



2011

HACDCT.ORG

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Housing Authority, City of Danbury

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Commissioner,
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Executive Director,
M. Carolyn Sistrunk

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Housing Authority Presents Annual Plan

The Housing Authority of the City of Danbury will present its Annual and Five Year Plan to a public hearing at 2 PM October 14th at the agency's 2 Mill Ridge Rd. offices.

Federal Law requires the agency develop a plan with input from public housing and Housing Choice Voucher participants, elected officials and the public.

HACD is one of the ten largest public housing authorities in the State of Connecticut. It has increased its housing stock from 1133 to 1840 housing units during the last eleven years.

In developing the plan, HACD will reach out to the residents, public officials and the public including

HACD's resident leadership, to elicit comments and recommendations. Comments will also be received through the mail during the statutory review period.

Among the major initiatives in this year's plan are:

- ◆ Improve the lives of our residents through the implementation of an effective Asset Management strategy; improve customer service and decrease cost.
- ◆ Maintain standard performer designation through improvements in HACD's core property and financial management operations.
- ◆ Maintain standard performer designation in its Section 8 Program.

◆ Restore HACD's financial stability and resolve indebtedness to the Department of Housing and Urban Development.

◆ Develop six quality replacement housing units—affordable and indistinguishable from surrounding communities—over the next three years.

◆ Strengthen HACD's commitment to the Ten Year Plan to end Homelessness through the implementation of local homeless and domestic violence preferences.

◆ Increase intergovernmental collaboration between HACD and its network of partners.

Revised Damage Fee List Approved

The Housing Authority of the City of Danbury's Board of Commissioners approved a new resident caused damage price list at it's August Meeting. The last time the price list was revised was in 2006.

The new pricing more accurately reflects the actual cost to the Housing Authority. Costs are based on services provided during regular and after-hour, weekend and holiday basis.

Listed first are the regular hour service and second are the after-hour, holiday and

weekend fees. Costs are in dollars. (If second price not listed, service is not available after normal business hours.)

- Unlock doors 20/78
- Unplug toilet 40/120
- Oil burner start-up by staff 80/120
- Oil burner start-up by outside vender 113/169
- Smoke detector Battery-type (Mill Ridge) 42/130
- Smoke detector Battery-type (Federal Properties) 45/135
- Smoke detector battery-type (Glen Apartments) 59/149

- Smoke detector battery-type (Crosby Manor) 68/158
- Replace interior door 280
- Replace exterior door 350
- Replace storm door 247
- Load debris to dump 97
- Half-load to dump 71
- Double insulated window 289
- Basement window 269
- Replace glass (per window) 180
- Re-screen window screen 49
- Replace bedroom lock 43

(story continues on Page 2)

Housing Authority To Stop Collecting For Garbage Pick-Up

The Danbury Housing Authority will cease to offer trash and refuse removal service through a vendor, beginning December 1, 2011.

As of that date, Housing Authority residents who had been paying for refuse services with their monthly rent, will be responsible for their own trash and refuse pick up.

HACD had contracted with local companies to provide this service for about four years.

State Moderate Rental tenants are, by lease agreement, required to provide trash and refuse removal at their own

expense.

Those tenants who are paying for this service will continue to do so up to and including their November rent payment. They must have their own garbage service beginning December 1.

Following is a list of some available service providers:

- Lostocco (203) 743-9940
- Winter Bros. (203) 743-0405
- All American (800) 826-7952



HACD HAS NEW ADDRESS

The Housing Authority has not moved but our mailing address has changed.

We no longer use a P.O. Box. The address is simply:

**2 Mill Ridge Rd.,
Danbury, CT
06811**

New Purchasing Director Named

Devin A. Luciano, a Carmel, NY. resident, has been appointed Director of Purchasing for the Housing Authority by M. Carolyn Sistrunk, HACD Executive Director.



As Purchasing Director, Ms. Luciano is responsible for developing, preparing and negotiating contracts for all procurement of products and ser-

and procedures.

