

# 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

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October 3, 2014

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 - Quarterly Report - October 2014  
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 fourth quarter, October 2014. Below are areas of progress made as per the agreement section F, Affirmative Relief.

## **Administrative**

The Board of Commissioners reviewed the Conciliation Agreement and Voluntary Compliance Agreement HUD Case Numbers: 01-14-0021-8 and 01-14-0021-6 and authorized the Executive Director to execute the agreement on April 30, 2014. Once the agreement was signed by all parties, the Board of Commissioners at the July 30, 2014 regular Board meeting ratified that action by approval of resolution 2014-9 the Conciliation Agreement under Title VIII of the Civil Rights Act of 1968, as amended and the Fair Housing Amendments Act of 1988, as amended and the Voluntary Compliance Agreement under Title VI of the Civil Rights Act of 1964, as amended between the United States Department of Housing and Urban Development, Malika Mosley and the Ansonia Housing Authority as resolution 2014-9. Attachment 1 is resolution 2014-09.



*(In compliance with section F, Affirmative Relief, number 5)*

The entire staff at the Ansonia Housing Authority participated in Fair Housing training conducted on August 7, 2014 by Michelle Johnson, Equal Opportunity Specialist, Office of Fair Housing and Equal Opportunity, HUD Hartford Office. The slides from the Fair Housing training are attachment 2.

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

The Housing Authority has a new website that was developed by PHA-Web in partnership with Housing Authority staff. The website is another way to communicate to the community about the Housing Authority programs including a space on the front page for Riverside Apartments Redevelopment information and the HUD quarterly reports. The website can be accessed at [www.ansoniahousing.com](http://www.ansoniahousing.com). Attachment 3 is a screenshot of the front page of the Housing Authority website.

### **Redevelopment Activity**

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

Several draft concepts have been developed as part of the Riverside Apartments Redevelopment concept. On May 29, 2014 the City of Ansonia and the Housing Authority participated in an announcement of the Riverside Apartment Redevelopment concept. The concept included a public safety facility, affordable housing and a training/community facility. The announcement flyer is attachment 4 and draft affordable housing concept is attachment 5.

Since that announcement the draft development plan has been refined to include both the Northside and Southside. The redevelopment plan still includes a public safety facility however; the training/community facility is now being proposed to be an adult educational/community center. The affordable housing concept has been defined more and is on the Northside and Southside of the site. Attachment 6 shows the refined housing concept.

A rezoning application was submitted to the City of Ansonia on August 6, 2014. The rezoning request would change the current zoning from a GA zone which requires a 75 foot setback around the buildings to a BB zone that requires a 25 foot setback around the buildings. On August 29, 2014 the City of Ansonia's Planning and Zoning Commission approved to hold a public hearing on the rezoning request and consider the zoning change. A public hearing to rezone the land where Riverside Apartments is located was held at Ansonia City Hall on September 29, 2014 at 7:00 p.m. After the public hearing the Planning and Zoning Commission



started their regular monthly meeting and approved the rezoning of the Riverside Apartments land to a BB zoning. Attachment 7 is the zoning information.

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

#### **Demolition / Disposition Application (Northside)**

The demolition / disposition application for the Northside (60 units) is being finalized for submission to the Special Applications Center (SAC) by October 10, 2014. The City of Ansonia has executed all of the necessary HUD forms and provided a support letter as part of the demolition / disposition application requirements. The Board of Commissioners for the Ansonia Housing Authority approved resolution 2014-10 to authorize the execution and submission of the demolition / disposition application at the September 24, 2014 Board meeting. Attachment 8 is resolution 2014-10.

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

#### **Draft Pro forma (Sources and Uses)**

Attachment 9 shows the preliminary pro forma for the Riverside redevelopment project that consists of:

- Sources and Uses sheet showing itemized projected sources and uses, as well as tax credit equity payout and projected permanent and construction debt terms.
- Project Uses sheet showing detail on projected project costs, project eligible and ineligible tax credit basis, developer fee calculation, and projected reserve calculations.

Draft permanent sources in the budget are:

9% Tax Credit Equity	\$15,678,000
Conventional Permanent Debt	806,647
City of Ansonia	120,000
CHAMP	2,000,000
CHFA Special Priorities	414,324
FHLB Boston AHP - Direct Subsidy	500,000
Deferred Developer Fee	251,211
<b>Total</b>	<b>\$19,770,182</b>



Susan M. Forward, Region I Director  
U.S. Department of Housing and Urban Development  
October 3, 2014  
Page 4

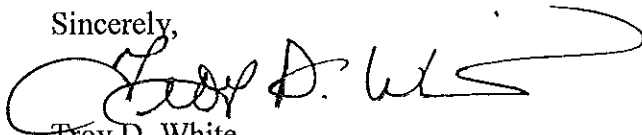
As indicated above the project is proposing 9% tax credits for the redevelopment of the affordable housing. The tax credit application is due to the Connecticut Housing Finance Authority (CHFA) November 3, 2014. The Housing Authority and its partners Tise Design Associates and TAG Associates, Inc. are working diligently to make this application deadline for the round of competitive funding.

*(In compliance with section F, Affirmative Relief, number 6)*

The fourth quarter report for October 2014 provides highlights of activities prior to and since the Conciliation Agreement and Voluntary Compliance Agreement was executed with HUD. There are also Board minutes and monthly reports from the Executive Director in attachment 10 that addresses redevelopment activity. The Ansonia Housing Authority continues to make positive progress towards the redevelopment of Riverside Apartments and compliance with the Conciliation Agreement and Voluntary Compliance Agreement.

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

Sincerely,



Troy D. White  
Executive Director



## Attachment 1

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

## **Resolution 2014-9**

### **Ratifying the approval of the Conciliation Agreement under Title VIII of the Civil Rights Act of 1968, as amended and the Fair Housing Amendments Act of 1988, as amended and the Voluntary Compliance Agreement under Title VI of the Civil Rights Act of 1964, as amended between the United States Department of Housing and Urban Development, Malika Mosley and the Ansonia Housing Authority**

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**WHEREAS**, a complaint was file with the United States Department of Housing and Urban Development in the Office of Fair Housing and Equal Opportunity by the (Complainant) Malika Mosley against the (Recipient) the Ansonia Housing Authority; and

**WHEREAS**, the complaint alleges that the Ansonia Housing Authority violated the Fair Housing Act of 1988, as amended, the Title VI of the Civil Rights Act of 1964 as amended and the Title VIII of the Civil Rights Act of 1968 as amended; and

**WHEREAS**, the subject property that is part of the complaint is a portion of a plot of land located at 31 to 105 Olson Drive in Ansonia, Connecticut; and

**WHEREAS**, the recipient agrees to settle the claims in the underlying action by entering into this Conciliation Agreement case number 01-14-0021-8 (Title VIII) and Voluntary Compliance Agreement case number 01-14-0021-6 (Title VI) ("Agreement"). The Agreement does not constitute an admission by the Recipient of a violation of the law, statutes, or regulation. This Agreement constitutes complete closure of the Complainant's complaint against the Recipient who signs this Agreement; and

**WHEREAS**, at the April 30, 2014 regular scheduled Board Meeting Vice Chairman Norman made a motion to add the Conciliation Agreement and Voluntary Compliance Agreement with respect to the claim filed by Malika Mosley to the agenda. Commissioner Krugel seconded the motion. The motion was passed by unanimous vote of the Board of Commissioners. Commissioner Krugel made a motion to approve Conciliation Agreement and Voluntary Compliance Agreement with respect to the claim filed by Malika Mosley and authorized the Executive Director to execute all documents, pertaining to the Conciliation Agreement and Voluntary Compliance Agreement. Commissioner Kershaw seconded the motion. The motion was passed by unanimous vote of the Board of Commissioners; and

**NOW, THEREFORE BE IT RESOLVED THAT THE BOARD OF COMMISSIONERS**, are taking this action to ratify the approval dated April 30, 2014 where the Board agreed to settle the claims in the underlying action by entering into this Conciliation Agreement and Voluntary Compliance Agreement ("Agreement"). The Agreement does not constitute an admission by the Recipient of a violation of the law, statutes, or regulation. This Agreement constitutes complete

closure of the Complainant's complaint against the Recipient who signs this Agreement. The Board of Commissioners authorized the Executive Director to execute all documents, pertaining to the Conciliation Agreement and Voluntary Compliance Agreement.

AYES

NAYS

ABSTENTIONS

ABSENT

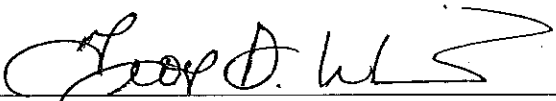
AYES: The motion was approved by a unanimous vote of the Board.

NAYS: None

ABSTENTIONS: None

ABSENT: None

Signed by:

  
Troy D. White  
Executive Director

7.30.2014  
Date


## Attachment 2



## Fair Housing Training


### The Fair Housing Act

*Presented by Michelle Johnson*



## Office of Fair Housing and Equal Opportunity (FHEO)


The primary mission of the Office of Fair Housing and Equal Opportunity (FHEO) is to create equal housing opportunities for all persons living in America by administering laws that prohibit discrimination.



## FHEO


Implements and enforces the following Federal statutes:

- Title VI of the Civil Rights Act of 1964;
- Section 504 of the Rehabilitation Act of 1973;
- Title II of the Americans with Disabilities Act of 1990;
- Section 109 of Title I of the Housing and Community Development Act of 1974;
- Age Discrimination Act of 1975;
- Architectural Barriers Act of 1968 and
- Section 3 of the Housing and Urban Development Act of 1968




## FHEO

- Administer federal laws and establishes national policies that ensure all Americans have equal access to the housing of their choice.
- Educate lenders, housing providers, developers, architects, home seekers, landlords, and tenants about their rights and obligations under the Fair Housing Act.
- Work with state and local partners – as well as the private and nonprofit agencies and organizations.




## Title VIII of the Civil Rights Act of 1968, as amended in 1988

- The Fair Housing Act, also known as “The Act” was initially passed in 1968 to prohibit discrimination in housing or any other housing related transactions based on five protected classes.
- The Act was later amended in 1988 to add two additional protected classes.



## Protective Characteristics

- Race
- Color
- National Origin
- Religion
- Sex (Gender)
- Familial Status
- Disability (physical and/or mental)



## Familial Status



One or more individuals, who have not attained the age of 18 years of age, being domiciled with-

- 1.) A parent or another person having legal custody of such individual or individuals  
or
- 2.) The designee of such parent or other person having custody, with the written permission of such parent or other person.



*Additionally...*

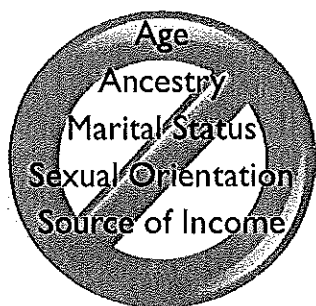


*Familial Status*

*applies to any person who is pregnant.*



Fair Housing Act does not cover



Fair Housing Act  
Covers Most Housing

- Including privately owned housing such as shelters that house persons for more than a few days, transitional housing facilities and nursing homes;
- Housing that receives Federal financial assistance; and
- Housing owned or operated by state and local government.



Fair Housing Act Prohibits

- Refusal to negotiate for housing
- Deny a dwelling
- Setting different terms, conditions or privileges for sale or rental
- Provide different housing services or facilities
- Discriminatory advertising



Sec.804, Discrimination in sale or rental of housing and other prohibited practices

**804(a)** To refuse to sell or rent after the making of a bona fide offer; or to refuse to negotiate for the sale or rental of, or otherwise make unavailable or deny, a dwelling to any person because of race, color, sex, religion, familial status, or national origin.



**Refusal to negotiate for housing:**

- Ex. A housing provider that is Hispanic that refuses to negotiate a monthly rent for a rental or a selling price for a home because the prospective tenant or buyer is Black.

**Otherwise make unavailable or deny:**

- Ex. A housing provider that is White, posts a "For Rent" sign in the window of a unit and indicates that the unit has been rented after meeting the tenant, who is Asian.

**Prohibited Practices**

**804(b)** To discriminate against any person in terms, conditions, or privileges of sale or rental of a dwelling, or in the provision of services or facilities in connection therewith, because of race, color, religion, sex, familial status, or national origin.

**Setting different terms, conditions or privileges for sale or rental**

- Ex. Housing provider that establishes a rent for a Black applicant or tenant at \$900.00. However, this same housing provider sets a lower rent for a White applicant or tenant at \$700.00.

**Providing different housing services or facilities**

- Ex. A housing provider that agrees to allow a family of two (husband and wife) to have a washer and dryer in unit. However, refuses to allow a family with children to have washer and dryer.

**Prohibited Practices**

**804(c)** To make, print, or publish, or cause to be made, printed, or published any notice, statement, or advertisement, with respect to the sale or rental of a dwelling that indicates any preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, or an intention to make any such preference, limitation, or discrimination.

**Word and Phrase List in Discriminatory Advertising****Prohibited Phrases**

adults only  
single person  
Spanish speaking  
Female(s) only

**Acceptable Phrases**

assistance animals  
Equal Housing Opportunity  
55 and older  
# of bedrooms

## Prohibited practices

**804.(f) (1)** To discriminate in the sale or rental, or to otherwise make unavailable or deny, a dwelling to any buyer or renter because of a handicap or--

- (A) that buyer or renter;
- (B) a person residing in or intending to reside in that dwelling after it is sold, rented, or made available; or
- (C) any person associated with that buyer or renter.



## Prohibited practices

**804.(f) (2)** To discriminate against any person in the terms, conditions, or privileges of sale or rental of a dwelling, or in the provision of services or facilities in connection with such dwelling, because of a handicap of --

- (A) that person; or
- (B) a person residing in or intending to reside in that dwelling after it is sold, rented, or made available; or
- (C) any person associated with that person.



## DISABILITY AND THE FAIR HOUSING ACT



## Disability



1. A physical or mental impairment which substantially limits one or more of such person's major life activities.
2. A record of having such an impairment, or
3. Being regarded as having such an impairment.



## Reasonable Accommodations and Modifications [804(f)(3)]

- (A) Refusal to permit, at the expense of the handicapped person, reasonable modifications of existing premises if such modifications will allow full enjoyment of the premises.

In the case of a rental, the landlord may where it is reasonable to do so condition permission for a modification on the renter agreeing to restore the interior of the premises to the condition that existed before the modification, reasonable wear and tear expected.

- (B) Refusal to make reasonable accommodations in rules, policies, practices, or services, when such accommodations may be necessary to afford a person equal opportunity to use and enjoy a dwelling; or



- (C) In conjunction with the design and construction for multi family dwellings for first occupancy and a failure to design and construct those dwellings in such a manner that--

- (i) Public and common areas are accessible to and usable by disabled persons;
- (ii) All doors designed for ingress and within unit are wide enough to allow mobility by disabled persons in wheelchairs; and
- (iii) All premises must contain features of adaptive designs.



### Reasonable Modifications under the Fair Housing Act

- A structural change made to existing premises, occupied or to be occupied by a person with a disability, in order to afford such person full enjoyment of the premises.
- Include structural changes to both interiors and exteriors of dwellings and to common and public use areas.



### ...Accommodations and Modifications

- Request for a reasonable accommodation or modification can be made at any time during the tenancy.
- There must be an identifiable relationship or nexus between the requested accommodation or modification and the disability.
- Requests can be made verbally or in writing
- The accommodation or modification must be "reasonable".



### Examples

#### Accommodations

Service animal  
Live-in-aides  
Unit transfer  
Re-certification via mail  
Interpreter/Reader

#### Modifications

Widening doors  
Installing ramps  
Installing grab bars  
HI smoke detector  
Lowering of cabinets

### ...Modifications

The Fair Housing Act provides that while the housing provider must permit the modification, the tenant is responsible for paying the cost of the modification.



### Documentation



- If a disability is not obvious, what kinds of information may a housing provider request from the person with a disability in support of a requested accommodation or modification?
- (1) Individual must meet definition of the Act definition
  - (2) Explain or describe requested accommodation/modification
  - (3) Must demonstrate the nexus between the request and the disability



### ...Accommodations

- If a disability is obvious but the housing provider can't establish an identifiable relationship between the request and disability, the housing provider may request additional information regarding the disability.

**Example:** A person that utilizes a wheelchair makes a request for a service animal. The additional documentation establishes that the service animal will act as an emotional support animal.



### ...Modifications



- If the disability is obvious, the housing provider may not request any additional information about the person's disability.

**Example:** A person with a mobility impairment that utilizes a motorized scooter requests a ramp to be installed at the entrance of the apartment building.



### Modifications: Q&A

- A tenant, whose arthritis impairs the use of her hands and causes her substantial difficulty in using the doorknobs in her apartment, wishes to replace doorknobs with levers. Is this a reasonable modification?
- A homeowner with a mobility disability asks the condominium association for permission to permit him to change his roofing from shaker shingles to clay tiles and fiberglass shingles. He alleges that the shingles are less fire proof and put him at greater risk during a fire. Is this a reasonable modification?



## EXEMPTIONS UNDER THE FAIR HOUSING ACT



### Exemptions

#### Single family homes sold or rented by owner

- ✓ Owner has 3 or fewer single family homes at any one time.
- ✓ Does not apply in statements, advertisements or publications for HUD.

#### Owner occupied structures of four units or less

- ✓ Housing provider that resides in a multi-family home (2 family, 3 family, quad or duplex)



### Exemptions

#### Sec. 807. [42.U.S.C. 3607] Religious organization

- Religious organization, association or society, or any nonprofit institution limiting sale, rental, or occupancy of dwellings other than a commercial purpose to persons of the same religion; or from giving preference to such persons, unless membership in such religion is restricted on account of race, color or national origin.

Ex: Synagogue is an example of a religious organization

Ex: Should a Jewish person be refused housing operated by a synagogue because he or she is Black or Hispanic and not White.



### Exemptions

#### Sec. 807. [42.U.S.C. 3607] ...or private club

...prohibit a private club not in fact open to the public, which as an incident to its primary purpose or purposes provides lodgings which it owns or operates for other than a commercial purpose, from limiting the rental or occupancy of such lodgings to its members or from giving preference to its members.



## Exemptions

### Housing for Older Persons Act (HOPA)

- Housing specifically designed to assist elderly persons;
- **Only an exemption to familial status;**
  - ✓ 55+ developments are not covered under the FHA as long as they are designated as elderly housing and have a policy in place.
  - ✓ Intended and operated for occupancy by persons 55 years of age or older where at least 80% of occupied units are occupied by at least one person who is 55 years of age or older and



## COMPLAINT PROCESS



## Complaint Process

**Aggrieved person** any person who claims to have been injured by a discriminatory housing practice; or believes that such person will be injured by a discriminatory housing practice that is about to occur.

**Complainant** is the person who files a complaint.

**Respondent** is the person or other entity accused in a complaint of an unfair housing practice.



## Complaint Process

- Aggrieved person contacts HUD or Connecticut Commission on Human Rights (CHRO) directly.
- State and Federal agencies determine if allegations are jurisdictional. If agency has authorization to investigate, a complaint is filed. Complaints can be filed by either agencies.
- Federal statute of limitations is 1 year from date of discriminatory act.
- State statute of limitations is 6 months from date of discriminatory act.



Sec. 818 [42 U.S.C. 3617] Interference, coercion, or intimidation; enforcement by civil action

It shall be unlawful to coerce, intimidate, threaten, or interfere with any person in the exercise or enjoyment of, or on account of his having exercised or enjoyed, or on account of his having aided or encouraged any other person in the exercise or enjoyment of, any right rented or protected by section 803, 804, 805, or 806 of this title.

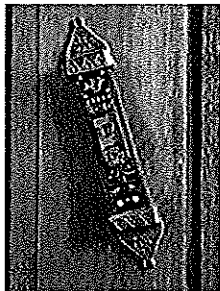


The Mezuzah Dispute

## CASE STUDY



## THE MEZUZAH DISPUTE



### Facts:

- Complainants are Jewish
- For approximately three decades, the Blochs displayed mezuzot on the doorposts outside of their condo units without objection.
- In 2001, the Association's rules and regulations committee enacted a set of rules to govern certain activities taking place outside the units in the common hallways.
- Lynne Bloch chaired that committee at that time and voted in favor of the rules. The "Hallway Rules" included Rule #1 that mats, boots, shoes, carts or objects are prohibited outside Unit entrance doors.

## THE MEZUZAH DISPUTE

- At the center of this case is a little rectangular box, about 6" tall, 1" wide and 1" inch deep. It holds a small scroll of parchment inscribed with passages from the Torah, the holiest of texts in Judaism. The scroll is called a mezuzah.
- Records show that the defendants selectively enforced the Hallway Rule only against the mezuzah. The coat rack and the table remained in the hallway outside the unit even after the mezuzah was stripped away.
- Instead of clearing the hallway of these obstacles, the Association's maintenance person pulled down only MEZUZAH. Selectively interpreting "objects of any sort" to apply only to the mezuzah but not to other objects which created an inference of discriminatory intent.
- It is the combination of all of these facts and inferences that the Association's reinterpretation of the Hallway Rule and clearing of all objects from doorposts was intended to target the only group of residents for which the prohibited practice was religiously required.



## Why You Should Know Fair Housing Laws

- May be unknowingly violating laws
- Non-compliance can lead to:
  - Loss of reputation
  - Monetary loss
    - Actual Damages
    - Punitive Damages
    - Attorney's fees and costs
- Loss of Federal funding



### "PLAY BALL"

## CASE STUDY



## PLAY BALL



### Facts:

- Respondents, Donald and Rochelle Sterling, are real estate moguls and owners of the NBA team, L.A. Clippers.
- Own 119 apartment buildings totaling over 5,000 tenants.
- Multi-basis complaint of Race, National Origin and Familial Status.
- Lawsuit filed by the Justice Department in 2006.
- Discriminatory acts took place against non-Korean tenants in the Korea town area of Los Angeles, CA.
- Discriminatory statements were made to employees indicating that Blacks and Hispanics were not desirable tenants.

## PLAY BALL



- Respondents agreed to the largest monetary settlement the Justice Department has ever secured in a housing discrimination case, \$2.725 million.
- The Respondents agreed to settle allegations that they discriminated against African-Americans, Hispanics and families with children at the apartment buildings they owned or managed in Los Angeles.
- The \$2.725 million penalty breaks down to a \$100,000 civil fine and the other \$2.625 million will be paid to a fund that will pay monetary damages to those "who were harmed by the defendants' discriminatory practices."





[illegible]

## Fair Housing Training

### Beyond the Fair Housing Act



### Applicable Fair Housing Laws

- **Title VI of the Civil Rights Act of 1964**
  - Prohibits discrimination on the basis of race, color, or national origin in programs and activities receiving federal financial assistance.
- **Title II of the Americans with Disabilities Act of 1990**
  - Prohibits discrimination based on disability in programs, services, and activities provided or made available by public entities.
  - HUD enforces Title II when it relates to state and local public housing, housing assistance, and housing referrals.
- **Section 504 of the Rehabilitation Act of 1973**
  - Prohibits discrimination based on disability in any program or activity receiving federal financial assistance.



### Applicable Fair Housing Laws Continued

- **Architectural Barriers Act of 1968**
  - Requires that buildings and facilities designed, constructed, altered, or leased with certain federal funds after September 1969 must be accessible to and useable by disabled persons.
- **Age Discrimination Act of 1975**
  - Prohibits discrimination on the basis of age in programs or activities receiving federal financial assistance.



### Applicable Executive Orders

- **Executive Order 13166**
  - Eliminates limited English proficiency in all federally-assisted and federally conducted programs and activities.
- **Executive Order 13217**
  - Requires federal agencies to evaluate their policies and programs to community-based living arrangements for persons with disabilities.



**TITLE VI OF THE CIVIL  
RIGHTS ACT OF 1964**



## Title VI of the Civil Rights Act of 1964

"No person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance."



## Title VI of the Civil Rights Act of 1964

- What does it protect against?
  - Discrimination on the basis of race, color, and national origin.
- Who does it protect?
  - Individuals who apply for, and/or participate in federally assisted housing.
- Limited English Proficiency
  - The failure of a federally assisted housing provider to ensure that individuals of limited English proficiency can effectively participate in, or benefit from, federally assisted programs may constitute national origin discrimination.



