

Housing Authority of the City of Ansonia
Special Meeting Minutes
Wednesday– September 25, 2019

The regular meeting of the Housing Authority of the City of Ansonia was called to order at **6:31 PM** on **September 25, 2019** by Chairman, Joseph Pinto at the Ortoli Community Center, located at 70 Woodlawn Avenue, Ansonia, CT

Pledge of Allegiance.

Roll Call by the Administrative Assistant: Joseph Pinto – Chairman, Samuel Levey – Commissioner, James Prestiano – Commissioner.

Steven Nakano - Executive Director will be late.

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

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

- **Motion to approve the minutes of the August 28, 2019 Regular Meeting of the Board of Commissioners.**

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 Pinto opened the public session.

Deborah Hanley- Monsignor Hynes Apartments. Ms. Hanley stated there have been a lot of changes at this property not saying for better or worse. Ms. Hanley feels that the complex is starting to look and feel like a project. People are taking pictures of things that are going on. She would like to have flowers and her bird bath, but flowers are not allowed, and she was threatened that they are going to remove her bird bath. She doesn't understand why she can't have these items. This is her home and she doesn't understand. Ms. Hanley would like to have a gazebo, or a table and chairs where the residents can gather.

Chairman Pinto questioned who is taking pictures and why.

Ms. Hanley stated that just today Tony Cole, one of the maintenance workers took a picture of one of the residents emptying groceries out of his house.

Chairman Pinto if just Tony is taking pictures or others as well.

Ms. Hanley replied no, others have been taking pictures.

Housing Authority of the City of Ansonia
Special Meeting Minutes
Wednesday– September 25, 2019

Daryl Parks- Monsignor Hynes Apartments. Mr. Parks reported that he has seen others taking pictures and videos. He believes it is other tenants. Mr. Parks also stated that someone tried to run him over today. It was another resident. This is not the first time this resident threatened him. Mr. Parks explained she caused two other people to be evicted out of the complex because of her lies. Mr. Parks stated she is a bully around the complex.

Chairman Pinto explained as far as the gazebo, the agency is trying to beautify all the locations. The agency is trying to facilitate a meeting place at John J. Stevens Apartments because they do not have a community room.

As far as the flowers are concerned Chairman Pinto inquired if there is a policy regarding tenants planting their own flowers. One problem was with maintenance cutting the lawn and also the heat pumps are in front of the windows.

Ms. Hanley stated, as far as the maintenance cutting the lawns, they don't care about what they are doing. They rush through and make a mess.

Chairman Pinto said he will check into installing raised planters.

Mr. Parks reported that he had a table outside and someone stole it. He asked if the agency could look at the security cameras to see who took it and he was told they could not pull up the information. This took place two weeks ago.

Chairman Pinto questioned who Mr. Parks reported this incident to.

Mr. Parks stated that he reported it to Pam and Tanya, and nothing was done.

Elizabeth Wardzala- Monsignor Hynes Apartments. Ms. Wardzala reported that her apartment backs up to the street behind the building and there are kids in the back, and they knock on her windows at 2:00 AM.

Chairman Pinto inquired if she called the police, she said she did not, he instructed her to do so.

Mr. Parks said someone has been in his apartment and the building when he is not home.

Chairman Pinto explained he will check with the office to look at the cameras and have this taken care of.

Daniel King – Monsignor Hynes Apartments. Mr. King stated that he is the First Ward Alderman. He agrees with Ms. Hanley and Mr. Parks regarding the maintenance men cutting the lawns. He stated he doesn't understand why all three men are needed to cut the lawns at the three properties on Saturdays and pay them time and a half. When they are finished grass is all over the resident's cars, on the building, in the windows and on the screens, in the hallways and everywhere. It's rotting the building, there are actual holes in the building. Everything is fixed by caulk which really doesn't work and fix the problems.

Housing Authority of the City of Ansonia
Special Meeting Minutes
Wednesday– September 25, 2019

Mr. King explained, over the summer, maintenance or the office have brought people into their homes with little to no notice at all. The only time they had notice was when the inspector was coming, and they went into random apartments and even that was in excess. The agency should not be telling the residents the inspector may or may not come into the apartments. Mr. King stated that you may not be feeling well and not hear the knock on the door and the next thing is someone just opens the door and comes inside. This happens when you are out also.

