

ANNUAL REPORT

July 1, 2024 -
June 30, 2025



The Housing Authority of The City of Waterbury



THE HOUSING AUTHORITY OF THE CITY OF WATERBURY (WHA), A MUNICIPAL CORPORATION
FOUNDED UNDER CONNECTICUT STATE LAW IN 1946.



HOUSING AUTHORITY OF THE CITY OF WATERBURY

2 Lakewood Road Waterbury, CT 06704 Phone: 203-596-2640

CHRISTIAN D'ORSO
Executive Director

VINCENT SICA
Deputy Director

BOARD OF COMMISSIONERS
Nicholas Tetreault, Chairman
Dr. Robert Porzio, Vice Chairman
Joseph Thomas, Treasurer
Tahra Sanchez, Commissioner
Alice Trotman, Resident Commissioner

Honorable Board of Commissioners
Housing Authority of the City of Waterbury
2 Lakewood Road
Waterbury, CT 06704

Re: Fiscal Year 2025 Annual Report

Dear Commissioners,

On behalf of the staff of the Waterbury Housing Authority, I am happy to present to you the Annual Report for Fiscal Year 2025, which covers the period of July 1, 2024 through June 30, 2025.

This report highlights some of the work that was done in FY25, as we continued to enhance operations, improve our existing portfolio, and make substantial progress in the development and acquisition of affordable housing to address the shortage being seen nationwide.

As you will note from the report, the WHA continues to stand on strong financial ground, we continued to improve efficiency, made substantial investments in quality of life projects, and advanced projects and initiatives that will create new affordable housing opportunities for Waterbury residents. Most notable is our purchase of Lawrence Crest, a thirteen (13) unit development which will be rehabilitated and revitalized with the assistance of CHFA and DOH funding; and our progress on the West Grove Redevelopment Project.

As we pursue the West Grove groundbreaking, we have demolished all existing structures, and have worked with our development partner to secure all state and conventional funding and bonding to finance this project. We have selected the firm of Montagno Construction Inc. of Waterbury as Construction Manager, and we look to break ground on 46 new units of low income family housing, the first in decades, in early 2026.

As always, the staff and I would like to thank all of you for your guidance and support which have made this possible. We look forward to working with you as we continue our mission to advance affordable housing projects, operate with integrity and accountability, and improve the quality of life for those we serve.

Should you have any questions please do not hesitate to contact me.

Sincerely,

Christian D'Orso
Executive Director

SUMMARY

BACKGROUND

The Housing Authority of the City of Waterbury (WHA), a municipal corporation founded under Connecticut state law in 1946, was founded to provide affordable housing in Waterbury for families who lack the means to purchase or rent housing at market prices. The WHA is a federally funded independent agency which operates under the direction of a Board of Commissioners appointed by the Mayor.

Our mission is to provide safe, quality, affordable housing for low and moderate income persons; to deliver these services with integrity and mutual accountability; and to create healthy living environments which serve as catalysts for the transformation from dependency to economic self-sufficiency.

The WHA prioritizes the development of, and the furtherance of, stakeholder relationships in the greater Waterbury area. By partnering with municipal, business, and community based organizations, we maximize federal, state, and municipal resources and leverage opportunities to improve Waterbury's affordable housing stock and the quality of life of those who reside in it.

The agency remains committed to maintaining financial independence; improving our operating efficiency and effectiveness; participating in the rehabilitation and redevelopment of our urban neighborhoods and contributing to an improved socio-economic environment within the City of Waterbury.

WHA employs a staff of 41 dedicated and seasoned professionals who manage the day to day responsibilities of making a difference in the lives of our clients.

