

Housing Authority of the City of Ansonia

Robert Lisi, Chairman
Edward Norman, Vice Chairman
Eileen Krugel, Commissioner
Dan Kershaw, Commissioner

Troy D. White
Executive Director

36 Main Street
Ansonia, CT 06401
Phone: (203) 736-8888
(TDD/TYY): 1-800-842-9710
FAX: (203) 736-8833

REGULAR MEETING AGENDA Board of Commissioners

Date: January 29, 2014

Time: 6:00 p.m.

Location: Main Office - 36 Main Street, Ansonia, Connecticut

1. Roll Call:
2. Reading and Approval of the minutes for the December 18, 2013 Regular Meeting of the Board of Commissioners.
3. Public Session:
4. Review of Financial Statements:
5. Report of Executive Director:
Report of Property Manager:
Report of Section 8 Manager:
Report of Ross Grant Coordinator/Resident Service Coordinator:
6. Report of Committees:
7. Unfinished Business:
8. New Business:
Presentation Section Eight Management Assessment Program (SEMAP)

Presentation Public Housing Assessment System (PHAS)

Resolution 2014-01 Authorizing a Contract for Legal Services with Sheehy & Dillon



Resolution 2014-02 Ratifying a Contract Extension to the Agreement with
Lyons Tuccio & Tuccio, LLC for Legal Services

Resolution 2014-03 Appointment of Troy White, Executive Director, as
Secretary-Treasurer to the Board of Commissioners

9. Executive Session: Pursuant to section 1-200 (6)(D) of the Connecticut General Statutes there will be an executive session to discussion the site selection, the purchase or lease of real estate by the Housing Authority of the City of Ansonia.

10. Adjournment

cc: Board of Commissioners
Beth Lynch, City Clerk
Attorney James Sheehy
Joan Radin, Board of Alderman
Jerome Fainer, Board of Alderman
Phillip Tripp, Board of Alderman – Anti-Blight
Jennifer Gottlieb, Program Center Coordinator, HUD – Hartford Field Office
Attorney Shelley White, New Haven Legal Assistance





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REGULAR MEETING AGENDA Board of Commissioners

Date: February 26, 2014

Time: 6:00 p.m.

Location: Main Office - 36 Main Street, Ansonia, Connecticut

1. Roll Call:
2. Reading and Approval of the minutes for the January 29, 2014 Regular Meeting of the Board of Commissioners.
3. Public Session:
4. Review of Financial Statements:
5. Report of Executive Director:
 - Report of Property Manager:
 - Report of Housing Choice Voucher Manager:
 - Report of Ross Grant Coordinator/Resident Service Coordinator:
6. Report of Committees:
7. Unfinished Business:
8. New Business:
 - A. Resolution 2014-04 Section Eight Management Assessment Program (SEMAP) Certification
 - B. Resolution 2014-05 Public Housing Assessment System (PHAS) Certification



9. Executive Session: Pursuant to Section 1-200 (6)(D) of the Connecticut General Statutes there will be an executive session to discuss the site selection, the purchase or lease of real estate by the Housing Authority of the City of Ansonia.

10. Adjournment

cc: Board of Commissioners
Beth Lynch, City Clerk
Attorney James Sheehy, Sheehy & Dillon
Joan Radin, Board of Alderman
Jerome Fainer, Board of Alderman
Phillip Tripp, Board of Alderman – Anti-Blight
Jennifer Gottlieb, Program Center Coordinator, HUD – Hartford Field Office
Attorney Shelley White, New Haven Legal Assistance



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REGULAR MEETING AGENDA Board of Commissioners

Date: March 26, 2014

Time: 6:00 p.m.

