

VERNON HOUSING AUTHORITY
21 COURT ST., SUITE 114
VERNON, CT 06066

2022 ANNUAL REPORT



Betsy R. Soto, PHM, VEM,
Executive Director



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Executive Summary

I'm glad to submit the Annual Report for the Vernon Housing Authority for the Fiscal Year Ending December 31, 2022, on behalf of the Board of Commissioners. The Vernon Housing Authority commissioners and staff's dedication and hard work made this past year yet another successful year.

Over the course of the past twelve months the VHA commissioners and staff have continued their efforts towards our goal of maintaining our high standards in the leasing of our housing stock and Housing Choice Voucher Programs.

The Vernon Housing Authority was successful in maintaining an annual average occupancy rate of 99% throughout our properties, which consist of 323 public housing units. Despite the program's ongoing underfunding, our local housing choice voucher program continued to help as many families as it could. This year, 361 families received assistance. In addition, we were able to assist 1,150 families through the Renter Assistance Program (RAP) and Housing Choice Voucher Programs (Section 8).

Making the Vernon Housing Authority a ***High Performing Public Housing Authority***. All of this was made possible with operating and administrative funding coming from the U.S. Department of Housing and Urban Development (HUD).

The housing programs represent what the Vernon Housing Authority continues to do for its residents, landlords, program participants and the community of the Town of Vernon.

Despite the obstacles that lie ahead, the Board of Commissioners and staff of the Vernon Housing Authority are dedicated to offering high-quality affordable housing opportunities. With an emphasis on protecting these crucial resources, the Vernon Housing Authority will carry on with its operations in 2023.

Respectfully Submitted,

Betsy R. Soto

Betsy R. Soto,
Executive Director, PHM, VEM
VERNON HOUSING AUTHORITY

ORGANIZATIONAL SUMMARY

Board of Commissioners

Susan Bannon, Chairperson
Carl Scheafer, Vice-Chairperson
Kathleen McCarthy, Tenant Commissioner
Sean Hadden, Commissioner
Steve Wakefield, Commissioner

Housing Authority Staff

Administration

Betsy R. Soto, PHM, VEM, Executive Director
Wendy Ng, Finance Manager
Sandra Ceglia, Bookkeeper
Blanca Perez, Receptionist

Housing Choice Voucher Program (Section 8)

Debra Hedger, Housing Programs Supervisor
Mia Abbott, HCV Housing Coordinator

Public Housing

Debra Hedger, Housing Programs Supervisor
Lisa Molochnick, Leasing Coordinator
Karen Howat, Assistant Manager

Francis J. Pitkat Congregate

Karen Howat, Assistant Manager
Diane Torza, Assistant Resident Service Coordinator
Sheila Perry-Reveron

State of CT DOH HCV & Rental Assistance Program

Suhail Rosa, Program Supervisor
Charlene Charette, Housing Coordinator
Linda Austin-Small, Housing Coordinator
Jaymilly Irizarry, Housing Coordinator
Abby Bellock, Part Time Assistant

Maintenance

Michael Patrick, Facility Manager
Greg Gauthier, Maintenance Supervisor
Nicole Nadeau, Maintenance Laborer

Rene Rainville, Maintenance Laborer
Melvin DeJesus, Maintenance Laborer

MAJOR CAPITAL IMPROVEMENTS

Grove Court VMS (Cameras) Project – Bids were received on October 29, 2021. The lower bidder Mammoth Security, Inc. was awarded the contract. Project commenced December 2021 and completed December 2022. Cameras were installed throughout the interior and exterior of all buildings. The cameras provide security 24-7 throughout the Grove Court Property.

Grove Court Major Renovation Project – A preliminary scope of work was developed October 2021 to renovate this property. Both ALTA and Environmental Surveys are complete. Project in beginning stages. No anticipated start or anticipated completion dates available. To redevelop and make the property viable for the foreseeable future; the following upgrades to the property are being done: ADA Upgrades to 10% of the apartments (6 Units); complete Community Room upgrades; complete upgrades to the site including paving, sidewalks, site stairs, parking lots including additional parking, landscaping and site lighting; building exteriors including roofing, gutters, siding, windows and exterior doors; apartment interiors including; Kitchens cabinets, counters, sinks, appliances and flooring. Bathroom tub/shower surround, vanities, toilets, accessories, and flooring; electrical panels, fire alarm and CO systems, unit lighting, energy efficient heat pumps for heating and air-conditioning, plumbing, and any associated hazardous material abatement. 3 proposals from Architects/Engineers for design services were requested. Awarded to the lowest proposal and most qualified QA+M. Bid opening 12/16/22. Secondino was the apparent low bidder, but the bid was approximately \$800K over budget. No contract has been awarded.