## Limited English Proficiency & National Origin Discrimination

All federally funded housing providers should make reasonable efforts to provide language assistance to ensure meaningful access for LEP persons to the recipient's programs and activities.



## Limited English Proficiency & National Origin Discrimination

Recipient should:

- A. Conduct the four-factor analysis which addresses the:
  1. Number or proportion of LEP persons served or encountered in the eligible service population
  2. frequency with which LEP persons come into contact with the program;
  3. nature and importance of the program, activity, or service provided by the program; and
  4. resources available to the recipient and costs to the recipient.
- B. Develop a Language Access Plan (LAP); and
- C. Provide appropriate language assistance.

- The concern is that individuals of non-English speaking national origins may be excluded from housing opportunities.
- This most commonly occurs when materials and/or bilingual staff are not made available to Spanish speakers.

For additional information on LEP requirements please visit <http://www.hud.gov/offices/eo/12313/lep/lep.html>



## Residency Preferences & Race/National Origin Discrimination

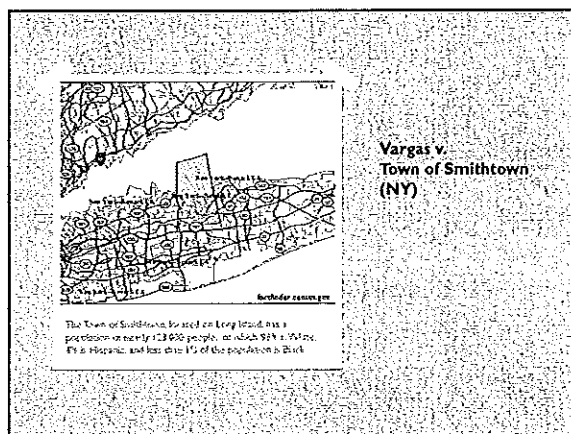
- Discrimination is often not as direct as a landlord saying: "I will not rent to you because you are \_\_\_\_\_."
- This is referred to as discriminatory treatment.



## Residency Preferences & Race/National Origin Discrimination

- Increasingly, discrimination is found where policies that appear neutral on their face have the effect of treating individuals of a particular protected class less favorably than individuals of another protected class.
  - This is called discriminatory impact.
  - This type of discrimination commonly involves race and national origin.
- Smithtown, NY recently settled such a case involving residency preferences for \$925,000.





## Vargas v. Town of Smithtown

- Despite its demographics, Smithtown had in place a residency preference for the distribution of Section 8 Housing Choice Vouchers.
  - A preference was given to individuals who lived or worked within the Town.



## Vargas v. Town of Smithtown

- In 2007, the Lawyers Committee for Civil Rights Under Law brought suit against the Town for discrimination with the assistance of the Fair Housing Justice Center.
  - The allegation was that the residency preference had effect of discriminating against Blacks and Hispanics.
  - The Case was brought under multiple civil rights laws including the Fair Housing Act and Title VI.
  - The suit alleged that all residency preferences are discriminatory.



## Vargas v. Town of Smithtown

- In addition, the lawsuit alleged that the Town manipulated the Section 8 waitlist by opening up the waitlist at times when the list "grew to be predominately minority."




## The Smithtown Settlement

- Case was settled in August, 2009.
- City agreed to place \$925,000 in a fund that will be distributed to "African American and Hispanic individuals who do not live in Smithtown, New York and who applied to the Smithtown Section 8 Voucher Program..."
- The City agreed to place all non-residents that were on the waitlists at the top of the list for full consideration for the next available vouchers.



## TITLE II OF THE AMERICANS WITH DISABILITIES ACT OF 1990



EQUAL HOUSING OPPORTUNITY

## Jurisdiction under Title II of the ADA

- All programs, services, and activities provided or made available by public entities.
- This includes housing when the housing is provided or made available by a public entity.
  - Most often this law implicates housing authorities.



## Obligations under Title II

- Not refusing to allow participation in a service, program, or activity because a person has a disability.
- Providing programs and services in an integrated setting.
- Eliminating unnecessary eligibility standards or rules that deny individuals with disabilities an equal opportunity to enjoy their services, programs or activities unless "necessary."
  - Example: Requiring Driver Licenses
- To make reasonable modifications.



## Additional Obligations under Title II

- To furnish auxiliary aids and services when necessary.
  - Example: brail materials or translator
- To not place special charges on individuals with disabilities to cover the costs of measures necessary to ensure nondiscriminatory treatment.
- To operate their programs so that they are readily accessible to and usable by individuals with disabilities.
  - This is referred to as program accessibility.



## Title II and Program Accessibility

- Program Accessibility
  - Applies to facilities of public entities that existed on January 26, 1992.
  - Public entities do not necessarily have to make each of their existing facilities accessible.
  - They may provide program accessibility by a number of methods including alteration of existing facilities, acquisition or construction of additional facilities, relocation of a service or program to an accessible facility, or provision of services at alternate accessible sites.
- These requirements tie in closely with the design and construction requirements of section 504 and the Fair Housing Act.



## SECTION 504 OF THE REHABILITATION ACT OF 1973



## Section 504 of the Rehabilitation Act of 1973

"No otherwise qualified individual with a disability in the United States... shall, solely by reason of his or her disability, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program, service or activity receiving Federal financial assistance...."



### Obligations under Section 504 of the Rehabilitation Act of 1973

- Take steps to ensure effective communication. [24 CFR 8.31]
- Operate existing housing programs in a manner that does not discriminate on the basis of disability. [24 CFR 8.32]
- Ensure that all new construction of housing facilities is readily accessible to and usable by persons with disabilities. [24 CFR 8.32 and 8.33]
- Distribute accessible dwelling units throughout projects and sites. [24 CFR 8.33]



### Obligations under Section 504 of the Rehabilitation Act of 1973

- Adopt suitable means to ensure persons with disabilities are made aware of the availability of accessible units. [24 CFR 8.32]
- Maintain records and reports of efforts to meet the requirements of Section 504, and keep these records on file so that they are available if a complaint is filed, or if HUD conducts a compliance review. [24 CFR 8.33]



### Reasonable Accommodations under Section 504

A change, adaptation or modification to a policy, program, service, or workplace...

...which will allow a qualified person with a disability...

...to participate fully in a program, take advantage of a service, or perform a job.



A change, adaptation or modification to a policy, program, service, or workplace...

- What this includes:
  - A change to a policy or procedure
  - A physical alteration to an apartment
  - A physical modification to a common area
- Under Section 504, the definition of reasonable accommodation includes modifications and alterations to units and common areas.



For all intents and purposes, the definition of reasonable accommodation under 504 includes both the reasonable accommodation and reasonable modification provisions under the Fair Housing Act.



...which will allow a qualified person with a disability...

- Section 504 regulations define an individual with a disability as...
  - any person who has a physical or mental disability that substantially limits one or more major life activities; has a record of such an impairment; or is regarded as having such an impairment. [24 CFR 8.3]
  - Major life activities include walking, talking, hearing, seeing, breathing, learning, performing manual tasks, and caring for oneself.
- An individual is considered "qualified" if they meet the other requirements of the program.
  - i.e., can meet application selection requirements.



...to participate fully in a program, take advantage of a service, or perform a job.

- Disabled individuals are entitled to the same rights as non-disabled individuals.
- Section 504 creates a means for disabled individuals to request "accommodations" which put them on an equal plain with those who are not disabled.
- Applicants, with or without a disability, may be rejected from housing if they have a record of adversely affecting others such as disturbing neighbors, destroying property, or failing to pay their rent on time.



### How to request a reasonable accommodation under Section 504

- The procedure is the same as under the Fair Housing Act.
- The request does not have to be in writing.
  - However, it is often beneficial to have a form available for individuals to request the accommodation.
- ⚠ Failure to permit a verbal request can be a violation of Section 504.



### How to request a reasonable accommodation under Section 504

- Housing providers have a right to request medical documentation of a non-obvious disability.
  - There must be a connection between the disability of the person requesting the accommodation and the accommodation requested.
- ⚠ Requiring too much documentation could be construed as a violation of Section 504.



### Who pays for a reasonable accommodation under Section 504?

- **The housing provider is required to pay unless:**
  - Undue financial or administrative burden (24 CFR 8.4, 8.11, 8.20, 8.31, 8.24, 8.25, 8.32)
  - Determined on a case-by-case basis.
  - Example: Request would make housing provider unable to continue operations.
- Fundamental alteration of the program (24 CFR 8.4, 8.11, 8.22, 8.31, 8.24, 8.25, 8.32)
  - Determined on a case-by-case basis, but it is extremely rare.
  - Example: The accommodation, if granted, would turn the housing into predominantly a daycare facility for young children.
- Remember:
  - Unlike under the Fair Housing Act, a federally funded housing provider may be responsible for the cost of building modifications.



### Test your Knowledge

- An tenant with epilepsy requests to have a dog reside with him in the subject property. The individual claims that the dog is able to identify seizures and the doctor appropriately documents that this dog could save the tenant's life. The building has a no pets policy.
- What is the appropriate response to the request?
  - A. Engage in an interactive process where you compromise and let the tenant terminate the lease early in order to find pet-friendly housing.
  - ⓐ B. Permit the dog to reside with the tenant so long as the dog has all legally-required shots and licenses.
  - C. Deny the request outright since it violates an established policy.
  - D. Allow the dog to reside with the tenant so long as the dog wears an orange vest when in common areas of the building so that other individuals know this dog is the result of a reasonable accommodation request.



### Test your Knowledge

- A tenant lives on the 3<sup>rd</sup> floor of 3-floor walk-up apartment building. The tenant has recently begun to rely on a cane to get around and would rely on a wheelchair if she had the means to enter her apartment. The complainant requests that the landlord install ramps all the way up to the 3<sup>rd</sup> floor.
- Assuming that there is a documented medical need for a ramp and it could feasibly be installed, the federally funded housing provider must:
  - A. Grant the accommodation, but require that the tenant pays for ramp and hires a suitable contractor to do the work.
  - B. Grant the accommodation and pay for the ramp, despite its astronomical cost, because this is a reasonable accommodation under Section 504.
  - C. Deny the accommodation because it would be an undue hardship on the housing provider.
  - ⓐ D. Deny the accommodation for a ramp because of its astronomical costs, but offer an alternative that might be suitable to the tenant.




### Test your Knowledge

- Which of the following constitutes a reasonable accommodation under Section 504?
  - A. Waiving a policy that requires written maintenance requests for an individual who is visually impaired.
  - B. Installing a curb cut near the parking spot of a disabled tenant who relies on a wheelchair.
  - C. Providing a key to a non-tenant who visits regularly to assist a disabled individual where the property's policy only allows tenants to have keys.
  - D. Widening the doorway of a tenant's unit to accommodate his/her wheelchair at the landlord's expense.



All of the above

**Got Questions?**



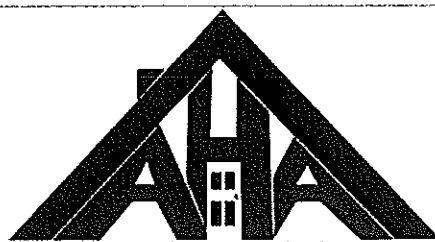
**Contact us**

**Michelle Johnson**  
Equal Opportunity Specialist  
(860) 240-9780  
Michelle.Johnson@hud.gov

**Myrta Hernandez**  
Equal Opportunity Assistant  
(860) 240-9740  
Myrta.M.Hernandez@hud.gov

## Attachment 3





Ansonia Housing Authority

[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.

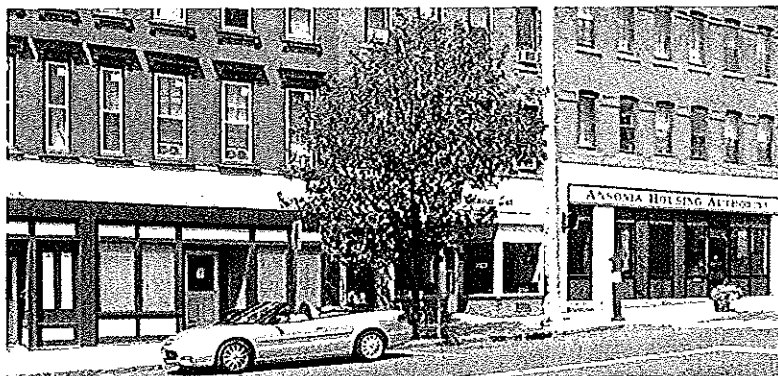
In 2004 a physical needs assessment of Riverside Apartments was conducted to evaluate existing conditions of the buildings, which were showing signs of physical distress. Based on the estimates for the rehabilitation of the buildings, the buildings were deemed physically obsolete.

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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## Attachment 4



Press Release  
Office of the Mayor

## **MAYOR CASSETTI TO ANNOUNCE RIVERSIDE REVITALIZATION PROJECT**

---

Ansonia Mayor David S. Cassetti is poised to propose his vision for the redevelopment of the former Riverside Drive housing complex. The announcement will be made at a public forum to be held in the library of the Ansonia High School on *Thursday, May 29, 2014 at 6pm.*

"It is crucial that the redevelopment of the site serve the best interests of Ansonia and its residents," said Mayor Cassetti. "I have put much thought into a plan for revitalization of the property and I am very excited to finally share my vision with the public."

While the Mayor is saving details of the project for the forum, he has shared the guiding principles of the planned redevelopment. "A dual commitment to security and community forms the cornerstone of this revitalization effort," he remarked. "I believe this project will have a significant and profoundly positive impact on Ansonia's future," he added.

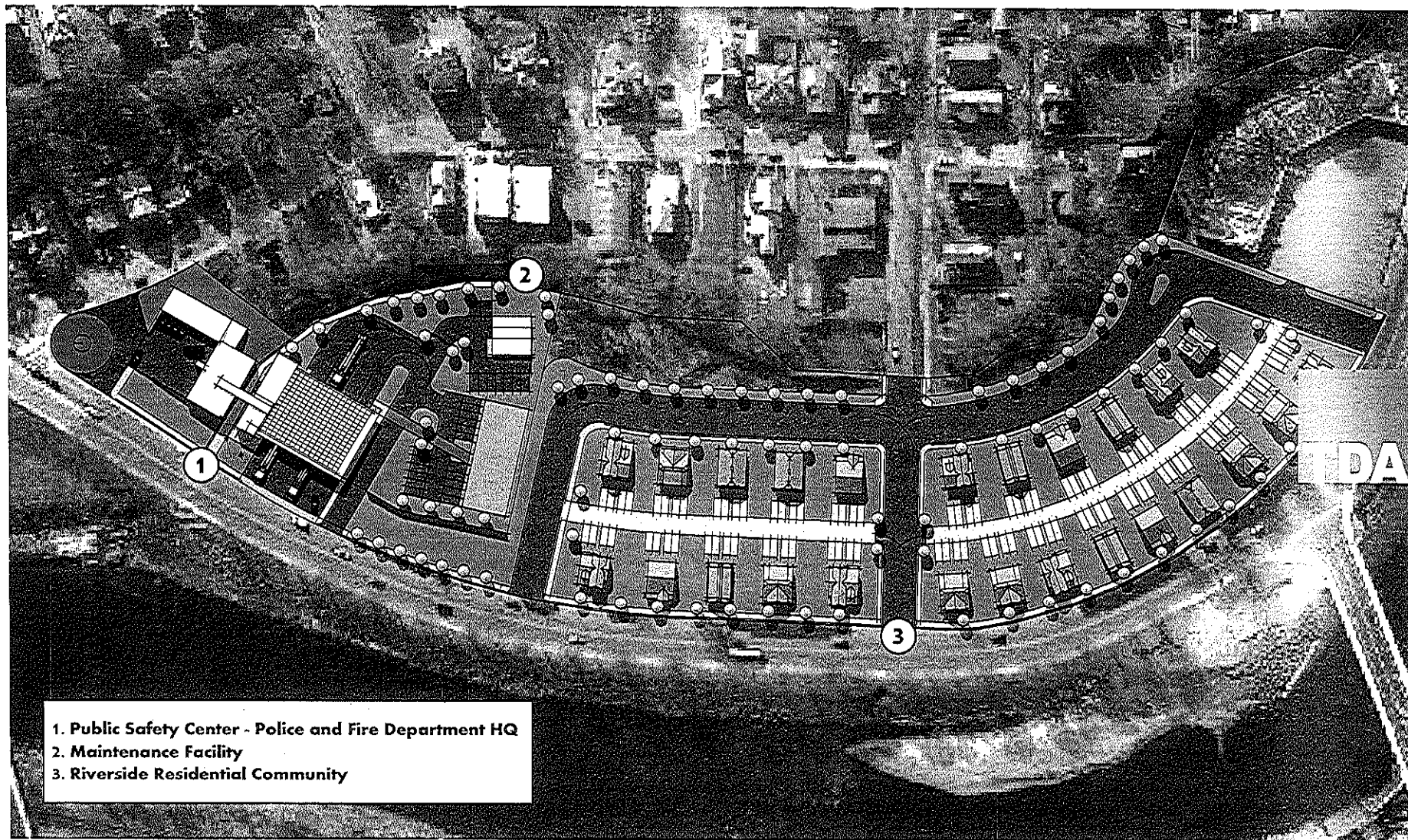
Sheila O'Malley, Ansonia's newly appointed Economic Development Director, has said that the Mayor's vision manages to address "a variety of Ansonia's needs" in a single redevelopment plan. "Without giving anything away, I believe that the response to the Mayor's proposal will be very well received because of how many interests it serves," she said. "It is part economic development, part community development. This is a mixed use redevelopment plan that represents a strong commitment to the health and safety of the entire City."

The Mayor's announcement will be made in tandem with officials from the Ansonia Housing Authority, who will present their own plans for redevelopment at the site. "Essentially you will see an outline of several separate projects that together constitute a well-integrated revitalization plan," said O'Malley.

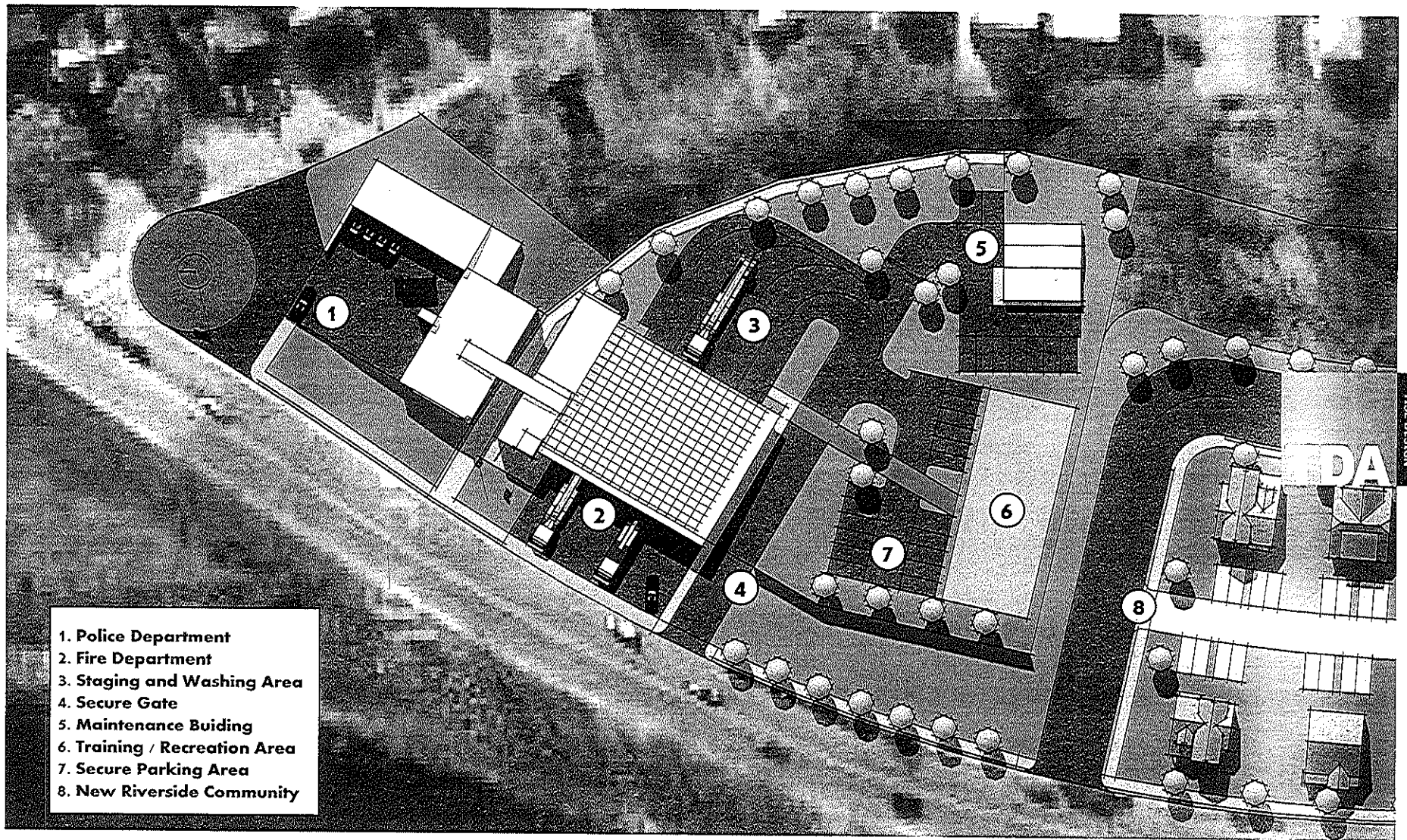
"This will certainly be a long-term project," cautioned Mayor Cassetti. "It will also take the input and support of our entire community to succeed," he said. "The plan unveiled will by no means be final," he added. "There will be room to adjust and grow based on the input of both officials and residents as the process moves forward."

"May 29 will be the start of a very exciting dialogue in Ansonia," Mayor Cassetti said. "I am eager to kick things off."