EXECUTIVE SUMMARY FY25 HIGHLIGHTS

- HUD PHAS and SEMAP High Performer
- The FY24 Audit resulted in an unmodified, clean opinion and confirmed the solid financial health of WHA:
 - Net position of \$37,884,335.00
 - Operating revenue continues to be strong as a result of excess revenue over expenses and continued due diligence regarding receivable collections
- 737 public housing units are owned and managed by the WHA with 100% occupancy
- The WHA NSPIRE Team inspected all units, completing major repairs in preparation of HUD inspections
- HUD NSPIRE Inspections were performed at all properties resulting in the high scores of 92 for AMP-1, 90 for AMP-2, 88 for AMP-3, 99 for AMP-4, and 99 for AMP-5
- Continued to work with our development partner, Heritage Housing, Inc., to secure all funding, and engaged Montagno Construction, Inc. as Construction Manager, for the West Grove Redevelopment Project, a new 46 unit family housing development.
- Completed the demolition of all remaining structures on West Grove, Sperry, and Johnson Streets funded through \$420,000.00 awarded in Community Project Funds to prepare for the West Grove Redevelopment Project.
- Secured a \$150,320 Brownfield Fund Grant for environmental assessments, surveys, and design to assist Winn Development with their due diligence efforts as we work towards the sale and subsequent rehabilitation of the long closed and vacant Begg Building
- Acquired Lawrence Crest, a 13 unit development, secured CHFA Priority Needs Funding to replace all roofs and bathrooms, and concurrently began the DOH SSHIP Fund application for the complete interior and exterior renovation of the complex
- Expanded our Family Self Sufficiency (FSS) Program to 58 participants. The Family Self-Sufficiency (FSS) Program is a critical component of HUD's efforts to help Housing Choice Voucher holders make progress toward economic security. The program assists goal-oriented residents to improve their credit scores, increase opportunities for living wage paying employment and gain financial independence
- Expanded our Resident Services program to help connect Public Housing residents with social service agencies and foster a sense of community by developing events and extracurricular activities designed to establish connections.
- Completed several quality of life projects for our tenants including, but not limited to, Berkeley Heights & Bergin Building Fire Alarm Systems & Panels, Scattered Sites Windows, Siding, Gutters, & Doors, and the Bergin Building Generator
- Continued IT upgrades to improve performance and eliminate disruption of services: cloud based software, docking stations, conversion of paper records to electronic files, and website updates for increased tenant, landlord, and vendor interaction
- The Public Housing program served over 1,980 individuals including 262 senior citizens or disabled persons
- The Housing Choice Voucher Programs served 4,878 individuals including 548 senior citizens and disabled persons
- 737 property inspections completed

PROGRAMS

WHA's Low Income Public Housing program includes 106 buildings at 20 separate locations covering about 70 acres throughout the city. These properties are maintained by a staff directed by the Superintendent of Maintenance in concert with property management staff. Work order completion has averaged 2 days.

The Housing Choice Voucher programs provide housing assistance for approximately 2,000+ households and make it possible for many residents with low incomes to choose where they want to live. Vouchers are awarded to individuals (tenant based vouchers) and to privately owned housing (project based vouchers).

The Section 8 Moderate Rehabilitation and Single Room Occupancy HCV programs provide project based rental assistance for low-income families. Assistance is limited to properties previously rehabilitated pursuant to a housing assistance payment (HAP) contract between an owner and the WHA. Under the contract, the owner receives a subsidy equal to the difference between an approved contract rent and the tenant's share of the rent determined under HUD-Section 8 regulations.



PHAS

PUBLIC HOUSING ASSESSMENT SYSTEM

HUD utilizes the PHAS (Public Housing Assessment System) to assess WHA's performance in managing its programs. A centralized system collects individual subsystem scores using various indicators and produces a composite PHAS score. PHAS is based on four categories: Physical Condition, Financial Condition, Management Operations, and Capital Fund Program. Scores are generated for each group of public housing developments or Asset Management Projects (AMP). AMP scores are weighted by how many units are in the AMP and then combined into the agency-wide score. The total score is used to determine WHA's status under PHAS.

