

**Housing Authority of the City of Ansonia**  
**Meeting Minutes**  
**Wednesday– June 27, 2018**

The regular meeting of the Housing Authority of the City of Ansonia was called to order at **6:30 PM on June 27, 2018** by Chairman, Joseph Pinto at the Ortoli Community Center, located at 70 Woodlawn Avenue, 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- arrived at 6:38 p.m.

**Approval of the minutes of the regular meeting of the AHA of May 23, 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 May 23, 2018.**

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

**Additions, deletions or corrections to the agenda:**

Chairman Joseph Pinto would like to correct 11.-B, Board action as necessary.

- **Motion to correct 11-B, Board action as necessary.**

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

**Public Session:**

Chairman Joseph Pinto opened the public session.

Chairman Pinto explained because of the number of residents attending the meeting tonight everyone will have an opportunity to speak, however, he will have to limit comment to one minute each.

**Kim'mula Eason – Monsignor Hynes Apartments.** First Ms. Eason would like everyone to know that she is not a reverend she is an evangelist. As far as all the issues going on between the tenants she is not on anyone side, she is neutral so that she can do God's work.

**Patsy Lovermi- Monsignor Hynes Apartments.** She would like her husband to tell the Board what Ms. Eason said to her husband about Patsy.

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**Francis Lovermi- Monsignor Hynes Apartments.** Mr. Lovermi stated that Ms. Eason made derogatory remarks about his wife. He also stated that he feels Ms. Eason is not the problem. There are others in the room whom have tried to hurt his wife and that is what the issue is.

**Patsy Lovermi- Monsignor Hynes Apartments.** Ms. Lovermi indicated that her husband told her specifically obscene things that Ms. Eason said about her.

Chairman Pinto suggested that if there are interpersonal conflicts between the residents here, as frequently as this does happen in apartment complexes, this is not something that the Board of Commissioners is here to legislate. Chairman Pinto stated if you have a problem with safety or security of your apartment and/or complex that is what will be addressed at this meeting tonight. Anything else is a civil or criminal matter for everyone to reach out to the police department.

**Lorraine Carter- Monsignor Hynes Apartments.** Ms. Carter stated that she has an issue with the current parking situation. She waited over a year to get a parking space and now she has nowhere to park again. Many tenants have more than one car parked in the lot and there is not enough of parking spaces for each unit. She feels the old policy was working fine and now it's just chaotic.

Chairman Pinto explained he will get a copy of the parking policy from Mr. Nakano and review it.

Commissioner Prestiano questioned if the parking policy has been changed since the lot was repaved.

Executive Director replied it was changed approximately one month after.

**Deborah Hanley- Monsignor Hynes Apartments.** Ms. Hanley explained that she has been living at this location for the past 21 years and now with the new parking policy it has affected her as well and she does not think it is fair. Her spot is not always available anymore, and there is nowhere to park her car.

**Al Gatison- Monsignor Hynes Apartments.** Mr. Gatison stated in the past he did not have a problem with parking. Now all of a sudden since the new policy and with the stickers he has had nothing but trouble finding a space.

Chairman Pinto asked Director Nakano how many parking spots there are at this location are.

Director Nakano replied less than 70 spaces.

**Alcacia Ayala- Monsignor Hynes Apartments.** Ms. Ayala stated that she is new to the complex, however, she is having problems with parking as well.

**Daniel King- Monsignor Hynes Apartments.** Mr. King explained that he is a resident at the complex and he is also an alderman in this district. He is a representative for this part of town. So, if there are any concerns other than housing he encouraged residents to speak with him. Specifically, the police or

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fire departments, street conditions, neighborhood issues, crime or any other concerns he would be more than willing to try to help.

Mr. King also agrees the agency should go back to parking stickers. The parking is a definite problem.

**Maritza DeJesus- Monsignor Hynes Apartments.** Ms. DeJesus stated there is serious issues at this complex among the residents, they are calling the police on her and her dog. Her dog is considered a service dog. She has the police report and the lease available for the Commissioners to review. Ms. DeJesus said this is the worst year living at this property, she feels she cannot even go outside with her dog without getting harassed. Someone is stalking her and banging on her door in the middle of the night.

Chairman Pinto asked Ms. DeJesus if she called the police, regarding someone stalking her in the night.

Ms. DeJesus responded, no she did not. She doesn't see the purpose in calling the police. By the time the police arrived the suspect would be gone.

Ms. DeJesus also reported that the doors on the building do not close, you have to really slam them.

Chairman Pinto explained to all the residents if there is a resident that is violating the terms of their lease and harassing you, you need to make an appointment with the resident coordinator, Lucy Dripchak/Juanita Otero.