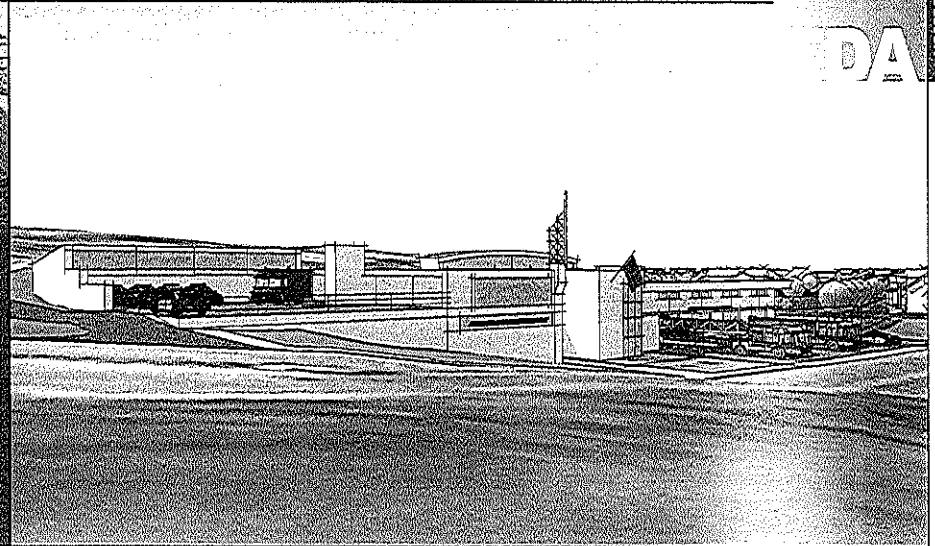
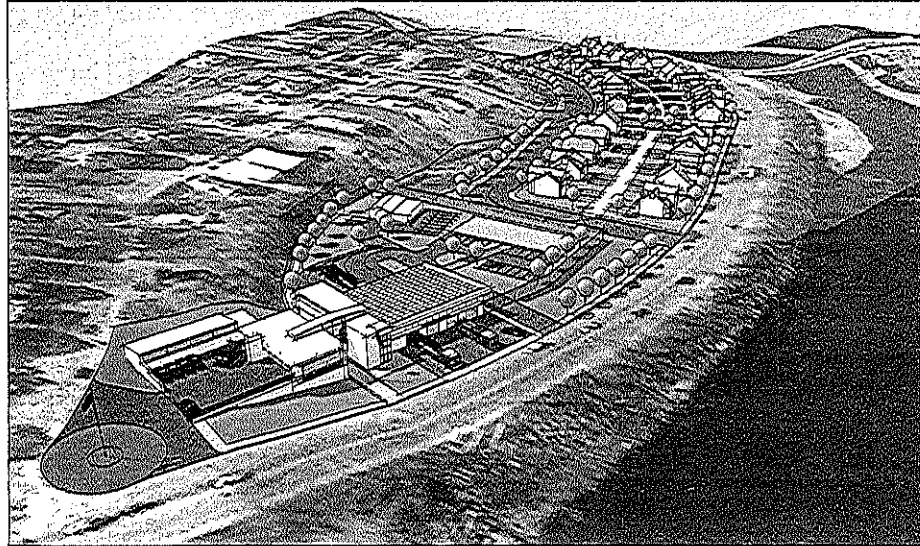
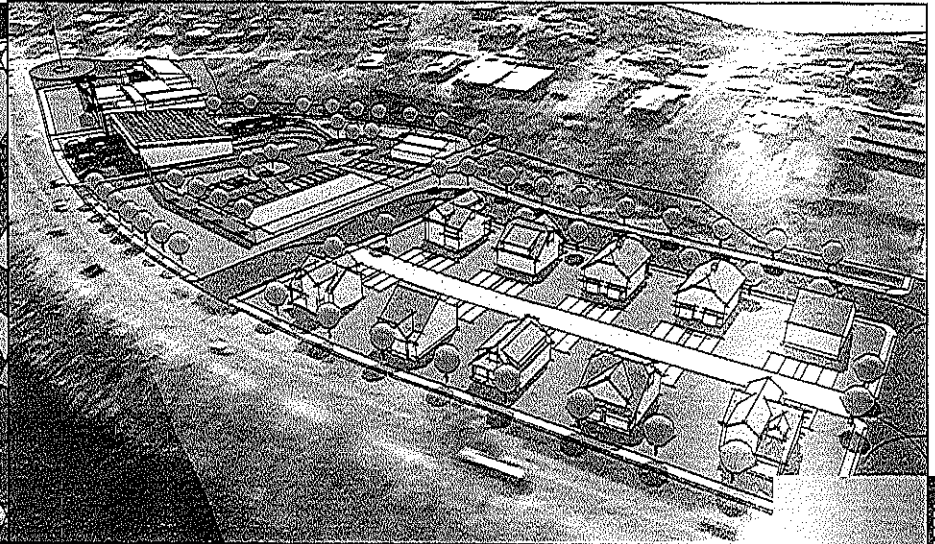
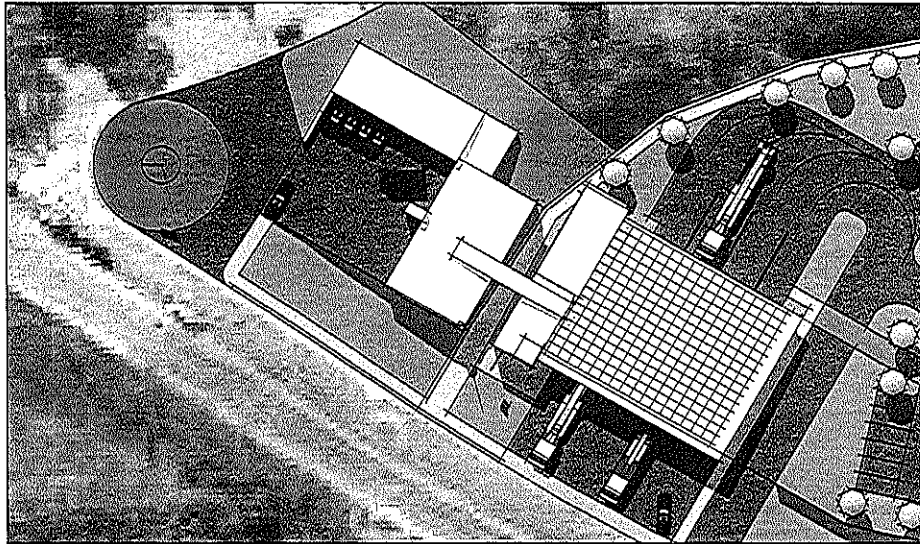
## Attachment 5



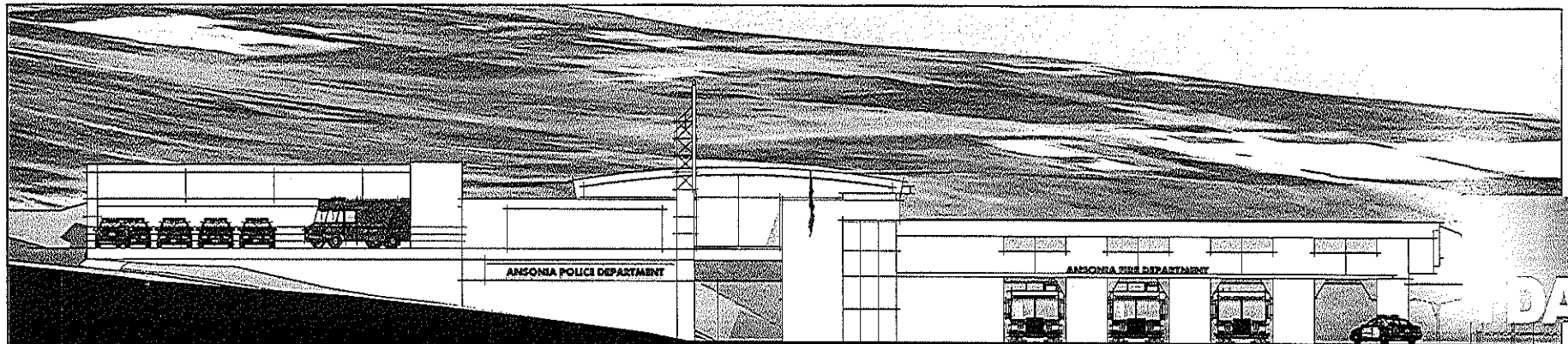
- 1. Public Safety Center - Police and Fire Department HQ
- 2. Maintenance Facility
- 3. Riverside Residential Community







DA  
TISE DESIGN



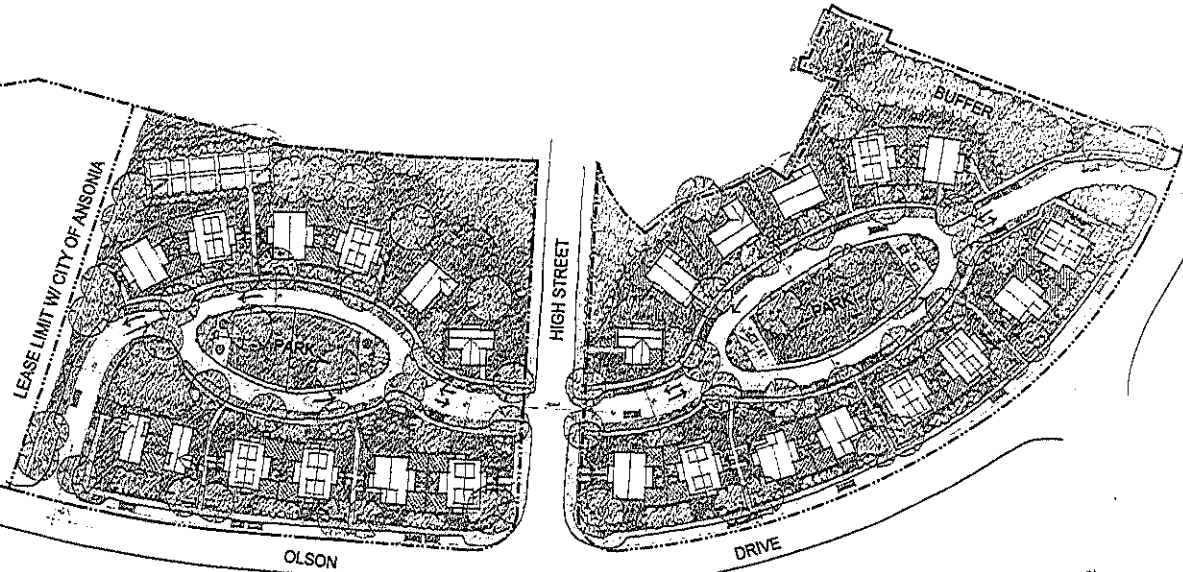
## ANSONIA PUBLIC SAFETY CENTER - POLICE AND FIRE DEPARTMENT HEADQUARTERS



## Attachment 6

CITY OF ANSONIA  
FUTURE DEVELOPMENT

LEASE LIMIT W/ CITY OF ANSONIA



PROJECT PROGRAM

BEDROOM SIZE	# OF UNITS	BARRIER FREE	TOTAL
1	9	1	9
2	14	2	16
3	22	2	24
4	2	0	2
<b>TOTAL UNITS</b>	<b>47</b>	<b>5</b>	<b>52</b>

BB MULTI-FAMILY RESIDENCE DISTRICTS REQUIREMENTS

Lot Area	254,825 S.F., 5.85 Acres
Density	Conforms
Lot Area Coverage	100,000 SF., 2.29 Acres
FAR	.20
Parking	1.5/D.U. = 72
Front Yard Setback	15 feet
Rear Yard Setback	20 feet
Height In Stories	3
Height In Feet	35 feet

TDA

TISE DESIGN ASSOCIATES  
Architectural Planning Project Management  
Suite 303  
248 Walnut Street  
New Britain, Massachusetts 02801  
617.581.6901 617.581.6511 fax

REGISTRATION

REVISIONS

PROJECT ANSONIA REDEVELOPMENT  
ANSONIA HOUSING AUTHORITY  
ANSONIA, CT  
DRAWING TITLE SITE PLAN

DATE ISSUED  
SEPTEMBER 8, 2014

SCALE 1"=40'  
DRAWING NUMBER  
SP1a

## Attachment 7



City of Ansonia  
PLANNING AND ZONING COMMISSION

RECEIVED FOR FILE

14 SEP -8 AM 9:06

*Elizabeth Lynch*  
TOWN AND CITY CLERK  
ANSONIA, CONNECTICUT

Ansonia  
Planning & Zoning Commission

Notice of Public Hearing  
Zone Change

September 29, 2014

The Planning and Zoning Commission of the City of Ansonia, Connecticut will hold a public hearing on Monday, September 29, 2014 at 7:00 p.m. in Ansonia City Hall, 253 Main St., Ansonia, to hear the proposed Zone Change by Ansonia Housing Authority, 36 Main Street, Ansonia, CT for property located on Olson Drive (Riverside Apartments). The proposed zone change is from a GA Multi-family Residential Zone to a BB Multi-family Residential zone.

A copy of the file for the proposed map change is on file at the Office of the Town & City Clerk, 253 Main Street, Ansonia, CT 06401.

At said hearing interested persons may appear and be heard and written communications will be received.

Dated at Ansonia, Connecticut this 18th day of September, 2014.

ANSONIA PLANNING & ZONING COMMISSION

*Bartholomew R. Flaherty III*  
Bartholomew R. Flaherty, III, Chairman (P)

*Jo Lynn Flaherty*  
Jo Lynn Flaherty, Secretary

Publish 2 times:  
Thursday, 9/18/14  
Thursday, 9/25/14



Bartholomew R. Flaherty III, Chairman  
Jared Heon, Vice Chairman

# City of Ansonia

## PLANNING AND ZONING COMMISSION

14 SEP 25 AM 9:10

*Elizabeth J. Lynch*  
Michael Bettin  
Joseph J. Jaramila  
William Malarba  
Andrew Mark  
Maureen McCormack  
CITY CLERK

September 29, 2014

### Agenda

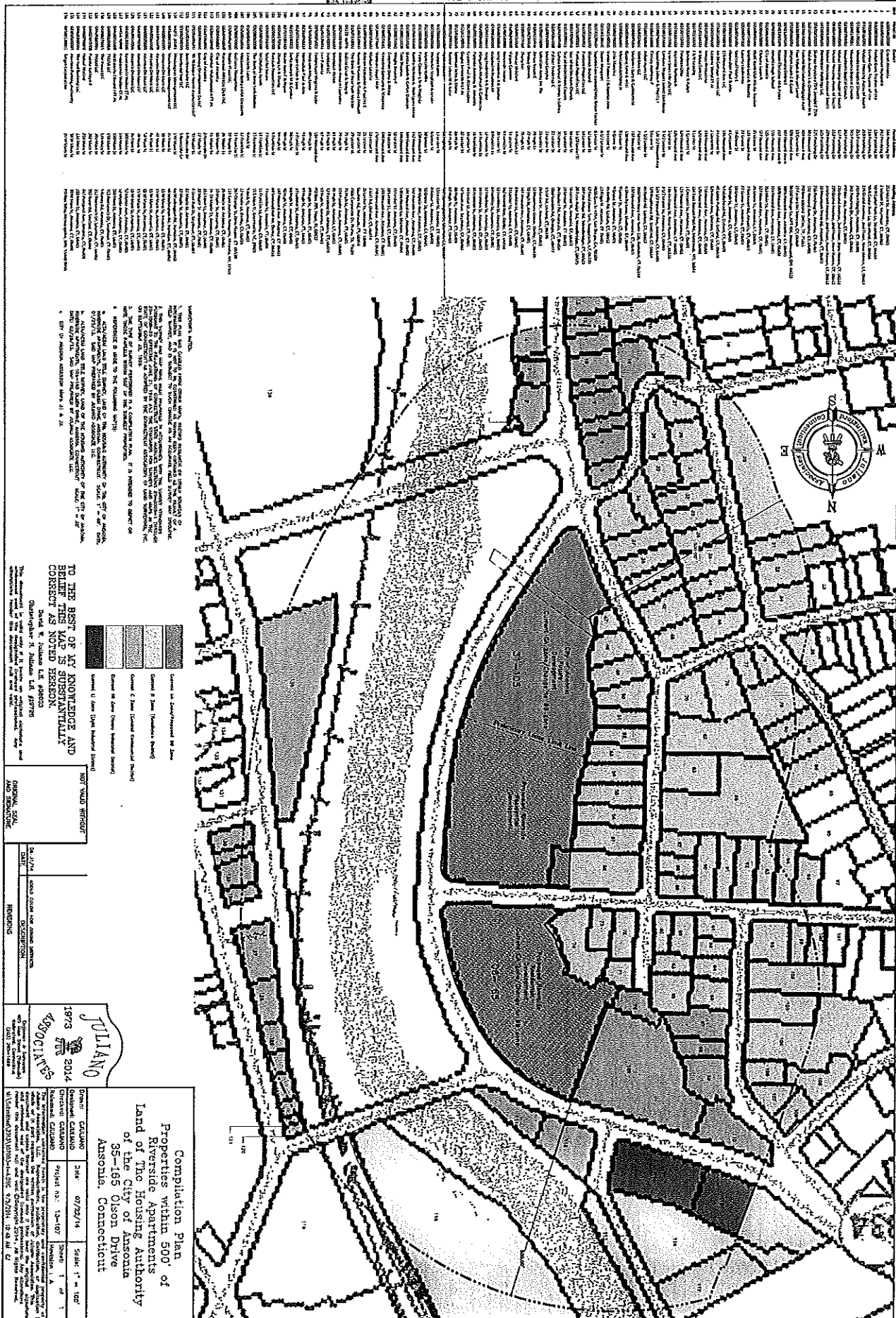
Public Hearing – 7:00 p.m. Change Zone on 31 to 165 Olson Dr. from Zone GA to Zone BB For Riverside Redevelopment Ansonia Housing Authority

Regular Meeting – 7:30 p.m.

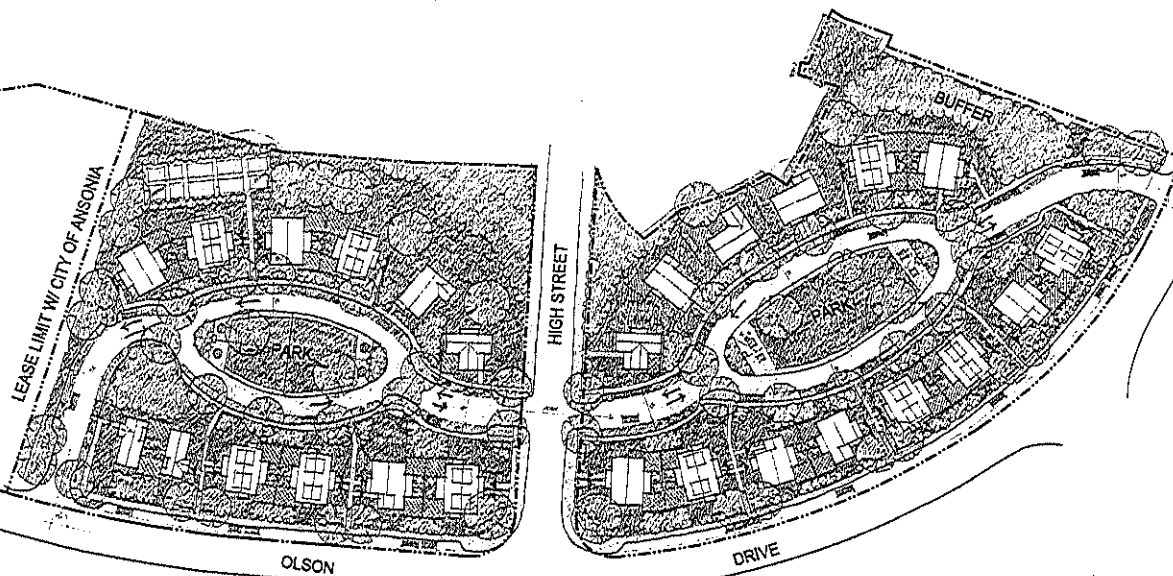
1. Pledge of Allegiance to the Flag
2. Roll Call
3. Approval of Minutes – 08/25/14 Regular Meeting
4. Approval of Bills
5. Correspondence
6. Ansonia Housing Authority (Troy White)/James Sheehy request to amend the Zoning Map from Zone GA to Zone BB for Riverside Redevelopment, 31 to 165 Olson Dr.
7. Constance Kolakowski/James Sheehy request for Subdivision of property located at 32 Hill St. and 6 Root Ave.
8. Constance Kolakowski/James Sheehy request for Site Plan approval for property located at 32 Hill St. and 6 Root Ave.
9. Reports:
  1. City Engineer
    - a. Jewett St. Sidewalk – resolution with property owner
    - b. 40 Hotchkiss Terrace - Meeting with Seymour – DEEP letter
    - c. Fountain Lake – DEEP Permit
  2. Zoning Enforcement Officer
    - a. Violations
    - b. Variances
  3. Planning Consultant
    - a. Marijuana Regulation
  4. Committee Report
9. Any other business to come before the Commission
10. Executive Session
11. October 2014 Meeting: Monday, October 27, 2014

Respectfully submitted,

*Jo-Lynn Flaherty*  
Jo-Lynn Flaherty, Secretary



CITY OF ANSONIA  
FUTURE DEVELOPMENT



**PROJECT PROGRAM**

BEDROOM SIZE	# OF UNITS	BARRIER FREE	TOTAL
1	9	1	9
2	14	3	16
3	22	2	24
4	2	0	2
<b>TOTAL UNITS</b>	<b>43</b>	<b>5</b>	<b>48</b>

**BB MULTI-FAMILY RESIDENCE DISTRICTS REQUIREMENTS**

Lot Area	254,825 S.F., 5.85 Acres
Density	Conforms
Lot Area Coverage	100,000 SF., 2.29 Acres
FAR	.20
Parking	1.5/D.U. = 72
Front Yard Setback	15 feet
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Height In Stories	3
Height In Feet	35 feet

**TDA**

**TISE DESIGN ASSOCIATES**  
Architecture/Site Planning Project Management

Suite 303  
246 Walnut Street  
New Britain, Massachusetts 02603  
617.581.9901 617.581.6611 fax

REGISTRATION

REVISIONS

PROJECT  
ANSONIA REDEVELOPMENT  
ANSONIA HOUSING AUTHORITY  
ANSONIA, CT

SITE PLAN

DATE (BY PROJECT)  
SEPTEMBER 8, 2014

SCALE  
1"=40'

DRAWING NUMBER

**SP1a**

LAW OFFICES  
**SHEEHY & DILLON**  
ATTORNEYS AT LAW  
303 WAKELEE AVENUE  
ANSONIA, CT 06401

**COPY**

JAMES E. SHEEHY\*  
ALSO ADMITTED TO PRACTICE IN FLORIDA \*

TIMOTHY P. DILLON

(EXIT 10 - NORTH OR SOUTH FROM ROUTE 8)

TEL: (203) 734-2591  
FAX: (203) 732-8284  
E-MAIL: sheehy.n.dillon@snet.net

August 5, 2014

Mr. Bartholomew Flaherty  
Chairman  
Ansonia Planning & Zoning Commission  
253 Main Street  
Ansonia, CT 06401

RECEIVED

AUG 07 2014

ANSONIA HOUSING  
AUTHORITY

Re: Petition to Amend Zoning Map  
Riverside Redevelopment  
31 - 165 Olson Drive  
Ansonia, Ct 06401

Dear Mr. Flaherty:

I represent the Housing Authority of the City of Ansonia, also known as the Ansonia Housing Authority. (hereinafter "Authority"). The Authority is the owner of the above referenced property. The Authority has demolished the apartment buildings on Olson Drive south of High Street and is presently developing plans for the demolition of the apartment buildings on Olson Drive north of High Street.

The Authority is proposing to construct both single and attached units with one to four bedrooms. As part of the plan of redevelopment, the Authority has reviewed the current designation of the subject property on the Ansonia Zoning Map as GA Multi-Family. The Authority is of the opinion that the GA designation is conducive to the large apartment type buildings that were and are being demolished on the property, but not conducive to the single unit and townhouse type of apartments that the Authority contemplates for the redevelopment site.

The Authority in conjunction with its design consultants, Tise Design Associates, believe that a change in the Zoning Map from GA to BB Multi-Family is more appropriate for the subject property. The change in the Zoning Map will allow both the Authority, our design consultants and the Planning and Zoning Commission to develop a site plan without the need for requesting multiple variances from The Zoning Board of Appeals.



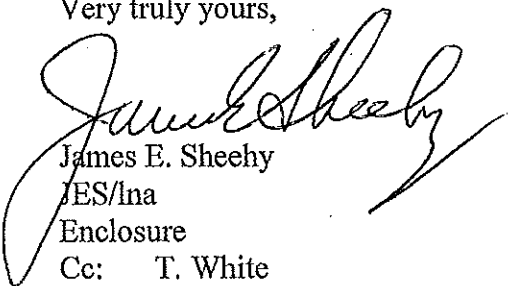
Therefore pursuant to your Application Procedure, I am submitting the following documentation for the Commission's review:

1. Assessor's Street Cards for 31 – 165 Olson Drive;
2. Title Search and legal description of the property ( N.B. Two Parcels);
3. Map entitled "Compilation Plan Properties within 500' of Riverside Apartments Land of the Housing Authority of the City of Ansonia 35-165 Olson Drive, Ansonia, Connecticut, dated 7/22/2014, Scale 1' = 100', Christopher S. Juliano L.S.19725" with list of property owners names and mailing address;
4. Copy of Letter to property owners;
5. Certification of Mailing to 136 Owners at mailing address;
6. Initial proposed Site Plan for informational purposes; and
7. Check for Zoning Fees.

Please note that I have submitted 14 complete copy sets of the original petition letter and enclosures pursuant to your instructions and respectfully request that this matter be placed on your agenda for the next regular or special meeting of the Commission.

Thank you for your attention to this matter.

