

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

# **2021 ANNUAL REPORT**



**Betsy R. Soto, Executive Director**  
**Betsy@vernonhousing.org**



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# Executive Summary

On behalf of the Board of Commissioners, I am pleased to present the Annual Report for the Housing Authority of the Town of Vernon for Fiscal Year Ending December 31, 2021. This past year has been a success due to the hard work and commitment by the commissioners and staff of the Housing Authority of the Town of Vernon (VHA).

Over the course of the past twelve months the VHA commissioners and staff have focused efforts toward completing our goal of maintaining our high standards in the leasing of our housing stock and assisting additional Housing Choice Voucher Program clients.

The Vernon Housing Authority was successful in averaging a 99% occupancy rate at our Public Housing properties throughout the year. Our Local Housing Choice Voucher Program continued to assist as many families as possible considering the continued underfunding of the program. The number of families assisted this year was 329. Additionally, we were able to serve 1134 families in our State of Connecticut Department of Housing Program HCV and RAP Programs.

Making the Vernon Housing Authority a High Performing Public Housing Authority. All of this was completed with operating and administrative funding coming from the Department of Housing and Urban Development. The housing programs represent what the Vernon Housing Authority continues to do for its residents, program participants and the community of the Town of Vernon.

The Vernon Housing Authority Board of Commissioners and staff remain committed to providing quality affordable housing opportunities despite the challenges that lay ahead. The Vernon Housing Authority will continue to work in 2022 with a focus on preserving these vital assets.

Respectfully Submitted,

*Betsy R. Soto*

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

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## **ORGANIZATIONAL SUMMARY**

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### **Board of Commissioners**

Karen Roy-Guglielmi, Chairperson  
Susan Bannon, Vice-Chairperson  
Kathleen McCarthy, Resident Commissioner  
Carl Shaffer, Commissioner  
Sean Hadden, Commissioner

### **Housing Authority Staff Administration**

Betsy R. Soto, 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

### **State of CT DOH HCV & Rental Assistance Program**

Suhail Rosa, Program Supervisor  
Charlene Charette, Housing Coordinator  
Linda Austin-Small, 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

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## **VHA MAJOR CAPITAL IMPROVEMENTS**

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**Windermere Court VMS (Cameras) Project-** This project was publicly bid. Bids were received on January 31, 2020. The lower bidder, Intellibeam, LLC was awarded the contract in the amount of \$89,995.00. Project completed August 2021. The project commenced along with the Windermere Court Exterior & Site Improvement project. Cameras were installed throughout interior and exterior of all buildings. The project commenced in conjunction with the Windermere Court Exterior & Site Improvement project due to the wiring of the cameras and exterior vinyl siding. Cameras were installed throughout interior hallways, community room and exterior of all buildings. The cameras provide security 24-7 throughout Windermere Court Property.

**Windermere Court Exterior & Site Improvements-**This project was publicly bid. Bids were received on June 4, 2020. The lower bidder BRD, LLC was awarded the contract in the amount of \$388,480.00. Project completed November 2021. Improvements included removal of old parking lot, redesigned new parking lot, adding 5 new parking spaces, parking lot stripping, vehicle bumpers, removal of black tar sidewalk, redesigning of new concrete sidewalks, installing a new full perimeter vinyl fencing, breezeway soffits, removal of old lighting and redesigning of property new LED lighting, gutters, power washing roofs, removal of old building and unit numbers and installation of all new property building and unit numbers, property signage, siding, and a redesign of the property landscape.

**Windermere Energy Conservation Measures Project-**A contract was entered with Lantern Energy to make the apartments at Windermere more energy efficient. The total cost of the measures was \$35,762.83 with the VHA paying only \$8,650.10 and Eversource paying the balance to the contractor performing the work. Project completed September 2021. These measures included additional attic insulation, exterior door weather-stripping, domestic hot water measures and the replacement of dwelling unit light bulbs with more energy efficient L.E.D. bulbs.

**Becker Place Major Renovation Project-** Bids were received on July 8, 2021. The lower bidder LINK General Contractors were awarded the contract. Construction began November 2021 and anticipated completion date September 2022. 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.

**Grove Court VMS (Cameras) Project** –Bids were received on October 29, 2021. The lower bidder Mammoth Security, Inc. was awarded the contract in the amount of \$140,095.18. Project commenced December 2021 and anticipated completion date July 2022. Cameras were installed throughout 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.