Several of the residents stated that they feel they are not getting any answers from Lucy.

Chairman Pinto replied, if Lucy is not doing what she is supposed to, then the issue can be elevated to the Executive Director, Steve Nakano and he will handle the issue. Everything must be documented so that there is a paper trail. Chairman Pinto reiterated if you are not getting satisfaction with Lucy then you must call and make an appointment, not just show up and see Director Nakano.

Commissioner Scarpa explained that this is the first any of the Commissioners are hearing of this issue. He went on to say that if the residents are not getting any answers from Lucy they need to make an appointment with the Executive Director. With the influx of everything and all the problems it is very hard to come to a resolution, especially if nothing is documented. If you say you went to Lucy several times and still nothing is getting done, that is not acceptable and will be dealt with separately.

**Daryl Parks- Monsignor Hynes Apartments.** Mr. Parks explained that six months ago an inspection was done at his apartment and repairs were needed to be done. So far nothing has been done. Drawers needed to be fixed in the kitchen and bathroom as well as other problems.

Executive Director Nakano questioned Mr. Parks when his inspection was done.

Chairman Pinto asked Mr. Nakano to pull the inspection reports, find out what work was recommended and give it to the maintenance staff and have the repairs completed.

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**Gloria Melewski- Monsignor Hynes Apartments.** Ms. Melewski stated that she needs to make an appointment with Director Nakano because she is being harassed. She explained that people are coming up onto the grass in front of her window and yelling, making verbal and hand gestures. This is happening to all the residents by the same individual. Something needs to be done to this person. Ms. Melewski feels she needs to reach out to her personal attorney.

Chairman Pinto questioned Ms. Melewski if she spoke with Lucy and went through the proper channels.

Ms. Melewski replied she spoke with Lucy and she said that she would report it to the office. She is going to give the information to her attorney and they will reach out to HUD.

Commissioner Scarpa questioned how long this has been going on. Ms. Melewski responded for years. She stated this is the worst year ever here. The last six months have been a nightmare. People are afraid to come out of their houses because of this person harassing them. This person is a resident at the complex.

**Kathleen Tiano- Monsignor Hynes Apartments.** Ms. Tiano reported that a police officer came to her door three weeks ago at 8:30 in the morning stating a fact that she was cursing and swearing out her kitchen window at a person. Ms. Tiano said she did not nor does she ever curse and swear. She stated that she was brought up to respect others. This person who accused her of doing this comes to her window every day and looks inside and makes gestures to her.

Commissioner Scarpa asked in general without saying any names, if this is the same person that everyone is having issues with.

They replied yes, it is.

At this point Mrs. Lovermi tried to speak again, she was told she already had her turn in which Deborah Hanley became upset stating that they had much more to say that could not be said in the time frame they were allotted.

Chairman Pinto told the residents again to schedule an appointment and staff from the agency will meet with them.

Chairman Pinto explained to the tenants, he is not making light of this situation, he is fed up with the complaints, not the residents. These issues should not be happening. He explained that he has been in housing previous to joining this Board, that he was the Chairman of the Derby Housing Authority Board of Commissioners and dealt with elderly, disabled tenants and he never had to deal with these problems. He feels very frustrated that this is going on and feels very badly for the residents because they live here and must deal with it. The Board is very sympathetic to what is going on. He assured the residents he will figure something out.

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Chairman Pinto said if there is not a formal complaint process in place, one will be put together so that when someone goes to Lucy or Juanita depending on where you live, they will have something in writing that the tenant will have to sign and name names. By doing this it will create a paper trail so that if it gets to the point where something has to be done to a tenant's lease and remove them from the property, the agency will have ammunition to do it like anything else you have to go through the progressive discipline and have the paper trail. Chairman Pinto explained that everything that is done by the agency is highly regulated.

**Commissioner, Samuel Levey- Monsignor Hynes Apartments.** Commissioner Levey testified that things are not good at this complex. It is getting very ugly. You cannot blame only one person. Commissioner Levey believes that it would be terrible if the police are involved, tenants should follow what is in their lease.

Chairman 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 referred to the memorandum enclosed in the packet from the Fee Accountant, Tim Sandor regarding the financials.

Chairman Pinto pleaded several times with the public to please keep the noise down, they were trying to conduct the remainder of the meeting. He could not hear Director Nakano's report.

**Chairman Pinto called for a 3-minute recess.**

**After a 3-minute recess Chairman Pinto called the meeting to order and was back in session at 7:01 pm.**

Director Nakano continued with the financial statements for May referring to page 9 of the packet, the memorandum from the fee accountant. Mr. Nakano reported that in Mr. Sandor's report he explained the Statement of Net Position, the Statement of Revenues and Expenses, Changes in Net Position, Revenues from the operations for the five-month period ending May 31, 2018. As well as all the remaining statements included 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, Matthew Scarpa. **All in favor.** Motion passes unanimously.