Devin is a graduate of Fordham University in the Bronx, NY, with a BA in Organizational Leadership. She comes to HACD from the Hackley School in Tarrytown, NY, where she had been a Purchasing Manager since 2007. She recently completed a week-long HUD requirements training in Lexington, Ky.

vices in compliance with federal, state, local and HACD policies

Damage Fee List (continued from page one)

(continued from Page1)

- Wall or ceiling repair (per 32 sq. feet) 75
- Mail box key 69
- Re-key lock 79
- Electric stove 355
- Gas stove 421
- Large refrigerator 606
- Small refrigerator 565

- Notice to quit Service 66 (increased according to adults in household)
- Court filing fee 120 (Increases according to court charges)
- Attorney fee 750 (Increases as time is spent on case)
- Marshal fee 103 (Increases as additional services are required)

- Returned check fee 25
- Misuse of Emergency Exit Doors or obstructing emergency exits 25
- Replace access key 25 (Putnam Tower, Wooster and Ives Mansors)

Legal fees charged tenants for eviction proceedings were also addressed. They are:

Other charges tenants may incur and which were not changed include:

Michael Dapolite, Asset Manager, stressed that these changes were instituted only to cover the actual costs not to make a profit for the Authority.



State and Federal Budgets Impact HACD

Budget issues on the State and National levels are having a serious impact on the Housing Authority of the City of Danbury.

Faced with a loss of about \$400,000 in operating funds for 2011, HACD has taken some immediate steps to lessen the impact on the agency and the residents the agency serves.

M. Carolyn Sistrunk stated the steps the Housing Authority is taking at this time are necessitated by the current economic circumstances and HACD's reduced revenues

including state and federal subsidies.

Anticipated increases in 2011-2012 nondiscretionary costs including property and personnel insurance, pension and health benefits, have also produced a negative impact on Agency funds.

Two full-time positions were recently eliminated through layoffs to reduce labor costs.

Several open positions are not being filled. At least one full-time position has been reduced to part-time in this effort.

All this in an effort to balance the Authority's budget.

Employee whose positions are being eliminated were offered severance pay. This included salary, expenses due and accrued vacation time. These employees will also be eligible for health insurance pursuant to federal COBRA law.

Executive Director Sistrunk stressed that all the actions the Housing Authority is taking are being made with the purpose of creating the least possible impact on tenants.



HACD Employees Propose Furlough Plan

An historic agreement was reached with unionized Housing Authority employees which averted the layoff of at least three employees.

Members of AFSCME Local 1303-402 proposed, during negotiations, to accept eighteen furlough days during the a twelve month period months. Furlough days are uncompensated non-work

days. The agreement calls for six furlough days this year and the remainder during 2012.

Some furlough days were designated and began over the July Fourth holiday with either the Friday before or Tuesday after being one such day. The Friday before Labor Day was another.

One day during each of the months until December was identified as a furlough day. Department directors were coordinating the scheduling to reduce the impact on HACD operations.

The Human Resource department is assisting in the monitoring of furlough days by providing monthly reports to principal staff.

Experts Say Some Exercise Better Than None

Dallas – Even small amounts of physical exercise can help reduce the risk of heart disease, indicates a study released Aug. 1 by the American Heart Association. The risk of heart disease decreases as amounts of daily activity increase, according to a study abstract.

Although government guidelines call for 2.5 hours of

physical activity per week, the study found that exercisers who did not meet the recommended guidelines had a lower risk of coronary heart disease than those who did not exercise at all. The benefits of exercise were stronger among women than men.

The study, which was the first to quantify the value of exercise on heart disease,

also found that people who engaged in the recommended 150 minutes of moderate-intensity physical activity weekly had a 14 percent lower risk of coronary heart disease than those who reported no exercise.

The study was published online in the journal *Circulation*.

Forgiveness is the fragrance the violet sheds on the heel that has crushed it.
-- Mark Twain



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The Authority's mission, in support of the City of Danbury, is to provide safe, affordable and decent housing within the City of Danbury.

Hat City Housing Herald
Kevin N. Barry, Editor
203 744-2500 X15



Hurricane Irene impacted many Housing Authority sites on Sunday, August 28th. A tree fell on the roof on one building at Glen Apartments where residents were without power for three days. A tree also fell at Wooster Manor. Scattered sites sustained some damage.



Linda Pinckney, LPN, of Regional Hospice and Home Care and Estella Francis, Site Coordinator, get ready to serve lunch (above.) Regional Hospice was a sponsor of the Senior Picnic this year. The line forms to the right, as residents make their food choices (above right.) Police Chief Alan Baker joins residents for lunch during this year's Senior Picnic at Hatters Park on Aug. 25th. (Jim Zeh photos)