Very truly yours,



James E. Sheehy

ES/lna

Enclosure

Cc: T. White

O. Inglese

D. Blackwell

S. Tise

J. Andrea

**Account #65110**

MAP ID: 031/ 05&amp;6/ 0000/ /

**Bldg #:** 1 of 10

Bldg Name:

Sec #: 1 of 1 Card 1 of 10

State Use: 901

Print Date: 04/10/2014 16:55

Vision ID:5794

Account #65110

Blkg #: 10110

6002

ANSONIA, CT

VISION

CURRENT OWNER										CURRENT ASSESSMENT										6002 ANSONIA, CT  VISION																																																																																																																																																																																			
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119 UNITS NET																																																																																																																																																																																																							
24 -1 BR UNITS; 48-2 BR UNITS;																																																																																																																																																																																																							
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY																																																																																																																																																																																													
Permit ID										Issue Date										Type										Description										Amount										Insp. Date										% Comp.										Date Comp.										Comments										Date										Type										IS										ID										Cd.										Purpose/Result																																																											
5224										05/06/2010										NC										New Construct										161,000										11/07/2007										0										11/07/2007										BOILER BLDG										06/06/2012																																								00										Measured & Listed																																																											
3726										08/31/2006										RS										Residential										75,000																																																																																																														01										JD										01										Measured Only																			
																																																																																																																																																																00										AR										00										Measured & Listed									
LAND LINE VALUATION SECTION																																																																																																																																																																																																							
B Use Use										Zone D Front Depth										Units										Unit Price										I. Factor										S.A.										Acre										C. Factor										ST.										Idz										Adj.										Notes-Adj										Special Pricing										S Adj										Fact										Adj.										Unit Price										Land Value																													
1 901 MUNICIPAL MDL-94																				162.00 WF										17,500.00										1.0000										0										1.0000										1.00										0.00										PER UNIT RATE																														.00																														2,835,000																																																	
Total Card Land Units:										0.00 AC										Parcel Total Land Area:0 AC																														Total Land Value:																				2,835,000																																																																																																																																	

Vision ID: 5794

MAP ID: 031/ 05&amp;6/ 0000/ /

Bldg Name:

State Use: 901

Account #65110

Bldg #: 2 of 10

Sec #: 1 of 1 Card 2 of 10

Print Date: 04/10/2014 16:55

ision ID: 5794

CURRENT OWNER										CURRENT ASSESSMENT										6002 ANSONIA, CT  <div>VISION</div>																																							
CITY OF ANSONIA HOUSING AUTHORITY OLSON DR  ANSONIA, CT 06401 Additional Owners:										TOPO.		UTILITIES		STRT/ROAD		LOCATION		Description												Code		Appraised Value		Assessed Value																									
										1 Level		1 All Public		1 Paved																EXEMPT		BAAX		3,336,000		2,335,400																							
																														EXEMPT		BAAX		2,835,000		1,984,500																							
														EXEMPT		BAAX		67,200		47,100																																							
SUPPLEMENTAL DATA																																																											
Other ID: CENSUS TRAC1253  GIS ID:										Section 1 Photo Retake Call Back  ASSOC PID#																																																	
																				Total										6,238,200		4,367,000																											
RECORD OF OWNERSHIP										PREVIOUS ASSESSMENTS (HISTORY)																																																	
CITY OF ANSONIA										BK/VOL/PAGE		SALE DATE		Q/4		Y/E		SALE PRICE		V.C.		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value																											
										121/546		02/10/1964						0		2012		BAAX		2,335,400		2011		BAAX		5,022,600		2007		BAAX		5,401,300																							
																				2012		BAAX		1,984,500		2011		BAAX		1,984,500		2007		BAAX		1,984,500																							
																				2012		BAAX		47,100		2011		BAAX		18,900		2007		BAAX		18,900																							
Total:										4,367,000										Total:										7,026,000										Total:										7,404,700									
EXEMPTIONS										OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																																							
Year		Type		Description		Amount		Code		Description		Number		Amount		Comm. Int.																																											
Total:																																																											
ASSESSING NEIGHBORHOOD																																																											
NBHD/SUB		NBHD Name		Street Index Name		Tracing		Batch																																																			
0001/A																																																											
NOTES																																																											
UNITS 49-60																																																											
12 UNITS																																																											
6 - 3 BR																																																											
6 - 4 BR																																																											
1 AV																																																											
BUILDING PERMIT RECORD										VISIT/CHANGE HISTORY																																																	
Permit ID		Issue Date		Type		Description		Amount		Insp. Date		% Comp.		Date Comp.		Comments		Date		Type		IS		ID		Cd		Purpose/Result																															
																		06/06/2012						TWM		00		Measured & Listed																															
																		11/07/2007		01				JD		01		Measured Only																															
																		10/05/2002						AR		00		Measured & Listed																															
LAND LINE VALUATION SECTION																																																											
B #		Use Code		Use Description		Zone		D		Front		Depth		Units		Unit Price		I. Factor		S.A.		Acre Disc		C. Factor		ST. Idx		Adj.		Notes- Adj		Special Pricing		S Adj Fact		Adj. Unit Price		Land Value																					
2		901		MUNICIPAL MDL-94										0.00 AC		0.00		1.0000		0		1.0000		1.00				0.00						.00				0																					
Total Card Land Units:										0.00 AC										Parcel Total Land Area: 0 AC										Total Land Value:										0																			

Property Location: OLSON DR

MAP ID: 031/ 05&amp;6/ 0000/ /

Bldg Name:

State Use: 901

Vision ID: 5794

Account #65110

Bldg #: 3 of 10

Sec #: 1 of

1 Card 3 of 10

Print Date: 04/10/2014 16:55

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				6002 ANSONIA, CT  <b>VISION</b>												
CITY OF ANSONIA HOUSING AUTHORITY OLSON DR		1 Level	1 All Public	1 Paved		Description	Code	Appraised Value	Assessed Value													
						EXEMPT	BAAX	3,336,000	2,335,400													
						EXEMPT	BAAX	2,835,000	1,984,500													
						EXEMPT	BAAX	67,200	47,100													
ANSONIA, CT 06401 Additional Owners:		SUPPLEMENTAL DATA				Total				6,238,200	4,367,000											
		Other ID: CENSUS TRAC1253																				
		Section 1 Photo Retake Call Back																				
		GIS ID:				ASSOC PID#																
RECORD OF OWNERSHIP		BK/VOL/PAGE	SALE DATE	Q/U	V/L	SALE PRICE	V/C	PREVIOUS ASSESSMENTS (HISTORY)														
CITY OF ANSONIA		121/546	02/10/1964			0		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value									
								2012	BAAX	2,335,400	2011	BAAX	5,022,600									
								2012	BAAX	1,984,500	2011	BAAX	1,984,500									
								2012	BAAX	47,100	2011	BAAX	18,900									
								Total:		4,367,000	Total:		7,026,000									
								Total:			Total:		7,404,700									
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor														
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.														
Total:																						
ASSESSING NEIGHBORHOOD																						
NBHD/SUB	NBHD Name	Street Index Name	Tracing	Batch																		
0001/A																						
NOTES																						
UNITS 61-71 11 UNITS 6 - 3' BR 5 - 4' BR 1 AV																						
								Appraised Bldg. Value (Card)					345,700									
								Appraised XF (B) Value (Bldg)					0									
								Appraised OB (L) Value (Bldg)					0									
								Appraised Land Value (Bldg)					0									
								Special Land Value					0									
								Total Appraised Parcel Value					6,238,200									
								Valuation Method:					C									
								Adjustment:					6									
								Net Total Appraised Parcel Value					6,238,200									
BUILDING PERMIT RECORD								VISIT/CHANGE HISTORY														
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result								
									06/06/2012			TWM	00	Measured & Listed								
									11/07/2007	01		JD	01	Measured Only								
									10/05/2002			AR	00	Measured & Listed								
LAND/DINE VALUATION SECTION																						
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value			
3	901	MUNICIPAL MDL-94					0.00	AC	0.00	1.0000	0	1.0000	1.00	0.00				.00				
Total Card Land Units:															0.00	AC	Parcel Total Land Area: 0 AC			Total Land Value:		

Property Location: OLSON DR  
Vision ID: 5794

MAP ID: 031/ 05&6/ 0000/ /

Bldg Name:

State Use: 901

Account #65110

Bldg #: 4 of 10

Sec #: 1 of 1 Card 4 of 10

Print Date: 04/10/2014 16:55

CURRENT OWNER				TOPO	UTILITIES	STRC/ROAD	LOCATION	CURRENT ASSESSMENT																			
CITY OF ANSONIA HOUSING AUTHORITY OLSON DR				1 Level	1 All Public	1 Paved		Description	Code	Appraised Value	Assessed Value																
ANSONIA, CT 06401 Additional Owners:				SUPPLEMENTAL DATA Other ID: CENSUS TRAC1253  Section 1 Photo Retake Call Back  GIS ID:  ASSOC PID#			EXEMPT	BAAX	3,336,000	2,335,400																	
							EXEMPT	BAAX	2,835,000	1,984,500																	
							EXEMPT	BAAX	67,200	47,100																	
							Total		6,238,200	4,367,000																	
RECORD OF OWNERSHIP				BK	VOL/PAGE	SALE DATE	q/u	v/l	SALE PRICE	V/C	PREVIOUS ASSESSMENTS (HISTORY)																
CITY OF ANSONIA				121	546	02/10/1964			0		Yr	Code	Assessed Value	Yr	Code	Assessed Value											
										2012	BAAX	2,335,400	2011	BAAX	5,022,600	2007	BAAX	5,401,300									
										2012	BAAX	1,984,500	2011	BAAX	1,984,500	2007	BAAX	1,984,500									
										2012	BAAX	47,100	2011	BAAX	18,900	2007	BAAX	18,900									
										Total:		4,367,000	Total:	7,026,000	Total:	7,404,700											
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																			
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.																			
Total:																											
ASSESSING NEIGHBORHOOD												APPRaised VALUE SUMMARY															
NBHD/ SUB				NBHD Name				Street Index Name				Tracing				Batch											
0001/A																											
NOTES												Appraised Bldg. Value (Card)						194,600									
72-87 16 UNITS SCHEDULED TO BE DEMO'D POOR COND; BOARDED UP 8 - 2 BR 8 - 3 BR												Appraised XF (B) Value (Bldg)						0									
												Appraised OB (L) Value (Bldg)						0									
												Appraised Land Value (Bldg)						0									
												Special Land Value						0									
												Total Appraised Parcel Value						6,238,200									
												Valuation Method:						C									
												Adjustment:						0									
												Net Total Appraised Parcel Value						6,238,200									
BUILDING PERMIT RECORD												VISIT/CHANGE HISTORY															
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result													
									06/06/2012			TWM	00	Measured & Listed													
									11/07/2007	01		JD	01	Measured Only													
									10/05/2002			AR	00	Measured & Listed													
LANDLINE VALUATION SECTION																											
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value								
4	901	MUNICIPAL MDL-94					0.00	AC	0.00	1.0000	0	1.0000		0.00			.00		0								
Total Card Land Units:												0.00	AC	Parcel Total Land Area: 0 AC										Total Land Value:			

Property Location: OLSON DR

MAP ID: 031/ 05&amp;6/ 0000/ /

Bldg Name:

State Use: 901

Vision ID: 5794

Account #65110

Bldg #: 5 of 10

Sec #: 1 of 1 Card 5 of 10

Print Date: 04/10/2014 16:55

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT															
CITY OF ANSONIA HOUSING AUTHORITY OLSON DR		1 Level	1 All Public	1 Paved		Description	Code	Appraised Value	Assessed Value												
						EXEMPT	BAAX	3,336,000	2,335,400												
						EXEMPT	BAAX	2,835,000	1,984,500												
						EXEMPT	BAAX	67,200	47,100												
ANSONIA, CT 06401 Additional Owners:		SUPPLEMENTAL DATA																			
		Other ID: CENSUS TRAC1253			Section 1 Photo Retake Call Back																
		GIS ID:			ASSOC PID#																
				Total				6,238,200	4,367,000												
RECORD OF OWNERSHIP		BK/VOL/PAGE	SALE DATE	q/u	SALE PRICE	V/C	PREVIOUS ASSESSMENTS (HISTORY)														
CITY OF ANSONIA		121/546	02/10/1964			0	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value									
							2012	BAAX	2,335,400	2011	BAAX	5,401,300									
							2012	BAAX	1,984,500	2011	BAAX	1,984,500									
							2012	BAAX	47,100	2011	BAAX	18,900									
							Total:		4,367,000	Total:		7,404,700									
EXEMPTIONS			OTHER ASSESSMENTS			This signature acknowledges a visit by a Data Collector or Assessor															
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.													
Total:																					
ASSESSING NEIGHBORHOOD																					
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch													
0001/A																					
NOTES																					
88-105. I AV 18 UNITS 6 - 1 BR 6 - 2 BR 6 - 3 BR																					
BUILDING PERMIT RECORD																					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result							
									06/06/2012			TWM	00	Measured & Listed							
									11/07/2007	01		JD	01	Measured Only							
									10/05/2002			AR	00	Measured & Listed							
LANDLINE VALUATION SECTION																					
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value		
5	901	MUNICIPAL MDL-94					0.00	AC	0.00	1.0000	0	1.0000	1.00					0.00			
Total Card Land Units:										0.00		AC		Parcel Total Land Area: 0 AC				Total Land Value:			

6002  
ANSONIA, CT

VISION

Appraised Bldg. Value (Card) 408,700

Appraised XF (B) Value (Bldg) 0

Appraised OB (L) Value (Bldg) 0

Appraised Land Value (Bldg) 0

Special Land Value 0

Total Appraised Parcel Value 6,238,200

Valuation Method: C

Adjustment: 0

Net Total Appraised Parcel Value 6,238,200

Property Location: OLSON DR  
Vision ID: 5794

Account #65110

MAP ID: 031/ 05&6/ 0000//

Bldg #: 6 of 10

Bldg Name:

Sec #: 1 of 1 Card 6 of 10

State Use: 901

Print Date: 04/10/2014 16:55

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				6002 ANSONIA, CT  <b>VISION</b>														
CITY OF ANSONIA HOUSING AUTHORITY OLSON DR		1 Level	1 All Public	1 Paved		Description	Code	Appraised Value	Assessed Value															
ANSONIA, CT 06401 Additional Owners:		SUPPLEMENTAL DATA Other ID: CENSUS TRAC1253  Section 1 Photo Retake Call Back  GIS ID: ASSOC PID#				EXEMPT	BAAX	3,336,000	2,335,400															
						EXEMPT	BAAX	2,835,000	1,984,500															
						EXEMPT	BAAX	67,200	47,100															
						Total:		6,238,200	4,367,000															
RECORD OF OWNERSHIP		BK VOL PAGE	SALE DATE	Q/L	V/L	SALE PRICE	V/C	PREVIOUS ASSESSMENTS (HISTORY)																
CITY OF ANSONIA		121/ 546	02/10/1964			0		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value											
								2012	BAAX	2,335,400	2011	BAAX	5,022,600											
								2012	BAAX	1,984,500	2011	BAAX	1,984,500											
								2012	BAAX	47,100	2011	BAAX	18,900											
						Total:		4,367,000	Total:	7,026,000	Total:		7,404,700											
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.																
Total:																								
ASSESSING NEIGHBORHOOD								APPRaised VALUE SUMMARY																
NBHD/SUB		NBHD Name		Street Index Name		Tracing		Batch																
0001/A																								
NOTES								Appraised Bldg. Value (Card)																
UNITS 106 -117 I AV 12 UNITS 12 -2 BR								Appraised XF (B) Value (Bldg)																
								Appraised OB (L) Value (Bldg)																
								Appraised Land Value (Bldg)																
								Special Land Value																
								Total Appraised Parcel Value																
								Valuation Method:																
								Adjustment:																
								Net Total Appraised Parcel Value																
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY																
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result										
									06/06/2012			TWM	00	Measured & Listed										
									11/07/2007	01		JD	01	Measured Only										
									10/05/2002			AR	00	Measured & Listed										
LAND / LINE VALUATION SECTION																								
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value					
6	901	MUNICIPAL MDL-94					0.00 AC	0.00	1.0000	0	1.0000	1.00		0.00			.00		0					
Total Card Land Units:															0.00 AC	Parcel Total Land Area: 0 AC				Total Land Value: 0				



Account #65110

MAP ID: 031/ 05&amp;6/ 0000/ /

. Bldg Name:

State Use: 901

Bldg #: 7 of 10

Sec #: 1 of

1 Card 7 of 10

Print Date: 01/18/2013 14:49

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				6002 ANSONIA, CT  <b>VISION</b>								
ITY OF ANSONIA OUSING AUTHORITY LSON DR  NSONIA, CT 06401 ditional Owners:		1 Level	1 All Public	1 Paved		Description	Code	Appraised Value	Assessed Value									
						EXEMPT	BAAX	3,336,000	2,335,400									
						EXEMPT	BAAX	2,835,000	1,984,500									
						EXEMPT	BAAX	67,200	47,100									
SUPPLEMENTAL DATA																		
		Other ID: CENSUS TRAC1253			Section 1 Photo Retake Call Back													
		GIS ID:			ASSOC PID#		Total 6,238,200 4,367,000											
RECORD OF OWNERSHIP		BK VOLUME	SALE DATE	% LT	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
ITY OF ANSONIA		0/ 0	01/01/1900			0	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value			
							2012	BAAX	2,335,400	2011	BAAX	5,022,600	2007	BAAX	5,401,300			
							2012	BAAX	1,984,500	2011	BAAX	1,984,500	2007	BAAX	1,984,500			
							2012	BAAX	47,100	2011	BAAX	18,900	2007	BAAX	18,900			
							Total:	4,367,000	Total:	7,026,000	Total:	7,404,700						
EXEMPTIONS		OTHER ASSESSMENTS													This signature acknowledges a visit by a Data Collector or Assessor			
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.										
		Total:																
ASSESSING NEIGHBORHOOD															APPRAISED VALUE SUMMARY			
NBHD/ SUB		NBHD NAME		STREET INDEX NAME		TRACING		BATCH							Appraised Bldg. Value (Card) 416,800			
0001/A															Appraised XF (B) Value (Bldg) 0			
															Appraised OB (L) Value (Bldg) 0			
															Appraised Land Value (Bldg) 0			
															Special Land Value 0			
															Total Appraised Parcel Value 6,238,200			
															Valuation Method: C			
															Adjustment: 0			
															Net Total Appraised Parcel Value 6,238,200			
BUILDING PERMIT RECORD															WISH / CHANGE HISTORY			
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result				
									6/6/2012			TWM	00	Measured & Listed				
									11/7/2007	01		JD	01	Measured Only				
									10/5/2002			AR	00	Measured & Listed				
LANDLINE VALUATION SECTION																		
Use Code	Use Description	Zone	D	Frontage	Depth	Units	Unit Price	L Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	Adj. Unit Price	Land Value	
901	MUNICIPAL MDL-94					0.00 AC	0.00	1.00	0	1.0000	1.00		0.00				0	
Total Cord Land Units: 0.00 AC Parcel Total Land Area: 0 AC Total Land Value:																		



Property Location: OLSON DR  
Vision ID: 5794

Account #65110

MAP ID: 031/ 05&6/ 0000/ /

Bldg #: 8 of 10

Bldg Name:

Sec #: 1 of 1 Card 8 of 10

State Use: 901

Print Date: 01/18/2013 14:50

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				6002 ANSONIA, CT  <b>VISION</b>
CITY OF ANSONIA HOUSING AUTHORITY OLSON DR		1 Level	1 All Public	1 Paved		Description	Code	Appraised Value	Assessed Value	
						EXEMPT	BAAX	3,336,000	2,335,400	
						EXEMPT	BAAX	2,835,000	1,984,500	
						EXEMPT	BAAX	67,200	47,100	
SUPPLEMENTAL DATA						Total				4,367,000
Other ID: CENSUS TRAC1253		Section 1 Photo Retake Call Back								
GIS ID:		ASSOC PID#								

RECORD OF OWNERSHIP			BK	VOL	PAGE	SALE DATE	Yr	Code	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
CITY OF ANSONIA			0	/	0	01/01/1900			0		Yr	Code	Assessed Value	Yr	Code	Assessed Value	Yr	Code	Assessed Value
											2012	BAAX	2,335,400	2011	BAAX	5,022,600	2007	BAAX	5,401,300
											2012	BAAX	1,984,500	2011	BAAX	1,984,500	2007	BAAX	1,984,500
											2012	BAAX	47,100	2011	BAAX	18,900	2007	BAAX	18,900
											Total:		4,367,000	Total:		7,026,000	Total:		7,404,700

EXEMPTIONS				OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor		
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.			
									APPRaised VALUE SUMMARY		
Total:											
ASSESSING NEIGHBORHOOD										Appraised Bldg. Value (Card)408,700	
NBHD/ SUB		NBHD NAME		STREET INDEX NAME		TRACING		BATCH			
0001/A										Appraised OB (L) Value (Bldg)0	
NOTES										Appraised Land Value (Bldg)0	
VITS 136-153 I AV										Total Appraised Parcel Value6,238,200	
UNITS										Valuation Method:C	
1 BR										Adjustment:0	
2 BR										Net Total Appraised Parcel Value6,238,200	
3 BR											

Property Location: OLSON DR  
Vision ID: 5794

Account #65110

MAP ID: 031/ 05&6/ 0000/ /

Bldg #: 9 of 10

Bldg Name:

Sec #: 1 of 1 Card 9 of 10

State Use: 901

Print Date: 01/18/2013 14:50

CURRENT OWNER	TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				6002 ANSONIA, CT  <b>VISION</b>
ITY OF ANSONIA OUSING AUTHORITY LSON DR	1 Level	1 All Public	1 Paved		Description	Code	Appraised Value	Assessed Value	
					EXEMPT	BAAX	3,336,000	2,335,400	
					EXEMPT	BAAX	2,835,000	1,984,500	
					EXEMPT	BAAX	67,200	47,100	
SUPPLEMENTAL DATA					Total				
Other ID: CENSUS TRAC 1253					6,238,200				4,367,000
GIS ID:					ASSOC PID#				

RECORD OF OWNERSHIP				BK	VOL	PAGE	SALE DATE	Qtr	W/L	SALE PRICE	V/C	PREVIOUS ASSESSMENTS (HISTORY)									
ITY OF ANSONIA					0/	0	01/01/1900				0		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
													2012	BAAX	2,335,400	2011	BAAX	5,022,600	2007	BAAX	5,401,300
													2012	BAAX	1,984,500	2011	BAAX	1,984,500	2007	BAAX	1,984,500
													2012	BAAX	47,100	2011	BAAX	18,900	2007	BAAX	18,900
													Total:		4,367,000	Total:		7,026,000	Total:		7,404,700

EXEMPTIONS				OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor	
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.		
									APPRaised VALUE SUMMARY	
Total:										
Appraised Bldg. Value (Card)									425,800	

ASSESSING NEIGHBORHOOD						
NBHD/ SUB	NBHD NAME	STREET INDEX NAME	TRACING	BATCH	Appraised XF (B) Value (Bldg)	
0001/A					Appraised OB (L) Value (Bldg)	0
NOTES					Appraised Land Value (Bldg)	0
					Special Land Value	0
UTS 154-165	I AV				Total Appraised Parcel Value	6,238,200
UNITS					Valuation Method:	C
- 2 BR					Adjustment:	0
					Net Total Appraised Parcel Value	6,238,200

BUILDING PERMIT RECORD										VISIT/CHANGE HISTORY				
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments		Date	Type	IS	ID	Cd.
										6/6/2012			TWM	00
										11/7/2007	01		JD	01
										10/5/2002			AR	00

LAND LINE VALUATION SECTION																
Use Code	Use Description	Zone	D	Frontage	Depth	Units	Unit Price	L Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	Adj. Unit Price
901	MUNICIPAL MDL-94					0.00 AC	0.00	1.00	0	1.0000	1.00		0.00			

Total Card Land Units: 0.00 AC Parcel Total Land Area: 0 AC

Total Land Value: 0

Print Date: 01/18/2013 14:50

# VISION

ITY OF ANSONIA

COMMUNITY BUILDING.

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	Ins.	Comp.	Comments		
									6/6/2012				TWM	00	Measured & Listed
									11/7/2007	01			JD	01	Measured Only
									10/5/2002				AR	00	Measured & Listed

3 #	Use Code	Use Description	Zone	D	Frontage	Depth	Units	Unit Price	I Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	Adj. Unit Price	Land Value
0	901	MUNICIPAL MDL-94					0.00 AC	0.00	1.00	0	1.0000	1.00		0.00				0

Feb. 3, 1984, See Vol. 193 Pg. 396  
Madeline H. Botton, Asst. Town Clerk

VOL 112 PAGE 13

STATE OF CONNECTICUT

COUNTY OF NEW HAVEN

At Ansonia

November 24, 1961

Personally appeared

Ferris Hyder and Jeanette Hyder

signers and sealers of the foregoing instrument, and they acknowledged the same to be their free act and deed, before me.