Mr. King reported that one day in the summer a few tenants were talking outside and one tenant explained that she requested something from the agency over a year ago and was promised it and one of the maintenance men overheard and responded “ well you’re not living at the Hilton”.

Chairman Pinto asked who said that. Mr. King replied Tony.

Mr. King reported that when the police come to the complex, they will address one issue and if you say something else, they say this is private property and there is nothing else they can do. In other cases, they follow cars in and give tickets. Mr. King questioned if it is private property or not?

Mr. King stated there is also issues with parking. There is not enough of parking spaces and there is a car parked in the lot that has been there since June. This vehicle was towed along with other cars but this one was returned and paid for by Housing. Not only did they not get charged for the tow it was returned and put back in the same spot with flat tires and dirt and weeds growing underneath it when other people have to park down the block.

Mr. King stated that there are known heroin addicts sitting on the front lawn and nothing is done.

Chairman Pinto told Mr. King he needs to call the police and if nothing is done then they will have to have a meeting with the Chief.

Mr. King also reported that there are dogs that are roaming in the parking lot and on the property jumping on people. He stated that a fence should be installed in the back.

Kathy Tiano- Monsignor Hynes Apartments. Ms. Tiano reported that she has to push her couch in front of her front door to stop anyone from entering. The door is not secure.

Chairman Pinto inquired if the door is going to be replaced.

Executive Director Nakano stated that the doors are going to be replaced.

Ms. Tiano stated that there are no wellness checks. She also feels there should be security at this location. Things are much different now than when her parents lived at this complex 30 years ago.

Ms. Hanley explained that something needs to be done about the sidewalks. They are all cracked up and have holes in them. It is very difficult to walk up the sidewalks with her walker.

Housing Authority of the City of Ansonia
Special Meeting Minutes
Wednesday– September 25, 2019

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 Nakano gave a brief summary of the financials for August.

Director Nakano reported that the revenues from operations for the eight-months ended August 31, 2019 were \$1,580,711 as compared to the budgeted operating revenues of \$1,791,117, again the variance was still because of the 2017 CFP grant amount was funded at a lower amount.

Total expenses for the same eight-month period ending August 31st were under at \$1,346,005 as compared to what was budgeted for \$1,710,000 for the same period, resulting in a net income of over \$234,706.

Chairman Pinto stated the agency is running in the black.

Commissioner Prestiano questioned what the driver for the increase was.

Director Nakano explained that the reason for this is because the agency is drawing down from the newest capital fund grant. Since the agency is now a high performer, the agency received additional funding for the capital fund as compared to when it was a standard performer in 2017.

Chairman Prestiano asked what the driver was for the positive variance on the operating expenses.

Director Nakano replied the fact that the salaries have been decreased. We are not paying out as much with the salaries.

Chairman Pinto questioned page 20, under Housing Choice Voucher, last sentence this indicates that the agency is not utilizing funding provided it's recommended that the agency increase voucher utilization. What is the agency doing to increase the vouchers in Section 8?

Director Nakano stated currently as of now the agency is not trying to increase it because of the scattered site housing. With that the agency is converting tenant-based vouchers over to project-based vouchers and the agency is looking to close by the end of this year or the beginning of next year. In order to appease HUD and be away from the VCA; the agency is going to have to use its own funds and convert that over. The agency will need to have a good cushion of funding to do that because it has six units and projected over a 12-month period to be sure there is enough funding for that.

Chairman Pinto inquired if anyone had any questions for Director Nakano concerning the financials.

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

Motion by Commissioner, James Prestiano. **Second** by Commissioner, Samuel Levey. **All in favor.**

Housing Authority of the City of Ansonia
Special Meeting Minutes
Wednesday– September 25, 2019

Motion passes unanimously.

Monthly Reports:

Executive Director, Steven Nakano presented his Director's Report for August 2019.

