

Housing Authority of the City of Ansonia

Joseph F. Pinto, Chairman
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Steven G. Nakano
Executive Director

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FEDERAL EXPRESS

June 30, 2019

Susan M. Forward, Region I Director
U.S. Department of Housing and Urban Development
Office of Fair Housing and Equal Opportunity
Thomas P. O'Neil Jr. Federal Building
10 Causeway Street, Room 321
Boston, MA 02222-1092

RE: Ansonia Housing Authority Second Quarter Report 2019
Conciliation Agreement and Voluntary Compliance Agreement
HUD Case Numbers: 01-14-0021-08 and 01-14-0021-06

Dear Ms. Forward:

As per the terms of the Conciliation Agreement and Voluntary Compliance Agreement, HUD Case Numbers: 01-14-0021-08 and 01-14-0021-06, this report and attachments shall serve as the Ansonia Housing Authority's quarterly report for the 2nd quarter, April, 2019 to June, 2019. Below are the areas of progress made as per the agreement.

Administrative

(In compliance with section G, Redevelopment of Subject Property, number 4)

The Ansonia Housing Authority continues to utilize its website as another means to communicate to the community and former residents of the Riverside Apartments. The quarterly fair housing required reports are posted on the website as well as the minutes of each Board Meeting. The website can be accessed at www.ansoniahousing.com.

Susan M. Forward, Region I Director
Office of Fair Housing and Equal Opportunity
U.S. Department of Housing and Urban Development
June 30, 2019
Page 2

Redevelopment of the Subject Property

(In compliance with section G, Redevelopment of Subject Property, number 1 and 5)

The Housing Authority was ultimately denied the approval for a pre-development loan from the State of Connecticut Department of Housing (DOH) in the amount of \$225,000 to cover some initial pre-development expenses for the redevelopment of Riverside Apartments. The application which was originally approved by DOH on November 20, 2015; had been revoked.

On October 6, 2017, the Ansonia Housing Authority (AHA), had a meeting with the development consultant who was instrumental in the many redevelopment projects which took place at Charter Oak Communities/Stamford Housing Authority. This development consultant, Mr. Lou Trajcevski, has expressed interest in working with the AHA to develop the Riverside Apartments redevelopment project. Also attending the meeting will be Mrs. Jennifer Gottlieb-Elazhari, CT Public Housing Director of the HUD Hartford Field Office. Mrs. Gottlieb-Elazhari has agreed to also assist the AHA in providing any informational/funding resources for the redevelopment project.

One possible option for redevelopment of the 54 units of LIPH replacement housing units was at the recommendation from Ms. Jennifer Gottlieb-Elazhari of HUD that the AHA consider beginning with a Project Based Voucher (PBV) Scattered Site program. On January 22, 2018, Mr. Lou Trajcevski was awarded the contract of Development Consultant. The Ansonia Housing Authority received the signed contract from Mr. Lou Trajcevski, Principal, of New Castle Housing Ventures, LLC; upon the closing of two projects that Mr. Trajcevski, has seen from start to completion, the AHA will be working closely with Mr. Trajcevski in obtaining funding for the start of purchasing property for the Scattered Site PBV housing. Being that the Ansonia Housing Authority has formulated a viable working relationship with the City of Ansonia's Economic and Community Development Director inclusive of the Mayor of Ansonia. The Ansonia Housing Authority is not anticipating any obstacles in the foreseeable future from the City.

There was also a telephone conference call between Mr. Steven Nakano, Executive Director and Ms. Michelle Johnson, of FHEO at the HUD Hartford, CT Field Office; which took place on Friday, March 2, 2018. This conference call was to discuss the Voluntary Compliance Agreement (VCA) which exists between the AHA and the other VCA with the City of Ansonia. Ms. Johnson suggested that the AHA should send out a questionnaire to all of the families that were issued Tenant Protection Vouchers (TPV) to assess where the families are currently and if they are happy/satisfied with the (TPV). A draft of the questionnaire was previewed and

Susan M. Forward, Region I Director
Office of Fair Housing and Equal Opportunity
U.S. Department of Housing and Urban Development
June 30, 2019
Page 3

approved by Ms. Michelle Johnson and once the status of locations/addresses for all (TPV) families were finalized; all of the questionnaires were mailed out on April 20, 2018. Recently, the first step in dissolving the Voluntary Compliance Agreement (VCA) which is in existence between the City of Ansonia and the AHA was to schedule and receive staff Fair Housing Training. This was conducted on May 18, 2018 by Ms. Michelle Johnson, FHEO/Civil Rights Litigator Office of Fair Housing HUD Hartford Field Office; and Ms. Dwoun Byrd, Public Housing Revitalization Specialist, HUD Hartford Field Office. The training went very well and was extremely beneficial in keeping the housing authority staff abreast of current policies and regulatory changes in Fair Housing. There was a meeting between Mr. Steven Nakano, Executive Director and the owner of a six (6) unit multi-family property in Ansonia, CT. In which the AHA is considering purchasing; to start housing Scattered-Site PBV families and to show good faith that the Ansonia Housing Authority is in compliance with the VCA that the redevelopment is happening.

