

Housing Authority of the City of Ansonia

Joseph Pinto, Chairman
Wilson Lopez, Vice Chairman
Samuel Levey, Commissioner
James Prestiano, Commissioner
Matthew Scarpa, Commissioner

Steven G. Nakano
Executive Director

36 Main Street
Ansonia, CT 06401
Phone: (203) 736-8888
(TDD/TYY): 1-800-842-9710
FAX: (203) 736-8833

REGULAR MEETING AGENDA BOARD OF COMMISSIONERS

Date: January 24, 2017

Time: 6:30 p.m.

Location: Ansonia City Hall, Erlingheuser Room – 253 Main Street, Ansonia

1. Pledge of Allegiance
2. Roll Call
3. Approval of the minutes of the December 27, 2017 Regular Meeting of the Board of Commissioners.
4. Additions, deletions or corrections to the agenda.
5. Public Session
6. Report of Executive Director
Report of Compliance Coordinator
Report of Public Housing Operations
7. Report of Committees
8. Unfinished Business
9. New Business
10. Executive Session
 - A. Pursuant to Sections 1-200(6) (D) of the Connecticut General Statutes there will be an executive session to discuss the purchase of real estate.



11. Adjournment

cc: Board of Commissioners

Janet Vitarius Waugh, Town and City Clerk

Lorie Vaccaro, Board of Aldermen, President and 2nd Ward

Joseph Cassetti, Board of Aldermen, 3rd Ward and AHA Community Housing Committee

Joseph Jaumann, Board of Aldermen, 5th Ward and AHA Community Housing Committee



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SPECIAL MEETING AGENDA BOARD OF COMMISSIONERS

Date: February 5, 2018

Time: 6:30 p.m.

Location: Main Office – 36 Main Street, Ansonia

1. Pledge of Allegiance
2. Roll Call
3. Public Session
4. New Business
 - A. Resolution 2018-01: Resolution authorizing the approval of the 2018 Amended Annual PHA Plan for the Housing Authority of the City of Ansonia.
 - B. Resolution 2018-02: Resolution authorizing a rent increase for elderly and disabled Public Housing units at Monsignor Hynes Apartments, 70 Woodlawn Avenue, and John J. Stevens Apartments, 75 Central Street, Ansonia.
5. Adjournment

cc: Board of Commissioners

Janet Vitarius Waugh, Town and City Clerk

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REVISED SPECIAL MEETING AGENDA BOARD OF COMMISSIONERS

Date: February 21, 2018

Time: 6:30 p.m.

Location: Ansonia City Hall, Erlingheuser Room – 253 Main Street, Ansonia

1. Pledge of Allegiance
2. Roll Call
3. Approval of the minutes of the January 24, 2018 Regular Meeting and the February 5, 2018 Special Meeting of the Board of Commissioners.
4. Public Session
5. Report of Executive Director
Report of Compliance Coordinator
Report of Public Housing Operations
6. Report of Committees
7. Unfinished Business
8. New Business
 - A. Resolution 2018-03: Resolution adopting the Smoke-Free Public Housing policy for residents of Monsignor Hynes Apartments, 70 Woodlawn Avenue, Ansonia, CT.
 - B. Resolution 2018-04: Resolution adopting the Smoke-Free Public Housing policy for residents of John J. Stevens Apartments, 75 Central Street, Ansonia, CT.



- C. Resolution 2018-05: Resolution adopting the Smoke-Free Housing policy for residents of James J. O'Donnell Apartments, 63 Woodlawn Avenue, Ansonia, CT.
- D. Resolution 2018-06: Resolution authorizing the submission of the Fiscal Year 2017 Section Eight Management Assessment Program ("SEMAP") certification by the Housing Authority of the City of Ansonia.
- E. Resolution 2018-07: Resolution authorizing the purchase of a two-family property located at 11 May Street, Ansonia, CT in the amount of \$185,000.

9. Executive Session

- A. Pursuant to Section 1-200 (6) (B) of the Connecticut General Statutes there will be an executive session to discuss a personnel matter.

10. Adjournment

cc: Board of Commissioners

Janet Vitarius Waugh, Town and City Clerk

Lorie Vaccaro, Board of Aldermen, President and 2nd Ward

Joseph Cassetti, Board of Aldermen, 3rd Ward and AHA Community Housing Committee

Joseph Jaumann, Board of Aldermen, 5th Ward and AHA Community Housing Committee



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SPECIAL MEETING AGENDA BOARD OF COMMISSIONERS

Date: March 5, 2018

Time: 6:00 p.m.