For FY24, the WHA was awarded a 90 out of 100, again obtaining HUD High Performer status.

| SCORE | STATUS |
|--------|--------------------|
| >90 | High Performer |
| 61-89% | Standard Performer |
| >60 | Troubled |

| PHAS INDICATOR | COMPONENTS OF SCORE | FY 24 SCORES |
|---------------------|---|--------------|
| Physical | <p>HUD's Uniform Physical Condition Standards (UPCS) is the inspection protocol intended to assure uniformity and objectivity in the evaluation of the physical condition of HUD properties. Major inspection areas are:</p> <ul style="list-style-type: none"> • Site • Building Exterior • Building Systems • Common Areas • Unit | 36 out of 40 |
| Financial | <p>HUD's Uniform Financial Standards are based on the scores as determined by the following sub-indicators: liquidity and current assets; adequacy of the financial reserves & ability to meet regular debt obligations.</p> | 19 out of 25 |
| Management | <p>Management Scores are based on occupancy (available units occupied) and Resident Accounts Receivable. The formula measures resident accounts receivable against resident revenue (i.e. rent paid) and overall accounts payable which measures total vendor accounts payable, both current and past due against total monthly operating expenses.</p> | 25 out of 25 |
| Capital Fund | <p>Capital Fund program assessment examines the period of time it takes WHA to obligate the funds provided to it from the Capital Fund program. The requirement is that WHA obligate 90% or more of CFP funds as quickly as possible, and no later than 2 years after funds become available. CFP funds provide the resources to complete capital improvements to public housing stock thus meeting HUD's Strategic Plan goal to "Meet the Need for Quality Affordable Rental Homes."</p> | 10 out of 10 |

PUBLIC HOUSING

THE WATERBURY HOUSING AUTHORITY OWNS AND OPERATES 18 PUBLIC HOUSING COMPLEXES:

- Berkeley Heights
- Pearl Lake Road Apartments
- Springbrook Apartments
- Austin Road Apartments
- West Clay Apartments
- 454-462 Baldwin Street
- 540 Baldwin Street
- Oak Terrace
- Edward D. Bergin Building
- Harry S. Truman Apartments
- Hamden Avenue
- 206-226 Orange Street
- 368 -374 West Grove Street
- 26-32 & 36-42 Catherine Avenue
- Franklin D. Roosevelt Apartments
- William E. Kelly Apartments
- 45 & 54-60 Bishop Street
- 63 Willow Street

PUBLIC HOUSING DEMOGRAPHICS

Number Served

| | |
|------------------|-------|
| Households | 737 |
| Individuals..... | 1,980 |

Head of Households

| | |
|-------------|-----|
| Female..... | 585 |
| Male..... | 137 |

Families with children362

Average Income \$19,732

Households with employment income.....352

Households with extremely low income642

Households with no income122

Minority Households.....423

Non-minority Households.....299

Elderly / Disabled families262

Average Age49





PHYSICAL

FINANCIAL

MANAGEMENT

CAPITAL FUND

HOUSING INVENTORY

| PROPERTY | ADDRESS | # OF UNITS | EFFICIENCIES | 1 BEDROOM | 2 BEDROOM | 3 BEDROOM |
|--------------------------------|-------------------------------------|------------|--------------|-----------|-----------|-----------|
| Berkeley Heights Apartments | Long Hill Rd | 254 | | 17 | 123 | 85 |
| Pearl Lake Road Apartments | Pearl Lake Rd | 39 | | | | 33 |
| Springbrook Apartments | Springbrook Rd | 56 | | | 12 | 22 |
| Austin Road Apartments | Austin Rd | 36 | | | | 36 |
| West Clay St Apartments | 10 W. Clay St | 21 | | | | 21 |
| 454-462 & 540 Baldwin Street | | 9 | | | | 7 |
| Oak Terrace Apartments | Bliss, Elmer, Eastern, Oakville Ave | 54 | | | 6 | 42 |
| Bergin Apartments | 70 Lakewood Rd | 76 | 6 | 70 | | |
| Truman Apartments | 1765 N. Main St | 74 | | | 7 | 36 |
| Hamden Avenue Apartments | 163 Hamden Ave | 10 | | | | 9 |
| 206-226 Orange Street | | 5 | | | | 5 |
| 50-64 Bishop Street | | 8 | | | | 8 |
| 368-374 West Grove Street | | 4 | | | | 4 |
| 26-32 & 36-42 Catherine Avenue | | 8 | | | | 8 |
| 63 Willow Street | | 4 | | | 4 | |
| Roosevelt Apartments | Kearney Dr | 48 | 26 | 22 | | |
| 45 Bishop Street | | 1 | | | | 1 |
| Kelly Apartments | Fairmont St | 30 | 22 | 8 | | |
| Total: | | 737 | 54 | 118 | 152 | 317 |

