

Housing Authority of the City of Ansonia

*Joseph F. Pinto, Chairman
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FEDERAL EXPRESS

October 1, 2020

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 Third Quarter Report 2020
Voluntary Compliance Agreement
HUD Case Number: 01-14-0021-6

Dear Ms. Forward:

As per the terms of the Voluntary Compliance Agreement, HUD Case Number: 01-14-0021-6, this report and attachments shall serve as the Ansonia Housing Authority's quarterly report for the 3rd quarter, July 2020 to September 2020. Below are the areas of progress made as per the agreement.

Administrative

(In compliance with section G, General Provisions, 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.

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Specific Provisions

(In compliance with section III, A, Recipient shall create affordable housing opportunities.)

The viable option, as per written in the VCA agreement was to obtain as close to 48 units of replacement housing through scattered-site Project Based Voucher (PBV) housing. This is to be accomplished through: acquisition of presiding properties, new construction, rehabilitation and modification to acquired properties. Recipient, (AHA), is expected to achieve as close to 48 new affordable housing units as possible to add to its federal housing stock. Recipient (AHA), will meet the terms of this requirement by the sale of the existing land owned by Recipient (AHA); and through the purchase of new multi-family scattered-site housing units. Recipient must obtain prior written approval from the City of Ansonia for its scattered-site efforts and Recipient's intent to apply Project Based Vouchers (PBV) to the scattered-site units. A Request for Release Of Funds will be signed by the Mayor of Ansonia, CT and submitted to the HUD Hartford, CT field office.

Currently, the AHA is working with the consulting firm of TAG Associates based out of Boston, Massachusetts. This is for the purpose of submitting a Demolition and Disposition application for changing the designation of the Declaration of Trust agreement for the former Riverside Apartments LIPH complex. The Declaration of Trust is designated for replacement housing. However, the City of Ansonia, after the purchase of the land, will be working with a developer they are consulting with. The developer will be creating a Recreational Sports Facility on the existing land. Therefore, since the Declaration of Trust, needs to now be designated for a Recreational Facility; a Demo/Dispo Application is required to be submitted to the U.S. Department of Housing & Urban Development office of Special Applications Center (SAC) in Chicago, Illinois.

Once the application has been submitted and approved with the designation of the Declaration of Trust for use of the land to be changed by the SAC office; for the purpose of recreational use. Then, the Ansonia Housing Authority will be using the proceeds from the sale of the land to purchase a six (6) unit multi-family property in the City of Ansonia.

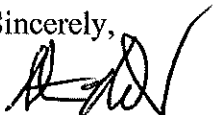
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On March 3, 2020, a meeting took place, which was conducted by Ms. Sheila O'Malley, Economic and Community Development Director/Grant Writer, for the City of Ansonia, CT. In attendance was Mr. John P. Marini, Corporation Counsel for the City of Ansonia and the Honorable Mayor of Ansonia, David Cassetti. During the meeting it was discussed that the Ansonia Police Department will be moving to a new facility which is currently under rehabilitation construction. The current building where the Police Station is now based, will be available once the Police Department has moved to the new Police Headquarters. Therefore, the City of Ansonia has expressed an interest that the Ansonia Housing Authority consider acquiring the building for additional scattered-site housing. A meeting will be taking place with the development consultant, Mr. Lou Trajcevski, Principal, of New Castle Housing Ventures based out of West Hartford, CT. Currently, Lou Trajcevski has been developing the pro-forma budget and analysis for the six (6) unit multi-family property. Mr. Trajcevski will also formulate a feasibility plan/pro-forma budget for the building and potential viability as a scattered-site PBV housing complex.

Recently, the owner of the six (6) unit multi-family property, submitted a declaration. It reads that if the sale of the property does not take place by December 31, 2020 then the offer of the purchase agreement is cancelled. Therefore, the AHA will not be able to wait for the demo/dispo application approval from the SAC office. Ansonia Housing Authority, currently, is working with a local bank to obtain financing as to make the sale purchase of the scattered-site multi-family property prior to year ending December 31, 2020. The AHA will adhere to the acquisition of the closing of the property prior to the year end.

If you have any questions, please do not hesitate to contact me at (203) 736-8888. Or email at snakano@ansoniahousing.com.

Sincerely,



Steven G. Nakano
Executive Director

