

Housing Authority of the City of Ansonia

James Prestiano, Chairman
Wilson Lopez, Vice Chairman
Joseph Pinto, Commissioner
Matthew Scarpa, Commissioner
Samuel Levey, Commissioner

Steven G. Nakano
Executive Director

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FEDERAL EXPRESS

December 31, 2017

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 2017
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 4th quarter, October, 2017 to December, 2017. Below are the areas of progress made as per the agreement.

Administrative

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

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

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 The application which was originally approved by DOH on November 20, 2015; had been revoked.

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

The AHA, at the October 6, 2017 meeting, had discussed the process for reapplying for CHFA's 9% Low Income Housing Tax Credits by category, evaluate the key commitments and resources needed to achieve winning scoring, and discuss the next steps. One obstacle was that the application deadline for the 9% Low Income Housing Tax Credits was for November 1, 2017; a deadline that the AHA would not be able to ascertain application completion.

One possible option for redevelopment of the 54 units of LIPH replacement housing units was at the recommendation from Ms. Jennifer Gottlieb-Elazhari of HUD that the AHA consider beginning with a Project Based Voucher (PBV) Scattered Site program. This process would involve issuing a Request for Proposals for Financial Consulting Services to assist in obtaining financing to include up to 20 units of scattered site PBV housing. An amendment was made to the 5 year Agency Plan and an RFP went out for a development consultant. The deadline for the RFP was December 20, 2017 and the only received RFP came from Mr. Lou Trajcevski of Newcastle Housing Ventures; of which Ms. Jennifer Gottlieb-Elazhari from HUD Hartford was extremely pleased in that she approved the decision of the AHA to procure the expertise from Mr. Lou Trajcevski, Principal and Development/Financial Consultant of Newcastle Housing Ventures.

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

Demolition, Disposition and Relocation (Northside)

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

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

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


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

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

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

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

Sincerely,


Steven G. Nakano
Executive Director