Location: Main Office - 36 Main Street, Ansonia, Connecticut

1. Roll Call:
2. Reading and Approval of the minutes for the February 26, 2014 Regular Meeting of the Board of Commissioners.
3. Public Session:
4. Review of Financial Statements:
5. Report of Executive Director:
Report of Property Manager:
Report of Housing Choice Voucher Manager:
Report of Ross Grant Coordinator/Resident Service Coordinator:
6. Report of Committees:
7. Unfinished Business:
8. New Business:
 - A. Resolution 2014-06 Board approval of Draft Riverside Redevelopment Concept
 - B. Presentation of Ansonia Housing Authority website under construction



9. Executive Session: Pursuant to Section 1-200 (6) and (8) of the Connecticut General Statutes there will be an executive session to discuss the site selection, the purchase or lease of real estate by the Housing Authority of the City of Ansonia and to discuss the negotiations with respect to the claim of Malika Mosley vs. the Ansonia Housing Authority before the U. S. Department of Housing and Urban Development.

10. Adjournment

cc: Board of Commissioners
Beth Lynch, City Clerk
Attorney James Sheehy, Sheehy & Dillon (General Counsel – AHA)
Joan Radin, Board of Alderman
Jerome Fainer, Board of Alderman
Phillip Tripp, Board of Alderman – Anti-Blight
Jennifer Gottlieb, Program Center Coordinator, HUD – Hartford Field Office
Attorney Shelley White, New Haven Legal Assistance



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REGULAR MEETING AGENDA BOARD OF COMMISSIONERS

Date: April 30, 2014

Time: 6:00 p.m.

Location: Main Office - 36 Main Street, Ansonia, Connecticut

1. Pledge of Allegiance
2. Roll Call:
3. Reading and Approval of the minutes for the March 26, 2014 Regular Meeting of the Board of Commissioners.
4. Public Session:
5. Review of Financial Statements:
6. Report of Executive Director:
Report of Property Manager:
Report of Housing Choice Voucher Manager:
Report of Ross Grant Coordinator/Resident Service Coordinator:
7. Report of Committees:
8. Unfinished Business:
9. New Business:

A. Resolution 2014-07: Office Space Lease for 36-42 Main Street with
Ansonia on Main LLC.



B. Resolution 2014-08: Resident Election Policy

10. Executive Session: Pursuant to Section 1-200 (6) and (8) of the Connecticut General Statutes there will be an executive session to discuss the negotiations of the Conciliation Agreement with respect to the claim of Malika Mosley vs. the Ansonia Housing Authority before the United States Department of Housing and Urban Development.

11. Adjournment

cc: Board of Commissioners
Beth Lynch, City Clerk
Attorney James Sheehy, Sheehy & Dillon (General Counsel – AHA)
Joan Radin, Board of Alderman
Jerome Fainer, Board of Alderman
Phillip Tripp, Board of Alderman – Anti-Blight
Jennifer Gottlieb, Program Center Coordinator, Hartford HUD Office
Attorney Shelley White, New Haven Legal Assistance



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REGULAR MEETING AGENDA BOARD OF COMMISSIONERS

Date: May 28, 2014

Time: 6:00 p.m.

Location: Main Office - 36 Main Street, Ansonia, Connecticut

1. Pledge of Allegiance
2. Roll Call:
3. Reading and Approval of the minutes for the April 30, 2014 Regular Meeting of the Board of Commissioners.
4. Public Session:
5. Review of Financial Statements:
6. Report of Executive Director:
Report of Property Manager:
Report of Housing Choice Voucher Manager:
Report of Ross Grant Coordinator/Resident Service Coordinator:
7. Report of Committees:
8. Unfinished Business:
9. New Business:

A. Financial Management Training



10. Executive Session: The Ansonia Housing Authority Board of Commissioners Evaluation and Performance Review of the Executive Director at the request of the Executive Director

11. Adjournment

cc: Board of Commissioners
Beth Lynch, City Clerk
Attorney James Sheehy, Sheehy & Dillon (General Counsel – AHA)
Joan Radin, Board of Alderman
Jerome Fainer, Board of Alderman
Phillip Tripp, Board of Alderman – Anti-Blight
Jennifer Gottlieb, Program Center Coordinator, Hartford HUD Office
Attorney Shelley White, New Haven Legal Assistance



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REGULAR MEETING AGENDA BOARD OF COMMISSIONERS

Date: July 30, 2014

Time: 6:00 p.m.

