

Housing Authority of the City of Ansonia
Meeting Minutes
Wednesday– April 25, 2018

The regular meeting of the Housing Authority of the City of Ansonia was called to order at **6:30 PM** on **April 25, 2018** by Chairman, Joseph Pinto at the Ansonia City Hall, Erlingheuser Room located at 253 Main Street, Ansonia, CT

Pledge of Allegiance.

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

Wilson Lopez -Vice Chairman arrived at 6:31 PM
Samuel Levey- Commissioner was absent.

Approval of the minutes of the special meeting of the AHA of February 21, 2018 and the special meeting of March 5, 2018.

Chairman Joseph Pinto asked for the minutes to be reviewed and approved separately.

- **Motion to approve the minutes of the special meeting of the AHA of February 21, 2018.**

Motion by Commissioner, James Prestiano. **Second** by Commissioner, Matthew Scarpa. **All in Favor**. Motion passes unanimously.

- **Motion to approve the minutes of the special meeting of the AHA of March 5, 2018.**

Motion by Commissioner, James Prestiano. **Second** by Commissioner, Matthew Scarpa. **All in Favor**. Motion passes unanimously.

Additions, deletions or corrections to the agenda: None.

Public Session:

Chairman Joseph Pinto opened the public session and 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.

Review of Financial Statements:

Executive Director, Steve Nakano noted the financial statements are enclosed in the packet.

Chairman Pinto asked if the anyone had questions on the finances for Director Nakano.

Commissioner Prestiano questioned if the purchase of the house is in the report on page seventeen. Director Nakano replied yes, it is from the Redevelopment Housing Fund.

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

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

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

Chairman Pinto would like to have a motion to refer back to item four on the agenda, additions, deletions or corrections to the agenda.

- **Motion to refer back to item four on the agenda.**

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

Chairman Pinto would like to entertain a motion to add an Executive Session to the agenda to discuss pending legal action pertaining to the Water Pollution Control Authority of the City of Ansonia.

- **Motion to add an Executive Session to the agenda to discuss pending legal action.**

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

Chairman Pinto reopened the Public Session because the agenda has been modified.

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.

Monthly Reports:

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

Executive Director Nakano reported the following:

- The issue with smoke alarms sounding off at Monsignor Hynes apartments, 70 Woodlawn Avenue is being reviewed with the possibility of adding vent hoods over the stoves to alleviate the smoke emitted from cooking. Carol is looking into quotes from electricians. The Ansonia Housing Authority will be submitting an application for the current 2018 Emergency Safety and Security Grant (ESSG).

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- The contract for the replacement roof at 63 Woodlawn Avenue was awarded to V. Nanfito Roofing & Siding Inc. In that they were the lowest bid for the job.
- Ansonia Housing Authority is working with the U.S. Department of Housing & Urban Development's Office of Fair Housing towards resolution regarding the Voluntary Compliance Agreement (VCA) between the complainant and the AHA.
- The St. Patrick's Day luncheon held at 70 Woodlawn Avenue was a success, the residents enjoyed the day.
- The keypad security system at 63 Woodlawn Avenue, James J. O'Donnell apartments is no longer operating, and the system is outdated. Therefore, a new key-fob operated system has been installed which the residents are happy about.
- Public Housing recertifications for 70 Woodlawn Avenue and 75 Central Street have been completed and mailed out along with information regarding the Smoke Free Policy.
- The U.S. Department of Housing & Urban Development has awarded the Ansonia Housing Authority five (5) Veterans Assisted Supportive Housing VASH vouchers.

Chairman Pinto questioned as far as the VASH vouchers, is the agency going to house the veterans in the existing Federal housing that is available?

Director Nakano replied that is correct. Mr. Nakano also explained that the veterans can also be housed in the State building, James J. O'Donnell as well. Currently the agency has ten project-based vouchers at the State building and Dwoun Bryd, the field rep from HUD and also Jennifer Gottlieb stated that the VASH vouchers can be combined with the project based in the State property.

Director Nakano also stated that he has a meeting scheduled for Tuesday, May 1st with the Site Manager of HUD/VASH Program of the VA health care system.

Chairman Pinto asked if the agency can compile a waiting list following the May 1st meeting.

