

**Housing Authority of the City of Ansonia**  
**Meeting Minutes**  
**Wednesday– October 25, 2017**

The regular meeting of the Housing Authority of the City of Ansonia was called to order at **6:30 PM on October 25, 2017** by Chairman, James Prestiano at the Ortol Community Center located at 70 Woodlawn Avenue, Ansonia, CT

**Pledge of Allegiance.**

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

Wilson Lopez- Vice Chairman was absent.

**Approval of the minutes of the regular meeting of the AHA of September 27, 2017 and the special meeting of October 16, 2017.**

Chairman James Prestiano asked for questions on the minutes.

- **Motion to approve the minutes of the regular meeting of the AHA of August 30, 2017 and the special meeting of October 16, 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.**

Commissioner Pinto would like to add 9 A. to the agenda. Discussion and possible action on the paving which was tabled at the last meeting.

**Public Session:**

Chairman James Prestiano opened the public session.

**Laurie Kyer – James J. O'Donnell Apartments.** Ms. Kyer would like to know if she can have her apartment painted. She has requested this several times in the past.

Executive Director Nakano will check into this.

Commissioner Pinto added that tenants can call Mr. Nakano directly, especially if they are going through the proper channels and things are not getting done. Mr. Nakano would need to address the problems with the staff involved.

**Marietta Madison – James J. O'Donnell Apartments.** Ms. Madison asked if the tenants can have a grill outside.

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Director Nakano replied unfortunately no grills are allowed, gas or charcoal, due to insurance reasons. The only thing that would be allowed is an electric grill.

Ms. Madison also inquired if the agency can have bingo games and perhaps a crocheting club.

Director Nakano stated that Ms. Lucy Dripchak is currently working two days a week at the Ortol Community Center taking on the roll as the Resident Service Coordinator. She is looking into setting up Bingo twice a week. She will also help set up the crocheting club. Director Nakano replied that the tenants can use the facility and they could bring light refreshments and snacks.

**Luz Santiago – Monsignor Hynes Apartments.** Ms. Santiago questioned if the tenants can have guests over for a party and bring the food outside to eat. She emphasized that she would clean up and follow all the policies that are in place.

Chairman Pretiano and Commissioner Pinto both replied that would be fine.

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 stated that enclosed in the Board packet is a synopsis of the financials for the Federal, State, Housing Choice Voucher, Enterprise and the Riverside Redevelopment programs for the past nine months ending September 30, 2017.

Chairman Prestiano inquired if Executive Director Nakano noticed any trends.

Director Nakano replied the only thing going on is the utilization rate is increasing gradually. In September the total voucher utilization was at 627 and now to date it is 665.

Chairman Prestiano asked if anyone had any questions for Director Nakano concerning the financials. Hearing none motion was made.

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

**Motion** by Commissioner Joseph Pinto. **Second** by Commissioner Samuel Levey. **All in favor.** Motion passes unanimously.

**Monthly Reports:**

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

Executive Director Nakano stated that the grant funding from the Replacement Housing Factor (RHF), which was made available to the housing authority for development activity has been utilized for the purchase of a two-family home which is designated for public housing.

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The housing authority's fee accountant, Tim Sandor will be coming to the office in two weeks to discuss the operating budget for the year ending 2018.

Director Nakano reported that back on October 6<sup>th</sup> there was a meeting with the HUD Hartford Field Office Director of Public Housing, Mrs. Jennifer Gottlieb-Elazhari and the development consultant. It was discussed that the AHA will be pursuing scattered site project based voucher housing to demonstrate that AHA is complying with HUD in furthering development.

Director Nakano explained that since the State is still at an impasse without having an approved budget, any funding that has been going on with funding sources or grants, housing authorities that are in the process of grant applications have been placed on hold. Certain grant funds have not closed as of yet. At this point in time because there has been a lag in the time frame when the redevelopment started to present the only other alternative was to seek out project based scattered site housing. Mr. Nakano stated that an RFP has been issued for a redevelopment consultant.

Director Nakano stated that progress has been forthright regarding increasing HCV utilization rates. As Mr. Nakano stated previously the utilization rate was at 627 back in September and it is now currently at 665, and is still at an upward slope.

Commissioner Pinto inquired if the agency will be opening the waiting list.

Executive Director Nakano replied yes, he will be in the next couple of weeks.

