

# Housing Authority of the City of Ansonia

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

Troy D. White  
Executive Director

36 Main Street  
Ansonia, CT 06401  
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## Federal Express

December 28, 2015

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 – Fourth Quarter Report 2015  
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 fourth quarter, October 2015 to December 2015. Below are areas of progress made as per the agreement.

## **Administrative**

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

The Housing Authority continues to utilize its website as another means to communicate to the community and residents of 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](http://www.ansoniahousing.com). (See attachment 1).



Susan M. Forward, Region I Director  
Office of Fair Housing and Equal Opportunity  
U.S. Department of Housing and Urban Development  
December 28, 2015  
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## **Redevelopment of the subject property**

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

The Housing Authority applied for a \$300,000 predevelopment loan from the State of Connecticut's Department of Housing (DOH) to cover predevelopment costs for the redevelopment of Riverside Apartments. The application was reduced from \$300,000 to \$225,000 and DOH approved the application on November 20, 2015.

The Board of Commissioners approved the selection of The NHP Foundation as the development partner and HallKeen Management as the property management firm at its October 28, 2015 Board meeting for the Riverside Apartments redevelopment. (See attachment 2).

The Planning and Zoning Commission conditionally approved the Riverside Apartments site plan review application at its October 26, 2015 meeting. A letter dated October 26, 2015 from the City Engineer with standard setbacks and other items that the design team and engineer will address in the final plans that will be submitted to the City of Ansonia. The Fire Marshall request that the fire plugs on the site comply with State of Connecticut standards and that the road way meet the required turning radius for the fire equipment. The final item was from the Inland Wetlands Commission. The site is not located on a wetland and the Inland Wetland Commission will be sending a letter to the Planning and Zoning Commission to attest to that as per their November 5, 2015 meeting.

The Housing Authority has received preliminary funding commitments for financial institutions for the redevelopment of Riverside Apartments. The funding is only available if the Housing Authority is awarded 9% Tax Credits through the competitive application process. Attached in the final pro-forma for the Riverside Apartments redevelopment project. The proposed total project cost is \$21,122,996.00. (See attachment 3).

A 9% Low Income Housing Tax Credit application was submitted to the Connecticut Housing Finance Authority (CHFA) on November 9, 2015 for the Riverside Apartments redevelopment.

Soil boarding will start the week of December 28, 2015 to update the environmental reports and do geo-testing on the site. There will also be environmental testing in vacant units at Riverside Apartments. The results are needed for the environmental abatement documents for the demolition of the site.



Susan M. Forward, Region I Director  
Office of Fair Housing and Equal Opportunity  
U.S. Department of Housing and Urban Development  
December 28, 2015  
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*(In compliance with section G, Redevelopment of Subject Property, number 1)*

### **Demolition, Disposition and Relocation (Northside)**

Tise Design is working on the demolition drawing and bidding package. The goal is to bid the demolition and environmental abatement project by the end of the first quarter of 2016.

Housing Opportunities Unlimited (HOU) has assessed all of the households at Riverside Apartments and is working with the families on relocation services. All Housing Choice Vouchers were issued during the week of October 5, 2015 to October 9, 2015. Below is the status as of December 28, 2015 of the relocation activity at Riverside Apartments.

<b>Total Number of Voucher Holders</b>	<b>56</b>
<b># RTAs Submitted (12/1/15)</b>	<b>13</b>
<b># of Residents Moved</b>	<b>21</b>
<b># of Residents Porting Out of Jurisdiction</b>	<b>13</b>
<b># Residents Remaining in Jurisdiction</b>	<b>9</b>
	<b>56</b>

The Housing Authority of the City of Ansonia continues to make positive progress towards the redevelopment of Riverside Apartments and compliance with the Conciliation Agreement and Voluntary Compliance Agreement during the fourth quarter of 2015. 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. (See attachment 4).

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

Sincerely,



Troy D. White  
Executive Director

Attachments



## **Attachment 1**





[Home](#) [About Us](#) [Housing Choice Voucher](#) [Public Housing](#) [State Elderly](#) [Financials](#) [Contact Us](#) [Links](#)

## HISTORY OF THE HOUSING AUTHORITY OF THE CITY OF ANSONIA

The Housing Authority of the City of Ansonia was established on October 18, 1948 to operate and administer low-rent housing for the purpose of providing decent, safe and sanitary dwellings for low income families.

On August 19, 1955 a devastating flood struck the City of Ansonia from Hurricane Diane surging flood waters of the Naugatuck River over streets and bridges. Thirty days after the destruction from the flood, government planning experts met with city officials to discuss a ten-year plan for city redevelopment starting with two phases of renewal and flood control projects; one on the West Side (the Broad Street Renewal Project) and one on the East Side (the Downtown Renewal Project). The Broad Street Renewal Project on the West Side of the city involved replacing demolished housing due to the flood with federal housing.

Riverside Apartments on Olson Drive was undertaken first. In 1961 the Ansonia Housing Authority purchased the first of two parcels of land from the Ansonia Redevelopment Agency to redevelop housing to replace deteriorated and flood-damaged housing. Under Harold H. Kyle, Executive Director of the Ansonia Housing Authority, 165 units in eleven 3-story brick buildings were built in two phases. Phase I consisted of 105 units on the south side parcel of land and Phase II consisted of 60 units on the north side parcel of land.

On September 4, 1963 Mr. and Mrs. Howard Tinney and family were one of the first families to move into the newly constructed Riverside Apartments.

Federal elderly housing was introduced into the community with the development of 30 dwelling units at John J. Stevens Apartments on Beaver and Central Streets in 1968. The development of elderly housing continued with 74 dwelling units at Monsignor John T. Hynes Apartments on Woodlawn Avenue in 1969, then development of the State elderly housing development of 40 units at John J. O'Donnell Apartments across from Hynes Apartments on Woodlawn Avenue opened in 1974.

In 2004 a physical needs assessment of Riverside Apartments was conducted to evaluate existing conditions of the buildings, which were showing signs of physical distress. Based on the estimates for the rehabilitation of the buildings, the buildings were deemed physically obsolete.

The demolition of buildings 1 and 2 (Phase I-Southside) was completed in 2009. The demolition of buildings 3, 4, 5, 6, and 7 (Phase II-Southside) was completed in 2014. The demolition of buildings 8, 9, 10, and 11 (Phase III-Northside) is being planned for the future. Additionally, a redevelopment plan for a new mixed income, mixed use development is in process for the site.

