

Housing Authority of the City of Ansonia

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FEDERAL EXPRESS

December 1, 2021

Daniel L. Weaver, 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 Fourth Quarter Report 2021
Voluntary Compliance Agreement
HUD Case Number: 01-14-0021-6

Dear Mr. Weaver:

I would like to acknowledge your most recent appointment as the new Region I Director of the U.S. Department of Housing & Urban Development's Region I Office in Boston, MA. 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 4th quarter, October 2021 to December 2021. 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 currently 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. Thereby creating 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.

Currently, due to the Coronavirus Pandemic, unforeseen delays have ensued with the process of the demo/dispo application. The problematic situations have been resolved and the process is moving forward once again. The purchase agreement for the six (6) unit multi-family property is still in effect and the bank involved with the monetary acquisition is currently working with the processing of the loan.

The process for the acquisition of the multi-family property is in progress. The bank is in process of scheduling the appraisal for the property in that; due to the COVID-19 Coronavirus Pandemic the date for the property appraisal has been held up for three (3) weeks. Therefore, the legal counsel for the AHA has revised the fourth addendum documentation of the purchase

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agreement for the sale. Recently, the City of Ansonia, has received the final approval from the HUD SAC office in Chicago, IL, on the disposition/demolition application.

The latest information to report is that the Ansonia Housing Authority has signed a Commercial Loan Mortgage commitment agreement with the local bank, ION Bank in Ansonia, CT. The closing for the six (6) unit scattered-site multi-family (PBV) property will occur on or before July 31, 2021. When AHA takes possession of the multi-family scattered site PBV housing property, AHA will be relocating the families into temporary housing while the substantial rehabilitation and construction of the property takes place. Fortunately, all families that are currently living in the apartments, of the multi-family property; have qualified for the (PBV) rental subsidy. The families currently living in the apartments, will be notified of where the AHA will be temporarily housing them while the construction of the rehabilitation takes place. The estimation of time for the construction project is running approximately eight-ten (8-10) months long.

The Ansonia Housing Authority (AHA), closed on the six (6) unit multi-family house located at One Holbrook Place, Ansonia, CT., on July 27, 2021. The families currently residing in the units have all qualified for PBV rental assistance; and therefore, this alleviates the act of having to subject the families of moving and disrupting their lives. The process for the substantial rehabilitation of the multi-family is in progress with the Engineering firm procured by the AHA. A plan is in development to minimize temporary relocation of families currently residing in the multi-family as significant renovations are taking place. This measure is taken into consideration by the families that are experiencing anxiety over any possibility of COVID-19 exposure. Currently, the AHA is in negotiations of acquiring another scattered-site multi-family (PBV) property which also is consisting of six (6) units in the building. This is in efforts to expand the replacement housing which the AHA is working towards in meeting the goals as set forth.

As of recently, the Ansonia Housing Authority (AHA), is in progress of performing substantial rehabilitation of the scattered-site multi-family six (6) unit house on One Holbrook Place. The first phase is the replacement of the back porches/fire escape, interior stairwells and front porch. These replacements were mandated to occur first by the City of Ansonia Fire Marshal. Currently, the AHA is seeking to close on the second scattered-site multi-family six (6) unit property by the end of February, 2022. The second scattered-site property is in very good condition and does not require any extensive substantial rehabilitation; possible there will be some cosmetic rehabilitation to the property. The AHA has been fortunate to locate another

multi-family consisting of six units in the continued effort to expand the replacement housing that AHA is continuously working towards meeting.

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

