

# 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  
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FAX: (203) 736-8833

## Federal Express

July 6, 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 – Second Quarter Report- July 2015  
Conciliation Agreement and Voluntary Compliance Agreement  
HUD Case Numbers: 01-14-0021-8 and 01-14-0021-6

Dear Ms. Forward:

As per the terms of the Conciliation Agreement and Voluntary Compliance Agreement HUD Case Numbers: 01-14-0021-8 and 01-14-0021-6 this report and attachments shall serve as the Ansonia Housing Authority's quarterly report for the second quarter of 2015. Below are areas of progress made as per the agreement section F, Affirmative Relief.

## **Administrative**

At the April 29, 2015 regular board of commissioners meeting, Tise Design presented the revised site plan inclusive of renderings of propose replacement housing for the Riverside Apartments site. The Board of Commissioners provided consensus to the direction of the redevelopment at Riverside Apartments. The plans were passed out to the general public and posted on the Housing Authority's website. (See attachment 1 site plan and renderings).

Unfortunately, A Different Perspective was not able to complete its works and provide a final skills assessment for potential employment opportunities in the construction trades for the residents of Riverside Apartments. The Housing Authority has a list of the residents that engaged the process and will work with them as part of the relocation process to provide them assistance. Additionally,



the Housing Authority will ensure that all contracts related to the redevelopment work will comply with federal, state and local laws inclusive of Section 3.

*(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 2 website screen shot).

### **Redevelopment Activity**

*(In compliance with section G, Redevelopment of Subject Property, number 1, 2 and 3)*

TAG Associates, Tise Design and the Housing Authority staff are preparing for the 2015 funding rounds for affordable housing, site plan review approval, and bidding the environmental and demolition work during the next two quarters. Below are a list of tasks that will need to be completed:

#### **Tise Design and Housing Authority**

- Site Plan Review Approval from the City of Ansonia
- Environmental Remediation Bidding Package
- Demolition Bidding Package
- 90% construction drawings

#### **TAG Associates**

- Predevelopment loan application for \$300,000 to the State of Connecticut's DOH – Completed and submitted June 19, 2015
- Federal Home Loan Bank of Boston (AHP Application) \$500,000
- 9% Low Income Housing Tax Credit Application
- Funding Commitments for financial institutions
- Revise the pro forma



Susan M. Forward, Region I Director  
Office of Fair Housing and Equal Opportunity  
U.S. Department of Housing and Urban Development  
July 6, 2015  
Page 3

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

**Demolition / Disposition Application (Northside)**

The Special Application Center approved the demolition / disposition application on June 25, 2015. As part of the approval the Housing Authority amended the original demolition / disposition application to include the development of 54 units on 6.55 acres of land that includes (18 public housing units, 18 project based housing choice voucher units and 18 low income housing tax credit units at or below 60% of AMI. Additionally the Housing Authority will issue a Request for Proposals (RFP) for the project-basing of 20 housing vouchers in its jurisdiction. Finally, the remaining two acres of land on the site will require a separate disposition and retain the declaration of trust. (See attachment 3 letter from SAC).

The Housing Authority is procuring professional services to assist in the relocation of families at the site. A firm will be in place by the end of July 2015 to assist in this task. An application for Tenant Protection Voucher (TPV) was submitted to the Harford HUD Field Office and is being processed.

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 second quarter of 2015.

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 SITE PLAN AND RENDERINGS**



PROJECT PROGRAM

UNIT TYPE	(4) 1/2 DUPLEX	(7) 2/3 DUPLEX	(4) 3/4 DUPLEX	(2) 1 BED	(2) 2 BED STACKED	(3) 3 BED STACKED	(2) 4 BED	TOTAL
1 BED	4			1				5
2 BED		12			2			14
3 BED		12	8			3		23
4 BED							2	2
1 BED BR				1				1
2 BED BR					2			2
3 BED BR						3		3
TOTAL UNITS								54