Mr. Nakano reported that the replacement paving of the parking lot and increasing the amount of parking at Monsignor Hynes complex located at 70 Woodlawn Avenue will take place on Monday, October 30<sup>th</sup>. Lucy Dripchak notified the tenants. There was also a broadcast sent out asking tenants to move their vehicles.

Commissioner Pinto stated that he hopes no one would have to be towed.

The last item mentioned was the garbage compactor for the James J. O'Donnell apartments, 63 Woodlawn Avenue has been ordered and will arrive in approximately five weeks.

\*Complete Financial Statements and the Executive Directors report(s) for October 25, 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 October 30<sup>th</sup> with the exception of two reports that will be submitted by the end of the week.

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Ms. Mobilio explained that she has been working on the contracts for the paving company, the RFP's for the legal services and for the developing consultant. She is also involved in the purchase of the two-family house.

The agency's annual plan has also been submitted on October 17, 2017.

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

**John J. Stevens- 75 Central Street:**

There was a total of 15 work orders, 4 were emergencies, all were completed. There is only one vacancy and the maintenance staff will be turning the unit around. It just has some minor work that needs to be done.

**Monsignor Hynes Apartments- 70 Woodlawn Avenue:**

There was a total of 40 work orders issued, 8 were emergencies, all were completed except for 2 which are a part of the vacancy work that needs to be done. There is only one vacant unit. One tenant is moving from one apartment to another. The tenant had a lot of plumbing issues, so work is being done to fix the problem in that unit.

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

There was a total of 35 work orders, 3 were emergencies, all were completed. This property has one vacancy, due to a tenant passing away. Maintenance will paint the unit. Ms. Mobilio has a Section 8 tenant that is interested in leasing this unit, which will be a project based.

\*All reports presented will be on file with the filing of the minutes of the Ansonia Housing Authority for  
October 25, 2017.

**Report of Committees:**

**Unfinished Business:**

Action on paving.

Commissioner Pinto questioned why there is not a resolution for this, did it fall under the threshold for the amount.

Chairman Prestiano replied it did fall under the threshold. No resolution needed.

Chairman Prestiano also stated that after the paving is completed, the parking policy should be reformed with the additional parking.

**New Business:**

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**Housing Authority of the City of Ansonia  
Resolution 2017-13**

**RESOLUTION AUTHORIZING THE ADOPTION OF THE PAYMENT STANDARD  
AMOUNT AT 100% OF THE HUD FISCAL YEAR 2018 FAIR MARKET RENT FOR  
SECTION 8 TENANT VOUCHERS IN ANSONIA, SEYMOUR AND SHELTON**

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**WHEREAS**, the U.S. Department of Housing and Urban Development (HUD) issued final Fair Market Rents (FMRs) for HUD Fiscal Year (FY) 2018 in October 2017; and

**WHEREAS**, Ansonia Housing Authority (AHA) must adopt a Payment Standard schedule annually that is used to calculate the monthly housing assistance payment (HAP) for a family;

**WHEREAS**, AHA’s 2017 FMRs are based on 100% of HUD’s FY 2017 Fair Market Rent Analysis; and

**WHEREAS**, AHA recommends adopting the Payment Standard at 100% of the HUD FY 2018 FMR’s for Ansonia, Seymour, and Shelton; and

**WHEREAS**, this Resolution sets forth AHA Payment Standard/FMRs by unit bedroom size to be calculated at 100% of the HUD Final FY 2018 FMRs for all bedroom sizes in Ansonia, Seymour, and Shelton.

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF ANSONIA THAT:**

1. The Payment Standard schedule calculated at 100% of the HUD Fiscal Year 2018 Fair Market Rent applicable on all AHA Section 8 Tenant Vouchers in Ansonia, Seymour, and Shelton is hereby approved and adopted by the Board of Commissioners of the Housing Authority of the City of Ansonia; and
2. The Resolution shall take effect January 1, 2018.

AYES

NAYS

ABSTENTIONS

ABSENT

Signed by: \_\_\_\_\_  
Steven G. Nakano  
Executive Director

\_\_\_\_\_  
Date

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- **Motion to approve Resolution 2017-13 as presented by Chairman James Prestiano.**

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



**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 pursuant to Section 1-200 (6), (D) of the Connecticut General Statutes to discuss possible real estate transaction.

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



The Board came out of Executive Session.

- **Motion to approve a contract for purchasing 11 May Street Ansonia, Connecticut in the amount of \$185,000.00.**

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



- **Motion to adjourn at 7:10 p.m.**

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

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