

A Public Hearing was held Monday, June 14, 2010, at 6:30pm at Town Hall, 18 Russell Avenue, Ravena, New York

PRESENT: Henry C. Traver, Supervisor
Dawn Rogers, Councilwoman
Thomas A. Boehm, Councilman
James C. Youmans, Councilman

ABSENT: Richard N. Touchette, Councilman

ALSO PRESENT: Diane L. Millious, Town Clerk

Supervisor Traver opened the Public Hearing and led the Pledge of Allegiance.

OPENING COMMENT

Supervisor Traver stated that the purpose of the Public Hearing was to receive comments from the public on the proposed PHA Plan for 2010 for the Section 8 Housing Choice Voucher Program. He continued by asking that Town Clerk Millious read the Notice of Public Hearing.

Town Clerk Millious read the following Notice of Public Hearing.

**NOTICE
OF
PUBLIC HEARING**

**TOWN OF COEYMANS PUBLIC HEARING
PHA Plan for 2010
SECTION 8 HOUSING CHOICE VOUCHER PROGRAM**

The Town Board of the Town of Coeymans will hold a Public Hearing on Monday, June 14, 2010, at 6:30pm, at Town Hall, 18 Russell Avenue, Ravena, NY 12143 for the purpose of receiving comments from the public on the Town's proposed Agency Plan for 2010 for the Section 8 Housing Choice Voucher Program.

Copies of the Agency Plan and all supporting documentation are available for review by the public at either of the following locations:

Town of Coeymans
Town Clerk's Office
18 Russell Avenue
Ravena, NY 12143
(518) 756-2100

Joseph E. Mastrianni, Inc.
242 Union Street
Schenectady, NY 12305
(518) 372-4739 Ext. 26

**By Order of the Town Board
of the Town of Coeymans
Diane L. Millious
Town Clerk**

INTRODUCTION

Supervisor Traver introduced Mr. James Mastrianni.

Mr. James Mastrianni thanked the Town Board for holding the Public Hearing and stated that HUD requires every five years that they put together a plan to look at the next five years and create some goals and objectives and added that it use to be an annual requirement but for smaller Housing Authorities under 250 units it is now a five year requirement. He continued by saying that there are five goals that they are working on for this year's plan, which are:

- Improve the quality of service through better process and information systems.
- Promote self-sufficiency and asset development of families and individuals.
- Ensure equal opportunity housing.
- Expand the supply of assisted housing to meet local needs.
- Reduce fraud and program abuse.

Mr. Mastrianni continued by saying that they have had similar goals in the past and they have made good progress toward meeting them and added that the program is about helping low income and elderly individuals and families afford safe, sanitary, decent housing. He added that the hand-out is a form that they have used in the past and it shows some statistics about the program with the key indicators being:

- The Program was initiated in 1978 and they have been administering it for the Town since then.
- The Program is funded at an estimate of \$467,000.00, which is Federal funds.
- The Program is allowed to help up to 81 families; they are currently 100% occupancy and helping 81 families.
- The Family Self-Sufficiency & Homeownership Programs, which were previously administered in conjunction with the Section 8 Program, are complete.
- The Program currently has a waiting list of 39 families.
- Elderly families that live or work in the area receive a preference and will be helped first; there are currently 8 families that fall under that preference.
- The family to be helped next was applied to the waiting list on 01-20-10.
- There are 74% or 60 families that are elderly or disabled in the Program.
- Each year annually they perform a Housing Quality Standard Inspection, which are a set of standards mandated by the Federal Government, there were 142 inspections in 2009, of those 88 passed, 54 failed with 4 being lead based paint inspections that passed and 7 lead based paint inspections that failed.
- The average number of years that a family is on the Program is 4.6 years, for elderly or disabled it is 4.5 years and all other families is 4.8 years.
- The average gross monthly income is \$1,121.00.
- The average subsidy is \$436.00.

Mr. Mastrianni continued by going over the spreadsheets for calendar year 2009 and 2010, showing the amount of funding that has been provided, what the total expense was and the variance column that shows what the difference is between the funding provided and the expense, which currently shows a negative number, which means that they are spending more than they received funding for. He continued by saying that it may raise some concern but they do have a reserve and as of 12-31-10 there was a balance of \$141,156.00, which they are now spending. He added that in looking at last years spreadsheet, they started off the year by spending more money than they were provided, with a significant number in April but then HUD received their budget number in May and started funding the Program at the full amount and gave a very large installment in May. He went on by saying that the remainder of the year they were in the black and ended the year with a \$40,351.00 addition to the reserve and in addition to starting the year with \$71,120.00 reserve it got them up to the \$141,156.00 in reserve for 2010. He concluded by saying that this is the report on the plan and the current statistics for the Section 8 Program and then asked if there were any questions.

Supervisor Traver asked the Board if there were any questions, hearing none he asked if there were any comments from the public.

PUBLIC COMMENT

Ms. Barbara Cumm stated that they have heard negative comments about the condition of Oak Brook Manor and continued by asking if the public is aware of what is going on and if they can inquire about what is going on and if so who would they get the information from. She continued by saying that the conditions there are deplorable and she believes that they should re-exam what is going on.

Councilwoman Rogers stated that it is not Section 8 Housing and added that she believes that it is Social Services.

Ms. Cumm continued by asking as Town Officials who they would go after and continued by asking if she was saying that it was cleaned up.

Councilwoman Rogers stated that she has not been in there and could not say.

Supervisor Traver stated that he believes that there are 4 units that are through HUD.

Ms. Cumm inquired as to how often they inspect.

Mr. Mastrianni stated that they inspect on an annual basis and added that previously they had units in there and had difficulty with the management and for a number of years they have not put any new units in there. He added that as Supervisor Traver had mentioned, there are some still in the program but as they leave by attrition, they do not replace them in that complex.

Ms. Cumm asked what they do if they find a family that is destructive within a unit.

Mr. Mastrianni stated that from the viewpoint of Section 8, if a family who is subsidized in the Program does do damage beyond normal wear and tear, they have to correct it within a given amount of time and if they don't correct they are terminated from the Program.

Ms. Cumm stated that she was wondering if Oakbrook Manor had been cleaned up and added that she has not gone over there based on advice from some people to not go over there. She continued by saying that she was curious to know if they were aware of it and whether or not it was being addressed.

Supervisor Traver asked if there were any additional comments, hearing none he asked that the audio be taken down for the remaining 10 minutes of the Public Hearing.

Supervisor Traver asked that the audio be turned back on and continued by asking if anyone else from the public wished to comment, hearing none he asked for a motion to adjourn the Public Hearing.

ADJOURNMENT

MOTION

On motion of Councilwoman Rogers, seconded by Councilman Boehm, the Public Hearing was adjourned.

VOTE – AYES 4 – NAYS 0 – ABSENT 1 (Touchette) – SO MOVED

Time 6:52pm

Respectfully Submitted,

APPROVED:

Diane Millious, Town Clerk