Location: Ansonia Housing Authority – 36 Main Street, Ansonia

1. Pledge of Allegiance
2. Roll Call
3. Public Session
4. Executive Session

A. Pursuant to Section 1-200(6)(A) of the Connecticut General Statutes there will be an executive session to discuss a personnel/union matter.

5. Adjournment

cc: Board of Commissioners

Janet Vitarius Waugh, Town and City Clerk

Lorie Vaccaro, Board of Aldermen, President and 2nd Ward

Joseph Cassetti, Board of Aldermen, 3rd Ward and AHA Community Housing Committee

Joseph Jaumann, Board of Aldermen, 5th Ward and AHA Community Housing Committee



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REGULAR MEETING AGENDA BOARD OF COMMISSIONERS

Date: April 25, 2018

Time: 6:30 p.m.

Location: Ansonia City Hall, Erlingheuser Room – 253 Main Street, Ansonia

1. Pledge of Allegiance
2. Roll Call
3. Approval of the minutes of the February 21, 2018 Special Meeting and the March 5, 2018 Special Meeting of the Board of Commissioner
4. Additions, deletions or corrections to the agenda
5. Public Session
6. Review of Financial Statements
7. Report of Executive Director
Report of Compliance Coordinator
Report of Public Housing Operations
8. Report of Committees
9. Unfinished Business – Smoke Detectors
10. New Business
11. Adjournment



cc: Board of Commissioners

Janet Vitarius Waugh, Town and City Clerk

Lorie Vaccaro, Board of Aldermen, President and 2nd Ward

Joseph Cassetti, Board of Aldermen, 3rd Ward and AHA Community Housing Committee

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REGULAR MEETING AGENDA BOARD OF COMMISSIONERS

Date: May 23, 2018

Time: 6:30 p.m.

Location: Ansonia City Hall, Erlingheuser Room – 253 Main Street, Ansonia

1. Pledge of Allegiance
2. Roll Call
3. Approval of the minutes of the April 25, 2018 Regular Meeting of the Board of Commissioner
4. Additions, deletions or corrections to the agenda
5. Public Session
6. Review of Financial Statements
7. Report of Executive Director
Report of Compliance Coordinator
Report of Public Housing Operations
8. Report of Committees
9. Unfinished Business
10. New Business
 - A. Resolution 2018-08: Resolution authorizing the 2018 HUD Fair Market Rents for the Public Housing Scattered Site 2 Family property at 11 May Street, Ansonia, CT.



11. Adjournment

cc: Board of Commissioners

Janet Vitarius Waugh, Town and City Clerk

Lorie Vaccaro, Board of Aldermen, President and 2nd Ward

Joseph Cassetti, Board of Aldermen, 3rd Ward and AHA Community Housing Committee

Joseph Jaumann, Board of Aldermen, 5th Ward and AHA Community Housing Committee



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REGULAR MEETING AGENDA BOARD OF COMMISSIONERS

Date: June 27, 2018

Time: 6:30 p.m.

Location: Ortolì Community Center – 70 Woodlawn Avenue, Ansonia

1. Pledge of Allegiance
2. Roll Call
3. Approval of the minutes of the May 23, 2018 Regular Meeting of the Board of Commissioner
4. Additions, deletions or corrections to the agenda
5. Public Session
6. Review of Financial Statements
7. Report of Executive Director
Report of Compliance Coordinator
Report of Public Housing Operations
8. Report of Committees
9. Unfinished Business
10. New Business
 - A. Resolution 2018-09: Resolution authorizing the approval of the revised Admissions and Continued Occupancy Policy for the Housing Authority of the City of Ansonia



11. Executive Session

A. Pursuant to Section 1-200 (6)(A) of the Connecticut General Statutes there will be an executive session to discuss a personnel matter.