Location: Main Office - 36 Main Street, Ansonia, Connecticut

1. Pledge of Allegiance
2. Roll Call:
3. Reading and Approval of the minutes for the May 28, 2014 Regular Meeting of the Board of Commissioners.
4. Public Session:
5. Review of Financial Statements:
 - A. Annual Audit of the Ansonia Housing Authority Fiscal Year 2013 presented by Maletta & Company
6. Report of Executive Director:
Report of Property Manager:
Report of Housing Choice Voucher Manager:
Report of Ross Grant Coordinator/Resident Service Coordinator:
7. Report of Committees:
 - A. Report of Board Training
8. Unfinished Business:



9. New Business:

A. Resolution 2014-9: Ratifying the approval of the Conciliation Agreement under Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988 and the Voluntary Compliance Agreement under Title VI of the Civil Rights Act of 1964 between the United States Department of Housing and Urban Development, Malika Mosley and the Ansonia Housing Authority.

10. Executive Session: The Ansonia Housing Authority Board of Commissioners Evaluation and Performance Review of the Executive Director at the request of the Executive Director.

11. Adjournment

cc: Board of Commissioners
Beth Lynch, City Clerk
Attorney James Sheehy, Sheehy & Dillon (General Counsel – AHA)
Joan Radin, Board of Alderman
Jerome Fainer, Board of Alderman
Phillip Tripp, Board of Alderman – Anti-Blight
Jennifer Gottlieb, Program Center Coordinator, Hartford HUD Office
Attorney Shelley White, New Haven Legal Assistance



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REGULAR MEETING AGENDA BOARD OF COMMISSIONERS

Date: August 27, 2014

Time: 6:00 p.m.

Location: Main Office - 36 Main Street, Ansonia, Connecticut

1. Pledge of Allegiance
2. Roll Call:
3. Reading and Approval of the minutes for the July 30, 2014 Regular Meeting of the Board of Commissioners.
4. Public Session:
5. Review of Financial Statements:
6. Report of Executive Director:
Report of Property Manager:
Report of Housing Choice Voucher Manager:
Report of Ross Grant Coordinator/Resident Service Coordinator:
7. Report of Committees:
 - A. Quarterly Riverside Apartments Redevelopment Update
8. Unfinished Business:
9. New Business:



10. Adjournment

cc: Board of Commissioners
Beth Lynch, City Clerk
Attorney James Sheehy, Sheehy & Dillon (General Counsel – AHA)
Joan Radin, Board of Alderman
Jerome Fainer, Board of Alderman
Phillip Tripp, Board of Alderman – Anti-Blight



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REGULAR MEETING AGENDA BOARD OF COMMISSIONERS

Date: September 24, 2014

Time: 6:00 p.m.

Location: Main Office - 36 Main Street, Ansonia, Connecticut

1. Pledge of Allegiance
2. Roll Call:
3. Reading and Approval of the minutes of the August 27, 2014 Regular Meeting of the Board of Commissioners.
4. Public Session:
5. Review of Financial Statements:
6. Report of Executive Director:
Report of Property Manager:
Report of Housing Choice Voucher Manager:
Report of Ross Grant Coordinator/Resident Service Coordinator:
7. Report of Committees:
8. Unfinished Business:
9. New Business:



- A. Resolution 2014-10: Authorizing the execution of all forms and the submission of the Demolition / Disposition Application # 005673 to the U. S. Department of Housing and Urban Development for Riverside Apartments (Northside) 105 – 165 Olsen Drive; (Service Building); and the Howard Tinney Community Center Ansonia, CT 06401.
- B. Resolution 2014-11: Authorizing the execution of the Consolidated Annual Contribution Contract (ACC), Form HUD – 53012A.
- C. Resolution 2014-12: Authorizing the award of up to ten (10) Project Based Vouchers to the Housing Authority of the City of Ansonia.

10. Adjournment

cc: Board of Commissioners
Elizabeth S. Lynch, Town and City Clerk
Attorney James Sheehy, Sheehy & Dillon (General Counsel – AHA)
Phillip Tripp, Board of Alderman – President
Joan Radin, Board of Alderman
Jerome Fainer, Board of Alderman



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AMENDED AGENDA

SPECIAL MEETING OF THE BOARD OF COMMISSIONERS

Date: October 15, 2014

Time: 6:00 p.m.