RECEIVED FOR RECORD

NOV 27 1961

at 11 h/m A.M.

by R. E. Schumacher  
Town Clerk

Mary R. Krystopik  
Mary R. Krystopik, Notary Public  
in and for the County of New Haven  
and State of Connecticut  
Commission Expires April 1, 1962

QUIT CLAIM DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, That the CITY OF ANSONIA, a municipal corporation organized and existing by virtue of an act of the General Assembly of the State of Connecticut, for the consideration of valuable considerations in dollars received to its full satisfaction the HOUSING AUTHORITY OF THE CITY OF ANSONIA, a public body corporate and politic and located in Ansonia, Connecticut, remise, release and forever QUIT-CLAIM unto the said Housing Authority of the City of Ansonia, its successors and assigns forever, all the right, title, interest, claim and demand forever as it, the said Releasor, has or ought to have in or to those certain pieces or parcels of land situated in the City of Ansonia, County of New Haven and State of Connecticut, being particularly bounded and described as follows:

FIRST PIECE:

That certain piece or parcel of land consisting of square feet more or less, known as Parcel 6A on a certain map comprising three sheets, cover sheet of which is entitled Redevelopment of the Broad Street Urban Renewal Area - Project Connecticut R-18(C) Disposal Plat, Ansonia Redevelopment, City of Ansonia, Surveyed by Charles A. Cahn, Civil Engineer Surveyor, New Haven, Connecticut, Scale 1" = 100', dated 1960, Revised August 24, 1960, February 7, 1961 and June 1961, to be filed, or on file, in the Ansonia Town Clerk's Office, the piece or parcel of land being more particularly bounded as

Thence running in a Southeasterly direction 58.09' by a curved line concave towards the Southwest, having a radius of 36.56' and having a chord with a length of 52.17' and a bearing of said chord being South  $40^{\circ}-53'-43''$  East;

Thence running South  $4^{\circ}-37'-24''$  West 172.24' along the Westerly line of the proposed Broad Street;

Thence running Southerly 519.04' along a curve concave towards the West, having a radius of 1,004.35', the chord of said curve being 513.28' in length and having a bearing of South  $19^{\circ}-25'-41.5''$  West; said curve being coincident with the proposed Westerly line of Broad Street;

Thence running South  $34^{\circ}-13'-59''$  West 208.73' along the Westerly line of proposed Broad Street.

Thence running in a Westerly direction 57'  $\frac{1}{2}$  by a curved line concave towards the North, having a radius of 30', to the Easterly line of land belonging now or formerly to Russell and Stella Downing;

Thence running Northerly along the Easterly line of land belonging now or formerly to said Downings and land belonging now or formerly to Natalie M. Grady 185'  $\frac{1}{2}$ ;

Thence running Northwesterly 77'  $\frac{1}{2}$  by an irregular line along land belonging now or formerly to Natalie M. Grady;

Thence running North  $11^{\circ}-35'-55''$  West 45.16' along land belonging now or formerly to Catherine Hourigan;

Thence running North  $20^{\circ}-14'-50''$  East 54.7' along land belonging now or formerly to Bessie J. Hawley;

Thence running North  $9^{\circ}-04'-51''$  West 172.28' along land belonging now or formerly to Bessie J. Hawley, in part, and in part by land belonging now or formerly to Agnes Fitzpatrick and William E. Shay, in part along land belonging now or formerly to Anna G. Klynar and in part along land belonging now or formerly

Thence running North  $15^{\circ}-31'-48''$  East 207.10' along land belonging now or formerly to Harry and Michelena Elia in part, in part along land belonging now or formerly to Ambrose J. Banf and William Tagovane, and in part along land belonging now or formerly to Julia Joyce;

Thence running North  $4^{\circ}-54'-04''$  East 110.88' along land belonging now or formerly to Josephine A. Hylwa in part, and in part along land belonging now or formerly to Mary Fedory;

Thence running South  $84^{\circ}-12'-12''$  East 53.07' along land to be conveyed to the Salvation Army;

Thence running North  $4^{\circ}-26'-10''$  East 63.73' along land to be conveyed to the Salvation Army;

Thence running North  $10^{\circ}-36'-10''$  East 38.58' along land to be conveyed to the Salvation Army to the point and place of beginning.

Said premises are subject to a Right-of-Way to the Rel for drainage purposes over a strip of land 30' wide, running the Westerly line of proposed Broad Street to land belonging or formerly to Catherine Hourigan and Bessie J. Hawley, said Right-of-Way being more particularly bounded and described as follows:

Beginning at a point on the Westerly line of proposed Broad Street, said point being North 185,491.05 and East 508,692.03 on the Connecticut Geodetic Grid System;

Thence running South  $34^{\circ}-13'-59''$  West 30.02' along the Westerly line of proposed Broad Street;

Thence running North  $53^{\circ}-56'-08''$  West 186.37';

Thence running North  $11^{\circ}-35'-55''$  West 36.68' along land belonging now or formerly to Catherine Hourigan;

Thence running North  $20^{\circ}-14'-50''$  East 5.51' along land belonging now or formerly to Bessie J. Hawley;

Thence running South  $53^{\circ}-56'-08''$  East 214.03' to the Westerly line of Broad Street as proposed and to point and of beginning.

Said premises are subject to a Right-of-Way to Mary Fedory for the purpose of egress and ingress, located on the Easterly side of land belonging now or formerly to said Fedory, said Right-of-Way being more particularly bounded and described as follows:

NORTHERLY by land belonging now or formerly to Church of God in Christ 1.10';  
 WESTERLY by land belonging now or formerly to said Fedory 22.50';  
 SOUTHERLY by land belonging formerly to said Fedory now of the City of Ansonia 1.10';  
 EASTERLY by land belonging formerly to said Fedory now of the City of Ansonia 22.48'.

SECOND PIECE:

That certain piece or parcel of land consisting of 39,248 square feet more or less, known as Parcel 5B on a certain map, comprising three sheets, cover sheet of which is entitled "The Redevelopment of the Broad Street Urban Renewal Area - Project Connecticut R-18(G) Disposal Plat, Ansonia Redevelopment Agency, City of Ansonia, Surveyed by Charles A. Cahn, Civil Engineer and Surveyor, New Haven, Connecticut, Scale 1" = 100', dated March 1960, Revised August 24, 1960, February 7, 1961 and June 23, 1961", to be filed, or on file, in the Ansonia Town Clerk's Office, said piece or parcel of land being more particularly bounded and described as follows:

Beginning on the Northerly line of proposed High Street at a point at the Westerly extremity of the curve joining the proposed Northerly line of High Street and the proposed Westerly line of Broad Street, said point being North 186,274.91 and East 508,872.02 on the Connecticut Geodetic Grid System;

Thence running North 86°-24'-50" West 208'  $\frac{1}{2}$  along the Northerly line of the proposed High Street;

Thence running Northerly 343'  $\pm$  along the Easterly line of the present High St.;

Thence running Southerly 305'  $\pm$  along the curve having a radius of 624.99', said curve being the Westerly line of proposed Broad Street;

Thence running Southwesterly 51.71' along the curve corner towards the Northwest having a radius of 30', the chord of said curve having a length of 45.54' and the bearing of South 44°-12' 32.5" West to point and place of beginning.

The Releasor hereby grants to the Releasees, its successors and assigns the right to use the streets which are to be relocated in the Broad Street Urban Renewal Area for the purposes of ingress and egress and for free and uninterrupted passage until said streets are formally dedicated at which time said easements shall terminate.

This transfer is made expressly subject to the terms and provisions of a certain Agreement entitled, "Agreement Between the City of Ansonia, Connecticut, Ansonia Redevelopment Agency and Housing Authority of the City of Ansonia", dated July 20, 1961, recorded Ansonia Land Records, Vol. 110, Pages 127-146; this Agreement shall survive delivery of this Deed.

As part consideration hereof, the Releasees, for itself, its successors and assigns, covenants, promises and agrees:

1. To devote the realty hereinbefore described to the uses specified in the Urban Redevelopment and Renewal Plan Broad Street Urban Renewal Area, as amended, on file in the Town Clerk's Office of the Town of Ansonia.
2. Not to use or devote the realty hereinbefore described or any part thereof, for any use other than the uses or purposes specified in said Urban Redevelopment and Renewal Plan Broad Street Urban Renewal Area, as amended.



3. Not to execute any covenant, agreement, lease, conveyance, or other instrument, whereby the realty hereinbefore described, or any improvement thereon, is restricted upon the basis of race, creed, color, or national origin, from the sale, leasing, or occupancy thereof.

The covenants in 1, 2 and 3, immediately prior hereto, shall be covenants running with the land.

The covenants in 1 and 2 shall continue in effect indefinitely unless terminated or modified by the Board of Aldermen of the City of Ansonia subsequent to January 1, 1980 in accordance with the provisions of the said Urban Redevelopment and Renewal Plan Broad Street Urban Renewal Area, as amended, provided, however, that the provisions of 1 and 2 shall not abate, or be a ground of abatement of, any action, suit, or other legal proceeding instituted prior to the termination of the covenants.

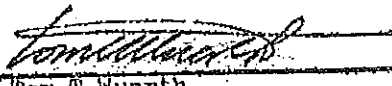
The covenant in 3 hereinbefore set forth shall be enforceable without limitation as to time.

TO HAVE AND TO HOLD the premises, with all appurtenances, unto the said Releasee, its successors and assigns forever, so that neither the Releasor nor its successors and assigns nor any other person under it or them shall hereafter have any claim, right or title in or to the premises, or any part thereof, but therefrom it and they are by these presents forever barred and excluded.

IN WITNESS WHEREOF, the Releasor has hereunto set its hand and seal this 27th day of November, 1961.

Signed, Sealed and Delivered  
in presence of:

CITY OF ANSONIA

  
Tom T. Wuerth

by  (LS)  
Mayor  
Joseph A. Doyle

STATE OF CONNECTICUT

ss. Ansonia, November 27, 1961

COUNTY OF NEW HAVEN

Personally appeared Joseph A. Doyle, Mayor of the City of Ansonia, a municipal corporation, Signer and Sealer of the foregoing instrument and acknowledged the same to be his free act and deed as Mayor of the City of Ansonia, the above-described municipal corporation, and the free act and deed of said corporation, before me.

RECEIVED FOR RECORD

NOV 27 1961

at 12:25 P. M.

by P. E. Schumacher  
Town Clerk

Herman D. Silberberg  
Commissioner of the Superior Court  
for New Haven County

Herman D. Silberberg

FIRST TUESDAY OF JANUARY, 1962

PHILO G. CALHOUN and THE BIRMINGHAM  
NATIONAL BANK, EXECUTORS

COURT OF COMMON PLEAS

VS.

NEW HAVEN COUNTY

MARGARET ELIZABETH JACKSON GIBBS  
ET AL

NOVEMBER 24, 1961

LIS PENDENS

Notice is hereby given of the pendency of a civil action wherein PHILO G. CALHOUN of the Town of Fairfield, County of Fairfield and State of Connecticut and THE BIRMINGHAM NATIONAL BANK, a national banking corporation with its principal office and place of business in the City of Derby, County of New Haven and State of Connecticut, both acting as executors of the Will and Estate of the late Frances E. Osborne Kellogg, are the plaintiffs, and Margaret Elizabeth Jackson Gibbs and Lucy Garnett Jones Rogers, both of the City of Ansonia, County of New Haven and State of Connecticut, are the defendants; brought by writ of summons and complaint dated November 24, 1961, and made returnable to the Court of Common Pleas within and for the County

February 10, 1964

On this the tenth day of February, 1964, before me, Joseph B. Buckley, the undersigned officer, personally appeared Richard Olderman, who acknowledged himself to be the Secretary of Max Olderman Realty, Inc., a corporation, and that he as such Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Secretary.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

RECORDED FOR RECORD

FEB 10 1964

AT 7:15 P.M.

by P. E. Stachura  
Town Clerk

Joseph B. Buckley  
Notary Public

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, That the CITY OF ANSONIA, a municipal corporation organized and existing by virtue of an act of the General Assembly of the State of Connecticut, for the consideration of valuable considerations in dollars received to its full satisfaction of the HOUSING AUTHORITY OF THE CITY OF ANSONIA, a public body corporate and politic and located in Ansonia, Connecticut, does remise, release and forever QUIT-CLAIM unto the said Housing Authority of the City of Ansonia, its successors and assigns forever, all the right, title, interest, claim and demand whatsoever as it, the said Releaser, has or ought to have in or to those certain pieces or parcels of land situated in the City of Ansonia, County of New Haven and State of Connecticut, being more particularly bounded and described as follows:

FIRST PIECE:

A certain piece or parcel of land consisting of 9,784 square feet more or less, known as Parcel 68 on a certain map entitled "The Redevelopment of the Broad Street Urban Renewal Area - Project Connecticut R-18(C) Disposal Plat, Ansonia Redevelopment Agency, City of Ansonia, Surveyed by Charles A. Cahn, Civil Engineer and Surveyor, New Haven, Connecticut, the cover sheet of which has a Scale of 1" = 100', dated March 1960, Revised August 24, 1960, February 7, 1961, June 23, 1961, April 16, 1962, August 15, 1962, October 5, 1962 and January 10, 1963," to be filed, or on file, in the Ansonia Town Clerk's Office, said piece or parcel of land being more particularly bounded and described as follows:

Beginning at the Southwesterly corner of land belonging to Catherine Hourigan on the Easterly side of Lester Street, said point being North 185,538.54 and East 508,475.04 on the Connecticut Geodetic Grid System; thence running North 60° 21' 32" East 58.85' along land belonging to said Catherine Hourigan; thence running Southeasterly along the Northeasterly line of land belonging now or formerly to Natalie M. Grady 77' more or less; thence running Southerly 185' more or less along the Easterly line of land belonging now or formerly to Natalie M. Grady in part, and in part along land belonging now or formerly to Russell and Stella Downing; thence running Northerly along a curved line having a radius of 30', a distance of 12' more or less to the Easterly line of Lester Street; thence running Northerly along the Easterly

line of Lester Street 176.22' by a curved line having a radius of 673.55', the chord of said curve being 175.72' in length and having a bearing of North 22° 16' 40.5" West; thence running North 29° 48' 19" West 10.96' along the westerly line of Lester Street to point and place of beginning.

SECOND PIECE:

A certain piece or parcel of land consisting of 91,312 square feet more or less, known as Parcel 5A on a certain map entitled "The Redevelopment of the Broad Street Urban Renewal Area-Project Connecticut R-18(1) Disposal Plat, Ansonia Redevelopment Agency, City of Ansonia, Surveyed by Charles A. Cahn, Civil Engineer and Surveyor, New Haven, Connecticut, the cover sheet of which has a Scale of 1" = 100', dated March 1960, revised August 24, 1960, February 7, 1961, June 23, 1961, April 16, 1962, August 15, 1962, October 5, 1962 and January 10, 1963, to be filed, or on file, in the Ansonia Town Clerk's Office, said piece or parcel of land being more particularly bounded and described as follows:

Beginning at a point on the northerly line of present High Street at the southeasterly corner of land belonging now or formerly to Theresa and Martha Harak, said point being North 186,291.26 and East 508,579.11 on the Connecticut Geodetic Grid System; thence running northeasterly 71.8' along land belonging to said Haraks to a point North 186,331.76 and East 508,538.14 on the Connecticut Geodetic Grid System; thence running North 38° 49' 38" West 39.00' along land belonging to said Haraks; thence running North 18° 54' 32" West 43.97' along land belonging to said Haraks; thence running North 27° 29' 53" West 34.33' along land belonging to said Haraks; thence running North 34° 01' 24" East 17.64' along land belonging to said Haraks; thence running North 62° 37' 20" West 92.68' along land belonging to said Haraks; thence running South 17° 08' 55" West 34.8' along land belonging to said Haraks; thence running North 77° 44' 41" West 10.22' along land belonging to said Haraks; thence running North 9° 38' 50" East 6.75' along land belonging now or formerly to John and Rose Dziadul; thence running North 65° 46' 53" West 48.8' along land belonging to said Dziaduls; thence

running North 35° 23' 48" East 11.92' along land belonging now or formerly to Teofilia Marecki; thence running North 20° 56' 45" East 41.50' along land belonging to said Teofilia Marecki; thence running South 69° 03' 15" East 10' along land of the releasor; thence running North 20° 56' 45" East 256.96' along other land of the releasor to the Southwesterly line of Maple Street; thence running Southeasterly along the Southwesterly proposed Street line of Maple Street 80.88' by a curved line concave towards the Southwest having a radius of 307.69', the chord of said curve being 80.74' in length and having a bearing of South 67° 35' 46" East; thence running South 61° 44' 20" East 24.03' along the proposed Southwest line of Maple Street; thence continuing along the proposed Southwest line of Maple Street 205.96' by a curved line having a radius of 429.55', the chord of said curve being 203.99' in length and having a bearing of South 48° 00' 13.5" East; thence continuing along the Southwest line of proposed Maple Street 12' more or less by a curved line having a radius of 624.49' to the Easterly line of land belonging to the releasee; thence running Southerly along the Easterly line of land belonging to the releasee 342' more or less to the Northerly line of High Street; thence running North 52° 24' 50" West 85' more or less along the Northerly line of High Street to point and place of beginning.

This transfer is made expressly subject to the terms and provisions of a certain Agreement entitled, "Agreement between the City of Ansonia, Connecticut, Ansonia Redevelopment Agency and Housing Authority of the City of Ansonia", dated July 20, 1961, recorded Ansonia Land Records, Vol. 110, Pages 127-146; this Agreement shall survive delivery of this Deed.

As part consideration hereof, the releasee, for itself, its successors and assigns, covenants, promises and agrees:

1. To devote the realty hereinbefore described to the uses specified in the Urban Redevelopment and Renewal Plan around Street Urban Renewal Area, as amended, and on file in the Town Clerk's Office of the Town of Ansonia.

2. Not to use or devote the realty hereinbefore described, or any part thereof, for any use other than the uses or purposes specified in said Urban Redevelopment and Renewal Plan and District Urban Renewal Area, as amended.

3. Not to execute any covenant, agreement, lease, conveyance, or other instrument, whereby the realty hereinbefore described, or any improvement thereon, is restricted upon the basis of race, creed, color, or national origin, from the sale, leasing, or occupancy thereof.

The covenants in 1, 2 and 3, immediately prior hereto, shall be covenants running with the land.

The covenants in 1 and 2 shall continue in effect indefinitely unless terminated or modified by the Board of Aldermen of the City of Ansonia subsequent to January 1, 1980 in accordance with the provisions of the said Urban Redevelopment and Renewal Plan and District Urban Renewal Area, as amended, provided, however, that the provisions of 1 and 2 shall not abate, or be a ground of abatement of, any action, suit, or other legal proceeding instituted prior to the termination of the covenants.

The covenant in 3 hereinbefore set forth shall be enforceable without limitation as to time.

TO HAVE AND TO HOLD the premises, with all appurtenances, unto the said Releasee, its successors and assigns forever, so that neither the releasee nor its successors and assigns nor any other person under it or them shall hereafter have any claim, right or title in or to the premises, or any part thereof, but therefrom it and they are by these presents forever barred and excluded.



IN WITNESS WHEREOF, the Relator has hereunto set its hand and seal  
this 10th day of February, 1964.

Signed, Sealed and Delivered  
in presence of:

CITY OF ANCONIA

Herman D. Silberberg  
Herman D. Silberberg

Joseph A. Doyle  
Joseph A. Doyle (LS)  
Mayor

Louis A. Silverstein  
Louis A. Silverstein  
Attorney

Paul P. Schumacher  
Paul P. Schumacher, City Clerk

STATE OF CONNECTICUT

COUNTY OF NEW HAVEN

Ansonia, February 10, 1964

Personally appeared Joseph A. Doyle, Mayor of the City of Ansonia,  
a municipal corporation, Signer and Sealer of the foregoing instrument and  
acknowledged the same to be his free act and deed as Mayor of the City of  
Ansonia, the above-described municipal corporation, and the free act and deed  
of said corporation, before me.

REC'D TO FOR RECORD

FEB 10 1964

At 12:46 P.M.

by P. Schumacher

Louis A. Silverstein  
Louis A. Silverstein  
Commissioner of the Superior Court  
for New Haven County

LAW OFFICES

**SHEEHY & DILLON**

ATTORNEYS AT LAW  
303 WAKELEE AVENUE  
ANSONIA, CT 06401

(EXIT 19 - NORTH OR SOUTH FROM ROUTE 8)

JAMES E. SHEEHY \*  
ALSO ADMITTED TO PRACTICE IN FLORIDA \*

TIMOTHY P. DILLON

TEL: (203) 734-2591  
FAX: (203) 732-8284  
E-MAIL: sheehy.n.dillon@snet.net

August 5, 2014

RECEIVED

AUG 07 2014

ANSONIA HOUSING  
AUTHORITY

Re: Petition to Amend Zoning Map  
Ansonia Housing Authority  
Riverside Apartments Redevelopment  
31-165 Olson Drive, Ansonia, CT 06401

Dear Property Owner:

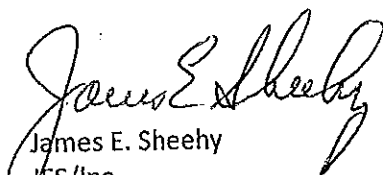
I represent the Housing Authority of the City of Ansonia (hereinafter "Authority"). The Authority has filed a Petition with the Ansonia Planning and Zoning Commission to Amend the Ansonia Zoning Map by changing the zone designation for the above referenced property from GA to BB Multi-Family District.

You have been identified as an owner of property either abutting or within 500 feet of the above referenced property owned by the Authority. This letter is sent to you pursuant to Sec. 240.1.2 of the Ansonia Zoning Regulations.

The Petition to Amend the Zoning Map and the proposed map entitled "Compilation Plan Properties within 500' of Riverside Apartments Land of the Housing Authority of the City of Ansonia 31-165 Olson Drive, Ansonia, Connecticut, dated 7-22-2014, Scale 1" = 100', Christopher S. Juliano LS 19725" are on file with the Ansonia Planning and Zoning Commission, 253 Main Street, Ansonia, Connecticut 06401.

A public hearing will be held on the Petition as scheduled by the Ansonia Planning and Zoning Commission.

