

Tuesday, February 7, 2017

LITCHFIELD HOUSING AUTHORITY
PUBLIC HEARING FEBRUARY 7, 2017
BANTAM FALLS COMMUNITY ROOM

Called to order at 1:02 PM by Chairperson Sandra Becker

Commissioners present: Sandra Becker, Bob Miller, Tom McClintock, Ruth Torizzo (Resident Commissioner) and Executive Director Jim Simoncelli Jr.

Commissioners absent: Barbara Spring

Tenant's present: Bantam Fall – Brenda Newell (unit #34), Virginia Bennett (unit #9), Jean Adams (unit #7), and Pauline Perrett (unit #19).

Wells Run – Ken Spencer (unit D2)

Public Comments / Questions:

A. Rent Increase – Bantam Falls

1. Executive Director Jim Simoncelli Jr. stated that the Base Rent Increase at Bantam Falls includes the following increase;
 - i. Proposed Rent Increase #1
 1. Residents paying a Base Rent of \$405 will have an increase of \$15 and the new Base Rent will be \$420.
 - ii. Proposed Rent Increase #2
 1. Residents paying a Base Rent of \$420 will have an increase of \$15 and the new Base Rent will be \$435.
 - iii. Proposed Rent Increase #3
 1. Residents paying a Base Rent of \$435 will have an increase of \$15 and the new Base Rent will be \$450.
 - iv. Proposed Rent Increase #4
 1. Residents paying a Base Rent of \$450 will have an increase of \$50 and the new Base Rent will be \$500.
 - v. Proposed Rent Increase #5

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1. Residents paying a Base Rent of \$493 will have an increase of \$32 and the new Base Rent will be \$525.
2. No comment from residents regarding the proposed rent increase at Bantam Falls.

B. Rent Increase – Well Run

1. Executive Director Jim Simoncelli Jr. explained that the Base Rent Increase at Wells Run includes the following increases.
 - i. Proposed Rent Increase #1
 1. Current residents in efficiency units would have a Base Rent increase from \$125 to \$150.
 - ii. Proposed Rent Increase #2
 1. Current residents in efficiency units would have a Base Rent increase from \$200 to \$215.
 - iii. Proposed Rent Increase #3
 1. Current residents in one bedroom units would have a Base Rent increase from \$165 to \$185.
2. No comment from residents regarding the proposed rent increase at Wells Run.

One resident asked what Base Rent was. Executive Director Jim Simoncelli Jr. responded that Base Rent is the minimum rent that is charged to a resident. Base rent is established through the LHA's Management Plan and increase through a base rent increase.

Motion made by Tom McClintock to adjourn public hearing. Motion seconded by Bob Miller. Motion passed. Meeting adjourned at 1:25 PM.

Respectfully Submitted,

Jim Simoncelli Jr.
Executive Director
Litchfield Housing Authority