

Housing Authority of the City of Ansonia
Meeting Minutes
Wednesday– May 23, 2018

The regular meeting of the Housing Authority of the City of Ansonia was called to order at **6:30 PM on May 23, 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, Samuel Levey- Commissioner.

Wilson Lopez -Vice Chairman absent.
Matthew Scarpa- Commissioner absent.

Approval of the minutes of the regular meeting of the AHA of April 25, 2018.

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

- **Motion to approve the minutes of the regular meeting of the AHA of April 25, 2018.**

Motion by Commissioner, James Prestiano. **Second** by Commissioner, Samuel Levey. **All in Favor.** Motion passes unanimously.

Additions, deletions or corrections to the agenda: None.

Public Session:

Chairman Joseph Pinto opened the public session.

Alderman -Joseph Cassetti. Mr. Cassetti stated that he informed the Board of Alderman that the agency now has VASH vouchers concerning the veterans. He questioned if there have been any applications submitted and approved yet or is the program on hold.

Executive Director Nakano replied that everything is moving forward and that everything must go through the VA. He stated that two veterans came to look at the units. The agency has a total of five VASH vouchers. Three units are available as of today. Mr. Nakano explained that the choice is up to the veteran where he would like to live. He can rent, live and reside in Ansonia or they can go to Derby or any other town that has the VASH program.

Lucy Dripchak -Ansonia Housing Authority. Ms. Dripchak explained to the Board that she did arrange the smoking cessation meeting for the residents. She sent invitations out to all residents, twelve attended. It was very informative.

Chairman Pinto questioned if there is a demand for this can she have more meetings. She replied yes.

Commissioner Prestiano inquired when will this nonsmoking policy take effect?

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Executive Director Nakano replied July 31, 2018.

Commissioner Prestiano asked if there have been many repercussions from this new policy. Ms. Dripchak replied yes there have been. The residents are questioning if she is really going to enforce this. Some tenants stated that they will move out. Signs and a designated area will be in place.

Commissioner Pinto reiterated that it is a HUD mandated rule.

Commissioner Pinto 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, Steve Nakano noted the financial statements are enclosed in the packet.

Chairman Pinto 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, James Prestiano. **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 reported the following:

- The Housing Authority has established a working relationship with the VA Healthcare System's HUD/VASH Site Manager and the Case Manager.
- The contract for the replacement roof at 11 May Street was awarded to V. Nanfito Roofing & Siding Inc.
- 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 first step in the process has been completed by attending a Fair Housing Training Seminar which was conducted at the AHA offices on Friday, May 18, 2018.
- The Memorial Day Barbecue will be held at 70 Woodlawn Avenue for all residents on Thursday May 18, 2018. The Office of Public Works will be supplying the grill.

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- The Ansonia Housing Authority (AHA), for its recent Section Eight Management Assessment Program (SEMAP) received a total point score of 145 points out of a total of 145 points that can be earned. Therefore, the AHA is considered a “HIGH PERFORMER”, operating at One Hundred Percent 100%.

The entire Board thanked and congratulated Mr. Nakano and the staff.

Executive Director Nakano stated that Lucy Dripchak is the FSS Coordinator, so for indicator number 14 which is the FSS Program Indicator, it scored the full 10 points.

Commissioner Prestiano questioned what the final estimate for the roof was.

Ms. Mobilio replied it was approximately \$11,600.00 with a special 15-year warranty.

Mr. Nakano stated that included in the Board packet is a copy of the congratulatory letter that he received from the HUD Hartford Field office regarding the SEMAP score.

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

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

Motion by Commissioner, James Prestiano. **Second** by Commissioner, Samuel Levey. **All in Favor**. Motion passes unanimously.

* The Executive Directors report(s) for May 23, 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 first explained and referred to the budget regarding the State Elderly property. Back in July 2017 the Board approved a rent increase at that development which has not taken place in over 5 years. The agency was operating at a net loss. As of this date late year for the period ending April 30, 2017 there was a net loss of \$14,011.00. With the increase in the rents of the 22 units that have Section 8 vouchers, the agency has a net income of \$ 10,740.00 to date.

Commissioner Pinto inquired if there have been any complaints from the residents effected in the rent increase.