Congregate - Replacement of Gazebo Project – Bids were received on November 18, 2021. The lower bidder, Witham Construction, was awarded the contract. Removal and disposal of old gazebo, install new gazebo. Project commenced May 2022 and completed December 2022.

Becker Place Major Renovation Project - Bids were received on July 8, 2021. The lower bidder LINK General Contractors was awarded the contract. Construction began November 2021 and anticipated completion date March 2023. Substantial Rehab, Scope of Work includes but is not necessarily limited to the following: Demolition of the garage, Hazardous material abatement, Roof replacement, (2) new kitchens, (3) new bathrooms, new mechanical (heat) systems, Plumbing upgrades, Electrical Upgrades, Smoke and Carbon Monoxide detection, Window rehabilitation, new laundry room, new flooring, Interior and exterior painting, Site work and new parking area.

Court Towers – Structure Assessment – Proposals were received on 2/4/2022. The lower bidder Silver/Petrucelli was awarded the agreement. Court Towers was found to be in generally very good physical condition.

Franklin Park East, West, and Windermere - Signage and Sign Lighting A & E for Design Services. 3 proposals were received on March 18, 2022. The lower proposal Capital Studio Architects were awarded the contract.

Franklin Park East - Roof Replacement - Bids were received on September 22, 2022. The lower bidder Link General Contractor, LLC was awarded the contract.

PHA Wide Carbon Monoxide Alarms/Detectors Assessment – Proposals were received on June 17, 2022. The lower bidder Capital Studio Architects awarded the contract.

Maintenance Vehicles - 2 new vehicles purchased from the DAS contract.

APPOINTMENT TO THE BOARD OF COMMISSIONERS

Steve Wakefield was appointed to finish a five-year term by the Vernon Town Council in October of 2022.

NEW POLICIES/HOLIDAY

Ethics & Conflict of Interest Policy, voted and approved by the Vernon Housing Authority Board of Commissioners on October 13, 2022.

Juneteenth (June 19) has been added to the Vernon Housing Authority's list of holidays observed. On December 1, 2022, the Vernon Housing Authority Board of Commissioners voted and approved it. Since June 17, 2021, the Federal Government has recognized Juneteenth as a holiday. On October 1, 2022, the State of Connecticut opted to recognize Juneteenth as a legal holiday.

HOUSING ADVOCACY & ASSOCIATIONS

Vernon Housing Authority is still steadfast in support of advocating for public housing. Betsy R. Soto Executive Director is an active member of several housing committees through the Connecticut Chapter of the National Association of Housing (CONN-NAHRO), the New England Regional Counsel of NAHRO (NERC-NAHRO), National NAHRO, and the HAI Insurance Group. Including, Executive Board Member for several Housing Associations, as well as the Vice President of Membership. Her enthusiasm for housing has led her to these administrative positions within the Housing Associations, and she will continue to hone her talents in the dynamic housing market. Most recently was Inducted into the Prestigious Marquis Who's Who in America Biographical Registry and Marquis Who's Who Women of Influence. Recognized for her professional integrity, demonstrating outstanding achievement in the respective field, making innumerable contributions to society as a whole and expert leadership of the Vernon Housing Authority.

RESIDENT SERVICES

The Vernon Housing Authority enriches its ability to deliver a positive living environment through a commitment to resident services. Well into 2022, we continue to deal with the CoVID19 pandemic impact. For the safety of our residents and employees, all properties continue to be sanitized 2 times daily 5 days a week and to be continued into the incoming year. COVID-19 Vaccine & Vaccine Booster Clinics were held on sight for the convenience of residents. Approximately 95% of VHA residents have been vaccinated.

While the pandemic restricted activities and social gatherings per the governor's executive orders and CDC, residents continued to receive services. Those who needed more assistance, other measures were taken. Memos were sent to the residents informing them that the office doors remain open, and staff would be available via appointment, phone, email, fax, and mail.

Approximately 356 residents were assisted with different services. The list of services includes Food Pantries, Coat Drives, Vaccines & Booster clinics, Community Meals, Protective Services, Homemaking Service, Home Health Aides, Transportation Services, Public Assistance Programs, Mental Health Services, Medicare/Health Insurance, Visiting Nurses Service, Home Bound Reading Programs.