12. Adjournment

cc: Board of Commissioners

Janet Vitarius Waugh, Town and City Clerk

Lorie Vaccaro, Board of Aldermen, President and 2nd Ward

Joseph Casseti, Board of Aldermen, 3rd Ward and AHA Community Housing Committee

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REVISED AGENDA REGULAR MEETING OF THE BOARD OF COMMISSIONERS

Date: August 22, 2018

Time: 6:30 PM

Location: City Hall, Erlingheuser Room, Ansonia, CT 06401

1. Pledge of Allegiance
2. Roll Call
3. Approval of the minutes of the June 27, 2018 Regular Meeting and the August 14, 2018 Special Meeting of the Board of Commissioners
4. Additions, deletions or corrections to the agenda
5. Public Session
6. Review of Financial Statements
7. Report of Executive Director
Report of Compliance Coordinator
Report of Public Housing Operations
8. Report of Committees
9. Unfinished Business
10. New Business
 - A. Resolution 2018-10: Resolution Authorizing a Rent Increase for Section 8 Tenant Based Units at James J. O'Donnell Apartments, 63 Woodlawn Avenue, Ansonia, CT



B. Resolution 2018-11: Resolution Adopting the New Parking Policy for Residents of Monsignor Hynes Apartments, John J. Stevens Apartments, and James J. O'Donnell Apartments, Ansonia, CT

11. Adjournment

cc: Board of Commissioners

Janet Vitarius Waugh, Town and City Clerk

Lorie Vaccaro, Board of Aldermen, President and 2nd Ward

Joseph Cassetti, Board of Aldermen, 3rd Ward and AHA Community Housing Committee

Joseph Jaumann, Board of Aldermen, 5th Ward and AHA Community Housing Committee



Housing Authority of the City of Ansonia

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Steven G. Nakano
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TOWN AND CITY CLERK
ANSONIA, CONNECTICUT

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REVISED AGENDA REGULAR MEETING OF THE BOARD OF COMMISSIONERS

Date: September 26, 2018

Time: 6:30 PM

Location: Ortoli Community Center, 70 Woodlawn Avenue, Ansonia, CT 06401

1. Pledge of Allegiance
2. Roll Call
3. Annual Audit of the Housing Authority of the City of Ansonia for the Fiscal Year 2017 presented by Jason Geel, Senior Manager of Maletta & Company CPAs
4. Approval of the minutes of the August 22, 2018 Regular Meeting of the Board of Commissioners
5. Additions, deletions or corrections to the agenda
6. Public Session
7. Review of Financial Statements
8. Report of Executive Director
Report of Compliance Coordinator
Report of Public Housing Operations
9. Report of Committees
10. Unfinished Business
11. New Business



- A. Resolution 2018-12: Resolution Adopting the Revised Personnel, Conduct and Operations Policy of the Housing Authority of the City of Ansonia
- B. Resolution 2018-13: Resolution Authorizing the Chairman of the Board of Commissioners to execute the Annual Affidavit for Financial Statements and have the Executive Director submit the 2017 Annual Audit to the Connecticut Housing Finance Authority and Connecticut Department of Housing

12. Executive Session

- A. Pursuant to Sections 1-200(6)(B) and (D) of the Connecticut General Statutes there will be an executive session to discuss pending real estate transaction and a pending claim/litigation.

13. Adjournment

cc: Board of Commissioners

Janet Vitarius Waugh, Town and City Clerk

Lorie Vaccaro, Board of Aldermen, President and 2nd Ward

Joseph Cassetti, Board of Aldermen, 3rd Ward and AHA Community Housing Committee

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SPECIAL MEETING AGENDA BOARD OF COMMISSIONERS

Date: October 16, 2018

Time: 6:30 p.m.

Location: Main Office – 36 Main Street, Ansonia

1. Pledge of Allegiance
2. Roll Call
3. Public Session
4. New Business

A. Resolution 2018-14: Resolution authorizing the approval of AHA's 2019 Annual PHA Plan.

5. Adjournment

cc: Board of Commissioners

Janet Vitarius Waugh, Town and City Clerk

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AGENDA REGULAR MEETING OF THE BOARD OF COMMISSIONERS

Date: October 24, 2018

Time: 6:30 PM

Location: City Hall, Erlingheuser Room, Ansonia, CT 06401

1. Pledge of Allegiance
2. Roll Call
3. Approval of the minutes of the September 26, 2018 Regular Meeting and the October 16, 2018 Special Meeting of the Board of Commissioners
4. Additions, deletions or corrections to the agenda
5. Public Session
6. Review of Financial Statements
7. Report of Executive Director
Report of Compliance Coordinator
Report of Public Housing Operations
8. Report of Committees
9. Unfinished Business
10. New Business
 - A. Resolution 2018-15: Resolution Authorizing the Adoption of the Payment Standard Amount at 100% of the HUD Fiscal Year 2019 Fair Market Rent for Section 8 Tenant



Vouchers in Ansonia, Seymour and Shelton

11. Executive Session

- A. Pursuant to Section 1-200 (6)(B) of the Connecticut General Statutes there will be an executive session to discuss a pending claim/litigation.