[Riverside Redevelopment](#)

[Riverside Quarterly Reports](#)

[A Brief History of the City of Ansonia](#)



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## Riverside Redevelopment Quarterly Reports

[October 2014](#)

[January 2015](#)

[April 2015](#)

[July 2015](#)

[October 2015](#)

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## **Attachment 2**

# **Housing Authority of the City of Ansonia**

## **Resolution 2015-15**

### **RESOLUTION AUTHORIZING THE APPROVAL OF THE SELECTION OF A DEVELOPMENT PARTNER AND THE EXECUTIVE DIRECTOR TO NEGOTIATE A MEMORANDUM OF UNDERSTANDING FOR SERVICES IN CONJUNCTION WITH THE REDEVELOPMENT OF RIVERSIDE APARTMENTS AT THE HOUSING AUTHORITY OF THE CITY OF ANSONIA**

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**WHEREAS**, the Housing Authority of the City of Ansonia has been working on the redevelopment of Riverside Apartments; and

**WHEREAS**, a redevelopment project requires specialized services available through third parties, especially in the areas of required guarantees by project funders and investors; and

**WHEREAS**, a development partner is necessary to obtain the maximum developer capacity points pursuant to the Connecticut Housing Finance Authority's Low-Income Housing Tax Credit Application; and

**WHEREAS**, on September 23, 2015, the Housing Authority issued a request for proposal (RFP) solicitation for a Development Partner to assist it with the redevelopment of the Riverside Apartments; and

**WHEREAS**, the RFP required both a developer and private management agent experienced in managing tax credit housing and also required that any construction contract will be competitively bid and not awarded as of right to any identity of interest general contractors; and

**WHEREAS**, the solicitation contained prerequisites as to experience and set forth a proposed scope of services which included substantial involvement in construction bidding and oversight, assistance in updating the financing plan as currently created by the Housing Authority and its development consulting team, property management of the completed site and the provision of customary operating, financing and compliance guarantees that will be required by the tax credit investor and other funders; and

**WHEREAS**, through public notice and outreach, there were eleven (11) firms that obtained copies of the solicitation, in addition to a few other individual firms that would have had to be a part of a larger development team. The firms who received include:

- The Carabetta Companies
- Vesta Corporation
- Affordable Housing Services Collaborative (AHSC) / Peabody Properties
- Corcoran Jennison
- Preservation Of Affordable Housing (POAH)
- Sheldon Oak



- Millenium
- Beacon Communities
- The NHP Foundation
- Pennrose Properties
- Women's Institute for Housing and Economic Development (WIHED); and

**WHEREAS**, responses to the RFP were due on October 16, 2015 and three (3) proposals were received: Affordable Housing Services Collaborative (AHSC) / Peabody Properties, the Carabetta Companies and NHP Foundation; and

**WHEREAS**, the proposals received were evaluated by the Housing Authority and its development consultant (evaluation committee) using established criteria in order to determine the best, most-qualified responsible proposal; and

**WHEREAS**, the evaluation factors include experience and qualifications of the proposed development team and individual key personnel members assigned to the project, the approach to the proposed scope and respective responsibilities, the financial strength of the firm, utilization of minority and Section 3 employees/firms and the proposed fee structure in terms of splitting developer fee, cash flow, and

**WHEREAS**, the evaluation committee ranked the firms in the following order:

1. NHP Foundation
2. Affordable Housing Services Collaborative (AHSC) / Peabody Properties
3. The Carabetta Companies

**NOW, THEREFORE BE IT RESOLVED THAT THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF ANSONIA, FIND THE FOLLOWING:**

1. That the Executive Director of the Housing Authority of the City of Ansonia is authorized to secure the services of NHP Foundation as a development partner; and
2. That the Executive Director of the Housing Authority of the City of Ansonia is authorized to proceed with negotiations and the execution of a memorandum of understanding (MOU) to secure the services of NHP Foundation as a development partner; and
3. That, consistent with 24 CFR 85.36 procurement standards, the Housing Authority of the City of Ansonia maintain records sufficient to detail the history of the procurement, including the basis for the selection; and
4. Resolution 2015-15 shall take effect immediately.

Done this 28th day of October, 2015.


AYES *All in Favor*

NAYS

ABSTENTIONS

ABSENT

Signed by:



Troy D. White  
Secretary / Executive Director

*10.29.2015*

Date

**Housing Authority of the City of Ansonia**  
**Minutes**  
**Wednesday – October 28, 2015**

The monthly meeting of the Housing Authority of the City of Ansonia was called to order at **6:00 PM on October 28, 2015** by Chairman, Robert Lisi at the main office located at 36 Main Street, Ansonia, CT

**Pledge of Allegiance.**

**Roll Call by Executive Director Troy White:** Robert Lisi - Chairman, Edward Norman – Vice Chairman, Dan Kershaw – Commissioner, Eileen Krugel- Commissioner and Rev. Samuel Levey – Commissioner. Also present was Troy White, Executive Director. Representing the BOA from the 5<sup>th</sup> Ward and the AHA Community Housing Committee Ms. Joan Radin.

Vice Chairman, Edward Norman arrived at 6:15 PM

**Additions, deletions or corrections to the agenda as presented. None.**

**Approval on the minutes of the regular meeting of the AHA of September 30, 2015 and the Special Meeting of October 15, 2015.**

- **Motion to approve the minutes of the regular meeting of the AHA of September 30, 2015 and the Special Meeting of October 15, 2015.**

Chairman Robert Lisi asked for questions on the minutes. Hearing none a motion was made to approve the minutes.

**Motion** by Commissioner, Dan Kershaw. **Second** by Commissioner, Eileen Krugel. **All in Favor.** Motion passes unanimously.

**Public Session:**

Chairman, Robert Lisi opened the Public Session and asked three times if any one from the public wishing to address the Ansonia Housing Authority Board of Commissioners. Hearing none the Public Session was closed.