OLSON DRIVE

HIGH STREET

OLSON DRIVE

4/29/2015

TISE DESIGN ASSOCIATES

ARCHITECTURE

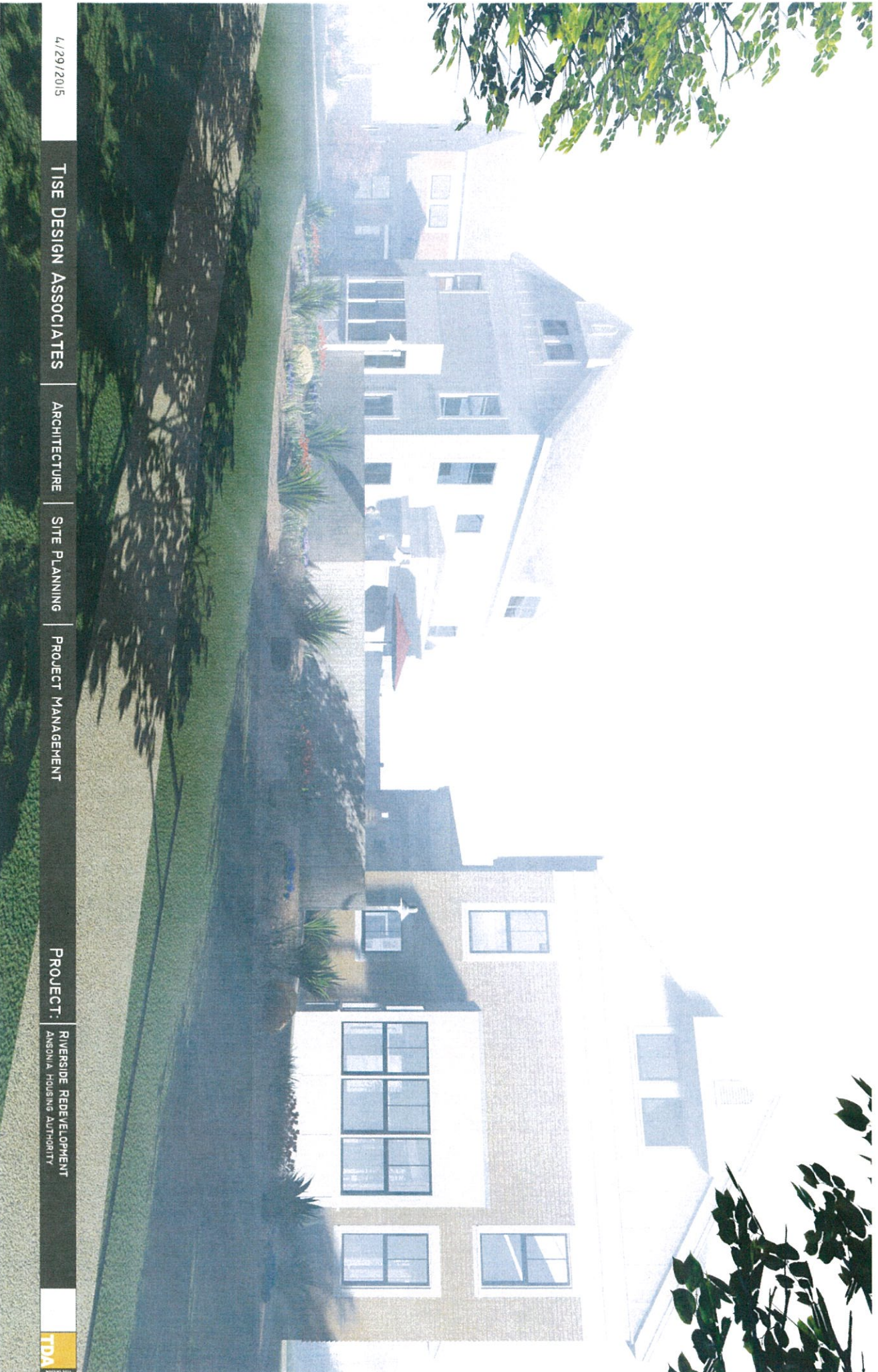
SITE PLANNING

PROJECT MANAGEMENT

PROJECT:

RIVERSIDE REDEVELOPMENT  
ANSONIA HOUSING AUTHORITY





4/29/2015

TISE DESIGN ASSOCIATES

ARCHITECTURE

SITE PLANNING

PROJECT MANAGEMENT

PROJECT:

RIVERSIDE REDEVELOPMENT  
ANSONIA HOUSING AUTHORITY







4/29/2015

TISE DESIGN ASSOCIATES

ARCHITECTURE

SITE PLANNING

PROJECT MANAGEMENT

PROJECT:

RIVERSIDE REDEVELOPMENT  
ANSONIA HOUSING AUTHORITY

TDA





4/29/2015

TISE DESIGN ASSOCIATES

ARCHITECTURE

SITE PLANNING

PROJECT MANAGEMENT

PROJECT:

RIVERSIDE REDEVELOPMENT  
ANSONIA HOUSING AUTHORITY







4/29/2015

TISE DESIGN ASSOCIATES

ARCHITECTURE

SITE PLANNING

PROJECT MANAGEMENT

PROJECT:

RIVERSIDE REDEVELOPMENT  
ANSONIA HOUSING AUTHORITY



**SINGLE FAMILY 4 BED 2ND FL.**

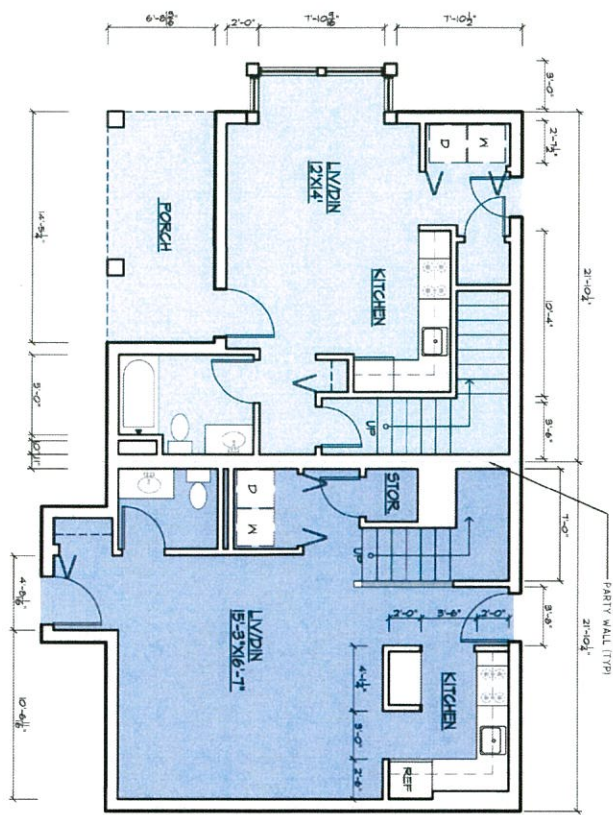
SCALE: 1/8" = 1' - 0"

**T79 6SF**



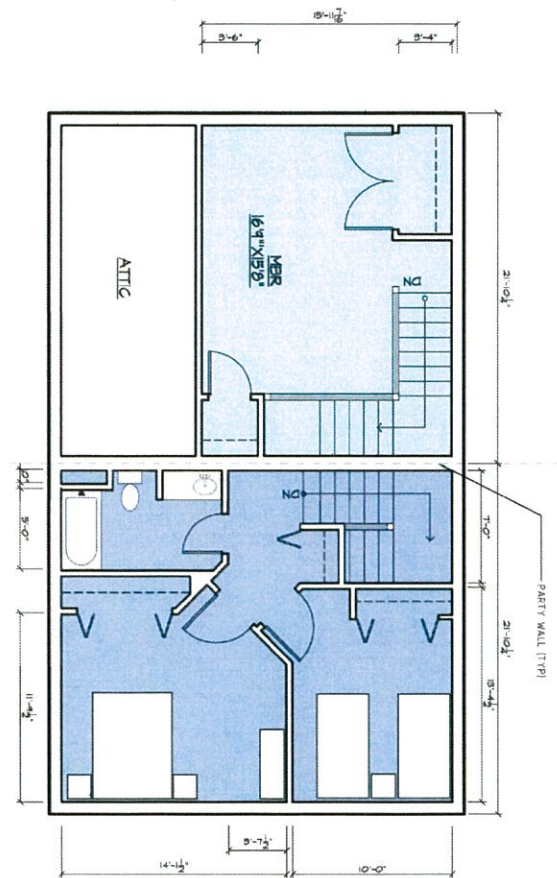
1/2 BED GROUND FL.