12. Adjournment

cc: Board of Commissioners

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ANNUAL MEETING AGENDA BOARD OF COMMISSIONERS

Date: December 3, 2018

Time: 6:15 PM

Location: Ansonia City Hall, Erlingheuser Room, 253 Main Street, Ansonia, CT

1. Pledge of Allegiance
2. Roll Call
3. New Business: Election or Appointment of Officers
 - A. Election or Appointment of Chairman
 - B. Election or Appointment of Vice Chairman
 - C. Election or Appointment of Treasurer
 - D. Election or Appointment of Secretary
4. Any comments by members of the Board of Commissioners
5. Adjournment

cc: Board of Commissioners

Janet Vitarius Waugh, Town and City Clerk

Lorie Vaccaro, Board of Aldermen, President and 2nd Ward

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REVISED SPECIAL MEETING AGENDA BOARD OF COMMISSIONERS

Date: December 3, 2018

Time: 6:30 PM

Location: Ansonia City Hall, Erlingheuser Room, 253 Main Street, Ansonia, CT

1. Pledge of Allegiance
2. Roll Call
3. Approval of the minutes of the October 24, 2018 Regular Meeting of the Board of Commissioners.
4. Public Session
5. Review of Financial Statements
6. Report of Executive Director
Report of Compliance Coordinator
Report of Public Housing Operations
7. Report of Committees
8. Unfinished Business
9. New Business
 - A. Resolution 2018-16: Resolution authorizing the Executive Director to review, offer and make payout adjustment to accumulated sick leave for employees hired prior to October 15, 1997 and for employees hired on or after October 15, 1997.



B. Resolution 2018-17: Resolution authorizing the approval of the Fiscal Year 2019 budgets at the Housing Authority of the City of Ansonia as listed below:

1. Low Income Public Housing Operating Budget (LIPH) for Fiscal Year 2019
2. State Elderly Operating Budget (E-75) for Fiscal Year 2019
3. Riverside Development Operating Budget for Fiscal Year 2019
4. Housing Choice Voucher Operating Budget (Section 8) for Fiscal Year 2019

10. Adjournment

cc: Board of Commissioners

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SPECIAL MEETING AGENDA BOARD OF COMMISSIONERS

Date: Thursday, December 20, 2018

Time: 6:30 PM

Location: Ortol Community Center, 70 Woodlawn Avenue, Ansonia, CT 06401

1. Pledge of Allegiance
2. Roll Call
3. Approval of the minutes of the December 3, 2018 Annual Meeting and Special Meeting of the Board of Commissioners.
4. Public Session
5. Review of Financial Statements
6. Report of Executive Director
Report of Compliance Coordinator
Report of Public Housing Operations
7. Report of Committees
8. Unfinished Business – Pending Resolution 2018-16 (tabled at 12/3/18 Special Meeting):
Resolution authorizing the Executive Director to review, offer and make payout adjustment to accumulated sick leave for employees hired prior to October 15, 1997 and for employees hired on or after October 15, 1997.
9. New Business



- A. Resolution 2018-16A: Resolution authorizing the Executive Director to review, offer and make payout adjustment to accumulated sick leave for employees hired prior to October 15, 1997.
- B. Resolution 2018-18: Resolution adopting a schedule for the Housing Authority of the City of Ansonia's Board of Commissioner Meetings in 2019.
- C. Resolution 2018-19: Resolution authorizing the write-offs for the State Elderly Program for Fiscal Year End 2018.
- D. Resolution 2018-20: Resolution authorizing the write-offs for the Federal Public Housing Program for Fiscal Year End 2018.

10. Adjournment

cc: Board of Commissioners

Janet Vitarius Waugh, Town and City Clerk

Lorie Vaccaro, Board of Aldermen, President and 2nd Ward

Joseph Cassetti, Board of Aldermen, 3rd Ward and AHA Community Housing Committee

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