**Review of Financial Statements:**

Executive Director, Troy White reported that the Financials in terms of revenue through nine months of the year ending September 30<sup>th</sup>, we have \$2,007,264 in revenue. Based on our budget we should have had \$2,291,148. We have a 12.39% negative variance for our revenue in terms of expenses. We had \$2,116,040 of expenses, our projected budget was \$2,213,042 which is a positive variance of 4.83% We are showing a net loss of \$108,776. However the budget did not factor in depreciation costs so we have a positive net operating income of \$228,941.

The monthly billing statements for October 2015 were presented for review. Executive Director, White asked if the commission had any questions.

**Housing Authority of the City of Ansonia**  
**Minutes**  
**Wednesday – October 28, 2015**

Chairman, Robert Lisi questioned the check for the City of Ansonia for the Site Plan Application in the amount of \$1000.00. Executive Director, White explained that there was two separate charges for \$500.00 each, made payable to two different departments. He also reminded the Board that last year there was a charge to file for zoning.

**\*Monthly Reports:**

**Executive Director,** Troy White presented his monthly Director's Report for October 2015:

Director White reported that there is a confirmatory review scheduled for November 16<sup>th</sup> and 17<sup>th</sup> by three members of the Hartford HUD Field Office. The agency was designated as troubled so this is the reason the review is necessary. It will be a complete review of the SEMAP indicators and determine the progress the Housing Choice Voucher program has made so far on the improvement plan. Once this is done, the field office can then go into the system and release it so that the SEMAP for 2016 can be submitted.

Mr. White stated that he received the schedule for the Window Contract. The staging will begin the week of November 2<sup>nd</sup> and the project will begin the week of November 9<sup>th</sup>. Mr. White has already sent out notices to residents to start to prepare them and will also do another notice as well as a 411 message to notify everyone.

Mr. Lisi asked for a projected ending date for the project. Mr. White stated that barring any unforeseen issues the completion date is scheduled for the end of January 2016. He is not anticipating any trouble.

Executive Director White thanked the Chairman and Vice Chairman for accompanying him to the Planning and Zoning meeting held on October 26, 2015. The site plan review went extremely well. They approved the plan on three conditions:

1. The approval of inland/ wetlands
2. Comply with the Fire Marshal's conditions
3. City Engineer Conditions

Executive Director White explained the Riverside Equity Bids, the Net Equity and Pricing Comparison Summary sheet and also the Syndicator list. Mr. White stressed the comparison of the tax credit price from the Richmond Group was only five cents more than RBC, but that it equates to nearly \$800,000.00 more in equity. This will be in addition to Naugatuck Valley Savings and Loan permanent financing of \$1.7 million as well as sponsoring \$500,000.00 for Federal Home Loan Bank application. Mr. White also expressed to the Board his opinion of keeping a local bank involved in local activities such as this project. Chairman Lisi agreed on behalf of the Board.

Housing Operations Director, Robert Henderson was absent and no report was filed. A double report will follow at the next Board meeting. There was a variety of questions presented to the Board

# **Housing Authority of the City of Ansonia**

## **Minutes**

### **Wednesday – October 28, 2015**

regarding Housing Operations from the last meeting, all of which will be addressed and discussed by Robert Henderson at next months meeting.

**\*Complete Financial Statements and the Executive Directors report(s) for October 28, 2015  
will be placed on file at the City of Ansonia Housing Authority Office.**

#### **Ross Grant Coordinator/Resident Service Coordinator:**

Ms. Vicky Clifford, presented her monthly report for October 2015:

Ms. Clifford reported that a resident at James J. O'Donnell Apartments would be involved in a program funded by the South Central Agency on Aging. The program matches companions with residents who are home bound or have other issues.

Vicky is still meeting with residents of the James J. O'Donnell Apartments on Tuesday's; everything is going very well.

A Memorial Service was held on Friday, October 23, 2015 at the Doyle Senior Center for Dorothy Edwards, a resident of Monsignor Hynes Apartment Complex. Dorothy lived at the Complex for 24 years and was a long time member of the Doyle Senior Center. Ms. Clifford and Ms. Mary Deptula Director of the Senior Center coordinated the service. Revered Samuel Levey gave the invocation.

Ms. Clifford stated that there is a tenant meeting scheduled for Thursday, October 29, 2015. Pizza will be served.

Ms. Clifford reported that she is working on coordinating the Thanksgiving and Holiday Luncheon. Right now there is an issue with transportation to Emmett O'Brien School where the Thanksgiving Luncheon will take place.

A representative from Shady Knowles will be coming to the Ortolli Community Center to offer strength and endurance classes for seniors.

Mr. Lisi questioned how many residents attended the picnic that was held at John J. Stevens Apartments in September. Mr. White stated that he would get back to the Board with the correct number.

**\*\*All reports presented will be on file with the filing of the minutes of the Ansonia Housing Authority of October 28, 2015.**

**Report of Committees.** None.

**Unfinished Business:** None.



**Housing Authority of the City of Ansonia**  
**Minutes**  
**Wednesday – October 28, 2015**

**New Business:**

Approval of *Resolution 2015-13* as read by Chairman Robert Lisi:

**Housing Authority of the City of Ansonia**

***Resolution 2015-13***

**RESOLUTION AUTHORIZING THE APPROVAL OF THE SEMI-ANNUAL AFFIDAVIT  
FOR FINANCIAL STATEMENTS AS PER THE CONNECTICUT HOUSING FINANCE  
AUTHORITY STATE HOUSING PORTFOLIO FOR THE PERIOD ENDING SEPTEMBER  
30, 2015 FOR THE HOUSING AUTHORITY OF THE CITY OF ANSONIA'S STATE  
ELDERLY DEVELOPMNET (E-75)**

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**WHEREAS**, it is a requirement of the Housing Authority of the City of Ansonia to have the Semi-Annual Affidavit for Financial Statements approved by the Board of Commissioners; and

**WHEREAS**, for the period ending September 30, 2015 the financial statements for John J. O'Donnell Apartments has been completed and certified; and

**WHEREAS**, the Chairman of the Board of Commissioners acting on behalf of the Board of Commissioners is required to sign the Semi-Annual Affidavit for Financial Statements which is a requirement of the Connecticut Housing Finance Authority for the State Housing Portfolio; and

**NOW, THEREFORE BE IT RESOLVED BT THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF ANSONIA THAT:**

1. The Board of Commissioners of the Housing Authority of the City of Ansonia approve the Semi-Annual Affidavit for Financial Statements for period ending September 30, 2015; and
2. The Chairman is hereby authorized to execute the Semi-Annual Affidavit for Financial Statements and any other necessary forms of documents related to the State Housing Portfolio requirements and authorize the Executive Director to submit the financials to the Connecticut Housing Finance Authority.