Very truly yours,

  
James E. Sheehy  
JES/lna



The Posca, LLC  
3 Nancy Road  
Ansonia, CT 06401

TM200, LLC  
312 Roosevelt Drive  
Seymour, CT 06483

Ms. Kathryn R. Padilla  
392 River Road  
Shelton, CT 06484

Mr. Walied Hanaif  
242 Prospect Avenue  
Ansonia, CT 06401

The Red Building, LLC  
232 Main Street  
Ansonia, CT 06401

Ansonia Parking Authority  
30 West Main Street  
Ansonia, CT 06401

Target Corporation  
P.O. Box 9456  
Minneapolis, MN 55440-9456

Evelyn Gans, Trustee  
50-B Cedar Bark Lane  
Stratford, CT 06614

Macedonia Baptist Church  
243 Pershing Drive  
Ansonia, CT 06401

Macedonia Baptist Church  
P.O. Box 363  
Ansonia, CT 06401

Mutual Housing Assoc. of South  
235 Grand Avenue  
2<sup>nd</sup> Floor  
New Haven, CT 06513

Mutual Housing Assoc. of South  
235 Grand Avenue  
2<sup>nd</sup> Floor  
New Haven, CT 06513

City of Ansonia  
253 Main Street  
Ansonia, CT 06401

Pantaco Properties, LLC  
20 Pine Ridge Road  
Woodbridge, CT 06525

Ms. Frances M. Kulpowich  
8 Franklin Street  
Ansonia, CT 06401

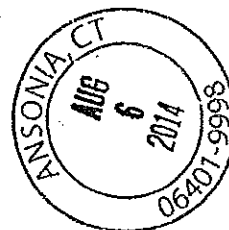
Mr. & Mrs. Frederick R. King  
12 Franklin Street  
Ansonia, CT 06401



1000

U.S. POSTAGE  
PAID  
ANSONIA, CT  
06401  
AUG 06, 14  
AMOUNT

\$176.80  
00095897-03



City of Ansonia  
253 Main Street  
Ansonia, CT 06401

Mr. Richard R. Opotzner  
2 School Street  
Seymour, CT 06483

Evelyn Gans Trustee  
50-B Cedar Bark Lane  
Stratford, CT 06614

Mutual Housing Assoc. of South  
235 Grand Avenue  
2<sup>nd</sup> Floor  
New Haven, CT 06513

Mutual Housing Assoc. of South  
235 Grand Avenue  
2<sup>nd</sup> Floor  
New Haven, CT 06513

Macedonia Baptist Church  
P.O. Box 363  
Ansonia, CT 06401

Dombroski Holdings, LLC  
33 Mountain View Road  
Ansonia, CT 06401

Ms. Krystyna Skakacz  
Mr. Jerrold F. Skakacz  
215 Pershing Drive  
Ansonia, CT 06401

Mr. Richard L. Walsh  
Mr. Christopher M. Walsh  
102 Howard Avenue  
Ansonia, CT 06401

Federal National Mortgage Assoc.  
P.O. Box 650043  
Dallas, TX 75265

Ralph Fico  
Larrie Meyer  
27 Fairlea Drive  
Monroe, CT 06468

Mr. Jacob Z. Slepian  
Ms. Carol Slepian  
26150 Village Lane  
Apt. 404  
Beachwood, OH 44122  
Ansonia High School  
a/k/a Ansonia Middle School  
115 Howard Avenue  
Ansonia, CT 06401

Ms. Debra E. McNamara  
107A Howard Avenue  
Ansonia, CT 06401

Mr. & Mrs. Peter Nixon  
107B Howard Avenue  
Ansonia, CT 06401

Mr. Jason R. Chmura  
127 Howard Avenue  
Ansonia, CT 06401

HSBC Bank USA as Trustee  
25 Grove Street  
Ansonia, CT 06401

Mr. & Mrs. Lucio Giordano  
7 Reservoir Road  
Ansonia, CT 06401

Ms. Linda Ann Lavery  
22 Grove Street  
Ansonia, CT 06401

Ms. Mary E. Kudrikoff  
18 Grove Street  
Ansonia, CT 06401

Mr. & Mrs. Paul Horoschak  
93 High Street  
Ansonia, CT 06401

116 Howard Avenue, LLC  
5 Fiddlehead Road  
Oxford, CT 06478

14-16 Cottage Street, LLC  
41 Little Punkup Road  
Oxford, CT 06478

Ms. Sharyl Kastens, et al  
526 Howe Avenue  
Shelton, CT 06484

Ms. Bernadeta Kmiec  
118 Howard Avenue  
Ansonia, CT 06401

JJ Musallam, LLC  
120 Howard Avenue  
Ansonia, CT 06401

J&N Leasing  
154 East Boston Post Road  
Maroneck, NY 10543

Mr. & Mrs. Ralph Benbow  
1 Crescent Street  
Ansonia, CT 06401

Mr. Otto Pinaloza  
124 Howard Avenue  
Ansonia, CT 06401

Ms. Barbara A. Kryzwick  
126 Howard Avenue  
Ansonia, CT 06401

Lester Street Realty, LLC  
116 Anthony Street  
New Haven, CT 06515

Cordova Miguez Janett Del Rocio  
3 ½ Lester Street  
Ansonia, CT 06401

Mr. & Mrs. John F. Spaulding  
128 ½ Howard Avenue  
Ansonia, CT 06401

Mr. Anthony P. Christy  
329 Brooklawn Road  
Stratford, CT 06614

Arbor Acres, LLC  
45 Reilly Road  
Easton, CT 06612

Mad Max, LLC  
3000 Whitney Avenue  
Suite 118  
Hamden, CT 06518

Mr. & Mrs. Gary Shelomis  
132 Howard Avenue  
Ansonia, CT 06401

Mr. & Mrs. Gjuaraj  
6 Sheehy Lane  
Shelton, CT 06484

Mr. Anthony Marciano, Jr.  
9 Lester Street  
Ansonia, CT 06401

Ms. Marylee Zribi  
9 Grove Street  
Ansonia, CT 06401

Mr. & Mrs. Robert Vontell  
45 Reilly Road  
Easton, CT 06612

Ms. Margaret Dupre  
23 Riggs Street  
Ansonia, CT 06401

Mr. Konrad Sopielnikow  
c/o Robin Tucker  
4655 Cass Street, #214  
San Diego, CA 92109

Mr. Richard Sharnick  
17 Fieldstone Terrace  
Naugatuck, CT 06770

Pantaco Properties, LLC  
20 Pine Ridge Road  
Woodbridge, CT 06525

Star of Bethlehem Church  
16 Lester Street  
Ansonia, CT 06401

Star of Bethlehem Church  
18 Lester Street  
Ansonia, CT 06401

Mr. Manuel Galicia  
Ms. Vitalina Ramos  
26 Quaker Road  
Norwalk, CT 06854

Mr. Frederick C. Palmer  
1003 Garden Road  
Orange, CT 06477

Ms. Cecylia Markut  
3 Still Road  
Oxford, CT 06478

The Salvation Army Inc.  
26 Lester Street  
Ansonia, CT 06401

Ms. Susan C. Zitnay  
13 McConney Grove  
Derby, CT 06418

Mr. Dennis Tinney  
72 High Street  
Ansonia, CT 06401

Lin Zhang  
147 Howard Avenue  
Ansonia, CT 06401

Mr. Mitchell Murray  
4 Franklin Street  
Ansonia, CT 06401

Carmen Vargas  
33 Lester Street  
Ansonia, CT 06401

Iwona Borowski  
162 Harold Avenue  
Derby, CT 06418

Mr. & Mrs. Frederick R. King  
12 Franklin Street  
Ansonia, CT 06401

Mr. & Mrs. Michael Marganski  
14 Franklin Street  
Ansonia, CT 06401

Mr. & Mr. Anthony Parente  
16 Franklin Street  
Ansonia, CT 06401

Mr. Paul Cramer  
Mr. Luther Allen  
34 Lester Street  
Ansonia, CT 06401

Mr. Kenneth R. Gagne, et al  
57 Swan Avenue  
Seymour, CT 06483

Mr. & Mrs. John Stroman  
66 High Street  
Ansonia, CT 06401

Mr. & Mrs. Julius W. Bacote  
62 High Street  
Ansonia, CT 06401

Mr. David Taddia  
582 Huntington Street  
Shelton, CT 06484

Ms. Karen Scarpa  
13 Lester Street  
Ansonia, CT 06401

Mr. & Mrs. Stephen Martonak  
8 Grove Street  
Ansonia, CT 06401

Ms. Nellie Krynitzky  
10 Grove Street  
Ansonia, CT 06401

Mr. & Mrs. Claude L. Perry, Sr.  
39 Myrtle Avenue  
Ansonia, CT 06401

Mr. William Badillo  
Ms. Maria Rodriguez  
142 Howard Avenue  
Ansonia, CT 06401

Ms. Judith Garcia  
Mr. Damien Carter  
144 Howard Avenue  
Ansonia, CT 06401

Mr. Thomas Toth  
5 Elderberry Lane  
Shelton, CT 06484

Ms. Beverly K. Wright  
15 Lester Street  
Ansonia, CT 06401

Mr. & Mrs. Dana Freeman  
19 Lester Street  
Ansonia, CT 06401

Mr. & Mrs. Gennaro Nocerino  
148 Howard Avenue  
Ansonia, CT 06401

Mr. Angel M. Vazquez, Jr.  
150 Howard Avenue  
Ansonia, CT 06401

Ms. Cecylia Markut  
3 Still Road  
Oxford, CT 06478

Mr. & Mrs. Fernando Ribeiro  
25 Lester Street  
Ansonia, CT 06401

Ms. Vatalina Ramos  
Mr. Manuel Galicia  
26 Quaker Road  
Norwalk, CT 06854

The Bank of New York Mellon  
7105 Corporate Drive  
Plano, TX 75024

Mr. & Mrs. Cesar Galicia  
75 High Street  
Ansonia, CT 06401

Mrs. Anna A. Antonucci, Executrix  
128 Prindle Avenue  
Ansonia, CT 06401

Ms. Helen Smerznak  
81 High Street  
Ansonia, CT 06401

Haddad, LLC  
12 Pershing Drive  
Ansonia, CT 06401

Ms. Patricia Lee  
87 High Street  
Ansonia, CT 06401

Mr. & Mrs. Jude Fedorchuck  
P.O. Box 203  
Hope, RI 02832

Ms. Mikelanne Hardison  
89 High Street  
Ansonia, CT 06401

Mr. & Mrs. Paul Horoschak  
93 High Street  
Ansonia, CT 06401

Mr. & Mrs. Luis Mego  
3 Franklin Street  
Ansonia, CT 06401

Mr. & Mrs. Joseph M. Dulla  
88 High Street  
Ansonia, CT 06401

Mr. Juan C. Bostic  
Mr. Bryan Bostic  
90 High Street  
Ansonia, CT 06401

Lin Zhang  
Sheng Zhang  
147 Howard Avenue  
Ansonia, CT 06401

Reedah Properties, LLC  
64 Sentinel Hill Road  
Derby, CT 06418

Ms. Susan Schaffer  
7 Franklin Street  
Ansonia, CT 06401

Ms. Susan Wilchinsky  
11 Franklin Street  
Ansonia, CT 06401

The Bank of New York Mellon  
15 S. Main Street  
Greenville, SC 29601

Ms. Janet Cerritelli  
9 Arch Street  
Ansonia, CT 06401

Ms. Betty J. Mackowsky  
17 Kindle Lane  
Derby, CT 06418

Mr. Theophilus Guliuzza  
267 Orange Street  
New Haven, CT 06510

Maple Plaza, LLC  
111 East Jericho Turnpike  
Mineola, NY 11501

Norwood Athletic Club, Inc.  
35 Maple Street  
Ansonia, CT 06401

City of Ansonia  
10 Maple Street  
Ansonia, CT 06401

Muhammad A. Khokhar, et al  
16-18 Maple Street  
Ansonia, CT 06401

City of Ansonia  
253 Main Street  
Ansonia, CT 06401

Danang Development Co., LLC  
22 Maple Street  
Ansonia, CT 06401

30-38 Maple Street Associates, LLC  
4 Deer Run Drive  
Seymour, CT 06483

Riverbend Site, LLC  
22 Maple Street  
Ansonia, CT 06401

Riverbend Site, LLC  
22 Maple Street  
Ansonia, CT 06401

Washington Management, LLC  
66 Washington Road  
Hamden, CT 06518

Washington Management, LLC  
66 Washington Road  
Hamden, CT 06518

Ansonia On Main, LLC  
15 West Main Street  
Ansonia, CT 06401

Ansonia On Main, LLC  
15 West Main Street  
Ansonia, CT 06401

Ansonia On Main, LLC  
15 West Main Street  
Ansonia, CT 06401

Ansonia On Main, LLC  
15 West Main Street  
Ansonia, CT 06401

Ansonia On Main, LLC  
15 West Main Street  
Ansonia, CT 06401

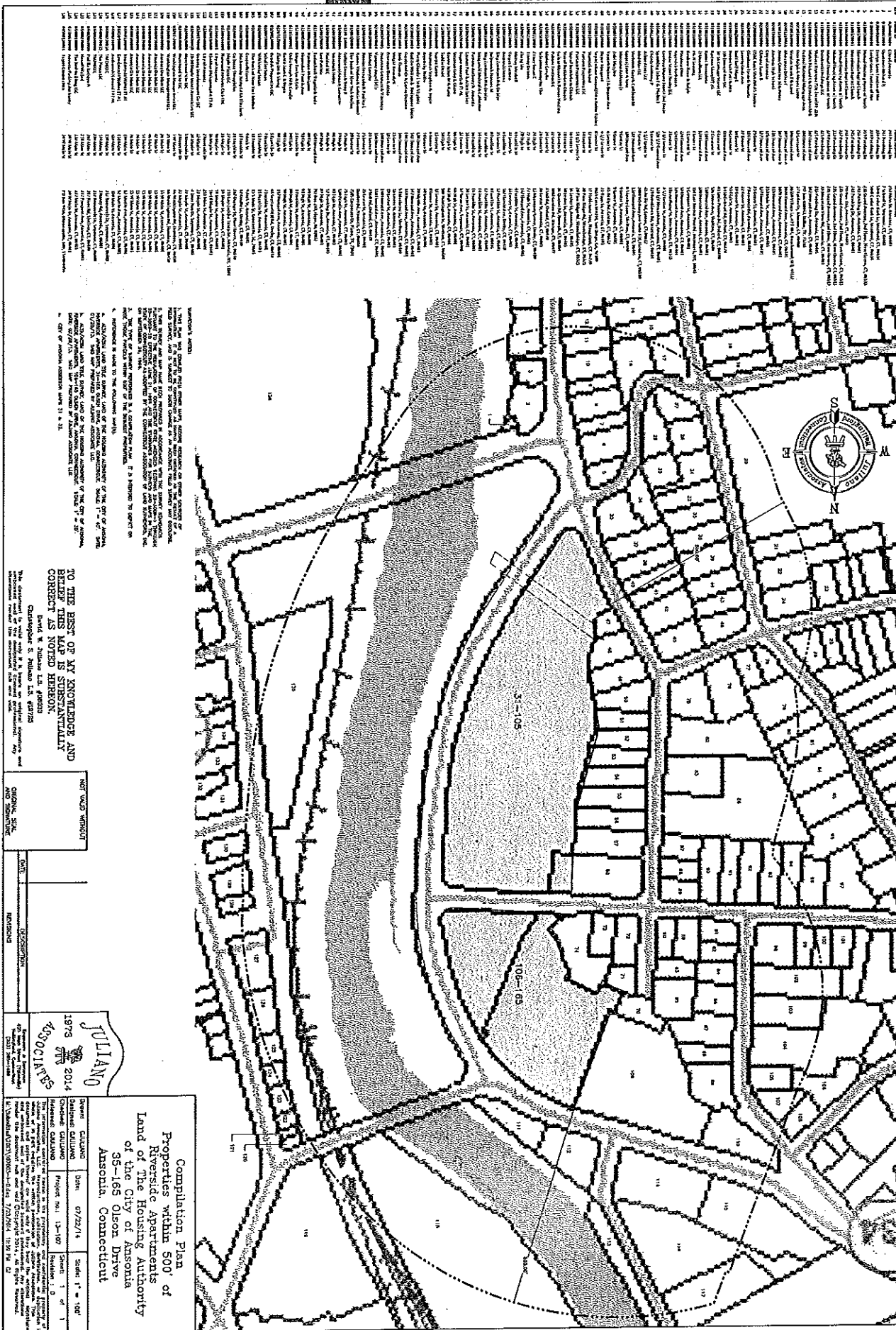
Ansonia On Main, LLC  
15 West Main Street  
Ansonia, CT 06401

Mr. Walter Kendzierski, et al  
52 Myrtle Avenue  
Ansonia, CT 06401

Mr. Walter Kendzierski, et al  
52 Myrtle Avenue  
Ansonia, CT 06401

Edward J. Androski, et al  
150 Main Street  
Ansonia, CT 06401

TM158, LLC  
312 Roosevelt Drive  
Seymour, CT 06483



LAW OFFICES  
**SHEEHY & DILLON**  
ATTORNEYS AT LAW  
303 WAKELEE AVENUE  
ANSONIA, CT 06401

(EXIT 19 - NORTH OR SOUTH FROM ROUTE 8)

JAMES E. SHEEHY\*  
ALSO ADMITTED TO PRACTICE IN FLORIDA\*  
TIMOTHY P. DILLON

RECEIVED  
JUL 14 2014  
ANSONIA HOUSING  
AUTHORITY

TEL: (203) 734-2591  
FAX: (203) 732-8284  
E-MAIL: sheehy.n.dillon@snet.net

July 8, 2014

Mr. Bartholomew Flaherty  
Chairman  
Ansonia Planning & Zoning Commission  
253 Main Street  
Ansonia, CT 06401

Re: Riverside Apartments Redevelopment  
Olson Drive Project

Dear Mr. Flaherty:

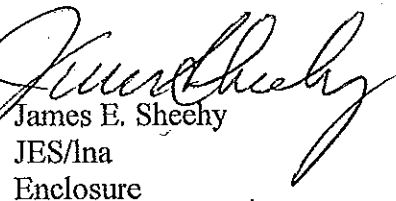
Enclosed herewith find an analysis by the Housing Authority's design team showing the advantages of the BB District Zone. I know that Mr. Inglis also was going to review the GA and BB Zones.

If we leave the GA zone intact, I believe we would have to seek several variances from the Zoning Board of Appeals. I feel this would be counter-productive.

Please advise if we can schedule a special meeting this month to review our options.

Thank you for your attention to this matter.

Very truly yours,



James E. Sheehy  
JES/lna  
Enclosure

Cc: T. White✓  
O. Inglese  
D. Blackwell  
J. Andrea

**SCHEDULE C-2 GA Multi-Family Residence Districts**

<b>MINIMUM REQUIREMENTS:</b>	<b>GA Districts</b>	<b>Riverside Redevelopment Site</b>
1. Lot Area (sq. ft.)	217,800 or five acres	Conforms (5.85 acres)
2. Setback from the ultimate right-of-way of each street and property line that the district abuts	75 feet	Does not conform. Riverside req: 15' from ROW
3. Setback from front, side and rear lot lines	See above requirements	Does not conform. Riverside Requirement: 15' setback from side lot line No setback from rear lot line
4. Distance between building forming courts and courtyards	Twice the height of the taller building	Not applicable
5. Distances between ends of any two buildings	25 feet	Does not conform Riverside Requirement: 20 feet
6. Number of off-street parking and loading spaces	410.4.4: 1.5 spaces per dwelling unit (Note D)	Conforms
7. Landscaped Front Yard	20 feet	Does not conform. Riverside req: 15 feet
8. Permanent planting area and within and contiguous to perimeter of the district for the purpose of screening adjoining uses in adjacent zones	10 ft. in depth	Does not conform
9. Contiguous non-vehicular open space as a % of lot area	50% (See note F)	Does not conform. Riverside Req: 8-10%
10. Recreation area as % of lot area	3.20%	See note above
11. Distance between parking area and property lines or ultimate right-of-way lines	25 feet	Does not conform.
12. Front landscape depth	10 feet (See note F)	Does not conform. Requirement: 5 feet
13. Mandatory Site Plan Approval	(See Note G)	
<b>MAXIMUM PERMITTED:</b>		
1. Building Coverage	15%	Conforms <i>*unless roadways are public.</i>
2. Dwelling Units Per Acre: "Garden Apartments"	12 units/acre	Does not conform. If roads are considered



"Townhouses" Apartments	8 units/ acre ---	public, development would require 10-11 townhouses/single family homes per acre.
3. Height of Building in feet	35 feet	
4. Height of Building in Stories (exclusive of basements)	3	Conforms

**Note D**

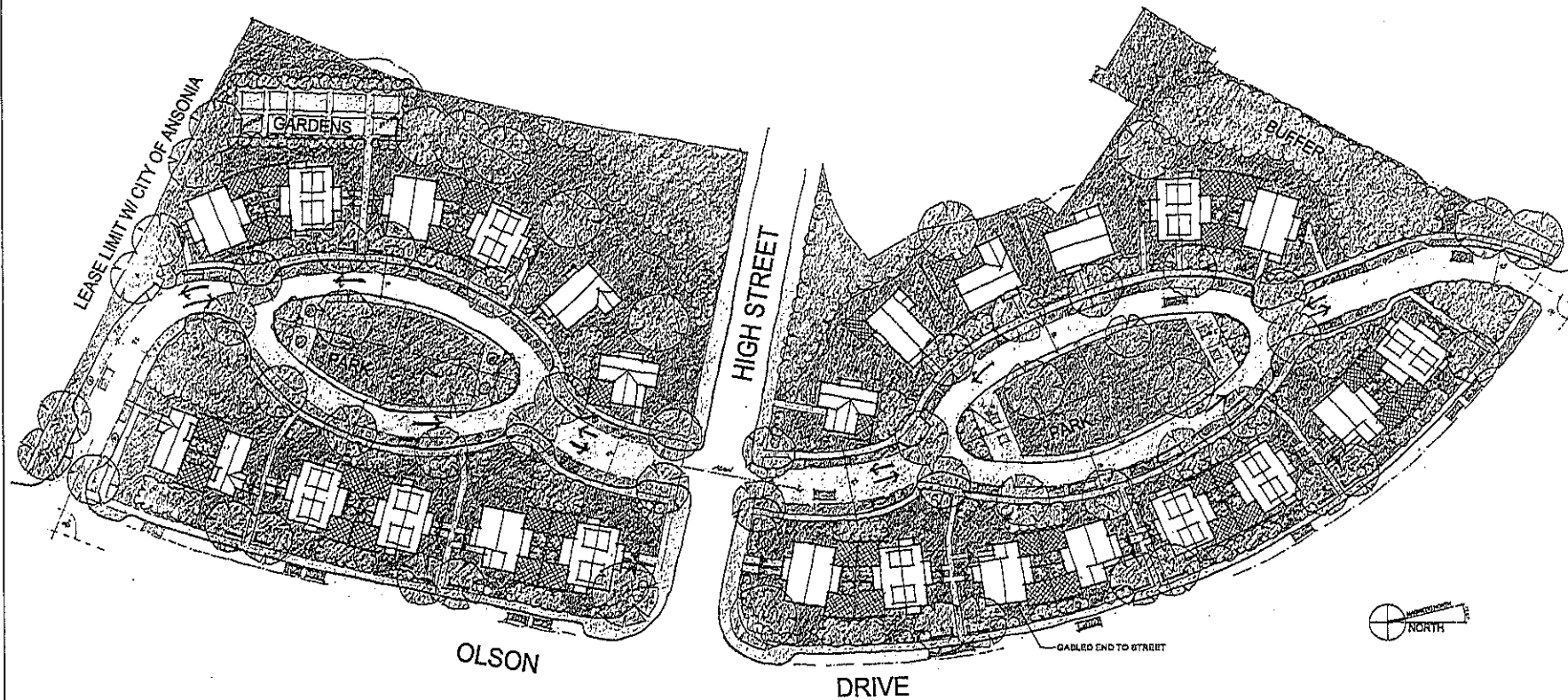
All Districts: Minimum off-street parking and loading spaces: As required by Section 410: The required number of spaces is based on the type of use served by the parking. For loading space requirements, see Section 410.

**Note F**

GA & MM Districts: Contiguous Non-Vehicular Open Space: This shall refer to an open land area either developed for recreational purposes or undeveloped which is not intersected by roadways. The open space shall be in continuous parcels each equal to at least one-fifth of the amount necessary to meet open space requirements or two (2) acres, whichever is less, for any zone which contains this requirement.

**Note G**

GA and MM Districts: Mandatory Site Plan Approval: Site Plan Approval according to Section 510 is required for permitted uses as specified in Schedule B, before zoning permit or commencement of new use. (See appendix for Schedule B)



#### PROJECT PROGRAM

BEDROOM SIZE	# OF UNITS	BARRIER FREE	TOTAL
1	5	1	6
2	14	2	16
3	22	2	24
4	2	0	2
<b>TOTAL UNITS</b>	<b>43</b>	<b>5</b>	<b>48</b>

#### BB MULTI-FAMILY RESIDENCE DISTRICTS REQUIREMENTS

Lot Area	254,825 S.F., 5.85 Acres
Density	Conforms
Lot Area Coverage	100,000 SF., 2.29 Acres
FAR	.20
Parking	1.5/D.U.= 72
Front Yard Setback	15 feet
Rear Yard Setback	20 feet
Height in Stories	3
Height in Feet	35 feet

**TDA**

**TISE DESIGN ASSOCIATES**  
Architects    Site Planning    Project Management

Scale 3/8"  
246 Walnut Street  
New Bedford, Massachusetts 01950  
617.551.5501    617.551.5511 fax

DATE: AUGUST 12, 2014

SCALE: 1"=20'-0"

PROJECT NO.

**RIVERSIDE REDEVELOPMENT**  
ANSONIA HOUSING AUTHORITY  
ANSONIA, CT

**SITE PLAN**

DRAWING TITLE:

REGISTRATION

DRAWING NO.