In addition to services, we have provided community relations through health clinics, Rockville Pharmacy Presentations, Coat Drives. Several Coat Drives were held throughout the properties providing over 100 free coats to our residents. HVCC Presentations, Entertainment & Community functions at all our senior and disabled housing sites. Including Summer Picnics with entertainment with hundreds of residents attending, Holiday Parties, Coffee & Donuts, Musical Entertainment, Bingo, Pizza Parties, Holiday Dinners, Christmas Lights Trip, Housing America Night at the Hartford Yard Goats Stadium trip, and other miscellaneous game playing functions. Approximately 100 free coats were provided to our residents throughout our properties.

The Annual Resident Picnic was held in August 2022. Glendale Dining Services provided delicious food. There was a musician and DJ, lots of raffle prizes, a couple of beautiful horses, vendors selling vegetables and honey, residents were able to utilize their Farmers Market Vouchers towards the purchases. Representatives from the Vernon Senior Center, Rockville Public Library, Visiting Nursing Association and Vernon Social Services were also present and provided residents with information. The weather was beautiful, the tables were all set up under a large tent, and with over 150 attendees, it was a fun filled afternoon! Residents were happy and grateful.

The Vernon Housing Authority Hartford Yard Goats (Housing America Night) tenant trip took place Friday, July 29, 2022. Approximately 40 Residents and VHA staff were in attendance. Transportation was made available. Housing Authorities from all over the State of Connecticut were present. VHA staff wore their VHA Logo shirts in support of the Vernon Housing Authority. Residents were happy and appreciative to have been provided with a baseball trip.

VHA partnered with several farms to provide residents with onsite Farmers Markets to make it easier for them to use their vouchers. There were assorted fruits, vegetables selections, and honey available for purchase. Residents also had an option to purchase an assorted bag full of items and delivered to their units.

November 22, 2022, 210 Grab and Go Thanksgiving Dinners were provided to VHA residents. Meals were served at the Congregate Facility for the residents and residents of other sites picked up their meals via drive through. This event continues to increase in attendees and the residents look forward to it too! Thank you notes were received from residents in appreciation of everything the Vernon Housing Authority has done and continues to do for them.

We also teamed up with the Town of Vernon Department of Social Services to sign up our residents for the rental rebate and energy performance program. Many of our residents took advantage of this offer allowing them to supplement their limited budgets.

At Court Towers we continued the operation of the Gift and Coffee Shops as a service for our residents. Due to the pandemic some of the services were limited due to the companies taking precautionary measures with their employees. While the pandemic restricted activities and social gatherings per the governor's executive orders and CDC, residents continued to receive services. Those who needed more assistance, other measures were taken.

The Congregant State Facility began to reinstate normal activities. Procedures implemented were for the safety of the residents and VHA employees and their families. Our Bulletin Board area is the "Communication Gateway" to the Pitkat Residents to keep them informed regarding pertinent information, Pitkat & Community Activities. Consisting of Monthly menu, Weekly Bus Schedules, Monthly Vernon Senior Center Newsletter, interesting articles, games, puzzles, weekly grocery shopping. UCONN-SNAP-Ed Program through their Dept. of Allied Serv. provides Pitkat with nutritional wellness information, Homebound Reading Program with the Rockville Public Library, Pitkat Book Club, Arts & Craft Activities, Weekly Movies, Weekly Entertainment, yearly trips to the Christmas Lights, Apple Picking, Cider & Donuts, Baseball, Utilizing the Living Room & Gazabo to meet up with friends for a chat, Weekly Yoga and Daily exercise regiments by walking both inside and outside the facility and much more.

Residents continue to write to the Vernon Housing Authority monthly thank you notes for the ongoing assistance they receive from the Executive Director and staff.

FEDERAL & STATE MANAGEMENT ASSESSMENTS

HOUSING CHOICE VOUCHER MANAGEMENT ASSESSMENT (HUD)

The VHA has maintained the status of being a High Performing Agency with the U.S. Department of Housing and Urban Development in the management of the Section 8 Program. VHA scored 100 of 100 possible points. Making the PHA a **HIGH PERFORMER.**

PUBLIC HOUSING ASSESSMENT SYSTEMS (HUD)

U.S Department of Housing and Urban Development, Office of Public and Indian Housing Real Estate Assessment Center. Public Housing Assessment System (PHAS) Score Report. This system is used by HUD to score Housing Authorities. Indicators used are PHYSICAL, FINANCIAL, MANAGEMENT, CAPITAL, and LATE PENALTY POINTS. VHA scored 93 out of 100 points. Making the PHA a **HIGH PERFORMER**.