**Signed by:** \_\_\_\_\_  
Troy D. White, Executive Director

October 28, 2015  
(Date)

Chairman Lisi asked if commission members had any questions on *Resolution 2015-13*, hearing none.

**Housing Authority of the City of Ansonia**  
**Minutes**  
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- **Motion to approve *Resolution 2015-13* as presented by Chairman Robert Lisi.**

**Motion** by Commissioner, Eileen Krugel. **Second** by Vice Chairman, Edward Norman.  
**All in Favor.** Motion passes unanimously.

Approval of *Resolution 2015-13* as read by Chairman Robert Lisi.

\*Full text and accompanying information regarding *Resolution 2015-13* will be placed on file with the recording of the minutes of the October 28, 2015 City of Ansonia Housing Authority.

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**Housing Authority of the City of Ansonia**

***Resolution 2015-14***

**RESOLUTION AUTHORIZING THE APPROVAL OF THE THIRD AMENDMENT OF THE 2015 PUBLIC HOUSING AGENCY FIVE-YEAR, ANNUAL PLAN AND SUBSTANTIAL REVISION TO THE ADMISSIONES AND CONTINUED OCCUPANCY POLICY AND THE DWELLING LEASE AT THE HOUSING AUTHORITY OF THE CITY OF ANSONIA**

**WHEREAS**, pursuant to the requirements of Section 511 of the Quality Housing and Work Responsibility Act of 1998, the Housing Authority of the City of Ansonia (AHA) has prepared the second (3<sup>rd</sup>) amendment to its 2015 Public Housing Agency (PHA) Five-Year and Annual Plan and substantial revisions to the Administrative Plan; and

**WHEREAS**, the Housing Authority has provided the public with the requisite notice and comment period for the 2015 PHA Five-Year, Annual Plan and substantial revisions to the Administrative Plan pursuant to 24 CFR §905.300; and

**WHEREAS**, the housing Authority provided copies of the revised ADMISSION AND continued Occupancy Policy and the Dwelling Lease to residents that attended the September 30, 2015 regular Board of Commissioners meeting and encouraged them to attend the public hearing; and

**WHEREAS**, the Housing Authority has conducted the required Public Hearing on October 15, 2015 for the PHA Plan and substantial revisions to the Admission and Continued Occupancy Policy and the Dwelling Lease and has provided the required period for comments on said PHA Plan and substantial revisions to the Admission and Continued Occupancy Policy and the Dwelling Lease pursuant to 24 CFR §905.300; and

**WHEREAS**, the Housing Authority is making substantial revisions to the Admission and Continued Occupancy Policy and the Dwelling Lease to ensure compliance with all HUD regulations.

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUHTORITY OF THE CITY OF ANSONIA THAT:**

**Housing Authority of the City of Ansonia**  
**Minutes**  
**Wednesday – October 28, 2015**

1. The Third Amendment of the 2015 Public Housing Agency Five-Year, Annual Plan and substantial revisions to the Admission and Continued Occupancy Policy and the Dwelling Lease is hereby approved by the Board of Commissioners of the Housing Authority of the City of Ansonia; and
2. The Executive Director is hereby authorized to implement the new Admission and Continued Occupancy Policy and the Dwelling Lease.

Signed by: \_\_\_\_\_  
Troy D. White, Executive Director

October 28, 2015  
(Date)

Chairman Lisi asked if commission had any questions on *Resolution 2015-14*, hearing none.

- **Motion to approve *Resolution 2015-14* as presented by Chairman Robert Lisi.**

**Motion** by Vice Chairman, Edward Norman. **Second** by Commissioner, Eileen Krugel.  
**All in Favor.** Motion passes unanimously.

\*Full text and accompanying information regarding *Resolution 2015-14* will be placed on file with the recording of the minutes of the October 28, 2015 City of Ansonia Housing Authority.

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**Housing Authority of the City of Ansonia**

***Resolution 2015-15***

**RESOLUTION AUTHORIZING THE APPROVAL OF THE SELECTION OF A DEVELOPMNET PARTNER AND THE EXECUTIVE DIRECTOR TO NEGOTIATE A MEMORANDUM OF UNDERSTANDING FOR SERVICES IN CONJUNCTION WITH THE REDEVELOPMENT OF RIVERSIDE APARTMENTS AT THE HOUSING AUTHORITY OF THE CITY OF ANSONIA**

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**WHEREAS**, the Housing Authority of the City of Ansonia has been working on the redevelopment of Riverside Apartments; and

**WHEREAS**, a redevelopment project requires specialized services available through third parties, especially in the areas of required guarantees by project funders and investors; and

**Housing Authority of the City of Ansonia**  
**Minutes**  
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**WHEREAS**, a development partner is necessary to obtain the maximum developer capacity points pursuant to the Connecticut Housing Finance Authority's Low-Income Housing Tax Credit Application; and

**WHEREAS**, on September 23, 2015, the Housing Authority issued a request for proposal (RFP) solicitation for a Development Partner to assist it with the redevelopment of the Riverside Apartments; and

**WHEREAS**, the RFP required both a developer and private management agent experienced in managing tax credit housing and also required that any construction contract will be competitively bid and not awarded as of right to any identity of interest general contractors; and

**WHEREAS**, the solicitation contained prerequisites as to experience and set forth a proposed scope of services which included substantial involvement in construction bidding and oversight, assistance in updating the financing plan as currently created by the Housing Authority and its development team, property management of the completed site and the provision of customary operating, financing and compliance guarantees that will be required by the tax credit investor and other funders; and

**WHEREAS**, through public notice and outreach, there were eleven (11) firms that obtained copies of the solicitation, in addition to a few other individual firms that would have had to be a part of a larger development team. The firms who received include:

- The Carabetta Companies
- Vesta Corporation
- Affordable Housing Services Collaborative (AHSC)/ Peabody Properties
- Corcoran Jennison
- Preservation Of Affordable Housing (POAH)
- Sheldon Oak
- Millenium
- Beacon Communities
- The NHP Foundation
- Penrose Properties
- Women's Institute for Housing and Economic Development (WIHED); and