**Monthly Reports:**

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**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, and there is a homeless veteran inquiring about a unit at the Ansonia Housing Authority.
- The contract for the replacement roof at James J. O'Donnell apartments has been awarded to Nick's Roofing.
- Ansonia Housing Authority is working with the U.S. Department of Housing & Urban Development's Office of Fair Housing towards resolution of the Voluntary Compliance Agreement (VCA).
- The Memorial Day Barbecue which was held at 70 Woodlawn Avenue for all residents on Thursday May 24, 2018, was a success and the residents celebrated the Mayor's Birthday with a cake in his honor.
- The Ansonia Housing Authority (AHA), is working with the Development Consultant in acquiring properties to further the scattered site PBV housing as per required by the U.S. Department of Housing and Urban Development. Several possibilities have been considered including the purchase of existing properties and land for new construction.
- The signs for the new NO-SMOKING policy as mandated by the U.S. Department of Housing and Urban Development, regarding the Federal Housing Projects were ordered and delivered. The maintenance department will be installing the signs as needed for designated areas.

Chairman Pinto inquired if anyone had any questions for the Executive Director.

Commissioner Prestiano inquired if Mr. Nakano met with the VA and the homeless veteran to see the unit.

Mr. Nakano replied he that he is waiting to hear back, he believes the representative from the VA showed the unit to the veteran.

There were no other questions for Director Nakano. Motion was made.

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

**Motion** by Commissioner, Matthew Scarpa. **Second** by Commissioner, Samuel Levey. **All in Favor.** Motion passes unanimously.

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\* The Executive Directors report(s) for June 27, 2018  
will be placed on file at the City of Ansonia Housing Authority Office.

**Compliance Coordinator Report**, Carol Mobilio was absent.

**Public Housing Operations Report**, Executive Director Nakano presented the monthly report.

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

Mr. Nakano reported that there were 30 work orders, 28 were routine and two were emergencies. All were completed. Currently there is only one vacancy, unit 18 which is a one bedroom and it is in the process of being completed.

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

There was a total of 19 work orders for the month and all were completed. Eighteen were routine and one was an emergency. Currently at this location there are no vacancies.

#### **Scattered Site Property- 11 May Street:**

This property had four work orders for the month. All four were routine and all were completed. There are currently no vacancies at this location. The second floor has been rented as of June 1<sup>st</sup>. The resident who resides on the first floor who was an HCV participant has elected to give up her voucher and remain in the unit becoming a Public Housing tenant.

Chairman Pinto questioned if James J. O'Donnell Apartments are all leased up except for the units that are being held.

Director Nakano replied one unit is in the process of being turned over and the other unit is the one that was showed to the homeless veteran today.

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

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

**Motion** by Commissioner, Matthew Scarpa. **Second** by Commissioner, Samuel Levey. **All in Favor.**  
Motion passes unanimously.

Commissioner Prestiano stated nice job on the vacancies.

Chairman Pinto stated it is quite an improvement.

\*All reports presented will be on file with the filing of the minutes of the Ansonia Housing Authority for

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June 27, 2018.

**Report of Committees:** None.

**Unfinished Business:** None.

**New Business:**



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**Resolution 2018-09**

**RESOLUTION AUTHORIZING THE APPROVAL OF THE REVISED ADMISSIONS  
AND CONTINUED OCCUPANCY POLICY 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 revisions to the Admissions and Continued Occupancy Policy (ACOP); and

**WHEREAS**, AHA has provided the public with the requisite notice and comment period for the revisions to the ACOP; and

**WHEREAS**, AHA held the required Public Hearing on June 18, 2018 at 5:00 p.m. for the revisions to the ACOP.

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

- 1.** The revised Admissions and Continued Occupancy Policy is hereby approved by the Board of Commissioners of the Housing Authority of the City of Ansonia effective immediately; and
- 2.** The Executive Director is hereby authorized to implement the new Admissions and Continued Occupancy Policy.

Chairman Pinto questioned this is to allow VASH. In which Director Nakano replied yes.

- **Motion to approve Resolution 2018-09.**



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



**Executive Session:**

- **Motion to go into Executive Session to discuss a personnel matter inviting Executive Director Nakano.**

**Motion** by Commissioner, Matthew Scarpa. **Second** by Commissioner, Samuel Levey. **All in Favor**. Motion passes unanimously.

**The Board came out of Executive Session at 7:16 p.m.**



- **Motion to adjourn at 7:16 p.m.**

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