**SP1a**

## Attachment 8

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

## **Resolution 2014-10**

**RESOLUTION AUTHORIZING THE EXECUTION OF ALL FORMS AND THE  
SUBMISSION OF THE DEMOLITION / DISPOSITION APPLICATION # 005673 TO  
THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR  
RIVERSIDE APARTMENTS (NORTHSIDE)  
105 – 165 OLSON DRIVE  
(SERVICE BUILDING)  
HOWARD TINNEY COMMUNITY CENTER  
ANSONIA, CT 06401**

---

**WHEREAS**, the Ansonia Housing Authority operates a Public Housing Program as authorized under the Housing Act of 1937, as amended; and

**WHEREAS**, the Housing Authority is desirous of redeveloping Riverside Apartments; and

**WHEREAS**, the properties are Riverside Apartments (Northside) located at 105 – 165 Olson Drive, a service building and the Howard Tinney Community Center; and

**WHEREAS**, the Housing Authority has deemed Riverside Apartments, the services building and the Howard Tinney Community Center as obsolete; and

**WHEREAS**, the Housing Authority has previously submitted and received authorization for the demolition of Southside, Riverside Apartments (105 units) by HUD; and

**WHEREAS**, the Housing Authority desires to demolish Riverside Apartments (Northside) that has sixty (60) units, a service building and the Howard Tinney Community Center; and

**WHEREAS**, the demolition and disposition of public housing is authorized under Section 18 of the Housing Act of 1937 (the Act), as amended. HUD has promulgated a regulation, 24 CFR 970, detailing the administrative steps required to perform demolition/disposition activity in accordance with the Act; and

**WHEREAS**, the Housing Authority has complied with the administrative steps required to perform demolition / disposition activity as required by Section 18 of the Housing Act of 1937, as amended and the regulation, 24 CFR 970 by developing a redevelopment plan in conjunction with the City of Ansonia, having resident consultation regarding demolition, relocation, redevelopment of the site and potential Section 3 opportunities, environmental assessment have been completed, and

**WHEREAS**, in an effort to complete the redevelopment of Riverside Apartments, it is necessary to submit to the U. S. Department of Housing and Urban Development (HUD) a 52860, Inventory Removal Application for the purpose of disposing of the Riverside Apartments

(Northside) that has sixty (60) units, a service building and the Howard Tinney Community Center, in order to complete the demolition of the site; and

**NOW, THEREFORE BE IT RESOLVED THAT THE BOARD OF COMMISSIONERS** that the Chairman and the Executive Director are authorized to execute all forms, certifications and documents and submit to HUD for approval a request for demolition /disposition (form HUD-52860 and supporting documentation for Riverside Apartments (Northside) (60) units, a service building and the Howard Tinney Community Center, HUD project number CT0015001.

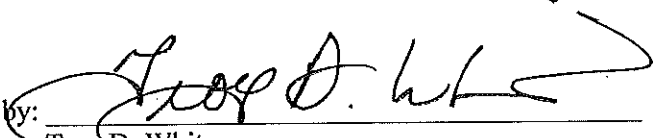
AYES: The motion was approved by a unanimous vote of the Board.

NAYS: None

ABSTENTIONS: None

ABSENT: None

Signed by:

  
Troy D. White  
Executive Director

9.24.2014

Date

## Attachment 9

**Ansonia Housing Authority**  
**Riverview Redevelopment**  
**Draft Sources and Uses**

	Permanent		Construction
	TOTAL	% of Total	
<b>SOURCES:</b>			
9% Tax Credit Equity	\$15,678,000	79.3%	\$7,218,040
Conventional Permanent Debt	\$806,647	4.1%	\$0
Conventional Construction Debt	\$0	0.0%	\$8,344,941
City of Ansonia	\$120,000	0.6%	\$120,000
CHAMP	\$2,000,000	10.1%	\$2,000,000
CHFA Special Priorities	\$414,324	2.1%	\$414,324
FHLB Boston AHP - Direct Subsidy	\$500,000	2.5%	\$500,000
Deferred Developer Fee	\$251,211	1.3%	\$0
<b>Total Development Sources</b>	<b>\$19,770,182</b>	<b>100.0%</b>	<b>\$18,597,305</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>			
Residential Construction	8,829,825	44.7%	8,829,825
Non-Residential Construction	0	0.0%	0
Site Work	2,527,200	12.8%	2,527,200
Infrastructure	911,000	4.6%	911,000
General Requirements	613,401	3.1%	613,401
Builders General Overhead	245,361	1.2%	245,361
Builders Profit	736,082	3.7%	736,082
Bond Premium	122,680	0.6%	122,680
Permits	169,300	0.9%	169,300
<b>TOTAL HARD COSTS</b>	<b>14,154,849</b>	<b>71.6%</b>	<b>14,154,849</b>
Hard Cost Contingency	707,742	3.6%	707,742
<b>TOTAL CONSTRUCTION COST</b>	<b>\$14,862,591</b>	<b>75.2%</b>	<b>\$14,862,591</b>
<b>FEES AND SOFT COSTS</b>			
Architect Fee - Design	590,900	3.0%	590,900
Architect Fee - Supervision	318,200	1.6%	318,200
Engineering	139,900	0.7%	139,900
Survey	5,000	0.0%	5,000
Environmental Testing/Reports	100,000	0.5%	100,000
Utility Fees	10,000	0.1%	10,000
Insurance	17,300	0.1%	17,300
Taxes During Construction	0	0.0%	0
Legal	250,000	1.3%	240,000
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	0.2%	30,100
Furnishings	0	0.0%	0
Marketing/Rent-Up	25,000	0.1%	25,000
Relocation	120,000	0.6%	120,000
Construction Period Interest	402,400	2.0%	402,400
Permanent Loan Fees	29,000	0.1%	29,000
Construction Loan Fees	29,200	0.1%	29,200
Soft Cost Contingency	107,400	0.5%	105,300
Developer Fee	2,075,441	10.5%	1,245,264
Tax Credit Allocation Fee	128,250	0.6%	128,250
Syndication Costs	50,000	0.3%	50,000
Tax and Insurance Escrows	0	0.0%	0
Operating Reserve	232,100	1.2%	0
Affordability Reserve	35,500	0.2%	0
HAP Reserve	35,500	0.2%	0
Lease-up Reserve	96,300	0.5%	96,300
Replacement Reserve	0	0.0%	0
<b>SUBTOTAL FEES AND SOFT COSTS</b>	<b>\$4,907,491</b>	<b>24.8%</b>	<b>\$3,734,614</b>
<b>SUBTOTAL CONSTRUCTION &amp; SOFT COSTS</b>	<b>\$19,770,082</b>	<b>100.0%</b>	<b>\$18,597,205</b>
<b>TOTAL DEVELOPMENT COSTS</b>	<b>\$19,770,182</b>	<b>100.0%</b>	<b>\$18,597,305</b>
<b>Surplus/Deficit</b>	<b>\$0</b>		<b>\$0</b>

TAX CREDIT EQUITY PAYOUT		
Closing	\$1,567,800	10%
50% Construction	\$2,351,700	15%
100% Construction	\$6,271,200	40%
Stabilization/Loan Conversion	\$5,173,700	33%
8609s	\$313,600	2%
<b>Total Equity</b>	<b>\$15,678,000</b>	<b>100%</b>

DEBT	
<b>Conventional Construction Loan</b>	
Interest Rate	4.50%
Term (Months)	22
Months to Construction Completion	16
Pro Forma Loan Amount	\$8,344,941
Projected Interest	\$402,400
Bank Fees:	
Bank Commitment Fee	\$4,200
Projected Borrower Paid Costs	\$25,000
Total	\$29,200
<b>Conventional Permanent Loan</b>	
Interest Rate	6.25%
Term (Years)	30
Amortization (Months)	360
Minimum Debt Service Coverage	1.20
Pro Forma Cashflow	\$94,971
Max Annual Debt Service	\$79,143
Max Debt Capacity	\$1,071,145
Pro Forma Annual Debt Service	\$59,600
Pro Forma Loan Amount	\$806,647
Pro Forma Debt Service Coverage	1.59
Bank Fees:	
Bank Commitment Fee	\$4,000
Projected Borrower Paid Costs	\$25,000
Total	\$29,000

**NOTES:**

Demolition of existing units and site abatement is assumed performed prior to Closing.  
Perm and construction loan interest rates and debt service coverage requirements subject to lender underwriting.  
Payout shown represents a typical equity payout for similar 9% projects. Actual equity payout subject to tax credit investor underwriting and negotiation.



**Ansonia Housing Authority  
Riverview Redevelopment  
Draft Development Uses**

	Total	Cost Per Unit	Cost Per S.F.	% of Total	Non-Basis	Eligible Basis
Total Number of New Construction Units	48					
Square Footage	51,629					
<b>ACQUISITION COST</b>						
Building Acquisition	0	0	0.00	0.0%	0	0
Land Acquisition	100	2	0.00	0.0%	100	0
<b>TOTAL ACQUISITION COST</b>	<b>\$100</b>	<b>\$2</b>	<b>\$0.00</b>	<b>0.0%</b>	<b>\$100</b>	<b>\$0</b>
<b>CONSTRUCTION COSTS</b>						
Residential Construction	8,829,825	183,955	171.02	44.7%	0	8,829,825
Non-Residential Construction	0	0	0.00	0.0%	0	0
Site Work	2,527,200	52,650	48.95	12.8%	0	2,527,200
Infrastructure	911,000	18,979	17.65	4.6%	911,000	0
General Requirements	613,401	12,779	11.88	3.1%	0	613,401
Builders General Overhead	245,361	5,112	4.75	1.2%	0	245,361
Builders Profit	736,082	15,335	14.26	3.7%	0	736,082
Bond Premium	122,680	2,556	2.38	0.6%	0	122,680
Permits	169,300	3,527	3.28	0.9%	0	169,300
<b>TOTAL HARD COSTS</b>	<b>\$14,154,849</b>	<b>\$294,893</b>	<b>\$274.17</b>	<b>71.6%</b>	<b>\$911,000</b>	<b>\$13,243,849</b>
Hard Cost Contingency	707,742	14,745	13.71	3.6%	353,871	353,871
<b>TOTAL CONSTRUCTION COSTS</b>	<b>\$14,862,591</b>	<b>\$309,638</b>	<b>\$287.88</b>	<b>75.2%</b>	<b>\$1,264,871</b>	<b>\$13,597,720</b>
<b>FEES AND SOFT COSTS</b>						
Architect Fee - Design	590,900	12,310	11.45	3.0%	0	590,900
Architect Fee - Supervision	318,200	6,629	6.16	1.6%	0	318,200
Engineering	139,900	2,915	2.71	0.7%	0	139,900
Survey	5,000	104	0.10	0.0%	0	5,000
Environmental Testing/Reports	100,000	2,083	1.94	0.5%	0	100,000
Utility Fees	10,000	208	0.19	0.1%	0	10,000
Insurance	17,300	360	0.34	0.1%	0	17,300
Taxes During Construction	0	0	0.00	0.0%	0	0
Legal	250,000	5,208	4.84	1.3%	0	250,000
Auditing/Accounting	25,000	521	0.48	0.1%	0	25,000
Cost Certification	25,000	521	0.48	0.1%	25,000	0
Property Appraisal	15,000	313	0.29	0.1%	0	15,000
Market Study	15,000	313	0.29	0.1%	0	15,000
Title and Recording	30,100	627	0.58	0.2%	0	30,100
Furnishings	0	0	0.00	0.0%	0	0
Marketing/Rent-Up	25,000	521	0.48	0.1%	25,000	0
Relocation	120,000	2,500	2.32	0.6%	0	120,000
Construction Period Interest	402,400	8,383	7.79	2.0%	125,200	277,200
Permanent Loan Fees	29,000	604	0.56	0.1%	29,000	0
Construction Loan Fees	29,200	608	0.57	0.1%	0	29,200
Soft Cost Contingency	107,400	2,238	2.08	0.5%	0	107,400
Developer Fee	2,075,441	43,238	40.20	10.5%	0	2,075,441
Tax Credit Allocation Fee	128,250	2,672	2.48	0.6%	128,250	0
Syndication Costs	50,000	1,042	0.97	0.3%	50,000	0
Tax and Insurance Escrows	0	0	0.00	0.0%	0	0
Operating Reserve	232,100	4,835	4.50	1.2%	232,100	0
Affordability Reserve	35,600	740	0.69	0.2%	0	35,600
HAP Reserve	35,600	740	0.69	0.2%	0	35,600
Lease-up Reserve	96,300	2,006	1.87	0.5%	96,300	0
Replacement Reserve	0	0	0.00	0.0%	0	0
<b>SUBTOTAL SOFT COSTS</b>	<b>\$4,907,491</b>	<b>\$101,499</b>	<b>\$94.38</b>	<b>24.8%</b>	<b>\$710,850</b>	<b>\$4,125,641</b>
<b>SUBTOTAL CONSTRUCTION &amp; SOFT COSTS</b>	<b>\$19,770,082</b>	<b>\$411,137</b>	<b>\$382.24</b>	<b>100.0%</b>	<b>\$1,975,721</b>	<b>\$17,723,361</b>
<b>TOTAL DEVELOPMENT COSTS</b>	<b>\$19,770,182</b>	<b>\$411,139</b>	<b>\$382.24</b>	<b>100.0%</b>	<b>\$1,976,821</b>	<b>\$17,723,361</b>

<b>Developer Fee:</b>			
CHFA Fee Limit:			
Development Cost Basis		\$17,116,991	
Max Fee Amount	15.0%	\$2,567,549	
<b>HUD Safe Harbor Fee Limit</b>			
Development Cost Basis		\$17,295,341	
Fee Amount	12.0%	\$2,075,441	
<b>Pro Forma Developer Fee</b>		<b>\$2,075,441</b>	
<b>Fee Payout Schedule:</b>			
	Paid	Deferred	Total
Closing	25.0%	518,860	518,860
50% Construction	0.0%	0	0
100% Construction	35.0%	726,404	726,404
Stabilization/Loan Conversion	25.0%	518,860	770,071
8609s	15.0%	311,317	311,317
<b>Total</b>	<b>100.0%</b>	<b>\$2,075,441</b>	<b>\$2,326,652</b>
Fee Paid to AHHA	25.0%	\$518,860	
Fee Paid to Co-Developer	75.0%	\$1,555,581	

<b>Operating Reserves:</b>			
	Base	Amount	Months
Operating Expenses	\$385,319		
Replacement Reserve	\$19,200		
Debt Service	\$59,600		
Section 8 Overhang	\$35,520		
ACC Operating Subsidy	\$83,464		
Operating Reserve		\$232,100	6.0
Affordability Reserve		\$35,600	12.0
HAP Reserve		\$35,600	12.0
Lease-up Reserve		\$96,300	3.0
<b>Total Operating Reserves</b>		<b>\$399,400</b>	

**NOTES:**

Contractor fees set at HUD Safe Harbor maximum (5% General Requirements, 2% Builder's Overhead, 6% Builder's Profit)  
 Building permit fees based on current fees charged by City of Ansonia Building Dept.  
 Developer fee split subject to negotiation with co-developer, if one is selected.  
 Reserve amounts reflect typical amounts required by tax credit investors for 9% tax credit projects. Actual reserve requirements will be subject to investor underwriting and negotiation.

Vertical Construction Trade Cost							
Residential							
# of BRs	Unit Mix	NSF/Unit	Total NSF	GSF/Unit	Total GSF	Cost PGSF	Gross Cost
Stacked Townhouse							
1	0	0	0	0	0		
2	4	909	3,636	1,000	4,000		
3	4	1,091	4,364	1,200	4,800		
4	0	0	0	0	0		
Total	8	1,000	8,000	1,100	8,800	\$195.00	\$1,716,000
Per unit cost							\$214,500
Duplex							
1	4	769	3,076	846	3,384		
2	12	913	10,956	1,004	12,048		
3	20	1,055	21,100	1,160	23,200		
4	0	0	0	0	0		
Total	36	976	35,132	1,073	38,629	\$195.00	\$7,532,000
Per unit cost							\$209,222
Cottage							
1	2	619	1,238	650	1,300		
2	0	0	0	0	0		
3	0	0	0	0	0		
4	0	0	0	0	0		
Total	2	619	1,238	650	1,300	\$195.00	\$253,000
Per unit cost							\$126,500
Single							
1	0	0	0	0	0		
2	0	0	0	0	0		
3	0	0	0	0	0		
4	2	1,381	2,762	1,450	2,900		
Total	2	1,381	2,762	1,450	2,900	\$195.00	\$565,000
Per unit cost							\$282,500
Total Residential							
1	6	719	4,314	781	4,684		
2	16	912	14,592	1,003	16,048		
3	24	1,061	25,464	1,167	28,008		
4	2	1,381	2,762	1,450	2,900		
Total	48	982	47,132	1	51,629		\$10,066,000
Mgmt/Program/Community Space					0	\$210.00	\$0
Grand Total					51,629	\$194.97	\$10,066,000
Total							
Per square foot cost							
Costs Per Sq. Foot: Stacked Townhouse \$195.00 PSF Duplex \$195.00 PSF Cottage \$195.00 PSF Single \$195.00 PSF Mgmt/Program/Community S \$210.00 PSF							

## Attachment 10

# Housing Authority of the City of Ansonia

Robert Lisi, Chairman  
Edward Norman, Vice Chairman  
Eileen Krugel, Commissioner  
Dan Kershaw, 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 – May 2014  
DT: May 28, 2014

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## **Staff Training and Development**

Conn-NAHRO hosted a networking and training on May 9, 2014. The event provides an opportunity for Connecticut Housing Authority's to network with other agencies. There was a training demonstration at the annual event as well. All staff was able to attend the event.

## **Administrative**

The Ansonia Housing Authority received a score of 90 on the SEMAP designating it as a high performing Housing Choice Voucher Program. The agency also received a 77 on PHAS designating the Public Housing Program as standard performing.

Staff and I attended a pizza party in recognition of Gabe DeSanti a student at Emmett O'Brien Technical High School who designed the Ansonia Housing Authority's new logo.

There was a public hearing on the revision to the Agency Plan held May 1, 2014. The revision to the plan added the demolition / disposition of Riverside Apartments 106-165 Olson Drive (Northside), the service building (physical plant) and the Howard Tinney Center. No comments were provided on the Agency Plan change.

Staff and I attended a review of the criteria to submit an application to the Connecticut Housing Finance Authority (CHFA) for funding for major capital renovations to James J. O'Donnell. CHFA is looking for major capital applications to reposition the State Housing portfolio. The Ansonia Housing Authority is planning to submit an application to CHFA on June 30, 2014. An on-site review of the development will take place on June 12, 2014. The State of Connecticut has



\$30 million available each year for five years to address the concerns from a needs assessment of the State Housing portfolio. A second round of funding is available in March 2015.

### **Riverside Apartments Redevelopment**

A joint announcement from the City of Ansonia and Ansonia Housing Authority regarding the Redevelopment of Riverside Apartments will be held on May 29, 2014 at Ansonia High School at 6:00 pm.

Staff continues to work on the demolition / disposition application for the Northside of Riverside Apartments. A resident meeting was held on May 21, 2014 for current residents living at Riverside. The meeting covered the an overview of the demolition / disposition application, Housing Choice Voucher as a means for relocation / replacement housing, Section 3 and an overview of continued operations during this process.

### **U.S. Department of Housing and Urban Development (HUD)**

The Board of Commissioners of the Ansonia Housing Authority approved the Fair Housing Voluntary Compliance Agreement and submitted the document to the Boston Regional Office of Fair Housing and Equal Opportunity for the U.S. Department of Housing and Urban Development (HUD). Once the Voluntary Compliance Agreement is approved by HUD and returned to the Housing Authority it will be ratified at a Board of Commissioners meeting.

The Hartford HUD Office, acting pursuant to the Department of Housing and Urban Development's 2014 Risk Assessment performed by the Office of Public Housing is required to perform an onsite review of the Ansonia Housing Authority and execute an Improvement Plan for fiscal year 2013. The onsite review was conducted on May 13<sup>th</sup> -14<sup>th</sup>. Based on the exist conference the Ansonia Housing Authority will not have an improvement plan and should be re-evaluated and determined to not be a high risk.

### **Follow-up from the April 28, 2014 Board Meeting**

No follow reported.



# Housing Authority of the City of Ansonia

Robert Lisi, Chairman  
Edward Norman, Vice Chairman  
Eileen Krugel, Commissioner  
Dan Kershaw, 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 – June/July 2014  
DT: July 30, 2014

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## **Staff Training and Development**

The FOIA training scheduled for July 2014 was postponed. It will be rescheduled within the next 60 days. There will be Fair Housing training for all staff in August. Additionally, the Housing Authority will have a summer business meeting. The meeting will have team building activities, a guest speaker and an agency wide update. The meeting will be held in August 2014 for all staff.

## **Administrative**

Attached is a written report updating the Board on the status of the application to the Connecticut Housing Finance Authority (CHFA) for funding for major capital renovations to James J. O'Donnell. CHFA is looking for major capital applications to reposition the State Housing portfolio. The Ansonia Housing Authority is planning to submit an application to CHFA in the second round which will be due March/April 2015.

Attached is the six month progress report of the Capital Funding Program.

The Resident Commissioner Election will be held on August 21, 2014. The League of Women Voters will facilitate and certify the election.

## **Riverside Apartments Redevelopment**

A tentative redevelopment schedule has been attached to the Executive Directors report to highlight some of the pending development dates. A rezoning application will be submitted to



the City of Ansonia the week of July 28, 2014. The Housing Authorities General Counsel, Tise Design Associates and staff will be working on this process. A funding application to the Federal Home Loan Bank of Boston (FHLB) is being review. The deadline on the application to the FHLB is September 12<sup>th</sup>. TAG Associates and staff will work on the funding application.

Staff and TAG Associated are working on the demolition / disposition application for the Northside of Riverside Apartments. The final application will be present to the Board of Commissioners for approval during the September 30, 2014 Board Meeting.

#### **U.S. Department of Housing and Urban Development (HUD)**

Attached is a letter dated July 22, 2014, from the Hartford HUD Office, acting pursuant to the Department of Housing and Urban Development's 2014 Risk Assessment performed by the Office of Public Housing which is required to perform an onsite review of the Ansonia Housing Authority. The HUD Team found that the Ansonia Housing Authority had large addressed the risk factors prior to the on-sight review and that no further action will be required at this time on part of the Hartford Field Office or the Ansonia Housing Authority.

#### **Follow-up from the May 30, 2014 Board Meeting**

No follow reported.



# Housing Authority of the City of Ansonia

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

Troy D. White  
Executive Director

36 Main Street  
Ansonia, CT 06401  
Phone: (203) 736-8888  
(TDD/TTY): 1-800-842-9710  
FAX: (203) 736-8833

TO: Board of Commissioners  
FM: Troy D. White, Executive Director  
RE: Executive Director Report – August 2014  
DT: August 27, 2014

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## **Staff Training and Development**

Fair Housing training for all staff was conducted on August 7, 2014. Michelle Johnson, Equal Opportunity Specialist, Office of Fair Housing and Equal Opportunity, HUD Hartford Office was the trainer. (See attached training presentation)

On August 8, 2014 the Housing Authority held its summer business meeting. The meeting had team building activities, an agency wide update was provided and Diane Stroman was the guest speaker. Ms. Stroman provided an overview of services that Team provides in the Valley and those services that Housing Authority resident receive.

The Freedom of Information Act training was held August 21, 2014. Attorney James Sheehy the General Counsel to the Housing Authority provided the training for staff.

## **Administrative**

The Resident Commissioner election was held on August 21, 2014. The League of Women Voters oversaw and certified the election results. Mr. Samuel Levey won the election and will be appointed by Mayor David S. Cassetti upon ratification by the City of Ansonia's Board of Alderman. It is anticipated that the Board of Alderman will take this action on Tuesday, August 26, 2014 and the Mayor will swear in Mr. Levey the next business day. Mr. Levey will serve as the Housing Authority's Resident Commissioner.





### **Riverside Apartments Redevelopment**

A rezoning application was submitted to the City of Ansonia on August 6, 2014. Staff and TAG Associated are working on the demolition / disposition application for the Northside of Riverside Apartments. The final application will be present to the Board of Commissioners for approval during the September 2014 Board Meeting.

