

Housing Authority of the City of Ansonia
Meeting Minutes
Wednesday– August 30, 2017

The regular meeting of the Housing Authority of the City of Ansonia was called to order at **6:00 PM on August 30, 2017** by Chairman, James Prestiano at the main office located at 36 Main Street Ansonia, CT

Pledge of Allegiance.

Roll Call by Executive Director Steven Nakano: James Prestiano –Chairman, Joseph Pinto-Commissioner, Matthew Scarpa- Commissioner.

Samuel Levey- Commissioner arrived at 6:05 PM.

Wilson Lopez- Vice Chairman, absent.

Approval of the minutes of the special meeting of the AHA of August 2, 2017.

Chairman James Prestiano asked for questions on the minutes.

- **Motion to approve the minutes of the special meeting of the AHA of August 2, 2017.**

Motion by Commissioner, Joseph Pinto. **Second** by Commissioner, Matthew Scarpa. **All in Favor.** Motion passes unanimously.

Additions, deletions or corrections to the agenda as presented.

- **Motion to add under item 10, sub item C, discussion regarding fire and police responses to Ansonia Housing Authority properties.**

Motion by Commissioner Joseph Pinto. **Second** by Commissioner, Matthew Scarpa. **All in Favor.** Motion passes unanimously.

Public Session:

Chairman James Prestiano opened the public session.

Randolph Carroll, Board of Alderman, Housing Committee Member- questioned if there are any housing openings for new people.

Carol Mobilio replied that there is an application process. Someone can come in and apply for Elderly/Disabled. As far as how soon they can be housed depends on the waiting list. Currently the Section 8 waiting list is closed.

Joan Radin, Board of Aldermen, Housing Committee Member- Stated that she is very upset that the previous two meetings were cancelled and she was not notified. She had to close her store early to

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come to the meetings. She also stated that the tenants are very disappointed as well that the meetings were cancelled and that this evening's meeting was changed to the Main Office. Ms. Radin would appreciate being notified if the meetings will be cancelled in the future.

Mr. Prestiano asked if anyone else from the public wishes to address the Ansonia Housing Authority Board of Commissioners. Hearing none the public session was closed.

Review of Financial Statements:

Executive Director Nakano gave a brief summary of the financials for the past seven months ending July 31, 2017.

- **Motion to accept the monthly financial statement.**

Motion by Commissioner Joseph Pinto. **Second** by Matthew Scarpa. **All in favor.**
Motion passes unanimously.

Monthly Reports:

Executive Director, Steven Nakano presented his monthly Director's Report:

Mr. Nakano reported that he is reviewing the Federal Elderly Program, looking at the rental structures formulating an overall synopsis to be sure everything is in compliance.

He has set up a meeting with the auditors and they will be present for the next Board of Commissioners meeting in September.

Mr. Nakano also stated that he has a meeting scheduled with the fee accountant in September to review the financials and to start the process for the 2018 budget.

Mr. Nakano informed the Board that the agency is accepting proposals to repave the parking lot and add additional spaces at Monsignor Hynes Apartments.

New flooring has been installed in the hallways at James J. O'Donnell Apartments. The project is almost completed as well as upgrading the office there. Mr. Nakano would like to bring in a temporary bilingual Resident Service Coordinator to assist the elderly.

The Executive Directors report for August 2017
will be placed on file at the City of Ansonia Housing Authority Office.

Compliance Coordinator Report, Carol Mobilio presented her monthly report.

Ms. Mobilio stated that all HUD reports have been submitted through August.

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Attached in the packet is a list of projects completed since April 27, 2017 when Ms. Mobilio began as Interim Executive Director. Also, DiGiorgi Roofing and Siding has been awarded a contract to replace the roof at the community center at Monsignor Hynes Complex. The project is scheduled to begin on September 11th. Ms. Mobilio stated that the project is \$50,000.00 under budget.