PHYSICAL

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MANAGEMENT

CAPITAL FUND

| 4 BEDROOM | 5 BEDROOM | VACANT UNITS AS OF 6/30/20 | UNITS OFF-LINE | DESCRIPTION | PROPERTY |
|-----------|-----------|----------------------------|----------------|-----------------|--------------------------------|
| 28 | | | | Family housing | Berkeley Heights Apartments |
| 3 | 3 | | | Family housing | Pearl Lake Road Apartments |
| 18 | 4 | | | Family housing | Springbrook Apartments |
| | | | | Family housing | Austin Road Apartments |
| | | | | Family housing | West Clay St Apartments |
| 2 | | | | Family housing | 454-462 & 540 Baldwin Street |
| 6 | | | | Family housing | Oak Terrace Apartments |
| | | | | Elderly housing | Bergin Apartments |
| 20 | 7 | | 4 | Family housing | Truman Apartments |
| 1 | | | | Family housing | Hamden Avenue Apartments |
| | | | | Family housing | 206-226 Orange Street |
| | | | | Family housing | 50-64 Bishop Street |
| | | | | Family housing | 368-374 West Grove Street |
| | | | | Family housing | 26-32 & 36-42 Catherine Avenue |
| | | | | Family housing | 63 Willow Street |
| | | | | Elderly housing | Roosevelt Apartments |
| | | | | Family housing | 45 Bishop Street |
| | | | | Elderly housing | Kelly Apartments |
| 78 | 14 | 0 | 4 | | Total |

MANAGEMENT

| | 2023/2024 | 2024/2025 |
|--------------------------------------|-------------|--------------|
| Total # of units (PH) | 737 | 737 |
| PH Occupancy | 100% | 100% |
| Work Orders | 5,661 | 5,589 |
| % Work Orders Completed | 99% | 99% |
| TAR Ratio-Tenant Accounts Receivable | \$43,369.00 | \$133,669.00 |
| Turnaround time- Vacant units | 21 days | 17 days |
| PH Wait List | 584 | 409 |
| HC Vouchers issued | 182 | 12 |
| HCV Wait List # | 753 | 684 |
| HCV Inspections | 2,345 | 2,340 |
| HCV Recertification's | 2,165 | 2,122 |

PHYSICAL

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MANAGEMENT

CAPITAL FUND

VOUCHER PROGRAM

HOUSING CHOICE VOUCHER PROGRAMS

The Housing Authority served more than 2,000 households in the HCV (Section 8) Program:

- In FY 2025 WHA hired a Family Self Sufficiency (FSS) Coordinator. The Family Self-Sufficiency (FSS) Program now has **58 participants**. The Family Self-Sufficiency (FSS) Program is a critical component of HUD’s efforts to help Housing Choice Voucher holders make progress toward economic security. FSS is a voluntary program on which trained staff provide linkages to quality, comprehensive support services. The FSS coordinator assists goal-oriented residents to envision a future that does not rely on government subsidies. Participants work to improve their credit scores, increase opportunities for living wage paying employment and financial independence.

HCV PROGRAM DEMOGRAPHICS

| | |
|---|----------|
| Number Served | |
| Households..... | 2,001 |
| Individuals..... | 4,878 |
| Head of Households | |
| Female..... | 1,685 |
| Male..... | 315 |
| Families with children..... | 1,725 |
| Average Income..... | \$15,234 |
| Households with employment income..... | 1,192 |
| Households with extremely low income..... | 1,960 |
| Households with no income..... | 382 |
| Minority Households..... | 1,129 |
| Non-minority Households..... | 872 |
| Elderly / Disabled families..... | 548 |
| Average Age..... | 50 |
| Veterans referred for vouchers..... | 12 |

PHYSICAL

FINANCIAL

MANAGEMENT

CAPITAL FUND

HOUSING CHOICE VOUCHER PROGRAM HIGHLIGHTS

WHA'S HCV PROGRAM

Achieved "**HIGH PERFORMER STATUS**" under HUD's Section 8 Management Assessment Program for the **NINTH CONSECUTIVE YEAR.**

36 NEW FAMILIES
SERVED THIS YEAR

SERVICE PROGRAMS

Family Self Sufficiency FSS Program

The Family Self-Sufficiency (FSS) Program is a critical component of HUD’s efforts to help Housing Choice Voucher holders make progress toward economic security.