**Congregate-Replacement of Gazebo Project**– Bids were received on November 18, 2021. The lower bidder Witham Construction was awarded the contract in the amount of \$33,793. Project to commence May 2022 and anticipated completion date August 2022. Removal and disposal of old gazebo, install new gazebo.

**PHA-Wide – Radon Testing Project** – Proposals were received January 29, 2021. The lower bidder Eagle Environmental was awarded the contract in the amount of \$3,615. Project completed April 2021. A complete radon testing conducted throughout all properties.

**PHA-Wide – PACM Inspection Project**- Proposals were received April 22, 2021. The lower bidder Fuss & O'Neil was awarded the contract in the amount of \$6,800. Project completed June 2021. A complete an inspection and identification of Presumed Asbestos Containing Materials (PACM) across our entire portfolio.

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## ***APPOINTMENTS TO THE BOARD OF COMMISSIONERS***

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Carl Shaffer was appointed to finish a five-year term by the Vernon Town Council in April of 2021. Sean Hadden was appointed to finish a five-year term by the Vernon Town Council in October of 2021.

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## ***HOUSING ADVOCACY & ASSOCIATIONS***

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The Vernon Housing Authority continues to be committed to advocating for public housing. Executive Director Betsy R. Soto is an active Executive Board Member for numerous of Housing Associations, VP of Membership and Committee Member to 17 housing committees though the Connecticut Chapter of the National Association of Housing (CONN-NAHRO), New England Regional Counsel of NAHRO (NERC-NAHRO), National NAHRO and HAI Group. Her devotion and enthusiasm for Housing has carried her to these administrative roles all through various Housing Associations and will continue to refine her mastery in the always consistent changes housing brings.

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## ***RESIDENT SERVICES***

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The Vernon Housing Authority enriches its ability to deliver a positive living environment through a commitment to resident services. Well into 2021, we continue to deal with the CoVID19 pandemic impact. For the safety of our residents and employees, facial mask was delivered to all residents. All properties continue to be sanitized 2 times daily 5 days a week and to be continue into the incoming year. COVID-19 testing clinics and Vaccine Booster Clinics were offered on sight for the convenience of residents. Approximately 90% 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. Revised Resident Handbooks were distributed to all residents January 2021.

In addition to services, we have provided community relations through health clinics, Rockville Pharmacy Presentations, HVCC Presentations, Monthly Newsletter, Entertainment & Community functions at all our senior and disabled housing sites. Including Summer Picnics with entertainment, Holiday Parties, Ice Cream Socials, Coffee & Donuts, Musical Entertainment, Bingo, Pizza Parties, Holiday Dinners, and other miscellaneous game playing functions.

Approximately 380 residents were assisted with different services. The list of services includes Food Pantries, 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.

Grove Court and Congregate (State Property) residents were presented with a \$30 gift card to Stop & Shop to be used towards items towards non-perishable food items, cooked meals, paper towels, toilet paper, masks, gloves, hand sanitizers, disinfected wipes. Thanks to our partner CHFA who made the program available.

VHA partnered with several farms to provide residents on site 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 2021, 199 Grab and Go Thanksgiving Dinners were provided to VHA residents. They were either picked up by the resident or delivered by VHA staff to resident's home bound and unable to drive. This event has more than doubled in the last 2 years! Thank you notes were received from residents in appreciation of everything the Vernon Housing Authority has done and continues to do to keep them safe.

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. Numerous of memos were sent to the residents informing them that the office remained open, and staff would be available via appointment, phone, text messages, email, fax, and mail. Revised Resident Handbooks were distributed to all residents January 2021.

Congregant State Facility begun 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.

The Vernon Housing Authority continues to receive monthly thank you notes from the residents for the continuous support they receive from the Executive Director and employees.

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## ***FEDERAL & STATE MANAGEMENT ASSESSMENTS***

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### **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 PROCEDRES. 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, ENVIORMENTAL, BUILDING EXTERIOR & COMMON AREAS, SAFETY HAZARDS. VHA scored 94 out of 100 points. Making the PHA **ABOVE AVERAGE.**

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### **PAYMENT IN LIEU OF TAXES (PILOT)**

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<b><u>Property Designation</u></b>	<b><u>2020 Pilot Payment</u></b>	<b><u>2019 Pilot Payment</u></b>	<b><u>2018 Pilot Payment</u></b>
Court Towers, Franklin Park West & Scattered Sites	\$49,970	\$45,905	\$45,214
Franklin Park East	\$11,421	\$9,189	\$10,880
Windermere Court	\$10,453	\$11,358	\$8,932
Francis Pitkat Congregate	\$21,314	\$19,206	\$16,272
<b>Total Payment</b>	<b>\$93,158</b>	<b>\$85,658</b>	<b>\$81,298</b>

The Housing Authority was proud to present the Town of Vernon with a PILOT payment in the amount of \$93,158. An increase of \$7,500 from the previous year. PILOT payments made to the Town of Vernon in 2018, 2019 & 2020 are listed below.