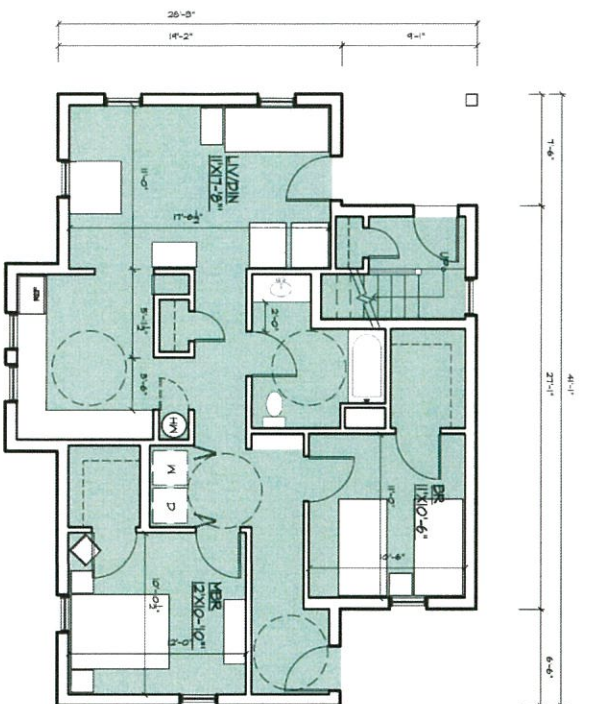
SCALE: 1/8" = 1'-0"



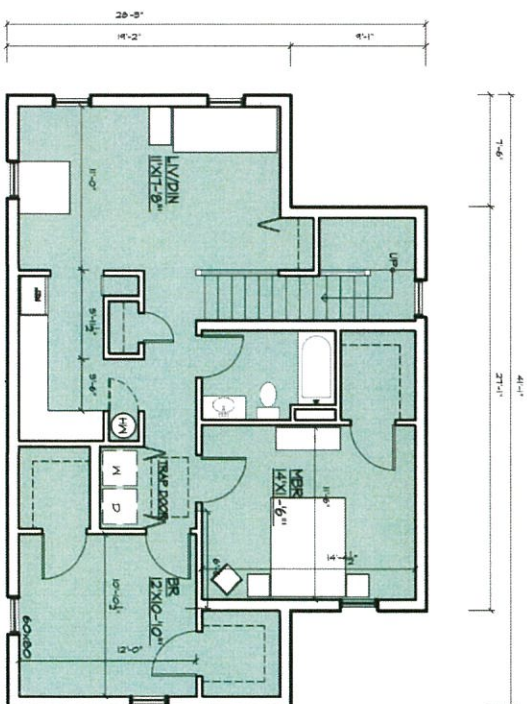
1/2 BED SECOND FL.

SCALE: 1/8" = 1'-0"



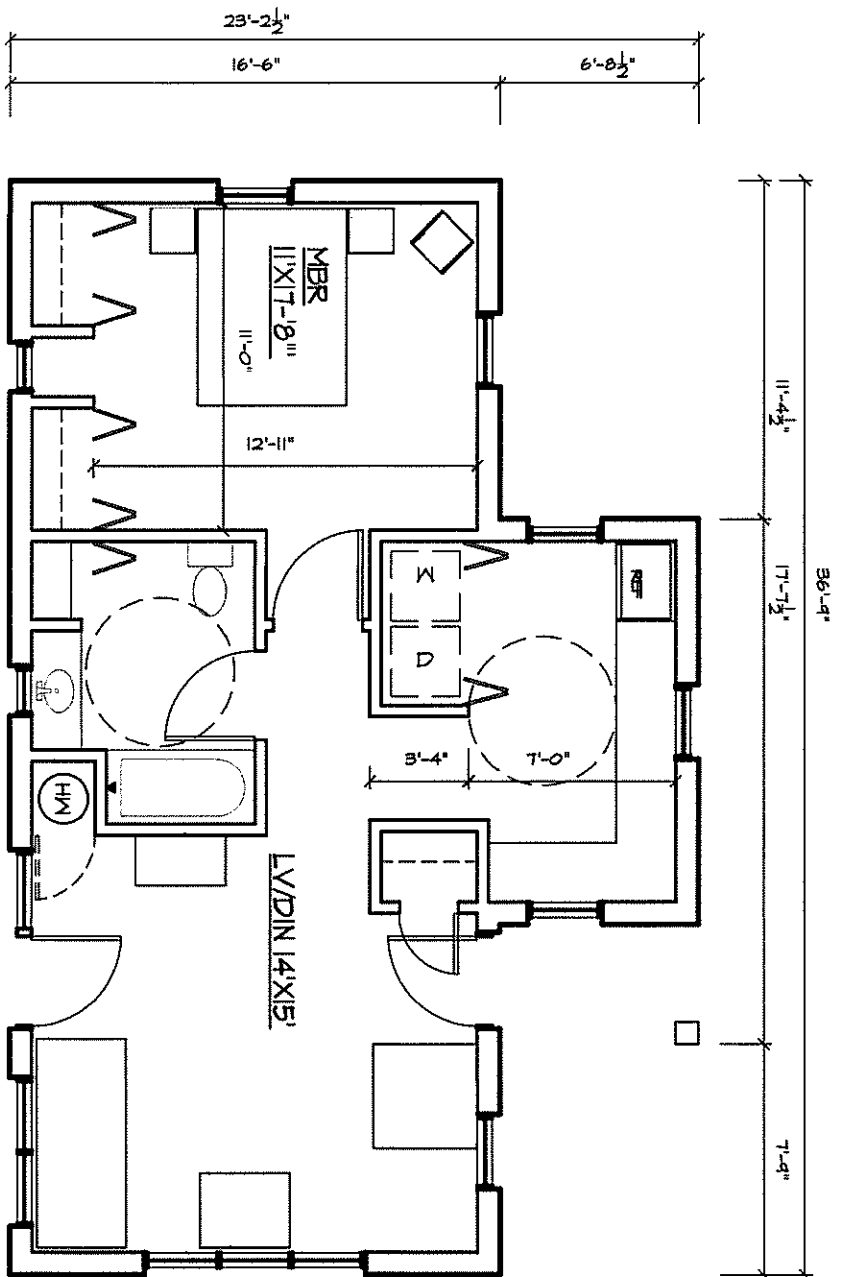


2 BED STACKED  
BARRIER FREE GROUND FL.  
SCALE: 1/8" = 1'-0"  
1077 65F



2 BED STACKED SECOND FL.  
SCALE: 1/8" = 1'-0"  
1093 65F





1 BEDROOM GROUND FL.  
SCALE: 1/4" = 1'-0"  
100 65F

4/29/2015

TISE DESIGN ASSOCIATES

ARCHITECTURE

SITE PLANNING

PROJECT MANAGEMENT

PROJECT:

RIVERSIDE REDEVELOPMENT  
ANSONIA HOUSING AUTHORITY



## **ATTACHMENT 2 WEBSITE SCREEN SHOT**





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## 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

[Riverside Apartments Demolition/Disposition Approval Letter](#)



[Vacant Lot \(Riverside Apartments\)](#)



[Draft Concept 1](#)







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## Riverside Redevelopment Quarterly Reports

[October 2014](#)

[January 2015](#)

[April 2015](#)

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## **ATTACHMENT 3 LETTER FROM SAC**

RECEIVED

JUN 29 2015

ANSONIA HOUSING  
AUTHORITY



OFFICE OF PUBLIC HOUSING

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Special Applications Center  
77 W. Jackson Blvd., Room 2401  
Chicago, Illinois 60604-3507  
Phone: (312) 353-6236 Fax: (312) 886-6413

JUN 25 2015

Mr. Troy D. White  
Executive Director  
Ansonia Housing Authority  
36 Main Street  
Ansonia, CT 06401-1807

Dear Mr. White:

The Department has reviewed the Ansonia Housing Authority's (AHA) application for the disposition of 1 non-dwelling building and 4 dwelling buildings containing 60 dwelling units on 6.55 acres of land at Riverside Apartments, CT015000001. In addition 1 adjacent non-dwelling building not on this 6.55 acres of land is proposed for demolition. The Special Applications Center (SAC) received this application on October 14, 2014 via the Public and Indian Housing Information Center (PIC), Application DDA0005673. Supplemental information was received through May 15, 2015.

#### **Field Office and FHEO Certification**

The Environmental Assessment was performed by the City of Ansonia under 24 CFR Part 58 on April 21, 2015, and was signed off on by the Hartford Program Center on May 15, 2015.

The Hartford Program Center provided a certification stating that the submission accurately describes the current physical condition of the project proposed for disposition, and that the reasons provided by the AHA to justify the proposed action are correct and factual.

Under 24 CFR § 970.7(a)(1), in order for a demolition or disposition application to be approved after November 24, 2006, the effective date of this regulation, a Public Housing Agency (PHA) must provide "A certification that the PHA has described the demolition or disposition in the PHA Annual Plan and timetable under 24 CFR Part 903, and that the description in the PHA Annual Plan is identical to the application submitted pursuant to this part and otherwise complies with Section 18 of the Act (42 U.S.C. 1437p) and this part." The Hartford Program Center approved the AHA's agency plan on May 15, 2015, which includes the subject action.

On May 7, 2015, the Region I Fair Housing and Equal Opportunity Center (FHEO), Program Compliance Branch, recommended the demolition approval.



### Description of Development

The AHA proposed the demolition of 1 non-dwelling building and the disposition of 1 non-dwelling building, 4 dwelling buildings containing 60 dwelling units and 6.55 acres of land at Riverside Apartments, CT015000001. Details of the proposed disposition are as follows:

Riverside Apartments, CT015000001						
DOFA: 10-31-1966						
Bedroom Size	0-BR	1-BR	2-BR	3-BR	4+BR	Total
Existing Units	36*	99	56	44	11	246
Proposed Units	0	12	36	12	0	60
Number of Dwelling Buildings Existing						23
Number of Dwelling Buildings Proposed						4
Number of Non-Dwelling Buildings Existing						2
Number of Non-Dwelling Buildings Proposed						2
Number of (Dwelling and Non-Dwelling) ACC Units in PHA's Total Housing Inventory for All Developments						243**

\* 3 units are being used as non-dwelling

\*\* The 59 units approved for demolition in 2012 have not been removed from inventory

### History of the Development

The AHA has received the following Inventory Removal approvals at the development:

PIC Application	Removal Type	Number of Units Approved	Number of Acres Approved	Date of Approval
DDA0001450	Demo/Dispo	46	10.30	8/19/2005
DDA0004491	Demo	59	N/A	6/4/2012

The June 4, 2012 approval of demolition of the 59 units on the other half of the site included the following Fair Housing requirements which were agreed to by AHA:

- Existing Residents will have the right of return to Riverside complex upon redevelopment.
- Ten percent of the units will comply with the Uniform Federal Accessibility Standards ("UFAS") and will be distributed proportionately throughout the property.
- Two percent of the units will be designed for visually-impaired individuals and will be distributed proportionately throughout the property.
- Two percent of the units will be designed for hearing-impaired individuals and will be distributed proportionately throughout the property.
- An Affirmative Fair Housing Marketing Plan that includes a housing market area no smaller than New Haven County will be completed.
- One-on-one counseling and other counseling required under the Uniform Relocation Act will be provided.
- Current elderly and disabled residents will be offered the option to relocate to other Ansonia Housing Authority elderly/disabled housing.

The AHA indicated that after demolition of the 59 units, it intended to use the property to construct 48 new public housing units.

### **Reason for Action (Justification)**

The AHA proposed the disposition based on 24 CFR § 970.17(c), where the statute requires the PHA to certify that disposition is appropriate for reasons that are in the best interests of the residents and the PHA, are consistent with the goals of the PHA and the PHA Plan, and are otherwise consistent with the Housing Act. AHA has stipulated that the buildings and units proposed are obsolete as to physical condition, location, or other factors, making them unsuitable for housing purposes, and no reasonable program of modifications is cost-effective to return the portion of the public housing project to useful life; and the partial disposition will help to ensure the viability of the remaining portion of the development.