**WHEREAS**, responses to the RFP were due on October 16, 2015 and three (3) proposals were received: Affordable Housing Services Collaborative (AHSC) / Peabody Properties, the Carabetta Companies and NHP Foundation; and

**WHEREAS**, the proposals received were evaluated by the Housing Authority and its development consultant (evaluation committee) using established criteria in order to determine the best, most qualified responsible proposal; and

**WHEREAS**, the evaluation factors include experience and qualifications of the proposed development team and individual key personnel members assigned to the project, the approach to the proposed

**Housing Authority of the City of Ansonia**  
**Minutes**  
**Wednesday – October 28, 2015**

scope and respective responsibilities, the financial strength of the firm, utilization of minority and Section 3 employees/firms and the proposed fee structure in terms of splitting developer fee, cash flow; and

**WHEREAS**, the evaluation committee ranked the firms in the following order:

1. NHP Foundation
2. Affordable Housing Services Collaborative (AHSC) / Peabody Properties
3. The Carabetta Companies

**NOW, THEREFORE BE IT RESOLVED THAT THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF ANSONIA, FIND THE FOLLOWING:**

1. That the Executive Director of the Housing Authority of the City of Ansonia is authorized to secure the services of NHP Foundation as a development partner; and
2. That the Executive Director of the Housing Authority of the City of Ansonia is authorized to proceed with negotiations and the execution of a memorandum of understanding (MOU) to secure the services of NHP Foundation as a development partner: and
3. That, consistent with 24 CFP 85.36 procurement standards, the Housing Authority of the City of Ansonia maintain records sufficient to detail the history of the procurement, including the basis for the selection; and
4. Resolution 2015-15 shall take effect immediately.

Done this 28<sup>th</sup> day of October, 2015.

Signed by: \_\_\_\_\_  
Troy D. White, Executive Director

October 28, 2015  
(Date)

Chairman Lisi asked if commission members had any questions on *Resolution 2015-15*, hearing none.

- **Motion to approve *Resolution 2015-15* as presented by Chairman Robert Lisi.**

**Motion** by Vice Chairman, Edward Norman. **Second** by Commissioner, Dan Kershaw.  
**All in Favor.** Motion passes unanimously.

Vice Chairman, Edward Norman questioned if the partners could draw more funding into this. Executive Director White answered it is dependent on our tax application; right now they are at their maximum. The next step would be to negotiate terms with them.

\*Full text and accompanying information regarding *Resolution 2015-15* will be placed on file with the recording of the minutes of the October 28, 2015 City of Ansonia Housing Authority.



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Executive Director White proposed a memorandum titled Veterans Preference. He explained the benefits of tax credits and obvious good will towards our veterans. There are parameters to the certificate as well as all Housing Authority regulations.

Chairman Lisi asked if commission members had any questions on Certification of Veterans Preference.

Vice Chairman, Edward Norman asked how does this tie into the apartments for the disabled in reference to the outlined specifications. Mr. White answered that certain units need to be barrier free and that disabled veterans may occupy those apartments as need be.

- **Motion to approve *Certification of Veterans Preference* as presented by Chairman Robert Lisi.**

**Motion** by Vice Chairman, Edward Norman. **Second** by Eileen Krugel.  
**All in Favor.** Motion passes unanimously.

\*Full text and accompanying information regarding the *Certification of Veterans Preference* will be placed on file with the recording of the minutes of the October 28, 2015 City of Ansonia Housing Authority.

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**Executive Session:**

Pursuant to Section 1-200 (6) and (8) of the Connecticut General Statutes there will be an executive session to discuss the Commission on Human Rights and Opportunity (CHRO) case number 1530499- Jacob Scaife v. Housing Authority of the City of Ansonia.

- **Motion to go into Executive Session to discuss the above item inviting Director Troy D. White and Attorney William Ryan to participate.**

**Motion** by Vice Chairman, Edward Norman. **Second** by Commissioner Dan Kershaw. No further comments. **All in Favor.** Motion passes unanimously.

**The Board returned to regular session at 7:09 PM.**

**Adjournment:**

- **Motion to adjourn at 7:10 PM.**

**Motion** by Vice Chairman, Edward Norman. **Second** by Commissioner, Dan Kershaw. **All in Favor.** Motion passes unanimously.

## **Attachment 3**

**Ansonia Housing Authority**  
**Riverview Redevelopment**  
**Unit Mix**  
11/3/15

	Units		Net S.F. Per Unit	Total Net S.F.	Gross S.F. Per Unit	Total Gross S.F.
PBV/LIHTC						
1 BR	2	11%	730	1,459	768	1,536
2 BR	8	44%	936	7,486	1,143	9,144
3 BR	7	39%	1,181	8,269	1,398	9,789
4 BR	1	6%	1,512	1,512	1,591	1,591
Total Units	18	100%		18,726		22,060
% of Total Units	33.3%					
Total BRs	43					

<b>ACC/LIHTC</b>						
1 BR	2	11%	730	1,459	768	1,536
2 BR	5	28%	936	4,679	1,143	5,715
3 BR	10	56%	1,181	11,813	1,398	13,984
4 BR	1	6%	1,512	1,512	1,591	1,591
Total Units	18	100%		19,463		22,826
% of Total Units	33.3%					
Total BRs	46					

<b>LIHTC Only</b>						
1 BR	2	11%	730	1,459	768	1,536
2 BR	7	39%	936	6,550	1,143	8,001
3 BR	9	50%	1,181	10,632	1,398	12,585
4 BR	0	0%	1,512	0	1,591	0
Total Units	18	100%		18,641		22,122
% of Total Units	33.3%					
Total BRs	43					

<b>TOTAL</b>						
1 BR	6	11%		4,378		4,608
2 BR	20	37%		18,714		22,860
3 BR	26	48%		30,714		36,358
4 BR	2	4%		3,024		3,182
Total Units	54	100%		56,830		67,008
% of Total Units	100%					
Total BRs	132					

