

Housing Authority of the City of Ansonia
Regular Meeting Minutes
Wednesday – January 26, 2022

The regular meeting of the Housing Authority of the City of Ansonia was called to order at **6:30 PM on January 26, 2022**, by Chairman, Joseph Pinto via Zoom.

Roll Call by Steven Nakano: Joseph Pinto – Chairman, James Prestiano- Vice Chairman, Lorie Vaccaro – Commissioner

Matthew Scarpa – Commissioner, joined the meeting at 6:33pm.

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

- **Motion to approve the minutes of the November 17, 2021 Annual Meeting, the November 17, 2021 Regular Meeting and the January 7, 2022 Special Meeting of the Board of Commissioners.**

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

Commissioner Vaccaro abstains from the November 17, 2021 meetings.

Public Session:

Chairman Pinto opened the public session.

Chairman 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.

Review of Financial Statements:

- **Motion to table the January 2022 financial statements.**

Motion by Vice Chairman, James Prestiano. **Second** by Commissioner, Lorie Vaccaro. **All in favor.** Motion passes unanimously.

Monthly Reports:

Executive Director, Steven Nakano gave his monthly report, see attached.

There was a brief discussion regarding utilization.

Chairman Pinto asked if anyone had any questions for Director Nakano.

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

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Motion by Commissioner, Matthew Scarpa. **Second** by Commissioner, Lorie Vaccaro. **All in Favor.**
Motion passes unanimously.

HUD Report, Lisa Thompson updated the monthly report.

Chairman Pinto asked if anyone had any questions.

- **Motion to approve the HUD Report.**

Motion by Commissioner, Matthew Scarpa. **Second** by Commissioner, Lorie Vaccaro. **All in Favor.**
Motion passes unanimously.

Public Housing, Maintenance, Facilities & Modernization Report, Jared Heon presented his monthly report, see attached.

Chairman Pinto was concerned about centralizing the mailboxes. He wants to be sure the tenants are informed about this change in advance.

Also, the Board would like to be updated on the investigation regarding the break-in to the shed at John J. Stevens Apartments.

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

- **Motion to accept the Public Housing, Maintenance, Facilities & Modernization Report.**

Motion by Commissioner, Matthew Scarpa. **Second** by Commissioner, Lorie Vaccaro. **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
January 26, 2022.

Report of Committees: None.

Unfinished Business: None.

New Business:



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Resolution 2022-02

**RESOLUTION AUTHORIZING THE APPROVAL OF THE FISCAL YEAR 2022
OPERATING BUDGETS AND CHFA MANAGEMENT PLAN AT THE ANSONIA
HOUSING AUTHORITY FOR THE FOLLOWING AREAS: LOW INCOME PUBLIC
HOUSING (LIPH) OPERATING BUDGET; STATE ELDERLY (E-75) OPERATING
BUDGET; RIVERSIDE DEVELOPMENT OPERATING BUDGET; AND THE HOUSING
CHOICE VOUCHER (SECTION 8) OPERATING BUDGET**

WHEREAS, it is a requirement of the Housing Authority of the City of Ansonia to have the annual operating budgets approved by the Board of Commissioners; and

WHEREAS, for the fiscal year beginning January 1, 2022 the following budgets are being recommended for approval:

1. Low Income Public Housing (LIPH) Operating Budget for Fiscal Year 2022
2. State Elderly (E-75) Operating Budget for Fiscal Year 2022
3. Riverside Development Operating Budget for Fiscal Year 2022
4. Housing Choice Voucher (Section 8) Operating Budget for Fiscal Year 2022; and

WHEREAS, the Chairman of the Board of Commissioners acting on behalf of the Board of Commissioners is required to certify the approval of the aforementioned budgets by executing form HUD-52574, the CHFA Management Plan and related documents.

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

1. The Board of Commissioners of the Housing Authority of the City of Ansonia approves all Operating Budgets for Fiscal Year 2022; and
2. The Chairman is hereby authorized to execute form HUD-52574, CHFA Management Plan and any other necessary forms or documents related to the approval of the Housing Authority of the City of Ansonia Operating Budgets for Fiscal Year 2022 and authorize the Executive Director to submit the budgets to HUD and the Management Plan to CHFA.

AYES

NAYS

ABSTENTIONS

ABSENT

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Signed by: _____
Steven Nakano
Executive Director

_____ Date

Chairman Pinto asked if anyone had any questions concerning the new budget. Hearing none, motion was made.

- **Motion to approve Resolution 2022-02.**

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



Executive Session:

- **Motion to go into Executive Session to discuss a pending real estate negotiation and inviting Director Nakano and Deputy Director Heon.**

Motion by Commissioner, Matthew Scarpa. **Second** by Commissioner, Lorie Vaccaro. **All in Favor**. Motion passes unanimously.

The Board of Commissioners came out of Executive Session at 7:10 P.M.



- **Motion to adjourn at 7:11 P.M.**

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



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***Please see attached reports.**

***These minutes are subject to the approval of the Housing Authority of the City of Ansonia at their next scheduled meeting.**