The Total Development Cost (TDC) limit for the units to be demolition is calculated below. The Department used the TDC applicable at the time of submission of this disposition application.

TDC per Notice PIH-2011-38; Year: 2014			
Type of Structure: Walk-up Area: 8.55 acres			
Bedroom Size	Number of Unit	TDC/Unit	Total Cost
1-BR	12	178,366	2,140,392
2-BR	36	226,310	8,147,160
3-BR	12	295,729	3,548,748
<b>TOTAL</b>			<b>\$13,836,300</b>

The AHA provided an estimate for itemized rehabilitation costs, based upon the existing conditions of the units, which is included in the table on Exhibit - B at the end of this document. SAC made some adjustments to the items and amounts included, which are also shown on Exhibit - B. The AHA estimated a total of \$11,726,740 in rehabilitation costs. After the SAC adjustments, rehabilitation is estimated to cost \$9,003,239, which is 65.07% of the TDC limit. One adjacent non-dwelling structure, that is not part of the 6.55 acre disposition, will be demolished at the same time.

### **Future Use of Property**

The AHA has indicated that, after demolition, it intends to use the property on which this project was located for the redevelopment of 54 units which will include 18 ACC units, 18 Section 8 units and 18 LIHTC units.

### **Demolition Cost**

The AHA estimates that it will cost approximately \$1,150,000 to demolish the subject buildings at Riverside Apartments, CT015000001. The AHA plans to use funds other than public housing funds to cover the cost of demolition.



The AHA intends to dispose of the property of Riverside Apartments Site through a 75-year, long-term ground lease at a nominal annual fee of \$100 per year to a newly created partnership entity with a private developer, which includes MHB as a Member, which will be managed by the partnership entity. The re-development plan will consist of 54 units of which 18 units will be ACC units, 18 units with LIHTC rent restrictions, and 18 project-based Section 8 units. All 54 units will be available for those of incomes of 60% or less of AMI.

Residents of Riverside Apartments will be afforded a right to return to the new units after they are constructed. We concur with the AHA's determination that the disposition is in the best interest of the residents and the PHA because it allows for the development of public and other affordable low-income housing.

### **Appraisal**

The AHA submitted an appraisal with the application. The Karin & Fazio, LLC, an independent appraiser, determined the Fair Market Value to be \$1,322,066, as of 1/8/2013.

### **Method of Sale**

The AHA proposed the disposition of Riverside Apartments via a 75-year Long Term Ground Lease to Copper Ridge, LLC, below FMV at a nominal annual payment of \$100 per year using LIHTC and mixed finance to cover the cost of redevelopment.

### **Commensurate Public Benefits**

The AHA will redevelop 54 affordable and public housing units utilizing LIHTC and mixed finance. The newly constructed units will employ exceptionally high energy efficiency standards and promote the health of all the future residents. Therefore, although the lease price is less than FMV, because of the benefits arising from the lease, it is in the best interest of the public housing residents and the PHA, and will result in a commensurate public benefit, as required in 24 CFR § 970.19.

### **Use of Proceeds**

According to the Office of the Chief Financial Officer, there is no debt on Riverside Apartments site, CT015000001. The AHA is not expected to realize any proceeds from the disposition.

### **Relocation**

When the application was developed and transmitted to the Department, 56 units proposed for disposition were occupied. Currently in PIC 54 of the units are occupied. The AHA has submitted certification regarding relocation as required by the 24 CFR § 970.21(e) (f). The AHA estimated the relocation cost for the remaining residents to be \$110,133, which includes moving expenses and counseling/advisory services. The funds for relocation are allocated under other funds. The housing resources offered will be other AHA public housing units, Housing Choice Vouchers, and, if needed, comparable ACC units at other PHAs.

### **Resident Consultation**

1. Project(s) Specific Resident Organization(s): Riverside Tenant Association
2. PHA-wide Resident Organization: None
3. Resident Advisory Board (RAB) in accordance with 24 CFR § 903.13: RAB

24 CFR § 970.9(a) requires that an application for demolition/disposition be developed in consultation with the tenants of the project involved, any tenant organization at the project involved and any PHA-wide organizations that will be affected by the activity. The AHA conducted 3 meetings with the residents to update them and keep them informed about the demolition/disposition process. The first meeting was on March 20, 2014. The second meeting was on May 15, 2014 and the third meeting was on June 11, 2014. All 3 meetings took place at the Howard Tinney Community Center. Attached with the submitted application are sign-up sheets of the residents who attended the meetings. All resident questions were addressed about the tenant protection vouchers and the timing of the relocation. There was no objection of the demolition/disposition from the residents that attended.

### **Offer of Sale**

The disposition is exempt from the requirement to offer organizations the opportunity to purchase the property on behalf of residents for continued use as low-income housing, since the disposition is being carried out in order to obtain private financing to develop public and other types of low-income housing.

### **Mayor/Local Government Consultation**

As required by 24 CFR § 970.7(a) (14), the application package includes a letter of support from the Honorable David S. Cassetti, Mayor of the City of Ansonia, dated September 10, 2014.

### **Board Resolution**

As required by 24 CFR § 970.7(a) (13), the AHA's Board of Commissioners approved the submission of the application for demolition of the proposed property on September 24, 2014 via Resolution Number 2014-10. The last resident consultation was on June 11, 2014. The consultation with the local government took place on September 10, 2014.

### **Other Requirements**

The Department reminds the AHA that pursuant to 24 CFR § 970.21(c)(2), if any of the following types of federal financial assistance is used in connection with the demolition of public housing, the project is subject to section 104(d) of the Housing and Community Development Act of 1974, 42 U.S.C. 5304(d) (as amended), including the relocation payment provisions and



the anti-displacement provisions, which require that comparable replacement dwellings be provided within the community for the same number of occupants as could have been housed in the occupied and vacant, occupiable low- and moderate-income units:

- Community Development Block Grant (CDBG) program, 42 U.S.C. 5301 et seq. (including loan guarantees under section 108 of the Housing and Community Development Act of 1974, 42 U.S.C. 5308 et seq.); or
- HOME program, 42 U.S.C. 12701 et seq.