Location: Main Office - 36 Main Street, Ansonia, Connecticut

1. Pledge of Allegiance
2. Roll Call:
3. Public Session:
4. New Business:

Resolution 2014-13: This resolution authorizes the approval of the 2015 Public Housing Agency Five-Year and Annual Plan.

Resolution 2014-14: This resolution authorizes the approval of the increase of the Fair Market Rents for the Housing Choice Voucher Program from 90 percent to 100 percent effective October 1, 2014.

Resolution 2014-15: This resolution ratifies resolution 2013-26 that authorizes a contract for architecture, engineering and design services between the Housing Authority of the City of Ansonia and Tise Design Associates from June 3, 2013 to June 2, 2014 and with two one-year renewals in an amount not to exceed an additional \$284,991.43 and to increase the total contract amount to \$498,991.34.



Resolution 2014-16: This resolution ratifies resolution 2014-01 that authorizes a contract for legal services between the Housing Authority of the City of Ansonia and Sheehy & Dillon commencing January 6, 2014 and terminating January 5, 2016 in an amount not to exceed an additional \$60,000 and to increase the total contract amount to \$120,000.00.

Resolution 2014-17: This resolution adopts the revised Administrative Plan for the Housing Choice Voucher Program.

5. Adjournment

cc: Board of Commissioners
Elizabeth S. Lynch, Town and City Clerk
Attorney James Sheehy, Sheehy & Dillon (General Counsel – AHA)
Phillip Tripp, Board of Aldermen – President and 2nd Ward
Joan Radin, Board of Aldermen, AHA Community Housing Committee
Jerome Fainer, Board of Aldermen, 4th Ward and AHA Community Housing Committee



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REGULAR MEETING AGENDA BOARD OF COMMISSIONERS

Date: October 29, 2014

Time: 6:00 p.m.

Location: Main Office - 36 Main Street, Ansonia, Connecticut

1. Pledge of Allegiance
2. Roll Call
3. Reading and Approval of the minutes of the September 24, 2014 Regular Meeting and October 15, 2014 Special Meeting of the Board of Commissioners.
4. Public Session
5. Review of Financial Statements for September 2014
6. Report of Executive Director
Report of Property Manager
Report of Housing Choice Voucher Manager – Will be handed out at the meeting
Report of Ross Grant Coordinator / Resident Service Coordinator
7. Report of Committees
8. Unfinished Business
9. New Business



A. Resolution 2014-18: Authorizing the execution of the Connecticut Housing Finance Authority - State Housing Portfolio - Semi-Annual Affidavit for Financial Statements

B. Resolution 2014-19: Authorizing the approval of the Fiscal Year 2015 budgets at the Ansonia Housing Authority as listed below:

1. Low Income Public Housing Operating Budget (LIHP) for fiscal year 2015
2. State Elderly Operating Budget (E-75) for fiscal year 2015
3. Riverside Development Operating Budget for fiscal year 2015
4. Housing Choice Voucher Operating Budget (Section 8) for fiscal 2015

10. Pursuant to Section 1-200 (6) and (8) of the Connecticut General Statutes there will be an executive session to discuss the following:

1. April Brockenberry V. Ansonia Housing Authority
2. Ebony Whittle Claim
3. Real Estate – (site selection, the purchase or lease of property)

11. Adjournment

cc: Board of Commissioners
Elizabeth S. Lynch, Town and City Clerk
Attorney James Sheehy, Sheehy & Dillon (General Counsel – AHA)
Phillip Tripp, Board of Aldermen – President and 2nd Ward
Joan Radin, Board of Aldermen, AHA Community Housing Committee
Jerome Fainer, Board of Aldermen, 4th Ward and AHA Community Housing Committee



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ANNUAL MEETING AGENDA BOARD OF COMMISSIONERS

Date: November 19, 2014

Time: 5:45 p.m.