The program assists goal-oriented residents to improve their credit scores, increase opportunities for living wage paying employment and gain financial independence.

Since the program has been reinstated, 3 participants have graduated the program and we have a total of 58 current enrollees.



Resident Services Program

We recently reinstated the Resident Services Program to help connect Public Housing residents with social service agencies and foster a sense of community by developing events and extracurricular activities designed to establish connections.

This year, the program helped connect seniors and families with essential support services, job opportunities, and workforce trainings, while also providing engaging activities for children, including Back-to-School Backpack & Supply distributions, Pancakes with Santa, an Easter Egg Hunt, and Fire Safety events.



CAPITAL INITIATIVES COMPLETED IN FY25

\$3 million in HUD Capital Funds enabled the WHA to undertake the following projects:

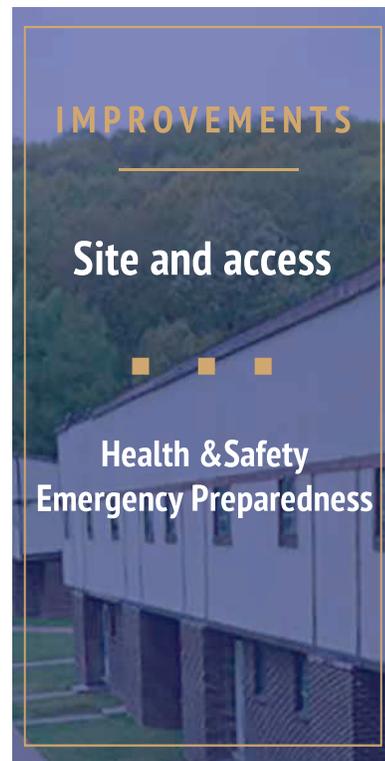
- Installation of new fire alarm systems & panels at Berkeley Heights & the Bergin Building
- Installation of new windows, siding, gutters, & metal entry and exterior doors at all Scattered Sites properties
- Installation of a generator system at the Bergin Building



FY26 PLANNED PROJECTS

PLANNED MAINTENANCE AND CAPITAL IMPROVEMENTS FY 26

- Common area flooring replacement at the Bergin Building
- Replacement of building entry canopies at Berkeley Heights
- Window Replacement and Facade repair at the Bergin Building
- Building power washing PHA-Wide
- Building & unit signage PHA-Wide
- Door hardware upgrades PHA-Wide



PHYSICAL

FINANCIAL

MANAGEMENT

CAPITAL FUND

DEVELOPMENT

THE WILLIAM BEGG BUILDING

The Begg Building is a seven (7) story, 76 unit high-rise structure owned by the WHA. Constructed in 1971, it was part of the WHA's state housing portfolio, which is no longer active. The building was closed in 2010 due to escalating maintenance costs and increasing tenant issues and has been vacant since. Due to the unavailability of funds, the need for a full interior and exterior renovation along with excessive environmental hazard abatement costs, the WHA issued a Property Disposition RFP to engage a developer to purchase and renovate the building to provide safe, decent, and affordable housing as well as improve the aesthetic of the building to support the revitalization of the surrounding neighborhood.

In June of 2023 the WHA entered into a Land Disposition Agreement with nationally known and industry recognized Winn Development in the amount of \$1,000,000. Winn is in the process of due diligence and assembling its financial package.

In December of 2024 the WHA assisted Winn in obtaining a \$150,320 Brownfield Fund Grant which is funding environmental assessments, surveys, and design to assist Winn Development with their efforts.