Please contact the HUD Hartford Program Center for additional guidance, if applicable.

### Approval - Demolition

We have reviewed the application and find it to be consistent with Section 18 of the Act, and the implementing regulations, 24 CFR Part 970, including requirements related to resident consultation and relocation. Based upon our review, and finding that the requirements of 24 CFR Part 970 and Section 18 of the Act have been met, the proposed demolition of 1 non-dwelling structure adjacent to the 6.55 redevelopment, as described in the application and identified previously, is hereby approved.

### Approval - Disposition

We have reviewed the application and find it to be consistent with Section 18 of the Act, and the implementing regulations, 24 CFR Part 970, including requirements related to resident consultation and relocation. Based upon our review, and finding that the requirements of 24 CFR Part 970 and Section 18 of the Act have been met, the proposed disposition of 1 non-dwelling building, 4 dwelling buildings containing 60 units on 6.55 acres of underlying land at Riverside Apartments, as described in the application and identified below, is hereby approved. After disposition, AHA intends, through the acquiring entity formed for this purpose, to demolish the existing buildings and to redevelop the site as follows:

<b>Riverside Apartments, CT015000001</b>			
<b>Approved for Disposition: Buildings 4, units 60, non-dwelling buildings 1, Acres: 6.55*</b>			
Total Units to be Redeveloped 54 Units – 29 Buildings	Less than 60% of Area Median Income		
	ACC	Non-ACC	Market Rate
Rental	18	36**	0
Acquiring Entity (Rental Units)	Copper Ridge LLC (to be formed)		
Method of Sale	Negotiated Sale at less than FMV, Ground Lease for 75 Years		
Lease Price	\$100 per year		
Purpose	Development of Mixed-Finance low-income housing, consisting of: ACC, Section 8 and LIHTC units.		

\* The remaining 2.00 acres at the site may be proposed for disposition separately later.

\*\* 18 project-based Section 8 units and 18 LIHTC rent-restricted units.

In addition, AHA will issue an RFP for proposals of locations where they can place 20 more project-based Section 8 vouchers (PBVs).

Notwithstanding this approval, the AHA shall not enter into any long-term ground lease or deed of sale for this disposition without the Department's prior written approval of the evidentiary submission for a mixed-finance transaction as set forth in 24 CFR 905, Subpart F. All of the evidentiary documents required to be submitted to HUD pursuant to 24 CFR 905, Subpart F must be reviewed and approved by HUD prior to any formal disposition action (deed or ground lease execution). The AHA should work with the Department's Office of Public Housing Investments (OPHI) and the HUD Hartford Program Center to facilitate the completion of this process.

The AHA must enter into any and all forms of mixed finance documents (e.g., Declaration of Restrictive Covenants (DORC), Mixed Finance ACC Amendment) required to ensure that the property will be used as 18 ACC public housing units for a period of not less than 40 years in accordance with 24 CFR 905 and the DORC.

In addition, AHA shall ensure that 18 units of other housing affordable under the terms of the Section 8 program and 18 units affordable under LIHTC rent restrictions are developed on the property and operated as affordable and reserved for families at or below 80% of AMI for a period of not less than 30 years.

These use restrictions requiring that Copper Ridge LLC develop and operate the properties as 18 public housing units for 40 years, and 36 units affordable at incomes at or below 80 percent of AMI for 30 years, must be enforced by use agreements, or other legal mechanisms as determined by the HUD Hartford Field Office. Such use restriction documents must be recorded in a first priority position against the properties, prior to any financing documents or other encumbrances, and remain in effect even in the event of default or foreclosure on the properties.

- The Copper Ridge LLC shall maintain ownership and operation of the property during the use restriction period. The owner shall not convey, lease or transfer the property approved for this disposition without prior approval from the AHA and the Department at any point during the period of use restriction;
- The use restrictions shall be covenants that run with the land, and shall bind and inure to the benefit of the parties, their successors and assigns, and every party now or hereafter acquiring any right, title, or interest therein or in any part thereof.
- The AHA is responsible for monitoring and enforcing these use restrictions during the period they are in effect.



### **Operating Subsidy**

Please be aware that in accordance with 24 CFR § 990.114, the disposition and demolition of these units will affect AHA's operating subsidy eligibility significantly. Please contact your financial analyst at the HUD Hartford Program Center for additional guidance about this.

### **Housing Choice Vouchers**

AHA's application for Tenant Protection Vouchers (TPVs) in connection with the units approved for disposition must be submitted to the HUD Hartford Field Office in accordance with PIH Notice 2015-03. Currently 54 of the 60 units proposed for disposition are occupied. During the fiscal year, the total number of TPVs that may be awarded in connection with applications under Section 18 is capped at the number of the units that are occupied at the time the PHA submits a TPV application (HUD-52515) to HUD, after the date of the signed disposition approval. The maximum number of TPVs AHA may be eligible for in connection with this disposition would be 60, if all units were occupied at that point. Notice 2015-3 separates TPVs into two classes, Replacement Vouchers and Relocation Vouchers. Since AHA intends to include 18 public housing units as part of the redevelopment in connection with this demolition and disposition, 18 of the TPVs AHA may be eligible for would be Relocation Vouchers, with the remainder being Replacement Vouchers.

### **Capital Fund Financing Program**

As of May 8, 2015, the AHA did not have HUD approval of a Capital Fund Financing Program (CFFP) proposal.

### **PIC and Monitoring**

In accordance with 24 CFR § 970.7(a)(4), the AHA provided the following general timetable based on the number of days major actions will occur following approval of the application:

Milestone		Number of Days after Approval
A	Begin relocation of residents	90
B	Complete relocation of residents	210
C	Execution of contract for removal (e.g. sales contract or demolition contract)	210
D	Actual Removal Action (e.g. demolition or sale closing)	210

Any modifications to or deviations for any reason from the general timetable must be reported in writing to the HUD Field Office within five (5) business days and accompanied by an updated timetable, so that the relocation date may be amended.

