

The Vernon Housing Authority

Annual Report 2010

The Vernon Housing Authority

Board of Commissioners:	Chairman	- Mr. Peter Olson
	Vice Chairman	- Mr. J. Michael O'Neil
	Commissioner	- Mrs. Mary Lou Menard
	Commissioner	- Mrs. Karen Roy-Guglielmi
	Commissioner	- Mr. Walter Edwards

Executive Director: Jeffrey S. Arn, PHM

Main Office Location: 21 Court Street

Leasing & Housing Choice Voucher Offices: 114 Franklin Street

Responsibilities and Duties: The Housing Authority owns and operates 322 units of housing for seniors, frail elderly, disabled individuals and families in the Town of Vernon. The Housing Authority also administers 280 Housing Choice Vouchers within the Town. Additionally the agency administers 800 Federal Housing Choice Vouchers, State Rental Assistance Payments and Temporary Rental Assistance Payments through our State of Connecticut Department of Social Services Programs. Therefore, at year end the Vernon Housing Authority was providing rental assistance and housing to nearly 1,402 families in and around the Town of Vernon.

Town of Vernon Housing Authority Owned Rental Properties:

Federally Funded & Subsidized Developments

Franklin Park West , 114 Franklin Park West, Built 1964	- 64 Elderly Units
Court Towers , 21 Court Street, Built 1970	- 72 Elderly Units
Scattered Sites , Seven Properties	- 9 Family Units
Franklin Park East , Franklin Street, Built 1963	- 40 Elderly Units
Windermere Court , 29 Windermere Avenue, Built 1970	- 20 Elderly Units

State Funded Developments

Grove Court , 55 Grove Street, Built 1968	- 25 Elderly Units
Grove Street Extension , 55 Grove Street, Built 1977	- 29 Elderly Units

State Funded Congregate Facility

Francis J. Pitkat Congregate Center , 80 Franklin St.	- 43 Frail Elderly Units
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Summary of Activities: The Authority has undergone a major transformation of two of its developments. As part of the federal stimulus package the Vernon Housing Authority was able to convert Franklin Park East and Windermere Court from unfunded State properties to subsidized federal properties. This was a rare opportunity provided in the American Reinvestment and Recovery Act which the Authority was able to utilize to bring more funds into the agency. This will also be an additional benefit to the Town of Vernon as it will increase the amount of payment in lieu of taxes that the Housing Authority will be able to pay the Town starting in 2012.

As part of the federalization of Franklin Park East and Windermere Court stimulus money was used to replace doors and windows at Franklin Park East and replace doors, windows and vinyl siding at Windermere Court.

The Authority performed two other major projects with our regular capital funding. These projects included a sewer and site improvement project at Franklin Park West as well as the replacement of windows and façade renovations at Court Towers.

In addition to the aforementioned items the Housing Authority placed a renewed emphasis on filling vacant units in 2010. This year has seen the several of our developments become fully occupied including; The Francis Pitkat Center, Franklin Park West, Franklin Park East and Windermere Court. The occupancy rates at Grove Court and Court Towers also improved in 2010.

The Authority's Board of Commissioners would like to thank Town Officials and Employees for their cooperation during the past year.