The Vernon Housing Authority is consistently increasing the value of its properties by keeping up 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.

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## ***FACILITIES***

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### **WORK ORDERS**

Through December 31, 2021, the VHA maintenance staff completed 2,001 work orders for maintenance services.

### **UNIT TURNOVER**

The VHA maintenance staff renovated 53 apartments in preparation for new and/or transferred resides.

## FINANCIAL SUMMARY

		<u>Project Total</u>	<u>HCV</u>	<u>State/Local</u>	<u>Business Activities</u>	<u>Subtotal</u>	<u>Total</u>
<b>Assets</b>	<b>Current Assets Cash</b>						
111	Cash-unrestricted	790,067	299,428	1,869,727	367,826	3,327,048	\$3,327,048
112	Cash-restricted-Modernization and Development	244,000				244,000	244,000
113	Other Restricted		190,372			190,372	190,372
114	Cash-Tenant Security Deposits	12,222		1,500	1,401	15,123	15,123
<b>100</b>	<b>Total Cash</b>	<b>1,046,289</b>	<b>489,800</b>	<b>1,871,227</b>	<b>369,227</b>	<b>3,776,543</b>	<b>3,776,543</b>
	<b>Receivables</b>						
122	Account Receivable - HUD Other Projects	333,788				333,788	333,788
124	Account Receivable - Other government			14,000	3,507	17,507	17,507
125	Account Receivable - Misc.	140		561	69,226	69,927	69,927
126	A/R - tenants	15,920		39,066	300	55,286	55,286
126.1	Allowance for doubtful accounts - tenants	(2,636)		(4,866)		(7,502)	(7,502)
<b>120</b>	<b>Total Receivable, Net of Allowances of Doubtful Accts</b>	<b>347,212</b>	<b>0</b>	<b>48,761</b>	<b>73,033</b>	<b>469,007</b>	<b>469,007</b>
142	Prepaid expenses and other assets	102,433	6,709	46,901	3,693	159,736	159,736
143	Inventories						
<b>150</b>	<b>total current Assets</b>	<b>1,495,934</b>	<b>496,509</b>	<b>1,966,889</b>	<b>445,954</b>	<b>4,405,286</b>	<b>4,405,286</b>
	<b>Noncurrent Assets/Fixed Assets</b>					0	0
161	Land	364,941		65,075	11,608	441,624	441,624
162	Buildings	12,294,105		8,202,554	102,742	20,599,401	20,599,401
163	Furniture equipment and machinery - dwellings	534,566		320,866		855,432	855,432
164	Furniture equipment and machinery - administration	676,956	48,524	68,357	18,571	812,408	812,408
165	Leasehold Improvements	1,049,361				1,049,361	1,049,361
166	Accumulated depreciation	(10,679,512)	(45,668)	(3,627,177)	(60,578)	(14,412,935)	(14,412,935)
167	Construction in progress	372,226				372,226	372,226
<b>160</b>	<b>Total Capital Assets, Net of Accumulated Depreciation</b>	<b>4,612,643</b>	<b>2,856</b>	<b>5,029,675</b>	<b>72,343</b>	<b>9,717,517</b>	<b>9,717,517</b>
171	Notes, Loans, & Mortgages Receivable-Non-Current				150,726	150,726	150,726
174	Other Assets	13,492				13,492	13,492
<b>180</b>	<b>Total Non-Current Assets</b>	<b>4,626,135</b>	<b>2,856</b>	<b>5,029,675</b>	<b>223,069</b>	<b>9,881,735</b>	<b>9,881,735</b>
200	Deferred Outflow of Resources	216,244	66,336	81,810	111,845	476,235	476,235
<b>290</b>	<b>Total Assets and Deferred outflow of Resources</b>	<b>6,338,313</b>	<b>565,701</b>	<b>7,078,374</b>	<b>780,867</b>	<b>14,763,255</b>	<b>14,763,255</b>
<b>Liabilities and Equity</b>							
	<b>Liabilities</b>						
	<b>Current Liabilities</b>						
312	A/P <= 90 days	20,757	25,641	21,881	1,691	69,970	69,970
321	Accrued wage/payroll taxes payable	1,798	698	795	1,562	4,853	4,853
325	Accrued interest payable	5,108				5,108	5,108
333	A/P - other government	71,844		11,171		83,015	83,015
341	Tenant security deposits	12,222		1,500	1,401	15,123	15,123
342	Unearned Revenue			98,284		98,284	98,284
343	Capital Projects/ Mortgage Revenue	61,493		233,506		294,999	294,999
346	Accrued liabilities - other	371,180		21,312	943	393,435	393,435
<b>310</b>	<b>Total Current Liabilities</b>	<b>544,402</b>	<b>26,339</b>	<b>388,449</b>	<b>5,597</b>	<b>964,787</b>	<b>964,787</b>
	<b>Non-Current Liabilities</b>						
351	L/T Debt, Net of Current- Capital Projects/Mortgage Revenue	1,346,618				1,346,618	1,346,618
353	Non-current liabilities - other	27,375				27,375	27,375
357	Accrued Pension and OPEB Liab.	495,717	136,104	220,763	212,149	1,064,733	1,064,733
<b>350</b>	<b>Total Non-Current Liabilities</b>	<b>1,869,710</b>	<b>136,104</b>	<b>220,763</b>	<b>212,149</b>	<b>2,438,726</b>	<b>2,438,726</b>
<b>300</b>	<b>Total Liabilities</b>	<b>2,414,112</b>	<b>162,443</b>	<b>609,212</b>	<b>217,746</b>	<b>3,403,513</b>	<b>3,403,513</b>
	<b>Equity</b>						
400	Deferred Inflow of Resources	184,066	26,360	109,850	67,355	387,631	387,631
508.4	Net Investment in capital assets	3,448,532	2,856	4,796,170	72,342	8,319,900	8,319,900
511.4	Restricted Net Positions		190,372			190,372	190,372
512.4	Unrestricted Net Positions	291,603	187,177	1,563,143	419,917	2,461,840	2,461,840
<b>513</b>	<b>Total Equity-Net Assets/Position</b>	<b>3,740,135</b>	<b>380,405</b>	<b>6,359,313</b>	<b>492,259</b>	<b>10,972,112</b>	<b>10,972,112</b>
<b>600</b>	<b>Total Liabilities, Deferred Inflow of Resources &amp; Equity-Net</b>	<b>6,338,313</b>	<b>569,208</b>	<b>7,078,375</b>	<b>777,360</b>	<b>14,763,256</b>	<b>14,763,256</b>