In accordance with 24 CFR § 970.35 of the regulation, your agency is required to inform the Hartford HUD Field Office of the status of the project. Within seven (7) days of disposition completion, the AHA must enter the "actual" dates of disposition, directly into the IMS/PIC data system, Inventory Removals sub-module for the HUD Field Office approval, using the following procedure:

- On the screen, select the appropriate "Development Number", then select "Add Transaction". On the next screen, select the appropriate "Application Number" from the drop-down menu. In the "Action/Closing Date" box, enter the removal date. If the units in an application were removed on multiple dates, a separate transaction is needed for each action date.

The remaining steps are as applicable:

- If removal is by building, use "Remove Residential Inventory By Building" section, select the appropriate building or building entrance available in the "Complete Buildings Available" box and transfer them to the "Proposed Buildings" box.
- For removal of some units in a building, use "Remove Residential Inventory By Unit" section. In order to select the appropriate unit(s) available, use the drop-down "Select the building number" box which populates the "Units Available" box. Transfer the appropriate units to the "Proposed Units" box.
- For removal of non-dwelling buildings without PIC building numbers and disposition of land, use "Remove Non Residential Inventory" section. Fill in the number of acres and action date that land was sold or leased. In a separate transaction, fill in the action date for non-dwelling buildings without PIC building numbers that were demolished.
- Save the information using the "Save" button. The status of each transaction is then displayed as "Draft." AHA supervisory staff submits the transactions to the AHA Executive Director, or the designated final reviewer at the AHA, using the Submission sub tab. The status becomes "Submitted for Review". The AHA Executive Director or designee uses the Review sub tab to reject incorrect transactions, which places them in a "Rejected" status, or to approve the transactions, which places them in a "Submitted for Approval" status. Each transaction is approved separately.
- If the submissions are then rejected by HUD, the AHA may modify the information by repeating the previous procedure. If the transactions are rejected, their status becomes "Rejected." If the HUD Field Office approves the transactions, the status in IMS/PIC permanently changes to "Removed from Inventory (RMI)".

When the disposition and demolition are completed, please submit a report to the HUD Hartford Program Center confirming the actions and certifying compliance with all applicable requirements. Auditable financial statements, expenditures and files for each transaction relative to the action must be maintained, available upon request and forwarded with the final report.

### PIC and Monitoring – HUD Field Office

It is the Hartford Program Center's responsibility to monitor this activity based on its latest risk assessment. The HUD Field Office must verify that the actual data is entered in IMS/PIC by the AHA within seven (7) days of disposition to ensure the Department is not overpaying operating subsidy and the Capital Fund formula data is correct.

When the PHA submits an Inventory Removal action in IMS/PIC, the HUD Field Office will be notified seeking inventory removal approval via a PIC system-generated email to its designated PIC coach or other person. Below is a sample notification email:

"Subject: Inventory Removal Submittal Notification (HA code)

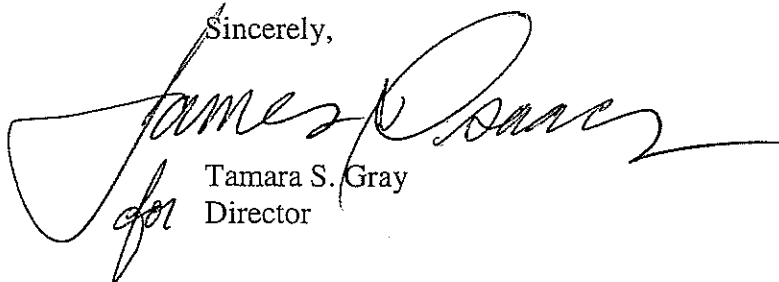
Inventory removals have been submitted for approval by your office on [submission date] by {HA Code}."

When the above email is received, the Field Office is responsible for the review and approval or rejection of the PHA's Inventory Removal submission to confirm that the dates of removal and the units removed are accurate, within seven (7) days to ensure the Department is not overpaying in operating subsidy, and the Capital Fund formula data is correct.

The HUD Hartford Program Center has been informed of this approval. Its staff is available to provide any technical assistance necessary for your agency to proceed with the demolition.

As the AHA starts the process of implementation, I urge you to continue to maintain an open dialogue with your residents and local officials. If you have to modify your plans, the HUD Hartford Program Center stands ready to assist you.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read "James P. [unclear]".

Tamara S. Gray  
Director

Cc: Hartford Program Center



**Total Development Cost  
(TDC) Addendum**

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0075  
(exp. 10/31/2010)

Public reporting burden for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required to as a supplement to the HUD-52660 for all inventory removal actions that involve a demolition action or a disposition action justified by obsolescence based on requirements of Section 18 of the United States housing Act of 1937 as amended ("Act") and 24 CFR Part 970. HUD will use this information to determine whether, and under what circumstances, to permit PHAs to remove from their inventories all or a portion of a public housing development, as well as to track removals for other record keeping requirements. Responses to this collection of information are statutory and regulatory to obtain a benefit. Please refer to the instructions for each section for additional guidance on how to complete this application. HUD approval of the proposed removal from inventory action in this application does not constitute HUD approval for funding of the proposed action. All capitalized terms not defined in this form have the meanings as defined in the Act and the HUD Regulations. The information requested does not lend itself to confidentiality.

**1. Inventory Removal Application Number DDA: 0005573**

Development Name & Number: Riverside Apartments Complex Development Number: CT015001

**2. Total Development cost calculation**

Based on HUD Notice PIH-2014-16 For Locality New Haven, CT

If Justification is based upon obsolescence of the units/buildings, complete the applicable calculation below for the unit proposed for demolition for each project

Size - Type	Number of units	Times	TDC Per Unit	= TDC
0 - Sdr Detached and Semi detached	0	X		0
0 - Bar Row Dwelling		X		0
0 - Bar Walk-Up		X		0
0 - Bar elevator		X		0
1 - Bar Detached and Semi detached		X		0
1 - Bar Row Dwelling	12	X	\$ 203,754	\$ 2,445,045
1 - Bar Walk-Up		X		0
1 - Bar elevator		X		0
2 - Bar Detached and Semi detached		X		0
2 - Bar Row Dwelling	26	X	\$ 344,826	\$ 8,985,696
2 - Bar Walk-Up		X		0
2 - Bar elevator		X		0
3 - Bar Detached and Semi detached		X		0
3 - Bar Row Dwelling	12	X	\$ 295,920	\$ 3,551,400
3 - Bar Walk-Up		X		0
3 - Bar Elevator		X		0
4 - Bar Detached and Semi detached		X		0
4 - Bar Row Dwelling		X		0
4 - Bar Walk-Up		X		0
4 - Bar Elevator		X		0
5 - Bar Detached and Semi detached		X		0
5 - Bar Row Dwelling		X		0
5 - Bar Walk-Up		X		0
5 - Bar Elevator		X		0
6 - Bar Detached and Semi detached		X		0
6 - Bar Row Dwelling		X		0
6 - Bar Walk-Up		X		0
6 - Bar Elevator		X		0
<b>TOTAL</b>				<b>\$ 14,605,144</b>