**Ansonia Housing Authority  
Riverview Redevelopment  
Project Summary**

11/3/15

<b>Unit Mix:</b>			<b>Gross</b>
	<b>No. of Units</b>		<b>Sq. Ft.</b>
PBV/LIHTC	18	33.3%	22,060
ACC/LIHTC	18	33.3%	22,826
LIHTC Only	18	33.3%	22,122
<b>Total Residential Units</b>	<b>54</b>	<b>100.0%</b>	<b>67,008</b>
<b>Residential Population Type</b>	Family		
<b>Permanent Sources:</b>			
9% Tax Credit Equity	\$13,963,600		
Conventional Permanent Debt	\$2,090,029		
Conventional Construction Debt	\$0		
AHA RHF Funds	\$205,880		
City of Ansonia	\$1,280,000		
DOH Flex Funds	\$3,612,567		
FHLB Boston AHP - Direct Subsidy	\$0		
Deferred Developer Fee	\$367,300		
<b>TOTAL</b>	<b>\$21,519,376</b>		
<b>Permanent Uses</b>	<b>\$21,519,376</b>		
<b>Construction Period Sources:</b>			
9% Tax Credit Equity	\$3,490,900		
Conventional Permanent Debt	\$0		
Conventional Construction Debt	\$11,533,649		
AHA RHF Funds	\$205,880		
City of Ansonia	\$1,280,000		
DOH Flex Funds	\$3,612,567		
FHLB Boston AHP - Direct Subsidy	\$0		
Deferred Developer Fee	\$0		
<b>TOTAL</b>	<b>\$20,122,996</b>		
<b>Construction Uses</b>	<b>\$20,122,996</b>		

# Ansonia Housing Authority

## Riverview Redevelopment

### Sources and Uses

11/3/15

	Permanent		Construction
	TOTAL	% of Total	
<b>No. of Units</b>	54		
<b>SOURCES:</b>			
9% Tax Credit Equity	\$13,963,600	64.9%	\$3,490,900
Conventional Permanent Debt	\$2,090,029	9.7%	\$0
Conventional Construction Debt	\$0	0.0%	\$11,533,649
AHA RHF Funds	\$205,880	1.0%	\$205,880
City of Ansonia	\$1,280,000	5.9%	\$1,280,000
DOH Flex Funds	\$3,612,567	16.8%	\$3,612,567
FHLB Boston AHP - Direct Subsidy	\$0	0.0%	\$0
Deferred Developer Fee	\$367,300	1.7%	\$0
<b>Total Development Sources</b>	<b>\$21,519,376</b>	<b>100.0%</b>	<b>\$20,122,996</b>
<b>USES:</b>			
<b>ACQUISITION COST</b>			
Building Acquisition	0	0.0%	0
Land Acquisition	100	0.0%	100
<b>TOTAL ACQUISITION COST</b>	<b>\$100</b>	<b>0.0%</b>	<b>\$100</b>
<b>CONSTRUCTION COST</b>			
Demolition	517,200	2.4%	0
Abatement	482,800	2.2%	0
Residential Construction	9,769,522	45.4%	9,769,522
Site/Infrastructure Work	2,573,000	12.0%	2,573,000
General Requirements	667,126	3.1%	667,126
Builders General Overhead	266,850	1.2%	266,850
Builders Profit	800,551	3.7%	800,551
Bond Premium	133,425	0.6%	133,425
Permits	245,263	1.1%	245,263
<b>TOTAL HARD COSTS</b>	<b>15,455,737</b>	<b>71.8%</b>	<b>15,455,737</b>
Hard Cost Contingency	772,787	3.6%	772,787
<b>TOTAL CONSTRUCTION COST</b>	<b>\$16,228,524</b>	<b>75.4%</b>	<b>\$16,228,524</b>
<b>FEES AND SOFT COSTS</b>			
Architect Fee - Design	590,900	2.7%	590,900
Architect Fee - Supervision	318,200	1.5%	318,200
Engineering	165,000	0.8%	165,000
Survey	10,000	0.0%	10,000
Environmental Testing/Reports	100,000	0.5%	100,000
Utility Fees	10,000	0.0%	10,000
Insurance	19,500	0.1%	19,500
Taxes During Construction	0	0.0%	0
Legal	125,000	0.6%	115,000
Auditing/Accounting	25,000	0.1%	12,500
Cost Certification	25,000	0.1%	10,000
Property Appraisal	15,000	0.1%	15,000
Market Study	15,000	0.1%	15,000
Title and Recording	30,100	0.1%	30,100
Furnishings	0	0.0%	0
Marketing/Rent-Up	25,000	0.1%	25,000
Relocation	140,000	0.7%	140,000
Construction Period Interest	440,750	2.0%	440,750
Permanent Loan Fees	35,500	0.2%	35,500
Construction Loan Fees	140,300	0.7%	140,300
Soft Cost Contingency	111,500	0.5%	109,900
Developer Fee	2,102,702	9.8%	1,261,622
Tax Credit Allocation Fee	106,650	0.5%	106,650
CHFA Construction Observation	65,550	0.3%	65,550
Syndication Costs	50,000	0.2%	50,000
Tax and Insurance Escrows	0	0.0%	0
Operating Reserve	300,100	1.4%	0
Affordability Reserve	88,700	0.4%	0
HAP Reserve	127,400	0.6%	0
Lease-up Reserve	107,900	0.5%	107,900
Replacement Reserve	0	0.0%	0
<b>SUBTOTAL FEES AND SOFT COSTS</b>	<b>\$5,290,752</b>	<b>24.6%</b>	<b>\$3,894,372</b>
<b>SUBTOTAL CONSTRUCTION &amp; SOFT COSTS</b>	<b>\$21,519,276</b>	<b>100.0%</b>	<b>\$20,122,896</b>
<b>TOTAL DEVELOPMENT COSTS</b>	<b>\$21,519,376</b>	<b>100.0%</b>	<b>\$20,122,996</b>
<b>Surplus/Deficit</b>	<b>\$0</b>		<b>\$0</b>



TAX CREDIT EQUITY PAYOUT		
Closing	\$1,396,360	10%
50% Construction	\$0	0%
100% Construction	\$2,094,540	15%
Stabilization/Loan Conversion	\$9,774,520	70%
8609s	\$698,180	5%
<b>Total Equity</b>	<b>\$13,963,600</b>	<b>100%</b>