Director Nakano replied that a waiting list is not needed. Homeless veterans on the waiting list have preference.

Director Nakano explained that a VASH voucher is essentially a Section 8 voucher, the only difference is the conjunction of services with the VA health care network. The authority is just providing the unit and the subsidy, the VA health care system is providing the services. If there are any issues with the veteran, for example if they went off their medication, the authority would call the West Haven branch of the VA and they will handle the problem.

Chairman Pinto inquired if anyone had any questions for the Executive Director. Hearing none motion was made.

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Commissioner Scarpa had a question regarding the smoke alarms. He questioned if the agency received the permit for the new fire panel.

Director Nakano replied that issue has been resolved. James J. O'Donnell apartments will have a new fire panel installed.

Vice Chairman Lopez questioned if the new key-fob system is already in place and if so how does it work.

Executive Director Nakano explained that each resident was issued a key-fob. The agency has extra ones in case of any problems, for example if the resident has an aide, then they would be issued one. Director Nakano also stated that he met with the Police and Fire Departments and they have key-fobs as well.

- **Motion to accept the Executive Directors report.**

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

* The Executive Directors report(s) for April 25, 2018
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 completed through the end of April. There was a FHEO VCA Quarterly report that was submitted, the date is not on the report, but it was initially submitted March 31, 2018 to the Hartford Field Office and today a copy of the letter was sent to the Boston Fair Housing Office.

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

John J. Stevens- 75 Central Street:

Ms. Mobilio reported that there are currently two vacancies at John J. Stevens apartments. One has been completed and the other is in the process to be completed, it has only been vacant for nine days. There was a total of 15 work orders and they have all been completed.

Monsignor Hynes Apartments- 70 Woodlawn Avenue:

There are three vacancies at this location. All three have been completed and are ready to be leased up. There was a total of 26 work orders issued, all were completed

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

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This property has three vacancies. One unit is completed and ready to be leased. The other two are in the process of being turned over by maintenance. There was a total of 17 work orders, all were completed.

Commissioner Prestiano questioned if the vacancies were complete redoes.

Ms. Mobilio replied only painting and waxing the floors needed to be done. Ms. Mobilio explained there were some transfers and also that the Federal properties required priority over the State property.

Several of the Board Members questioned why the turn-overs are taking so long.

Chairman Pinto questioned if the transfer was a probate issue.

Ms. Mobilio explained that there was a deceased tenant in the unit, so the contents remained for a while so that held things up. The other one was a transfer.

Chairman Pinto also question if any of these units will be held open for potential VASH tenants.

Executive Director Nakano replied yes, they will be. He went on to explain that the funding cycle started, even though he received the letter on April 13th. The funding started on April 1st. HUD is being very cautious, they will be tracking the funding through a 50058 form which gets submitted to HUD Head Quarters, so they will know when they are in place.

Scattered Site Property- 11 May Street:

This property has been vacant for 36 days. The contractor just completed working on the unit today. Ms. Mobilio showed the unit to a potential Public Housing tenant who is willing to give up her Section 8 voucher. Hopefully she will be moving in for June 1st.

Chairman Pinto asked if anyone had questions for Ms. Mobilio. Hearing none motion was made.

- **Motion to accept the Compliance Coordinator Report and the Housing Operations Report.**

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

*All reports presented will be on file with the filing of the minutes of the Ansonia Housing Authority for
April 25, 2018.

Report of Committees: None.

Unfinished Business: Smoke Detectors.

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Ms. Mobilio explained that she included in the packet the Simplex Grinnell Fire Alarm Inspection Report. This report was completed in December. Any deficiencies that were discovered have been corrected and attached is the results, all the testing's passed.

New Business: None.



Executive Session:

- **Motion to go into Executive Session at 6:50 p.m. to discuss pending legal action pertaining to the Water Pollution Control Authority of the City of Ansonia inviting Executive Director Nakano and Carol Mobilio.**

Motion by Commissioner, James Prestiano. **Second** by Commissioner, Matthew Scarpa. **All in Favor**. Motion passes unanimously.

The Board came out of Executive Session at 7:06 p.m.



- **Motion to adjourn at 7:06 p.m.**

Motion by Commissioner, Matthew Scarpa. **Second** by Vice Chairman, Wilson Lopez. **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.