**3. Estimated Cost of Rehabilitation**

Provide an attachment showing cost breakdown and reference it as Addendum to 52660-B - Rehabilitation Cost Breakdown

**\$9,003,239** 44,726,740.00

**4. Rehabilitation Cost % (estimated cost of Rehabilitation/Total TDC) x 100 =**

**65.07%** 30.24%

Provide attachments as needed.  
All attachments must reference the  
Section and line number to which  
they apply. Previous versions obsolete.

form HUD-52660-B (10/2007)

SF Square Foot

ABBREVIATIONS:

SF Square Foot



RIVERSIDE APARTMENTS  
 Ansonia Housing Authority  
 Ansonia, Connecticut

Oct. 01, 2014

**BUILDING C4**

	Replacement Items	Unit	Dimension	Quantity	Unit Cost	TOTAL
	<b>Roofing</b>					
1	Roof Membrane & Insulation	SF	5,270		21.45	113,042
2	12" Roof Facia	LF	420		61	25,410
3	Roof Hatch	EA	30x36	1	4,400	4,400

	<b>Vents</b>					
1	Roof Vents	EA	8x16	73	385	28,105
2	Crawlspace Vents	EA	8x16	49	297	14,553
	<b>Windows</b>					
1	Insulated Windows & Screens	SF	1,680		66	110,880
2	Security Grill @ 1 st Floor	SF	550		22	12,100
3	Window Treatment	SF	1,680		22	36,960
4	Scrape & Repaint Steel Lintels	EA		113	220	24,860
5	Store Front Windows & Doors	SF			83	
	<b>Public Space</b>					
1	Public Corridor	LS		1	161,318	161,318
2	Selective Masonry Repointing & Repair	LS		1	16,500	16,500
3	Signage	LS		1	5,500	5,500
	<b>Units</b>					
2	1 Bedroom Units	EA		6	49,301	295,807
3	2 Bedroom Units	EA		6	56,728	340,368
4	3 Bedroom Units	EA		6	65,685	394,108
8	Basement Storage	EA		1	21,001	21,001
	<b>Electrical</b>					
1	Building Electrical Upgrade	LS		1	88,000	88,000
2	Fire Alarm System	SF	13,962		0.99	13,822
3	Intercom System	LS		1	8,250	8,250
	<b>Heating/Plumbing</b>					
1	DHW Boiler for Heating (includes distribution)	LS		1	137,500	137,500
2	DHW tank	LS		1	38,500	38,500
3	Gas Line For Boiler	LS		1	16,500	16,500
4	Circulation Pump	LS		1	3,850	3,850
	<b>Demolition</b>					
1	Demolition & Remediation	UN		18	14,850	267,300
<b>Total</b>						<b>2,178,634</b>

**ABBREVIATIONS:**

EA Each  
 UN Per Dwelling Unit

LF Lineal Foot  
 LS Lumpsum

SF Square Foot

	Replacement Items	Unit	Dimension	Quantity	Unit Cost	TOTAL
	Roofing					
1	Roof Membrane & Insulation	SF	5,270		21.45	113,042
2	12" Roof Facia	LF	420		61	25,410
3	Roof Hatch	EA	30x36	1	4,400	4,400
	Vents					
1	Roof Vents	EA	8x16	73	385	28,105
2	Crawlspace Vents	EA	8x16	49	297	14,553
	Windows					

SF Square Foot

RIVERSIDE APARTMENTS  
 Ansonia Housing Authority  
 Ansonia, Connecticut

Oct. 01, 2014

SITE IMPROVEMENT

	Improvement Items	Unit	Dimension	Quantity	Unit Cost	TOTAL
1	Driving & Parking Asphalt Surface (includes selected demolition)	SF	31,121		7.90	245,856
2	Sealcoating & Striping	SF	31,121		1.00	31,121
3	Pedestrian Concrete Walkway	SF	20,831		7.15	148,942
4	Public Concrete Sidewalk Improvement	SF	6,718		7.15	48,034
5	Concrete Court yard between BLDG A1 & A2	SF	11,557		7.15	82,633
6	Basket Ball Court	LS		1	75,000	75,000
7	Playground -Sliding Unit	LS		1	30,000	30,000
8	Playground - Swinging Unit	LS		1	55,000	55,000
9	Trash Compactor & Enclosure	LS		1	15,000	15,000
10	Handicap Ramp & Railing	SF	1,279		65.00	83,135
11	Misc. Site Improvement	LS		1	100,000	100,000
12	Landscaping	LS	\$20,000	1	100,000	100,000
13	Site Lighting	LS		1	100,000	100,000

						103,135
					Total	1,114,720

ABBREVIATIONS:

EA Each  
 UN Per Dwelling Unit

LF Lineal Foot  
 LS Lumpsum

SF Square Foot



## BUDGET COST ESTIMATE SUMMARY

	Items	Cost	Total
1	Site improvement 103,135	1,114,720	
2	Building D2	1,691,098	
3	Building D3	1,691,098	
4	Building C4	2,178,634	
5	Building C5	2,178,634	
	Total 7,842,598	8,854,183	
A	6% Overhead	531,251	
	Subtotal		9,385,434
B	2% General Condition	187,709	
	Subtotal		9,573,142
C	6% Profit	574,389	
	Subtotal		10,147,531
D	7.5 % A/E Fee & Testing	761,065	
	Subtotal		10,908,596
E	7.5% Contingency	818,145	
	Subtotal		11,726,740
		Grand Total	11,726,740

\$9,003,239