A closing is expected by or before June 2026; until then they will pay the WHA \$1,000 monthly for carrying costs. This project will return the Begg Building to its former glory, and bring 76 units of elderly housing back online. The WHA has committed 50 Project Based Vouchers to this project.



LAWRENCE CREST APARTMENTS

The WHA purchased Lawrence Crest, a thirteen (13) unit complex in the Brooklyn Neighborhood, from CHFA and received commitment for up to \$3 million in state funding to complete the full interior and exterior rehabilitation of the buildings and site.

The first round of improvements funded through CHFA Priority Needs Funding, will replace all roofs as well as full and half baths in all units, in addition to ancillary sheetrock repair/replacement.

For the second round, which will see the complete interior and exterior rehabilitation of the property, we will be applying for State Sponsored Housing Improvement Program (SSHIP) funds through the CT Department of Housing.

Once completed, this complex would provide housing to low income families. The WHA has committed 13 Project Based Vouchers to this project.



Lawrence Crest Cooperative

WEST GROVE STREET REDEVELOPMENT

In FY25, with the support of Congressionally awarded Community Project Funds, all existing structures in the West Grove, Johnson, and Sperry Street area were demolished, marking a major milestone in preparing the site for redevelopment.

During the year, the WHA continued working closely with its development partner, Heritage Housing, Inc., to assemble the full financing package for the project, including state funding sources, Low-Income Housing Tax Credits (LIHTC), conventional financing, and required bonding.

The Development Team has selected Montagno Construction Inc. of Waterbury to serve as Construction Manager, with construction anticipated to begin in early 2026. Upon completion, the development will deliver 46 new residential units.

Since its inception, this project has received sustained support at the municipal, state, and federal levels, including City CDBG funding, federal Community Project Funds, \$7.2 million in State Community Investment Funds, and funding from the Connecticut Department of Housing.

The Waterbury Housing Authority has committed 46 Project-Based Vouchers to the development, ensuring the creation of fully affordable, low-income family housing, an achievement not realized in the city in decades.



QA-M architecture
FRONT ELEVATION
WATERBURY HOUSING AUTHORITY | PROPOSED REDEVELOPMENT OF WEST GROVE ST.

QA-M architecture
3D VIEW
WATERBURY HOUSING AUTHORITY | PROPOSED REDEVELOPMENT OF WEST GROVE ST.

FINANCIAL INFORMATION

PHYSICAL

FINANCIAL

MANAGEMENT

CAPITAL FUND

REVENUE SOURCES

- Capital Fund Revenue
- Fee Revenue
- HAP Subsidy Revenue
- Operating Subsidy
- Other Revenue
- Tenant Revenue

EXPENDITURES

- Administration
- Debt Service
- Housing Assistance Payments
- Insurance
- Maintenance
- Other General Expenses
- Protective Services
- Utilities



| | CONSOLIDATED BUDGET | PUBLIC HOUSING PROGRAM | CAPITAL FUND PROGRAM | HOUSING CHOICE VOUCHER PROGRAM | OTHER S8 PROGRAMS | CENTRAL OFFICE COST CENTER |
|--|---------------------|------------------------|----------------------|--------------------------------|-------------------|----------------------------|
| Total Revenue | \$39,428,471 | \$8,978,785 | \$1,888,973 | \$23,053,018 | \$2,706,186 | \$2,801,509 |
| Total Operating Expenses | \$10,852,236 | \$6,869,706 | 0 | \$1,613,690 | \$109,056 | \$2,259,784 |
| Excess Revenue over Operating Expenses | \$28,576,235 | \$2,109,079 | \$1,888,973 | \$21,439,328 | \$2,597,130 | \$541,725 |
| Total Expenses | \$37,235,138 | \$8,020,122 | \$1,888,973 | \$22,652,850 | \$2,349,879 | \$2,323,314 |
| Deprecation and HAP payments | \$24,455,742 | \$1,150,416 | 0 | \$21,032,276 | \$2,240,822 | \$32,228 |
| Excess (Deficiency) of Revenue over (under) Expenses | \$2,193,533 | \$958,663 | 0 | \$400,168 | \$356,507 | \$478,195 |

