



## **The Vernon Housing Authority**

21 Court Street, Suite 114 Vernon CT 06066 Tel: 860.871.0886

### **2024 Annual Report**

**Mission Statement:** The Housing Authority of the Town of Vernon is a public agency dedicated to the provision of safe, decent and sanitary affordable housing options for low- and moderate-income individuals and families through the administration of appropriate local, state and federal housing programs.

The VHA is dedicated to providing these options to all applicants, residents and participants in a thorough, competent and trustworthy manner. VHA staff is further dedicated to responding to resident needs in similar fashion and is committed to maintaining a productive, supportive and professional workplace in which to do so and respond to the challenges of the future.

### **Welcome to the Vernon Housing Authority**

The Vernon Housing Authority Commissioners serve without compensation appointed town of Vernon council. The Commissioners, with the assistance of an Executive Director/Management Company, and staff, operate various programs including; the Elderly 55+ and disabled, located at Vernon CT. Programs located at Court, FPE, FPW, Wind and Grove Street. There is also a Housing Choice Voucher/Section 8 Rental Assistance Programs which supports approximately 364+families.

### **Current Board of Commissioners**

Chairperson: Sean Haddan  
Phone: 860.377.6607

Vice-Chair: Carl Shaffer  
Phone: 860.872.3901

Tenant Commissioner: David Howey  
Phone: 860.983.2407

Commissioner: Ronald M. Levesque, Sr.  
Phone: 860.872.6425

Commissioner: Steve Wakefield  
Phone: 860.573.6544

## Current Staff

Executive Director	1 position
Finance Department	2 positions
Maintenance Staff	6 positions
Housing Manager	1 position
Property Manager	2 positions
Housing Manager Assistant	1 position
Housing Choice Voucher	2 positions
Resident Service Coordinator	1 position
Public Housing leasing Coordinator	2 positions

## VHA Property Management Inventory and Services

The Vernon Housing Authority currently provides property management services to seven (7) apartment complexes in Vernon. The breakdown is as follows:

Court Towers	72 units
Grove Court	54 units
Franklin Park East	40 units
Franklin Park West	64 units
Windermere	40 units
F.J Pitkat	44 units
Scattered Site	9 units
Housing Choice Voucher/Section 8 vouchers	364 units

***Total number of Vernon families served***                      ***687 units***

### **Property services for the above properties include but are not limited to:**

- Tenant screening & selection
- Onsite Maintenance service and coordination
- Rent collection and check-posting
- Lease enforcement
- Unit inspections
- Unit Turns
- Marketing/Sales
- Accounting and financial
- Statement preparation
- Contract services and negotiation

- Property safety
- Lease-up strategies and marketing
- Wait list maintenance and coordination
- Rental Account Review and processing
- Coordinate/refer to social services for tenant assistance
- Acquisition of financing for special projects
- Referral services for tenants
- Support program development

Property conditions range from newly renovated to average. VHA is working to look for grants to make improvements at all locations to make the units more energy efficient, maintain and improve safety and continue to provide a safe environment for the communities' most vulnerable populations. Current units are being individually updated at the time of vacancy and lease up. Vernon Housing Authority continues to maintain an average occupancy rate of better than 98%.

Respectfully submitted: Vernon Housing Authority