Commissioner Joseph Pinto thanked Carol Mobilio for the great job that she did in the interim. It was a difficult situation when she came into the position and she handled each and every problem more than satisfactorily.

Public Housing Operations Report, Carol Mobilio presented the monthly report.

John J. Stevens- 75 Central Street:

There was a total of 135 work orders and the reason for this increase is tenant assessments were done prior, they began in June. Only two of the 135 were emergencies. Currently there is only one vacancy and a contractor is turning the unit around.

Monsignor Hynes Apartments- 70 Woodlawn Avenue:

There was a total of 95 work orders issued, of which six were emergencies. There are two vacancies at this location. Ms. Mobilio is receiving estimates to turn these units over.

James J. O'Donnell Apartments- 63 Woodlawn Avenue:

There was a total of 90 work orders, three were emergencies. This property has one vacancy which the unit has been vacant for 180 days.

*All reports presented will be on file with the filing of the minutes of the Ansonia Housing Authority for August 30, 2017.

Report of Committees:

Unfinished Business:

New Business:

A. Discussion and action regarding Riverside Redevelopment.

Chairman Prestiano stated that he was on a conference call today with Stamford Housing Authority along with Steve Nakano and Carol Mobilio. The basic reason for the call was to discuss with them the business of tax credits, because they have a history of successful redevelopment projects in Stamford.

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Mr. Nakano stated that because of the financial situation with the State of Connecticut, certain funding sources are unavailable. Mr. Nakano pointed out the agency should file an application for a 9% LIHTC tax credit. The funding is made up by outside investors, and it functions in such a way that having project based vouchers which is part of the Section 8 Program, the agency can use these vouchers to fund the project along with the tax credits. Part of using tax credits to fund the project you would have management teams who come in. They would also function as a liaison in running the project once it is completed assisting the Housing Authority.

There are timelines so the agency will have to develop strategic plans in working with the City to do some recalibration and issue an RFP to bring on a Redeveloper. The next funding round is in November which would not give the agency enough time to file, so realistically this will not happen until the next round which would be November of 2018.

It was suggested to Executive Director Nakano that the agency needs to re-establish a relationship with a redeveloper, which the Authority has done already, and meeting the requirements of which is needed for this project. Work with Community and City Officials to submit the application and securing the funding sources that are needed. Money has already been spent and HUD officials are watching closely to ensure that this project is taken to fruition.

Commissioner Pinto questioned the money spent and requested a possible timeline of Riverside Apartments from when the agreement was struck to demolish the buildings and the agreement that was entered into with HUD to rebuild 54 units of affordable housing on that site. Mr. Pinto stated that consultants and developers were brought in, developing plans were drawn up, how much money was spent.

Ms. Mobilio replied approximately one million dollars (\$975,000.00).

Commissioner Pinto questioned if any of the site plans are worth anything considering the issue with DEEP and the five-hundred-year flood plain.

Ms. Mobilio replied that the site plans that were originally designed by Tise did not take into consideration the 500-year flood plain. The plans were based on townhouse style designs. They went forward with applying for 2 rounds of 9% tax credit applications thru CHFA and unfortunately that has been the obstacle.

Commissioner Pinto asked when did the flood plain become an issue. Ms. Mobilio replied that when Troy White was the Executive Director he was working with the architects developing these plans, and yet he still moved forward knowing the issue with the flood plain. Ms. Mobilio stated that she was not working with Mr. White at this time. She does not know why he continued without having approval.

Commissioner Pinto questioned if this came up at a Commissioners meeting and if so he would like the previous minutes researched as to who knew about the issue with the flood plain and when. Commissioner Pinto stated we do not have the money anymore however, the agency has a responsibility to the people in the city and an agreement with the federal government to redevelop the

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site and so far, have spent close to one million dollars on architects, consultants and engineers knowing that there is an issue with the 500-year-flood plain.

