

**Housing Authority of the City of Ansonia**  
**Minutes**  
**Monday February 5, 2018**  
**Special Meeting**

The *Special Meeting* of the Housing Authority of the City of Ansonia was called to order at 6:30 PM. by Chairman, Joseph Pinto at the main office located at 36 Main St., Ansonia, CT.

**Pledge of Allegiance.**

**Roll Call:** Joseph Pinto- Chairman, Wilson Lopez- Vice Chairman, James Prestiano- Commissioner, Matthew Scarpa- Commissioner.

Samuel Levey, Commissioner arrived at 6:37 PM.

**Public Session:**

Chairman Joseph Pinto opened the public session.

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

**New Business:**

Chairman, Joseph Pinto presented the following resolutions to the commissioners:

**Housing Authority of the City of Ansonia**

**Resolution 2018-01**

**RESOLUTION AUTHORIZING THE APPROVAL OF THE 2018 AMENDED ANNUAL PHA PLAN FOR THE HOUSING AUTHORITY OF THE CITY OF ANSONIA**

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**WHEREAS**, pursuant to the requirements of Section 511 of the Quality Housing and Work Responsibility Act of 1998, the Housing Authority of the City of Ansonia (AHA) has prepared its 2018 Amended Annual PHA (Public Housing Agency) Plan for submission to the U.S. Department of Housing and Urban Development (HUD); and

**WHEREAS**, the Housing Authority has provided the public with the requisite notice and comment period for the 2018 Amended Annual PHA Plan; and

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**WHEREAS**, the Housing Authority has conducted the required Public Hearing for the Amended PHA Plan and has provided the required period for comments on said PHA Plan pursuant to 24 CFR §905.300. The public hearing was held on Monday, February 5, 2018 at 5:00 p.m.

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

1. The 2018 Amended Annual PHA Plan is hereby approved effective immediately by the Board of Commissioners of the Housing Authority of the City of Ansonia; and
2. The Chairman and Executive Director is hereby authorized to execute all necessary forms and certifications required to submit the 2018 Amended Annual PHA Plan for the Housing Authority of the City of Ansonia.

AYES

NAYS

ABSTENTIONS

ABSENT

APPROVED BY:

\_\_\_\_\_  
Steven G. Nakano, Executive Director

\_\_\_\_\_  
Date

Chairman Pinto asked Executive Director Nakano for comments on the Plan.

Mr. Nakano stated the only things that needed to be amended were the scattered sites, project-based voucher housing. Also, the purchase of 11 May Street. The agency is using the RHF funds to purchase the property.

Ms. Mobilio added the only other issue is to implement a non-smoking policy at John J. Stevens and Monsignor Hynes Apartments.

Commissioner Scarpa inquired if the policy is in the Board packet. Ms. Mobilio replied it is not included. Director Nakano informed the members of the board that this will not have to be in effect until July.

Executive Director Nakano explained that he will be receiving literature as to what steps will have to be taken in order to implement this policy.

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Chairman Pinto questioned if the agency has any relationships with any other organizations or agency's that could do smoking cessation programs to the residents.

Director Nakano replied that Milford Redevelopment Housing has implemented this policy already. They have been smoke-free for a while.

Chairman Pinto asked if perhaps BHCare or the Griffin Hospital has a program that could help.

Director Nakano will reach out to different organizations.

Chairman Pinto inquired if the agency has the option to have the State building smoke-free.

Director Nakano will check into that as well.

Chairman Pinto asked if there were any other questions. Hearing none, motion was made.

- **Motion to approve Resolution 2018-01 as presented by Chairman Joseph Pinto.**

**Motion** by Commissioner, Matthew Scarpa. **Second** by Vice Chairman, Wilson Lopez. **All in Favor**. Motion passes unanimously.



**Housing Authority of the City of Ansonia**

**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, CT**

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**WHEREAS**, Ansonia Housing Authority owns elderly and disabled public housing developments, Monsignor Hynes Apartments, located at 70 Woodlawn Avenue, and John J. Stevens Apartments located at 75 Central Street in Ansonia; and

**WHEREAS**, the current flat rents to Ansonia Housing Authority for elderly and disabled public housing units at Monsignor Hynes and John J. Stevens Apartments are below market value; and

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**WHEREAS**, AHA recommends increasing the monthly rent at Monsignor Hynes and John J. Stevens Apartments up to 80% of the HUD 2018 Fair Market Rents.

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

1. The Rent Increase for Elderly and Disabled Public Housing Units at Monsignor Hynes and John J. Stevens Apartments 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 immediately.

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

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

\_\_\_\_\_ Date

Executive Director Nakano explained that he spoke with a representative from the Hartford Field office and was told that the flat rents have not been increased in several years. Director Nakano explained that the rent can go up to 80% of the current FMR, which is the fair market rent. This was done recently for the Section 8 program. He went on to explain that this will not really affect the residents because even though the flat rents seem high at the time of their recertification, they have the option of paying 35% of their adjusted gross income or the flat rent. So, for example if their 35% of their adjusted gross income is under 850 they have the option to pay that amount. If it exceeds the flat rent, then they will be paying the flat rent.

Chairman Pinto inquired if many tenants are paying the flat rent.

Director Nakano replied there are not many residents paying the flat rent. The rents are very low. Most tenants are paying 35%.

Chairman Pinto stated that it does not appear that the proposed flat rent increases are drastic and that an increase has not been done in several years.

Vice Chairman Lopez questioned when the last increase was.

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Director Nakano responded he was informed by the representative from HUD that an increase has not been done in over 5 years and that because of this, this would be another reason the agency would be back on HUD's radar. Mr. Nakano stated, these should be reviewed annually. The FMR's change on an annual basis.

With no further discussion a motion was made.

**Motion to approve Resolution 2018-02 as presented by Chairman Joseph Pinto.**

**Motion** by Commissioner, James Prestiano. **Second** by Vice Chairman, Wilson Lopez.  
**All in Favor**. Motion passes unanimously.

**Adjournment:**

- **Motion to adjourn at 6:41 PM.**

**Motion** by Commissioner, James Prestiano. **Second** by Commissioner, Matthew Scarpa. **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.