2025/2026 OBJECTIVES

AGENCY PERFORMANCE & STANDARDS

- Maintain High Performer status under PHAS and SEMAP
- Ensure full compliance with HUD regulations, audits, and reporting requirements
- Continue to provide training and professional development opportunities for staff
- Strengthen internal controls, policies, and quality assurance practices
- Maintain high standards of service delivery for residents and program participants

PROGRAMS

Public Housing:

- Improve tenant accounts receivable balance
- Maintain fast unit turn around
- Improve security at public housing properties
- Increase curb appeal of public housing properties
- Proactively address new NSPIRE inspection standards

Resident Engagement:

- Resident Services Coordinator will work to help connect residents with social service agencies and foster a sense of community by developing activities designed to establish connections between residents.
- Expand resident social events at PH complexes
- Continue to partner with WPD on community outreach events

Housing Choice Voucher Program:

- Address landlord deficiencies in Housing Quality Standard Violations
- Increase landlord participation by implementing quarterly landlord engagement sessions
- Increase marketing and outreach to improve participation in the Family Self Sufficiency Program

Capital Fund Program:

- Common area flooring replacement at the Bergin Building
- Replacement of building entry canopies at Berkeley Heights
- Window Replacement and Facade repair at the Bergin Building
- Building power washing PHA-Wide
- Building & unit signage PHA-Wide
- Door hardware upgrades PHA-Wide

DEVELOPMENT

- Break ground on the construction of forty six (46) new affordable family housing units on West Grove Street.
- Complete priority needs repairs at Lawrence Crest and submit application for DOH SSHIP funding for its complete interior and exterior rehabilitation
- Work with our repositioning and development consultant to submit repositioning applications to the Department of Housing & Urban Development
- Submit a Section 18 application for the Truman Apartments
- Continue our work with Winn Development to close on the sale of the Begg Building
- Continue to seek new projects to expand affordable and low income housing in Waterbury through the WHA and our non-profits

BRASS CITY RESIDENCES

Brass City Residences, Inc. (BCR) is the non-profit affiliate of the Waterbury Housing Authority.

BCR currently owns and operates three (3) properties with a total of six (6) units which are project based HCV units, serving tenants on the WHA Housing Choice Voucher Program.

BCR is looking to expand its portfolio and impact to address the growing housing needs in the city, and is currently in negotiations with New Opportunities, Inc. to purchase a three unit multi family at 108 South View Street in the city's South End.

Once acquired, BCR would apply for both State of CT DOH funds, as well as City of Waterbury Health Dept. Healthy Homes Program funds to do a complete rehabilitation of the building. Once finished, BCR would look utilize project based vouchers to place families in these newly rehabilitated units.

In addition to providing housing, BCR has been supportive of many community causes throughout the city, donating and sponsoring a variety of initiatives and events in the WOW Neighborhood and beyond.



BRASS CITY
RESIDENCES, INC.

BOARD OF COMMISSIONERS AND STAFF

BOARD OF COMMISSIONERS

Nicholas Tetreault, Chairman
Dr. Robert Porzio, Vice Chairman
Joseph Thomas, Treasurer
Tahra Sanchez, Commissioner
Alice Trotman, Resident Commissioner

ADMINISTRATIVE TEAM

Christian D'Orso, Executive Director
Vincent Sica, Deputy Director
Kathleen Noble, Executive Assistant/Human Resources
Jennifer Yager, Comptroller
Dana Serra, Director of Leased Housing Programs
Jorge Carrasquillo, Superintendent of Maintenance

Public Housing Department

Ximena Camanero
Wanda Carrasquillo
Sulma DeLeon
Carolyn Farmer
Lily Francisco
Adalys Ingrassia
Carrie Simpson

Section 8 Department

Milaura Bare
Isilda Brophy
Mary-Jane Buckley
Rose Cesa
Alondra Diaz
Carline Ferrer
Barabra Inoue Castro
Daisy Torres

Finance Department

Lori Cronin
Shannon LeGassey
Paula Byczko

Maintenance Department

Charles Butler
Sean Cremins
Carlos Caminero
Sergio Davila
Bryan Heron
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Angel Melendez
Hector Morales
Julio Nazario
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