Commissioner Pinto would like the records to reflect that the former Board of Commissioners and/or the prior Executive Directors prior to Mr. Henderson, he is not sure if their behavior rises to the level of criminal, but it was certainly irresponsible. The agency is in a tenuous position with the federal government because of mismanagement of funds prior.

Commissioner Pinto inquired if the agency can secure funding and find sites somewhere else in the town, would HUD allow the agency to develop affordable housing in other parts of the City. If perhaps 15 units were at another site, would HUD agree to lower the figure to 39 as opposed to 54 units.

Chairman Prestiano replied as far as he understood it, with speaking with Jennifer Gotlieb from HUD that would be allowed, it would go against the total, as long as the agency moved forward with the agreement.

Commissioner Pinto questioned if there were any other forms of housing other than elderly and low income. Executive Director Nakano replied there is also family housing, which would help tremendously with the tax credit application.

Commissioner Pinto also inquired about veteran housing. Mr. Nakano replied there is a program through the federal government, Veterans Assisted Supported Housing (VASH). The agency is researching this program.

Commissioner Pinto stated that the agency needs to move forward with developing affordable housing. The site may be negotiable, the type of housing may be as well as the number units.

Chairman Prestiano mentioned that the agency still has not heard back from DEEP as far as the 500-flood year plain. Commissioner Pinto answered that he did a little investigating and there is was no hearing, and he was told by people in the agency that there is no chance of getting a waiver. The agency needs to move forward and reinstate its commitment.

Chairman Prestiano stated that along with help from a consultant which would help with what the next steps should be. Another idea is there are sites in the City that can be used for scattered housing and perhaps that is the direction to take. Commissioner Pinto questioned if there is money to spend on these sites and would it go towards the agreement. Ms. Mobilio replied that in addition to redeveloping 54 units, when HUD approved the last phase of demolition they also requested that we issue 20 project based vouchers so that would be in addition to the 54 units.

Chairman Prestiano questioned if the money that must be obligated be returned to the general fund. Mr. Nakano replied it can go into redevelopment.

Commissioner Pinto suggested that we need a plan of action with a time frame. A separate committee needs to be in place.

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The special committee will be James Prestiano, Joseph Pinto and Matthew Scarpa.

B. Review and possible action of Board meeting schedule for remainder of 2017.

Commissioner Pinto apologized to everyone that he was unable to attend the previous Board meeting that was held at the Ortoli Community Center, and will apologize in person to the tenants at the next meeting.

- A motion was made to have all the remaining Board of Commissioner meetings of 2017 with exception of the annual November meeting be held at the Ortoli Community Center and the time be changed from 6:00 PM to 6:30 PM.

Motion by Commissioner, Joseph Pinto. **Second** by Commissioner, Matthew Scarpa. **All in favor.** Motion passes unanimously.

C. Discussion regarding Police and Fire Department responses.

Chairman Prestiano reported that there have been many calls to the police and fire department. The agency is aware of the problems with the smoke detectors being right next to the stoves with no ventilation. This is one problem that needs to be addressed. The communication needs to be open with both departments.

Randy Carroll stated that this problem was also brought up at the Alderman meeting. The Fire Marshall said the detectors are hard wired and very close to the stoves.

Commissioner Pinto suggested that the Fire Marshall accompany Chairman Prestiano and staff from the Housing Authority on inspections to alleviate this problem.



Executive Session:

Pursuant to Section 1-200 (6) (D) of the Connecticut General Statutes there will be an executive session to discuss possible real estate transaction.

- Motion to go into Executive Session to discuss a possible real estate transaction inviting Mr. Nakano, Carol Mobilio, Alderman Carroll, Alderman Radin and Aldermen Jaumann.

Motion by Commissioner, Joseph Pinto. **Second** by Commissioner, Sam Levey. **All in Favor.** Motion passes unanimously.



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Adjournment 7:31 PM.

***These minutes are subject to the approval of the Housing Authority of the City of Ansonia at their next scheduled meeting.**