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## ***FINANCIAL SUMMARY***

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### **ANNUAL FINANCIAL AUDIT**

The Fiscal Year 2020 Audit Report was completed and filed as required. There was one finding. 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 \$20 per efficiency and \$20 per one-bedroom unit went into effect July 1, 2020. This increased the base rents to \$510 and \$580, respectively. No rent increase was implemented in 2021.

### **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 are \$862. Residents rent is based on 30% of their adjusted gross income.

### **HOUSING CHOICE VOUCHER PROGRAM (SECTION 8)**

The HVC (section 8) program offer rental assistance to low-income families. During 2021, 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 329 HCV (Section 8) participants.

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## **5 YEAR & ANNUAL PLANS**

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The required Agency Plans for FY 2021 has 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.

### **U.S. CENSUS BUREAU PHA RECOGNITION**

The U.S. CENSUS BUREAU recognizes the Vernon Housing Authority as an invaluable member of the 2020 Census community Partnership and Engagement Program and helping achieve a successful 2020 Census. Notice received January 2021.

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## **HOUSING PROGRAMS & PROPERTY SUMMARY**

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### **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, 2021, the spending authority rate was 95% and voucher use was at 329. Families administered on to the program was 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 2021 the HCV (Section 8) and Rental Assistance Program Certificate utilization usage were at 1,134. 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 2021 the flat rents were \$799 for an efficiency and \$977 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 rents based on 30% of their adjusted gross income and they pay 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 2021 the flat rents were \$1,207 for a two bedroom, \$1,505 for a three bedroom and \$1,751 for a four bedroom.

**Scattered Sites, Seven Properties - 9 Family Units**

### **STATE FUNDED DEVELOPMENT**

Residents pay rents based on 30% of their adjusted gross income. This includes all utilities besides the telephone and cable. In 2021 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 2021 were \$510 for an efficiency and \$580 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 is 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**

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### ***Contact & Meeting Information***

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***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](http://www.vernonhousing.org)**

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

