the main entrance. I am very much ok with this as the parking lot itself is flat and frankly I could use the daily walk. Keep in mind though I have a vehicle that uses hand controls and I have a handicap sticker.....although to be frank....I'd dare to say everyone in elderly housing has a handicap sticker so that isn't saying much.

The reason I am writing this letter is to give you all a heartfelt thank you for your parking changes in this most recent repainting of the parking lot. As you know, you have designated two spots as Visitor Handicap Parking. My best friend Jeremy is confined to a manual wheelchair and uses the handicap spot when he can to get his wheelchair out of his car. My elderly father uses a walker that is very wide and appreciates the handicap width as well when he visits me with his car.

In closing, I would like to again thank you all for designating Visitor Handicap Spots in Gaurdiano Terrace. In my frank opinion, we all have handicap stickers so no one should be treated better than anyone else as it is more or less a wash if everyone has a sticker, which allows room for handicap guests. Again, I thank you.

Sincerely,
Philip Ayr

--

Philip A. Ayr, MS

1 Guardiano Terrace

Derby, CT

06418

(p:) [REDACTED]

(e:) phil3234129@gmail.com