There was a phone conversation on September 26, 2018 with Ms. Michelle Johnson, FHEO/Civil Rights Litigator at the Office of Fair Housing HUD Hartford Field Office; regarding the Ansonia Housing Authority's decision to further explore acquiring a multi-family property in Ansonia, CT. The Ansonia Housing Authority has hired a real estate appraiser to conduct a formal appraisal of the multi-family property in that the AHA will have to procure a mortgage from a bank to ultimately purchase the property. Several nuances have stemmed in that there are families currently living in the property and decide on the course of action that the AHA will need to exercise if the property has to be emptied for the purposes of rehabilitation of all apartments in the structure. Currently, AHA is working with the HUD Hartford office's Public Housing Revitalization Specialist, Ms. Dwoun Byrd, in possibly implementing a policy in conjunction with the Admin plan's structure with Project Based Voucher (PBV) housing. Whereas, families that meet income guidelines and family obligations would be eligible to live in a subsidized unit under the Uniform Relocation Act so as not to displace that family from living in their home.

On November 26, 2018, a conference call was conducted by Ms. Michelle Johnson, FHEO/Civil Rights Litigator at the Office of Fair Housing HUD Hartford Field Office. Also, in attendance with the conference call was Ms. Dwoun Byrd, Public Housing Revitalization Specialist/HUD VASH Coordinator. The purpose for the conference call was to discuss redevelopment in meeting the requirements of the Voluntary Compliance Agreement (VCA) which exists between HUD Office of Fair Housing and The City of Ansonia/Ansonia Housing Authority. Ms. Johnson, had stated that the total number of hard units regarding the replacement housing is now at forty six (46) replacement units; whereas the Hartford Field Office, as stated by Ms. Jennifer Gottlieb-Elazhari, CT. Public Housing Director, initiated 20 units of Project Based Vouchers (PBV) to start.

Susan M. Forward, Region I Director
Office of Fair Housing and Equal Opportunity
U.S. Department of Housing and Urban Development
June 30, 2019
Page 4

In the last Quarterly update, the Ansonia Housing Authority has located a 6-unit multi-family property, in Ansonia in that the owner and family wish to sell to the AHA. In the last meeting that I had with the owner, the AHA would enter into a purchase agreement in the month of January 2019.

January 14, 2019, The Ansonia Housing Authority signed a Real Estate Purchase and Sales Agreement with the owners of the 6 unit multi-family property located in Ansonia, CT. The Ansonia Housing Authority will be looking for a closing date between the months of April-May 31, 2019. As of this point in time the Ansonia Housing Authority will have six (6) PBV units leased and will have reduced the number of the initial PBV units to 14 units and the hard number of replacement units from 46, down to 40 units of housing.

May 15, 2019, Currently, the Ansonia Housing Authority is working with the Development Consultant, Mr. Lou Trajcevski, Principal of New Castle Housing Ventures in acquiring the Six (6) unit Multi-Family Property in Ansonia, CT. It was determined that a Phase One Environmental Study is required to be done for implementation of furthering acquisition. The City of Ansonia CT, has assisted the AHA with contracting out the services for the Phase One Environmental Study. Once completed, an application for funding of a mortgage will be submitted to Capital 4 Change of New Haven, CT.

(In compliance with section G, Redevelopment of Subject Property, number 1)

Demolition, Disposition and Relocation (Northside)

All residents of the Riverside Apartment Complex were assessed and provided with relocation services from Housing Opportunities Unlimited. In October, 2015 all families were issued Tenant Protection Vouchers and have been relocated.

The Ansonia Housing Authority selected Standard Demolition Services, Inc. of Trumbull CT as the Demolition and Hazardous Materials Abatement Contractor for Phase II (Northside) of the demolition of the remaining six Housing Authority owned buildings of Riverside Apartments.

The Ansonia Housing Authority selected Vase Management of Bridgeport, CT to provide Project Oversight of the Demolition.

The Ansonia Housing Authority also selected Payne Environmental to oversee the Abatement and Environmental Services.


Susan M. Forward, Region I Director
Office of Fair Housing and Equal Opportunity
U.S. Department of Housing and Urban Development
June 30, 2019
Page 5

Demolition meetings were held weekly at the Housing Authority's office with the Demolition Contractor (Standard Demolition), the Architect (Tise Design Associates), and Construction Manager (Vase Management). Minutes of the final meeting on April 3, 2017 are attached. The demolition of Riverside Apartments (Northside) was completed by April 28, 2017.

The Ansonia Housing Authority continues to make positive progress towards the re-development of Riverside Apartments in compliance with the Conciliation Agreement and Voluntary Compliance Agreement during the 3rd quarter of 2017. The two primary provisions that remain open are (G1) redevelopment of the site and (G5) completion of construction of the first dwelling unit on the site within three (3) years from the effective date of the agreement based on receiving funding for affordable housing redevelopment.

If you have any questions, please do not hesitate to contact me at (203) 736-8888.

Sincerely,



Steven G. Nakano
Executive Director