MANAGEMENT ASSESSMENT (CHFA)

Connecticut Housing Finance Authority Public Housing Assessment System. This system is used by CHFA to review FINANCIAL REPORTING, BUDGET MANAGEMENT, ACCOUNTS RECEIVABLE/PAYABLE, ACCOUNTING AND BOOKKEEPING, MANAGEMENT OPERATIONS, POLICIES AND PROCEDURES. VHA scored 91 out of 100 points. Making the PHA **ABOVE AVERAGE**.

SITE ASSESSMENT (CHFA)

Connecticut Housing Finance Authority Public Housing Assessment System. This system is used by CHFA to review MANAGEMENT, OCCUPANCY DATA, ENVIRONMENT, BUILDING EXTERIOR & COMMON AREAS, SAFETY HAZARDS. VHA scored 94 out of 100 points. Making the PHA **ABOVE AVERAGE**.

PAYMENT IN LIEU OF TAXES (PILOT)

PILOT payments made to the Town of Vernon in 2021, 2020 & 2019 are listed below.

<u>Property Designation</u>	<u>2021 Pilot Payment</u>	<u>2020 Pilot Payment</u>	<u>2019 Pilot Payment</u>
Court Towers, Franklin Park West & Scattered Site	50,658	49,970	45,905
Franklin Park East	11,750	11,421	9,189
Windermere Court	11,446	10,453	11,358
Francis Pitkat Congregate	19,308	21,315	19,206
Total Payment	\$93,162	\$93,159	\$85,658

The Housing Authority was proud to present the Town of Vernon with a PILOT payment in the amount of \$93,162. Making it the 2nd highest paid PILOT payment to the Town of Vernon in the history of the PHA. This is due to the unit occupancy percentage of 99%.

The Vernon Housing Authority is consistently increasing the value of its properties by keeping up with what we have created in the Town of Vernon. Hence, through offering affordable housing to our occupants and by keeping an expanded measure of cash we can give the Town of Vernon in our yearly PILOT installment.

FACILITIES

WORK ORDERS

Through December 31, 2022, the VHA maintenance staff completed 6,154 work orders for maintenance services.

UNIT TURNOVER

The VHA maintenance staff renovated 35 apartments in preparation for new and/or transferred resides.