Director Nakano reported the following:

- The work of the upgrade to the ducted vent hoods will begin in the beginning of October 2019.
- The Building, John J. Stevens Apartments, 75 Central Street, Ansonia, CT has been power-washed and looks great.
- St. Vincent's Depaul came to 70 Woodlawn Avenue on Wednesday, September 25, 2019 to distribute free food to any residents that was in need. It was a success.

Chairman Pinto questioned if there are any social functions coming up?

Director Nakano replied yes, in October.

Commissioner Prestiano inquired if the residents were given noticed regarding the vent hoods.

Director Nakano replied yes.

Chairman Pinto asked if anyone had questions for the Executive Director.

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

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

Administrative Assistant Report, Lisa Thompson presented the monthly report.

Ms. Thompson stated that all reports have been completed and submitted through the end of September 2019 except for the audited financial report which will be submitted by the auditors on Friday September 27, 2019.

Public Housing Operations Report, Lisa Thompson presented the monthly report.

John J. Stevens- 75 Central Street:

Ms. Thompson reported there were 15 routine work orders and they were all completed. There are no vacancies at this location.

**Housing Authority of the City of Ansonia
Special Meeting Minutes
Wednesday– September 25, 2019**

Monsignor Hynes Apartments- 70 Woodlawn Avenue:

There was a total of 18 work orders, all routine and all completed. There are no vacancies at this location.

Commissioner Prestiano questioned last month there was a work order for a leak in a resident’s apartment, what was the outcome?

Ms. Thompson replied a contractor is coming out on Monday to fix the problem.

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

There was a total of 14 routine work orders, and all were completed. There are 4 units vacant. They are all ready to be leased.

Director Nakano stated that Tanya sent out letters to lease these apartments.

Scattered Site Property- 11 May Street:

There were 3 routine work orders, and all were completed. There are no vacancies at this location.

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

- **Motion to accept the Administrative Assistant and the Public Housing Operations Reports.**

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 September 25, 2019.

Report of Committees: None.

Unfinished Business: None.

New Business:

~~~~~

**Housing Authority of the City of Ansonia**

**Resolution 2019-05**

**Housing Authority of the City of Ansonia  
Special Meeting Minutes  
Wednesday– September 25, 2019**

**RESOLUTION AUTHORIZING THE DEPOSIT FOR A 6-UNIT  
APARTMENT BUILDING LOCATED AT 1 HOLBROOK PLACE,  
ANSONIA, CT IN THE AMOUNT OF \$10,000.00.**

---

**WHEREAS**, the Housing Authority of the City of Ansonia (AHA) has a need to replace additional units of housing through scattered site project-based voucher housing; and

**WHEREAS**, the Board of Directors deems it desirable and in the best interests of this Authority to acquire that certain property located at 1 Holbrook Place, in the City of Ansonia, and County of New Haven, State of Connecticut; and

**WHEREAS**, in a measure of good faith, the AHA is giving a deposit of \$10,000.00 in that the time-consuming processes involving acquisition; will hereby satisfy all parties concerned; and

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

1. The deposit of 1 Holbrook Place, Ansonia, CT in the amount of \$10,000.00 is hereby approved; and
2. This resolution shall take place immediately.

AYES

NAYS

ABSTENTIONS

ABSENT

APPROVED BY: \_\_\_\_\_  
Steven G. Nakano, Executive Director

\_\_\_\_\_  
Date

- **Motion to approve Resolution 2019-05.**

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

~~~~~

**Housing Authority of the City of Ansonia
Special Meeting Minutes
Wednesday– September 25, 2019**

Executive Session:

Pursuant to Section 1-200 (6)(A) and (D) of the Connecticut General Statutes there will be an executive session to discuss a specific personnel matter, and to discuss the possible sale of the AHA land on Olson Drive.

- **Motion to go into Executive Session at 7:03 p.m. and to invite Attorney Marini and Ms. O’Malley.**

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

The Board came out of Executive Session at 7:15 p.m.

Chairman Pinto stated that there is no other business to come before the Housing Authority Board of Commissioners as such motion to adjourn would be in order.

~~~~~

- **Motion to adjourn at 7:15 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.