DEBT		
<b>Conventional Construction Loan</b>		
Interest Rate	3.95%	
Term (Months)	22	
Months to Construction Completion	16	
Pro Forma Loan Amount	\$11,533,649	
Projected Interest	\$440,750	
Bank Fees:		
Origination Fee	\$115,300	
Projected Borrower Paid Costs	\$25,000	
Total	\$140,300	
<b>Conventional Permanent Loan</b>		
Interest Rate	5.79%	
Term (Years)	18	
Amortization (Months)	360	
Minimum Debt Service Coverage	1.25	
Pro Forma Cashflow	\$183,772	
Max Annual Debt Service	\$147,018	
Max Debt Capacity	\$2,090,282	
Pro Forma Annual Debt Service	\$147,000	
Pro Forma Loan Amount	\$2,090,029	
Pro Forma Debt Service Coverage	1.25	
Bank Fees:		
Bank Commitment Fee	\$10,500	
Projected Borrower Paid Costs	\$25,000	
Total	\$35,500	

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**NOTES:**

Demolition of existing units and site abatement is assumed performed prior to Closing.  
Perm and construction loan interest rates and loan amounts are indicative and subject to lender underwriting.  
Tax credit raise, equity amount, and pay-in schedule are based on Richman 10/14/15 LOI.

## **Attachment 4**

## Troy White

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**From:** Johnson, Michelle <Michelle.Johnson@hud.gov>  
**Sent:** Tuesday, September 01, 2015 10:27 AM  
**To:** Troy White  
**Subject:** RE: VCA Review Status

Thanks

---

**From:** Troy White [mailto:TWhite@ansoniahousing.com]  
**Sent:** Monday, August 31, 2015 3:36 PM  
**To:** Johnson, Michelle  
**Cc:** Sussman, Jeffrey M; Peak-Graham, Bonnie J  
**Subject:** RE: VCA Review Status

Michelle:

Attached is the certification for items F1, F2 and F3.

**Troy D. White**  
*Executive Director*  
Ansonia Housing Authority  
36 Main Street  
Ansonia, CT 06401  
Tel: (203) 736-8888 Ext. 314  
Fax: (203) 736-8833  
(TDD/TYY): 1-800-842-9710  
[TWhite@ansoniahousing.com](mailto:TWhite@ansoniahousing.com)



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---

**From:** Johnson, Michelle [mailto:Michelle.Johnson@hud.gov]  
**Sent:** Friday, August 21, 2015 1:45 PM  
**To:** Troy White <[TWhite@ansoniahousing.com](mailto:TWhite@ansoniahousing.com)>  
**Cc:** Sussman, Jeffrey M <[Jeffrey.M.Sussman@hud.gov](mailto:Jeffrey.M.Sussman@hud.gov)>; Peak-Graham, Bonnie J <[bonnie.j.peakgraham@hud.gov](mailto:bonnie.j.peakgraham@hud.gov)>  
**Subject:** VCA Review Status

Hi Troy:

To date, you have met the requirements of Provisions F4, F5 and F6 as well as G2, G3 and G4. FHEO will accept written certifications for provisions F1, F2 and F3. They can all be included in one letter or email.

FHEO understand that Provision G1 has yet to be initiated due to demo/dispo delays, funding matters, etc. It is also understood that the last provision, G5, is not expected to be completed until 2017 (The first unit must be completed no later than three years after the signing of the agreement).

Can you please forward me your written certifications for F1, F2, and F3 so that I can update your compliance with these requirements. I have attached your VCA as reference.

Thank You.

# Housing Authority of the City of Ansonia

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

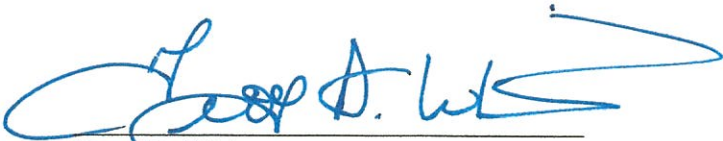
## **CERTIFICATION OF COMPLIANCE CONCILIATION AGREEMENT AND VOLUNTARY COMPLIANCE AGREEMENT**

The Housing Authority of the City of Ansonia certifies that it is in compliance with the following provisions of the Conciliation Agreement and Voluntary Compliance Agreement under part F, Affirmative Relief.

### **F. Affirmative Relief**

1. Recipient promises to refrain from any act that would constitute a violation of the Fair Housing Act.
2. Recipient promises not to retaliate against complainant or any person who participated in the investigation.
3. Recipient agrees to retain and make available records that would demonstrate that they have complied with the affirmative obligations under the agreement.

I, Troy D. White the Executive Director of the Housing Authority of the City of Ansonia certify that the Housing Authority is in compliance with the Conciliation Agreement and Voluntary Compliance Agreement.



Troy D. White  
Executive Director

8.31.2015

Date





# Housing Authority of the City of Ansonia

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

TO: Board of Commissioners  
FM: Troy D. White, Executive Director  
RE: Executive Director Report – October 2015  
DT: October 28, 2015

---

## **Administrative**

The majority of the task listed in the corrective action plan for the Housing Choice Voucher program for September 2015 have been completed as indicated in the Corrective Action Plan. Please see the attachment report. The VMS report for September 2015 indicated that the Agency has increased the total number of Housing Choice Vouchers being utilized from 619 to 623. This report is submitted to HUD monthly and provides the agencies budget and utilization performance.

There will be a confirmatory review of the Housing Choice Voucher Programs progress conducted by HUD on November 16<sup>th</sup> and 17<sup>th</sup>. The review will be a completed review of the SEMAP indicators and determine the progress the Housing Choice Voucher program has made thus far.

The Housing Authority of the City of Ansonia is proposing to make the 3<sup>rd</sup> amendment of the 2015 PHA Annual / Five year plan and make revisions to the Admissions and Continued Occupancy Policy (ACOP) and Dwelling Lease which governs the operation of the Public Housing program. A public hearing was held on October 15, 2015 and the Housing Authority received no comments.

## **Window and Door Replacement Project (Monsignor Hynes and John J. Stevens)**

L. Holzner Electric Company will begin setting up equipment and staging both Monsignor Hynes and John J. Stevens the week of November 2, 2015 for the window replacement project. It is anticipated that the work will start the week of November 9, 2015.



### **Riverside Apartments Redevelopment**

The Planning and Zoning Commission will consider the Riverside Apartments site plan review application at its October 26, 2015 meeting.

The application for the pre-development loan with Department of Housing (DOH) that was submitted June 25, 2015 was reduced from \$300,000 to \$225,000 by the Executive Director. The reduced application is now pending final review.