FINANCIAL SUMMARY							
		Project Tot.	HCV	State/Local	Bus. Activities	Subtotal	Total
Assets	Current Assets Cash						
111	Cash-unrestricted	1,423,976	494,992	1,726,642	559,089	4,204,699	\$4,204,699
112	Cash-restricted-Modern. and Development	244,000				244,000	244,000
113	Other Restricted		19,929			19,929	19,929
114	Cash-Tenant Security Deposits	16,317		2,700		19,017	19,017
100	Total Cash	1,684,293	514,921	1,729,342	559,089	4,487,645	4,487,645
	Receivables						
122	Account Receivable - HUD Other Projects	45,304	2,939			48,243	48,243
124	Account Receivable - Other government			7,000		7,000	7,000
125	Account Receivable - Misc.	1,347	24	772	97,230	99,373	99,373
126	A/R - tenants	30,440		2,595	9,576	42,611	42,611
126.1	Allowance for doubtful accounts - tenants	(19,470)		(1,723)		(21,193)	(21,193)
120	Total Receivable, Net of Allowances of Doubtful Accts	57,621	2,963	8,644	106,806	176,034	176,034
142	Prepaid expenses and other assets	132,285	19,769	53,049	5,367	210,470	210,470
143	Inventories						
150	total current Assets	1,874,199	537,653	1,791,035	671,262	4,874,149	4,874,149
	Noncurrent Assets/Fixed Assets						
161	Land	364,941		65,075	11,607	441,623	441,623
162	Buildings	12,912,098		8,257,576	102,742	21,272,416	21,272,416
163	Furniture equip. and machinery - dwellings	541,535		320,866		862,401	862,401
164	Furni. equip. and machinery - admin.	732,425	55,769	240,982	19,923	1,049,099	1,049,099
165	Leasehold Improvements	1,049,361				1,049,361	1,049,361
166	Accumulated depreciation	(11,366,803)	(48,693)	(4,256,185)	(71,073)	(15,742,754)	(15,742,754)
167	Construction in progress	341,023		277,544		618,567	618,567
160	Total Capital Assets, Net of Acc. Deprec.	4,574,580	7,076	4,905,858	63,199	9,550,713	9,550,713
171	Notes, Loans, & Mort. Rec.-Non-Current				150,726	150,726	150,726
174	Other Assets	13,492				13,492	13,492
180	Total Non-Current Assets	4,588,072	7,076	4,905,858	213,925	9,714,931	9,714,931
200	Deferred Outflow of Resources	105,260	35,863	32,382	64,346	237,851	237,851
290	Total Assets and Defer. outflow of Resources	6,567,531	580,592	6,729,275	949,533	14,826,931	14,826,931
	LIABILITIES AND EQUITY						
	Current Liabilities						
312	A/P <= 90 days	18,607	7,950	87,845	5,139	119,541	119,541
321	Accrued wage/payroll taxes payable	5,016	1,663	2,899	1,915	11,493	11,493
325	Accrued interest payable	27,987				27,987	27,987
333	A/P - other government	77,837		11,138		88,975	88,975
341	Tenant security deposits	16,317		2,700	1,400	20,417	20,417
342	Unearned Revenue			8,333		8,333	8,333
343	Capital Projects/ Mortgage Revenue	73,899		233,506		307,405	307,405
346	Accrued liabilities - other	87,033		19,903	606	107,542	107,542
310	Total Current Liabilities	306,696	9,613	366,324	9,060	691,693	691,693
	Non-Current Liabilities						
351	L/T Debt, Net of Cu Cap Pro./Mort Rev.	1,200,750				1,200,750	1,200,750
353	Non-current liabilities - other					0	0
357	Accrued Pension and OPEB Liab.	281,631	77,324	125,421	120,527	604,903	604,903
350	Total Non-Current Liabilities	1,482,381	77,324	125,421	120,527	1,805,653	1,805,653
300	Total Liabilities	1,789,077	86,937	491,745	129,587	2,497,346	2,497,346
Equity							
400	Deferred Inflow of Resources	270,355	50,051	148,277	104,283	572,966	572,966
508.4	Net Investment in capital assets	3,543,931	7,076	4,672,353	63,199	8,286,559	8,286,559
511.4	Restricted Net Positions		19,929			19,929	19,929
512.4	Unrestricted Net Positions	964,168	416,599	1,416,901	652,464	3,450,132	3,450,132
513	Total Equity-Net Assets/Position	4,508,099	443,604	6,089,254	715,663	11,756,620	11,756,620
600	Total Lia., Def. Inflow of Res. & Equity-Net	6,567,531	580,592	6,729,276	949,533	14,826,932	14,826,932

FINANCIAL SUMMARY

ANNUAL FINANCIAL AUDIT

The Fiscal Year 2021 Audit Report was completed and filed as required. There were no findings. The audit is not only a finance audit, but also an audit of the entities major HUD Federal and State of Connecticut housing programs. A full copy of the audited financial statements is available upon request at the VHA Office.

MANAGEMENT PLAN

The Congregate Housing Management and Services Plans and the Elderly Rental Plan was submitted and approved as required.

BASE RENT STRUCTURE

State Elderly Congregate – A base rent increase of \$50 per efficiency and \$50 per one-bedroom unit went into effect July 1, 2022. This increased the base rents to \$560 and \$630, respectively.

PROJECT BASED VOUCHER PROGRAM

This program is one part of the HCV program. It helps pay for rent in privately owned rental housing, but only in specific entity-owned buildings or units. That means that if you get a project-based voucher, you do not get to choose the unit you live in because the subsidy is within the property and its units. 54 Project Based Vouchers were implemented October 1, 2018, at our Grove Court Property. There are currently 37 studios and 17 one bedrooms. The studio's rent amounts are \$830, and the one bedroom is \$862. Residents rent is based on 30% of their adjusted gross income.

HOUSING CHOICE VOUCHER PROGRAM (SECTION 8)

The HCV (section 8) program offers rental assistance to low-income families. During 2022, the Vernon Housing Authority continue to work with increasing funding, administering new families on to the program while maintaining a high level of services for our clients. The program finished the year with 361 HCV (Section 8) participants.