Ms. Mobilio replied no one has complained. She explained that the tenants rent is based on 30% of their income, so must of the money comes from HUD. The agency was operating below the payment standard for a very long time.

Ms. Mobilio stated that all HUD reports have been completed through the end of May.

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

John J. Stevens- 75 Central Street:

Ms. Mobilio reported that there is one vacancy at John J. Stevens apartments. It is scheduled to be completed by the middle of June. There was a total of 16 work orders and they have all been completed.

Monsignor Hynes Apartments- 70 Woodlawn Avenue:

There are two vacancies at this location. They are in the process of being turned over and they should be completed by the middle of June. There was a total of 24 work orders issued, all were completed.

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

This property has three vacancies. There was a total of 11 work orders, all were completed. Unit 301 has been vacant for 211 days. This unit is in the process of being completed and is expected to be leased on June 1st. This is a transfer of another tenant in the building. There was an issue with legal aid, in that the tenant needed a reasonable accommodation.

Chairman Pinto questioned how long it will take to rehab the unit that the tenant is moving from.

Mr. Nakano answered it just needs to be painted and has a few cosmetic issues that need to be addressed.

Ms. Mobilio stated that Johnny Tedder is back to work from Workers Compensation from his injury. She explained that she has made a schedule for their work assignments so that every week there is at least one designated maintenance staff employee to work on unit turnarounds. Now that there is one extra maintenance person, one can work on just unit turnarounds, which will help manage the delays.

Scattered Site Property- 11 May Street:

This property has one vacancy and will be leased for June 1, 2018.

Ms. Mobilio also mentioned that an audit was completed on the demolition of Riverside Apartments, Phase II of the Northside property. Ms. Mobilio distributed copies of the April 30th Independent Auditor's Report. She explained the total cost for this phase was \$ 1,758,478. This project was underbudget by \$1.1 million dollars total cost. Back in 2006 there was a resolution that was adopted by referendum by the City of Ansonia to appropriate 5.2 million for the cost of demolition of Riverside Apartments. The total cost including the last phase was 4.1 million, so we came under budget by 1.1 million.

Alderman Joseph Cassetti questioned if the money that Ms. Mobilio is referencing is grant money. Chairman Pinto replied it is from a bond issue from 2006.

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Ms. Mobilio also responded that it was a bonding referendum from 2006 with the tax payers of the City of Ansonia. Ms. Mobilio stated that she is unsure if the City has a bonding council that handled this issue. Ms. Mobilio explained, as a new phase was demolished a new budget was given to the comptroller. Then they would issue the bonds as needed. As far as the balance that was out of Ms. Mobilio's control.

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, James Prestiano. **Second** by Commissioner, Samuel Levey. **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 May 23, 2018.

Report of Committees: None.

Unfinished Business: Smoke Alarm/ Fire Alarm.

Executive Director Nakano reported that he spoke to the Fire Marshall regarding this issue. Apparently, the agency is not going to be able to use the vents that forces the air through a filter. All the vents are going to have to be vented to the outside. It is going to be a very costly procedure. The agency is in the process of applying for a safety and security grant for Monsignor Hynes Apartments. If the agency receives this grant that would pay for the ventilation of the units in this project. The money would also be used for upgrading the lighting as well.

Commissioner Prestiano inquired if the agency reached out to the United Illuminating Company regarding energy efficiency money that may be available. Director Nakano replied there is a company that the UI works with called New England Conservation. He has spoken with the representative in the past and will reach out to them again. They would come in and perform an energy audit in each unit. Commissioner Prestiano explained there are ways to upgrade without spending money with these programs.

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.

WHEREAS, Ansonia Housing Authority owns a Public Housing Scattered Site 2-family property at 11 May Street in Ansonia; and

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WHEREAS, AHA recommends authorizing monthly rents at 11 May Street of up to 80% of the 2018 HUD 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 2018 HUD Fair Market Rents for the Public Housing Scattered Site 2-family property at 11 May Street 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.

- **Motion to approve Resolution 2018-08.**

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

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- **Motion to adjourn at 6:55 p.m.**

Motion by Commissioner, James Prestiano. **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.