Housing Opportunities Unlimited (HOU) has assessed all of the households at Riverside Apartments and is working with all of the families on relocation services. All Housing Choice Vouchers were issued during the week of October 5, 2015 to October 9, 2015. It is anticipated that the first families will begin to move the first week of November 2015.

Notification of whether the application prepared and submitted with TAG Associates for the Federal Home Loan Bank of Boston's Affordable Housing Program in the amount of \$500,000 typically occurs in by January 2016.

Attached in the package are the financial considerations for the Riverside Apartments project. The following firms have provided financial support for the project:

- Naugatuck Valley Savings and Loan
- The Richmond Group
- Citi Community Capital
- RBC Capital Markets
- Citizens Bank

### **Follow-up from the September 30, 2015 Board Meeting**

No follow-up from the September 30, 2015 meeting.



# Housing Authority of the City of Ansonia

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

Troy D. White  
Executive Director

36 Main Street  
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FAX: (203) 736-8833

TO: Board of Commissioners

FM: Troy D. White, Executive Director

RE: Executive Director Report – November 2015

DT: November 18, 2015

---

## **Administrative**

The Collective Bargaining Agreement (CBA) between the Housing Authority of the City of Ansonia and Local 1303-237 of Council 4 American Federation of State County and Municipal Employees, AFL-CIO ends December 31, 2015. Negotiations of a new agreement will begin in November 2015. Members of the Board of Commissioners will be update upon tentative agreement to a new CBA.

The confirmatory review of the Housing Choice Voucher Programs progress that will be conducted by HUD on November 16<sup>th</sup> and 17<sup>th</sup> will review the following areas:

Indicator 1: Selection from the Waiting List  
Indicator 2: Reasonable Rent  
Indicator 3: Determination of Adjusted Income  
Indicator 4: Utility Allowance Schedule  
Indicator 5: HQS Quality Control Inspections  
Indicator 6: HQS Enforcement  
Indicator 7: Expanding Housing Opportunities (only for PHAs within metropolitan FMRs)  
Indicator 8: Payment Standards  
Indicator 9: Annual Reexaminations  
Indicator 10: Correct Tenant Rent Calculations  
Indicator 11: Pre-contract HQS Inspections  
Indicator 12: Annual HQS Inspections  
Indicator 13: Lease-Up





Indicator 14: Family Self-Sufficiency Enrollment

Indicator 15: Deconcentration Bonus Indicator (optional and only for PHAs with jurisdiction in metropolitan FMR areas)

The Housing Authority of the City of Ansonia's Admissions and Continued Occupancy Policy (ACOP) and Dwelling Lease which was approved by the Board of Commissioners on October 28, 2015 will go into effect January 1, 2016.

### **Window and Door Replacement Project (Monsignor Hynes and John J. Stevens)**

Attached to this report is a schedule from L. Holzner Electric Company for the window project for Monsignor Hynes and John J. Stevens. Work has begun at John J. Stevens and the contractor is completing approximately 3-4 units per day. It is expected that the contractor will be completed with this site within the next 3 weeks.

### **Riverside Apartments Redevelopment**

The Planning and Zoning Commission conditionally approved the Riverside Apartments site plan review application at its October 26, 2015 meeting. Three conditions will need to be met. A letter dated October 26, 2015 from the City Engineer with standard setbacks and other items that the design team and engineer will address in the final plans that will be submitted to the City of Ansonia. The Fire Marshall request that the fire plugs on the site comply with State of Connecticut standards and that the road way meet the required turning radius for the fire equipment. The final item was from the Inland Wetlands Commission. The site is not located on a wetland and the Inland Wetland Commission will be sending a letter to the Planning and Zoning Commission to attest to that as per their November 5, 2015 meeting.

Below is the status as of November 13, 2015 of the relocation of residents from Riverside Apartments.

<b>Total Number of Voucher Holders</b>	<b>56</b>
<b># RTAs Submitted</b>	<b>17</b>
<b># of Residents Moved</b>	<b>1</b>
<b>#of Residents Moved w/o HOU Knowledge</b>	<b>1</b>
<b># of Residents Porting Out</b>	<b>14</b>
<b># Residents Remaining</b>	<b>24</b>

Attached in the final pro-forma for the Riverside Apartments redevelopment project. The proposed total project cost is \$21,122,996.00.

### **Follow-up from the October 28, 2015 Board Meeting**

No follow-up from the October 28, 2015 meeting.



# Housing Authority of the City of Ansonia

Robert Lisi, Chairman  
Edward Norman, Vice Chairman  
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Dan Kershaw, Commissioner  
Samuel Levey, 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

TO: Board of Commissioners  
FM: Troy D. White, Executive Director  
RE: Executive Director Report – December 2015  
DT: December 16, 2015

---

## **Administrative**

The Collective Bargaining Agreement (CBA) between the Housing Authority of the City of Ansonia and Local 1303-237 of Council 4 American Federation of State County and Municipal Employees, AFL-CIO ends December 31, 2015. Negotiations of a new agreement will begin in November 2015 and dates are set through January 2016. Members of the Board of Commissioners will be update upon tentative agreement to a new CBA.

## **Window and Door Replacement Project (Monsignor Hynes and John J. Stevens)**

Work has completed at John J. Stevens and a final inspection will be scheduled this week. The project is moving forward at Monsignor Hynes with no major complaints from residents.

## **Riverside Apartments Redevelopment**

The Connecticut Housing Finance Authority issued the deficiency letter for the 9% Low Income Tax Credit Application. TAG Associates, Tise Design and the Housing Authority are working on responses to the December 2, 2015 letter. All responses are due by December 23, 2015 by 4:00 p.m.

Soil boarding will start next week to update the environmental reports and do geo-testing on the site. There will also be some environmental testing in vacant units at Riverside Apartments. The results are needs for the environmental abatement documents for the demolition.



Below is the status as of December 7, 2015 of the relocation of residents from Riverside Apartments.

Total Number of Voucher Holders	56
# RTAs Submitted (12/1/15)	8
# of Residents Moved	16
# of Residents Moved w/o HOU Assistance	1
# of Residents Porting Out	13
# Residents Remaining	18
	56

**Follow-up from the November 18, 2015 Board Meeting**

No follow-up from the November 18, 2015 meeting.