5 YEAR & ANNUAL PLANS

The required Agency Plans for FY 2022 have been submitted and approved by the US Department of Housing and Urban Development. A copy of the plan is available for viewing at the Central Office during regular business hours.

HOUSING PROGRAMS & PROPERTY SUMMARY

FEDERAL HOUSING CHOICE VOUCHER PROGRAM

Program participants utilize the voucher in the private rental market. Program participants pay 30% to 40% of their adjusted gross monthly income to pay towards the rent. A Housing Assistance Payment (HAP) is made straightforwardly to the owner for the balance of the lease within specific impediments dependent on Federal guidelines. As of December 31, 2022, the spending authority rate was 95% and voucher use was 361. Families administered on to the program were assisted with monthly rental payment.

STATE OF CONNECTICUT DEPARTMENT OF HOUSING CHOICE VOUCHER AND RENTAL ASSISTANCE PROGRAM

Program participants utilize the voucher or RAP certificate in the private rental market. Program participants pay 30% to 40% of their adjusted gross monthly income to pay toward the rent. A Housing Assistance Payment (HAP) is made straightforwardly to the owner for the balance of the lease inside specific constraints dependent on Federal and State guidelines. In 2022 the HCV (Section 8) and Rental Assistance Program Certificate utilization usage were at 1,150. The program continues to work towards leasing and administering new families onto the program while maintaining a high level of services for our clients.

FEDERALLY FUNDED ELDERLY AND DISABLED DEVELOPMENT

Residents pay rents based on 30% of their adjusted gross income. All utilities except phone and cable are included in the rent at these sites. The flat or maximum rents are based on a minimum of 80% of the fair market rents as published by HUD annually. In 2022 the flat rents were \$819 for an efficiency and \$999 for a one bedroom.

Franklin Park West, 114 Franklin Park West, Built 1964 - 64 Elderly & Disabled Units
Court Towers, 21 Court Street, Built 1970 - 72 Elderly Units & Disabled Units
Franklin Park East, Franklin Street, Built 1963 - 40 Elderly Units & Disabled Units
Windermere Court, 29 Windermere Avenue, Built 1970 - 40 Elderly Units & Disabled Units

FEDERALLY FUNDED LOW-INCOME HOUSING DEVELOPMENTS

Residents pay rent based on 30% of their adjusted gross income and they pay for all utilities except water at these sites. The flat or maximum rents are based on a minimum of 80% of the fair market rents as published by HUD annually. In 2022 the flat rents were \$1,233 for a two bedroom, \$1,521 for a three bedroom and \$1,809 for a four bedroom.

Scattered Sites, Seven Properties - 9 Family Units

STATE FUNDED DEVELOPMENT/PROJECT BASED VOUCHERS

Residents pay rents based on 30% of their adjusted gross income. This includes all utilities besides the telephone and cable. In 2022 the rent amounts were \$830 for an efficiency and \$862 for a one bedroom per month. 54 Project Based Voucher were implemented October 1, 2018.

Grove Court, 55 Grove Street, Built 1968 - 24 Elderly Units & Disabled Units
Grove Street Extension, 55 Grove Street, Built 1977 - 30 Elderly Units & Disabled Units

STATE FUNDED CONGREGATE FACILITY

The Congregate program incorporates a blend of rent and services in the month-to-month cost. The base rents in 2022 were \$560 for an efficiency and \$630 for a one room which incorporates all utilities with the exception of telephone. There is a monthly service fee of \$850 which covers the cost of the congregate program related assistance. The services include but are not limited to 24-hour front desk attendants & security, one daily meal, light housekeeping, service coordination, entertainment, and some transportation services. Residents who would be paying in excess of 30% of their adjusted monthly income are eligible to participate in the State of Connecticut's Rental Assistance and Congregate Subsidy Programs if funding is made available.

Francis J. Pitkat Congregate Center, 80 Franklin Street - 44 Frail Elderly Units

Contact & Meeting Information

For more information regarding the Housing Authority of the Town of Vernon, please feel free to contact us at:

Vernon Housing Authority
21 Court Street, Suite 114
P.O. Box 963
Vernon, CT 06066

Phone: 860-871-0886 Fax: 860-870-5970
www.vernonhousing.org

The Regular Meeting of VHA Board Commissioner's is held the second Thursday of each month at 1:00 PM in the Community Room located at 21 Court Street, Vernon, CT (unless otherwise posted).