Location: Main Office - 36 Main Street, Ansonia, Connecticut

1. Pledge of Allegiance
2. Roll Call
3. New Business: Election or Appointment of Officers
 - A. Election or Appointment of Chairman
 - B. Election or Appointment of Vice Chairman
 - C. Election or Appointment of Treasurer
 - D. Election or Appointment of Assistant Treasurer
4. Adjournment

cc: Board of Commissioners
Elizabeth S. Lynch, Town and City Clerk
Attorney James Sheehy, Sheehy & Dillon (General Counsel – AHA)
Phillip Tripp, Board of Aldermen – President and 2nd Ward
Joan Radin, Board of Aldermen, AHA Community Housing Committee
Jerome Fainer, Board of Aldermen, 4th Ward and AHA Community Housing Committee



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REGULAR MEETING AGENDA BOARD OF COMMISSIONERS

Date: November 19, 2014

Time: 6:00 p.m.

Location: Main Office - 36 Main Street, Ansonia, Connecticut

1. Pledge of Allegiance
2. Roll Call
3. Reading and Approval of the minutes of October 29, 2014 Regular Meeting of the Board of Commissioners.
4. Public Session
5. Review of Financial Statements for October 2014
6. Report of Executive Director
Report of Property Manager
Report of Housing Choice Voucher Manager
Report of Ross Grant Coordinator / Resident Service Coordinator
7. Report of Committees
8. Unfinished Business
9. New Business



A. Resolution 2014-21: Authorizing the payout of accumulated sick leave to employees hired prior to October 15, 1997.

B. Resolution 2014-22: Adopt Board of Commissioners Meeting Schedule for 2015

10. Adjournment

cc: Board of Commissioners
Elizabeth S. Lynch, Town and City Clerk
Attorney James Sheehy, Sheehy & Dillon (General Counsel – AHA)
Phillip Tripp, Board of Aldermen – President and 2nd Ward
Joan Radin, Board of Aldermen, AHA Community Housing Committee
Jerome Fainer, Board of Aldermen, 4th Ward and AHA Community Housing Committee



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REGULAR MEETING AGENDA BOARD OF COMMISSIONERS

Date: December 17, 2014

Time: 6:00 p.m.

Location: Main Office - 36 Main Street, Ansonia, Connecticut

1. Pledge of Allegiance
2. Roll Call
3. Reading and approval of the minutes of November 19, 2014 Annual Meeting and Regular Meeting of the Board of Commissioners.
4. Public Session
5. Review of Financial Statements for November 2014 (Because the meeting is earlier in the month due to the holiday the closing of the month was delayed. The financial statements for November will be present at the January 2015 meeting).
6. Report of Executive Director
Report of Property Manager
Report of Housing Choice Voucher Manager
Report of Ross Grant Coordinator / Resident Service Coordinator
7. Report of Committees
8. Unfinished Business
9. New Business



- A. Resolution 2014-23: Authorizing the Approval of the First Amendment of the 2015 Public Housing Agency Five-Year and Annual Plan and Revisions of the Admissions and Continued Occupancy Policy (ACOP) for the Flat Rent at Public Housing sites at the Housing Authority of the City of Ansonia
- B. Resolution 2014-24: Adopt the U.S. Department of Housing and Urban Development (HUD) 2015 Fair Market Rent Standards at 100% for Ansonia, Seymour, and Shelton
- C. Resolution 2014-25: Annual write-offs for fiscal year 2014 for the Low Income Public Housing Program.
- D. Resolution 2014-26: Annual write-offs for fiscal year 2014 for the State Elderly Moderate Income Program
- E. Executive Session: The Ansonia Housing Authority Board of Commissioners Evaluation and Annual Performance Review of the Executive Director at the request of the Executive Director.

10. Adjournment

cc: Board of Commissioners
Elizabeth S. Lynch, Town and City Clerk
Attorney James Sheehy, Sheehy & Dillon, General Counsel
Phillip Tripp, Board of Aldermen – President and 2nd Ward
Joan Radin, Board of Aldermen, 5th Ward and AHA Community Housing Committee
Jerome Fainer, Board of Aldermen, 4th Ward and AHA Community Housing Committee