A quarterly overview of redevelopment activity will be provided at the Board Meeting.

### **Follow-up from the July 30, 2014 Board Meeting**

No follow actions reported at the July 30, 2014 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  
Ansonia, CT 06401  
Phone: (203) 736-8888  
(TDD/TTY): 1-800-842-9710  
FAX: (203) 736-8833

TO: Board of Commissioners  
FM: Troy D. White, Executive Director  
RE: Executive Director Report – September 2014  
DT: September 24, 2014

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## **Staff Training and Development**

A proposal is being reviewed to provide administrative staff training in the below Microsoft Software. This training will enhance the skill set of the Housing Authority employees and hopefully improve the efficiency of certain work related task. The agreement will be finalized in October and training of staff can start in November 2014.

- Word
- Excel
- Power Point
- Outlook

## **Administrative**

The Annual Agency Plan has been advertised is publicly out for comments. A public hearing on the plan will be held on October 14, 2014. It is likely that a Special Meeting of the Board of Commissioners will need to be called on October 15, 2014 to approve the plan. It is due to HUD by October 18, 2014.

The Housing Authority will issue an RFP for auditing services in October 2014. The contact with the previous auditor has expired and needs to be solicited.



## **Riverside Apartments Redevelopment**

Attached is a preliminary pro forma for the Riverside redevelopment project that consists of:

- Sources and Uses sheet showing itemized projected sources and uses, as well as tax credit equity payout and projected permanent and construction debt terms.
- Project Uses sheet showing detail on projected project costs, project eligible and ineligible tax credit basis, developer fee calculation, and projected reserve calculations.

Below are some of the key numbers and factors in the pro forma.

### **Draft Development Sources**

The draft permanent sources in the budget are:

9% Tax Credit Equity	\$15,678,000
Conventional Permanent Debt	\$806,647
City of Ansonia	\$120,000
CHAMP	\$2,000,000
CHFA Special Priorities	\$414,324
FHLB Boston AHP - Direct Subsidy	\$500,000
Deferred Developer Fee	\$251,211
<b>Total</b>	<b>\$19,770,182</b>

### *Tax Credit Equity*

On the construction side, the tax credit equity is based on the projected maximum tax credit allocation (\$1.6 million, \$33,333 per qualified unit), a little below the maximum per units that has been awarded over the past few 9% tax credit rounds. The equity pricing of \$0.98 is based on recent 9% deals in New Haven. It is possible that we may find an investor who will give better pricing on a 9% new construction deal. The equity payout is based on payouts typical for similar 9% projects. The equity pricing and payout will ultimately be based on the investor's underwriting and negotiation of the Limited Partnership Agreement.

### *Permanent and Construction Debt*

The projected permanent debt is based on projected NOI and a loan at 30-year amortization with 18-year term, 1.2 debt service coverage and rate of 6.25%, similar to rates we have seen recently on 9% tax credit deals from national lenders (e.g. Citibank, Capital One, Wells Fargo). The projected construction loan is \$8,385,072, with a projected interest rate of 4.5%, based on rates we have seen recently on other tax credit deals from national lender. The rate and debt service coverage will be subject to lender underwriting and it is possible that we may be able to get a DSC of 1.15 and a lower rate.

### *Other Sources*

The City of Ansonia source is based on the projected cost of relocation (\$2,500 per unit). The projected Deferred Developer Fee is \$251,211 of the 2,076,459 total developer fee projected (based on the HUD Safe Harbor maximum of 12% of total development costs minus developer fee and reserves) and is equal to 13 years of net cash flow from operations, which is the



maximum payback period generally allowed by tax credit investors. FHLB Boston AHP is included, assuming an application to them in either this year's or next year's round. We can also look at FHLB New York and FHLB Atlanta, which have rounds earlier in the year. Citibank, who we have worked with on several deals, is a member bank of FHLB New York. Bank of America, who we have worked with on deals in the past, is a member bank of FHLB Atlanta.

Total development costs are projected at \$19,770,182. The \$2,414,324 in DOH CHAMP funding and CHFA Special Priorities funding are included as likely gap financing sources. These can be applied for early- to mid-next year. We will want to solicit tax credit syndicators and permanent lenders so that we can get letters of intent to show source commitments for these and this year's 9% tax credit applications. Having worked on applications for both CHAMP and Special Priorities, we can discuss the program and application requirements with you.

A public hearing to rezone the land where Riverside Apartments is located will be held at Ansonia City Hall on September 29, 2014 at 7:00 p.m. The zoning request would change the current zoning from a GA zone which requires a 75 foot setback around the buildings to a BB zone that requires a 25 foot setback around the buildings. It is anticipated that the item will be part of the Planning and Zoning Commission's agenda and will be considered during their regular meeting following the public hearing.

The Mayor executed all of the necessary HUD forms and a support letter as part of the demolition / disposition application requirements for the Northside (60 units). I was informed that they will be returned to me within the next few days.

There will be a resolution for the Board of Commissioners to authorize the execution and submission of the demolition / disposition application at the September 2014 Board Meeting.

#### **Follow-up from the August 27, 2014 Board Meeting**

No follow actions reported at the August 27, 2014 meeting.



MINUTES  
Regular Meeting of the Board of Commissioners  
of the Housing Authority of the City of Ansonia  
Wednesday, May 28, 2014  
6:00 p.m.

Chairman Robert Lisi called the Regular Meeting of the Board of Commissioners of the Housing Authority to order at 6:00 p.m.

Following the Pledge of Allegiance the roll call was taken as follows:

Present:       Chairman Robert Lisi  
                  Vice Chairman Edward Norman  
                  Commissioner Eileen Krugel  
                  Commissioner Dan Kershaw

Minutes: Commissioner Eileen Krugel made a motion to accept the minutes of the April 30, 2014 Regular Meeting of the Board of Commissioners. Commissioner Dan Kershaw seconded the motion.

The motion was approved by a unanimous vote of the Board.

Public Session: Alderwoman Joan Radin talks about having the AHA Vehicles being in front of the building. She asked for them not to be park there. The Executive Director then talked to Bob Henderson about having the employees parking across the street in the parking lot, which is much safer.

Review of Financial Statements: Tim Sanders gave a brief review of the financial statements starting with the net income shown for the month of April, 2014 for \$80,000. Both the State Elderly and the Section 8 Program have a net loss. The State Elderly is \$28,050 and the Section 8 is \$15,102. What were budgeted in for the Section 8 Program were admission fees at about 80%.

Report of Executive Director, Troy White, gave the report.

Report of Property Manager, Bob Henderson gave the report.

Report of Housing Choice Voucher Manager, Jake Scaife, gave the report.

Report of Ross Grant Coordinator/ Resident Service Coordinator, Troy White gave the report.

Report of Committees: None.

Unfinished Business:

New Business:

A. Financial Management Training

Tim Sanders provided PowerPoint training on Financial Management Training. The training gave an overview of the Public Housing and Housing Choice Voucher Programs. Additionally, the training covered the following,

- The agency's programs
- Financial and fiduciary responsibility
- Procurement
- Financial management

To go into executive session: to provide an Evaluation and Performance Review of the Executive Director at the request of the Executive Director.

Vice Chairman Edward Norman made a motion; Commissioner Eileen Krugel seconded the motion.

The Board went into Executive Session at 7:50pm.

Vice Chairman Edward Norman made a motion; Commissioner Dan Kershaw seconded the motion to re-enter into regular session at 8:40pm.

No action was taken by the Board.

Vice Chairman Edward Norman made a motion to adjourn the meeting; Commissioner Dan Kershaw seconded the motion.

The motion was approved by unanimous vote of the Board of Commissioners and the meeting adjourned at 8:41pm.

MINUTES  
Regular Meeting of the Board of Commissioners  
of the Housing Authority of the City of Ansonia  
Wednesday, July 30, 2014  
6:00 p.m.

Chairman Robert Lisi called the Regular Meeting of the Board of Commissioners of the Housing Authority to order at 6:00 p.m.

Following the Pledge of Allegiance the roll call was taken as follows:

Present: Chairman Robert Lisi  
Vice Chairman Edward Norman  
Commissioner Eileen Krugel  
Commissioner Dan Kershaw; not present

Minutes: Commissioner Eileen Krugel made a motion to accept the minutes of the May 28, 2014 Regular Meeting of the Board of Commissioners. Vice Chairman Edward Norman seconded the motion.

The motion was approved by a unanimous vote of the Board.

Public Session: None

Review of Financial Statements:

A. Annual Audit of the Ansonia Housing Authority Fiscal Year 2013 presented by Maletta & Company

Maletta & Company presented the 2013 audit. There were three findings in the 2012 audit report and one finding from 2011. The 2013 audit had three finding as listed below.  
2013:

- 2013-001 Eligibility  
Housing Choice Vouchers – CFDA# 14.871
- 2013-002 Eligibility / Special Test and Provisions – Waiting List  
Public Housing – CFDA#14.850
- 2013-003 Activities Allowed or Unallowed / Cost Principles  
Public Housing CFDA# 14.850

2012:

- 2012-002 Eligibility (partially closed)  
Housing Choice Vouchers – CFDA# 14.871
- 2012-003 Housing Quality Standards Inspections and Enforcement (closed)  
Housing Choice Vouchers – CFDA# 14.871
- 2012-004 Reporting (closed)  
Housing Choice Vouchers – CFDA# 14.871

2011:

2011-003 Reasonable Rent (closed)  
Housing Choice Vouchers – CFDA# 14.871

Maletta & Company review the 2013 audit and answered questions of Board Members.

Vice Chairman Edward Norman made a motion to accept the audit report from Maletta & Company for 2013. Commissioner Eileen Krugel seconded the motion.

The motion was approved by a unanimous vote of the Board.

The Executive Director, Troy White reviewed the financial statements and pointed out the net provision for unrestricted reserves and reviewed the current surplus of funds at the Housing Authority through June 30, 2014.

Report of Executive Director, Troy White, gave the report.

During the report of the Executive Director, Carol Mobilio, Compliance Coordinator gave a presentation on the proposed capital project at James J. O'Donnell Apartments. The site is the Housing Authority's State Elderly property.

A six month review of the Capital Funding Program was provided. Also during the report of the Executive Director the draft pre-development schedule on Riverside Apartments was highlighted as following areas:

In July 2014:

- Draft preliminary budget for the project (development and operation)
- File Re-zoning application with the City of Ansonia
- FHLB Boston AHP application period opens 7/28

In August:

- Finalize site and building program
- Obtain cost for hard construction costs
- Finalize preliminary budget
- Work on FHLB application

In September:

- FHLB AHP application due 9/12
- Submission of demolition-disposition application to SAC for remaining 60 units.

Report of Property Manager, not given.

Report of Housing Choice Voucher Manager, Jake Scaife, gave the report.

Report of Ross Grant Coordinator/ Resident Service Coordinator, Troy White gave the report

Report of Committees:

- A. Report of Board Training



The Board of Commissioners held a training session on June 7, 2014 with Stan Quy who is a 36 year veteran of HUD in the Midwest. The topics covered were as follows:

- Public Housing commissioner fundamentals
- Non-traditional commissioner's roles and responsibilities
- Strategic Planning and management
- Public Housing changing the sphere of influence
- Formulating board policy

Unfinished Business: None

New Business:

Vice Chairman Edward Norman made a motion to ratify Resolution 2014-9 for the action the Board took at the May 30, 2014 meeting. Commissioner Eileen Krugel seconded the motion

- A. Resolution 2014-9: Ratifying the approval of the Conciliation Agreement under Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988 and the Voluntary Compliance Agreement under Title VI of the Civil Rights Act of 1964 between the United States Department of Housing and Urban Development, Malika Mosley and the Ansonia Housing Authority.

The motion was approved by a unanimous vote of the Board.

Chairman Robert Lisi requested a motion for the Board of Commissioners to go into executive session to perform the evaluation and Performance Review of the Executive Director at the request of the Executive Director. Chairman Lisi also requested that the Executive Director attend the executive session.

Commissioner Eileen Krugel made a motion to go into executive session. Vice Chairman Edward Norman seconded the motion.

The motion was approved by a unanimous vote of the Board and the Board went into executive session at 7:35p.m. Vice Chairman Edward Norman made a motion to return to regular session. Commissioner Eileen Krugel seconded the motion.

The motion was approved by a unanimous vote of the Board and the Board returned to regular session at 7:52 p.m.

Commissioner Eileen Krugel made a motion to accept and approve the performance review of the Executive Director. Vice Chairman Edward Norman seconded the motion.

The motion was approved by a unanimous vote of the Board.

Vice Chairman Edward Norman made a motion to adjourn the meeting. Commissioner Eileen Krugel seconded the motion.

The motion was approved by unanimous vote of the Board of Commissioners and the meeting adjourned at 7:53pm.

MINUTES  
Regular Meeting of the Board of Commissioners  
of the Housing Authority of the City of Ansonia  
Wednesday, August 27, 2014  
6:00 p.m.

Chairman Robert Lisi called the Regular Meeting of the Board of Commissioners of the Housing Authority to order at 6:00 p.m.

Following the Pledge of Allegiance the roll call was taken as follows:

Present:

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

Minutes: Commissioner Eileen Krugel made a motion to accept the minutes of the July 30, 2014 regular meeting of the Board of Commissioners. Vice Chairman Edward Norman seconded the motion.

**The motion was approved by a unanimous vote of the Board.**

Public Session: No one from the public spoke.

Review of Financial Statements:

The Executive Director, Troy White provided an overview of the financial statements. There was a review of the net profit / loss of the agencies financials through July 31, 2014. The Executive Director pointed out a fund transfer from the MRHP Enterprises account of \$150,000 of unrestricted revenue to the Riverside Redevelopment account. The Executive Director also pointed out the loss in the State Moderate Income Housing Program of \$40,106 through seven months. The reduction in the loss is largely due to the efforts of staff to reduce vacant units at the State Property. Finally, there was a mention of the savings the agency has been able to reserve during the seven month period.

In the cash payment register the Executive Director informed the Board that the cost for the fire watch and new fire alarm panel were the result of John J. Stevens being struck by lightning. An insurance claim has been filed to hopefully recoup some of these funds.

Report of Executive Director: Troy White gave the report.

Report of Property Manager: Robert Henderson gave the report.

Report of Housing Choice Voucher Manager: Troy White gave the report.

Report of Ross Grant Coordinator/Resident Service Coordinator: Vicky Clifford gave the report.

Report of Committees:

A. Quarterly Riverside Apartments Redevelopment Update

On Monday August 25, 2014 Executive Director Troy White, Chairman Robert Lisi, Vice Chairman Edward Norman, Attorney James Sheehy and Steve Tise, President --Tise Design Associates attended a planning and zoning meeting at City Hall. This was to petition the Planning and Zoning Board for a public hearing to rezone the Riverside Apartments site from a GA to BB. GA zoning requires 75 feet setbacks on all sides and BB requires 20 feet setbacks. The Planning and Zoning Board approved the request to hold a public hearing on the rezoning. The hearing will be held September 29, 2014 at 7:00 pm at Ansonia City Hall.

The final site plan is several months away from being completed. The first major step is site rezoning then the development of a full site plan that will require City site plan approval by the Planning and Zoning Board.

Funding for the project is very preliminary and ranges from \$18 million to \$22 million. Additional information will be presented at the next Board meeting, including the sources of funding that will be used such as tax credits from (CHFA), Federal Home Loan Bank, State funding through (DOH) and other funding sources.

Tag Associates is working on the Demolition / Disposition application for the Northside .The Executive Director should receive an update from TAG on Friday August 26, 2014 as to the progress of the application. It is anticipated that the resolution and HUD certification will be presented to the Board of Commissioner at the next meeting.

The Agency is beginning to review Section 3 job opportunities for the residents of Riverside Apartments. This time next year we will have qualified residents trained and prepared to work on the future demolition and construction of the new housing project.

Finally, the Housing Authority is making progress on the Conciliatory Agreement since it has been signed. The agency has completed the Fair Housing Training, the Rezoning and the funding applications are all in progress. The Ansonia Housing Authority is moving forward with the project. The first quarterly report on the agreement is due to the Boston Regional HUD Office on the first Tuesday in October 2014.

Unfinished Business: None

New Business:

The Executive Director highlighted the terms of the Commissioners as follows:

	<u>Term Expires</u>
Commissioner Samuel Levey	10/31/2014*
Commissioner Dan Kershaw	10/31/2015
Commissioner Eileen Krugel	10/31/2016
Chairman Robert Lisi	10/31/2017
Vice Chairman Edward Norman	10/31/2018

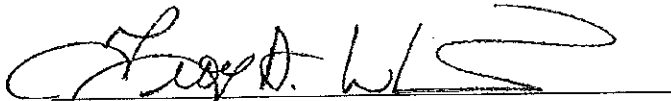
\*Commissioner Levey is service in the unexpired term of former Commissioner Jett. Upon completion of the unexpired term, the Mayor's Office will consider reappointing Commissioner Levey to a full term as the Resident Commissioner.

Vice Chairman Edward Norman made a motion to adjourn the meeting. Commissioner Dan Kershaw seconded the motion.

**The motion was approved by unanimous vote of the Board of Commissioners and the meeting adjourned at 6:41pm.**

\*These minutes are subject to the approval of the Housing Authority of the City of Ansonia's Board of Commissioners at their next scheduled meeting.

Submitted by:



Troy D. White  
Executive Director

**Housing Authority City of Ansonia**  
**Minutes**  
**Wednesday September 24, 2014**

The monthly meeting of the Housing Authority of the City of Ansonia was called to order at 6:00 PM by Chairman, Robert Lisi at the main office located at 36 Main St., Ansonia, CT.

**Pledge of Allegiance.**

**Present** Robert Lisi - Chairman, Edward Norman - Vice Chairman, Eileen Krugel -- Commissioner, Dan Kershaw -- Commissioner and Rev. Samuel Levey -- Commissioner. Also present was Troy White, Executive Director.

**Motion to approve the minutes of August 27, 2014.**

Question on the minutes from Chairman Robert Lisi regarding the appointment of Commissioner, Rev. Samuel Levey and that there is no mention in the minutes to reflect his appointment. Executive Director, Troy White explained that this was an appointment from Mayor Cassetti's office and was received in the form of an official letter from Elizabeth Lynch the Town/City Clerk. Director, White will have the letter forwarded to the Chairman. No other questions minutes approved as presented.

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

**Public Session:**

No one from the public wished to address the Commissioners after three calls from the Chairman.

**Review of Financial Statements:**

Executive Director, Troy White gave a brief overview of the current financial standings of the Ansonia Housing Authority through August 31, 2014. He stated that there was 21.8% less in revenue and a loss of 50% in grant monies nationally. He further indicated that due to tightening the budget and limiting spending they have managed to reduce expenses by 30.6%. Therefore, putting the budget for this fiscal year at a surplus of \$182,532.00 under anticipated costs. He did remind the commission that the AHA will be entering the cold weather season and these costs will rise but, reassured the commission that they will be keeping a close eye on spending.

Chairman, Robert Lisi inquired about the expense on page 8f regarding the WPCA charge and payment of \$3,374.00 made to the City of Ansonia. Executive Director, Troy White explained this bill was for our property (AHA) the other issue is with WPCA. Executive Director, Troy White explained that this is in the hands of the City of Ansonia corporation counsel.

\*The full context of the Financial Statements will be placed on file with the filing of the Ansonia Housing Authority minutes of September 24, 2014.

**\*Monthly Reports:**

**Executive Director,** Troy White presented his monthly report:

Executive Director, Troy White stated that the Annual Agency Plan has been advertised and is available at the front desk of the AHA office for public review. A public hearing will take place on October 6, 2014. A Special Meeting of this commission will take place on October 15, 2014 at 6:00 PM to approve the plan which is due to HUD by October 18, 2014.

It was also noted that the Housing Authority will be issuing an RFQ for auditing services in October 2014. The contract with the previous auditor has expired and needs to be solicited.

Executive Director, Troy White made note that a Public Hearing of the Planning and Zoning Commission of the City of Ansonia will be held on September 29, 2014 at 7:00 PM at Ansonia City Hall, 253 Main Street Ansonia, CT to hear the proposed Zone Change by the Ansonia Housing Authority for property located on Olson Drive (Riverside Apartments). The proposed zone change is from a GA Multi-family Residential Zone to a BB Multi-family Residential Zone.

Chairman Lisi asked counsel present if there would be discussion on this issue at the public hearing. Counsel stated that 136 of the property owners have been notified and no questions have been brought forward to date. He further indicated that the P&Z have all the information well in advance of the hearing and they will have had adequate time to review.

Vice Chairman, Edward Norman asked if the figures presented for the Riverside Apartments included demolition. Executive Director, Troy White replied no.

**Property Manager,** Bob Henderson presented his monthly report:

Mr. Henderson reported on the following AHA sites:

**James J. O'Donnell Apartments – 63 Woodlawn Avenue:** Unit #110 and #304 are under maintenance. There were a total of 9 work orders issued with 7 being routine and 2 urgent work orders. All were addressed and work completed.

**Monsignor Hynes Apartment Complex – 70 Woodlawn Avenue:** Unit # 11 and #51 are under maintenance with Unit #11 completed. Unit #51 maintenance complete the unit was leased as of September 1, 2014. There were a total of 14 work orders issued with 9 being routine, 1 urgent and 4 emergency. All were addressed and work completed.

Mr. Henderson made note that Unit #11 is an efficiency unit and is one of the older units and needed more work. He further went on to say that in his opinion and others that right now the units at the various sites are cookie cutter. Meaning that they are all the same color, design, etc. With that being said he noted that they will be looking into having all of the units to be individualized from two different plans for the efficiency units and two plans for the one bedroom units. Making the units individualized would make them more appealing to the residents. The units would have different color pallets and no longer would have that cookie cutter imagine.

Mr. Henderson extended an invitation to the commissioners to come look at the units once they begin the new projects. The commissioners also expressed an interest for a pictorial update when available.

It was noted that Ralph Mann will be installing a new heat/air conditioning unit in the Ortoli Community Center.

**Riverside Apartment Complex – Olson Drive:** There are no units available and the vacancies are off-line.

There were a total of 21 work orders issued with 14 routine and 7 emergencies. All were addressed and work completed.

**John J. Stevens Apartments – 75 Central Street:** Unit #4 is currently under maintenance.

Mr. Henderson stated that Units #33 and #34 required new heat pumps to be installed.

Executive Director, Troy White explained that this particular unit was once the offices for the Housing Authority and was not properly converted into apartments.

Questions from the commissioners regarding going out to bid were brought up. Mr. Henderson stated that Ralph Mann is due to replace the heating units in 33 and 34. Three local vendors were given an opportunity to review and respond for quotes. It was noted by Mr. Henderson that he is following the regulations in place by the AHA in going out to bid, each situation would be taken one by one and reevaluated as to the urgency.

**Housing Choice Voucher Manager, Jake Scaife** presented his monthly report:

Mr. Scaife gave the following update to the commissioners: 1) Instituting the Corrective Action Plan to correct the recent audit findings, 2) Amending the Administrative and Agency Plan to reflect Project Based Vouchers in 2015, 3) Amending a previous resolution regarding Project Based Vouchers, 4) Issued 16 new admission vouchers, 5) Cleaning and purging tenant files, 6) Exhausting 2006 Waiting List, 7) Leasing up candidates from 2006 Wait List and the beginning of 2012 and 8) submitting Housing Choice Financials to Voucher Management System.

With regards to the inspections Vice Chairman, Edward Norman asked what corrective action is in place should corrective be required. Mr. Scaife stated that the landlord in question would have 30 days to take the corrective action. After which time the unit(s) in question would be reinspected.

Chairman, Robert Lisi than asked about a CO (Certificate of Occupancy) and if they are required when a new tenant moves in. Chairman Lisi stated that if the home is not occupied by the official owner of the property than yes all units with two or more apartments need to be inspected. He made note that mostly all towns have ordinances that do reinforce this. Chairman Lisi requested that Mr. Scaife look into this new City of Ansonia requirement and bring back to the commission for discussion.



**Ross Grant Coordinator/Resident Service Coordinator**, Vicky Clifford, presented her monthly report:

Ms. Clifford reported that twenty three residents will be participating in a trip to Yankee Candle Village Shops in Deerfield, Mass. on Thursday September 25, 2014.

She is currently in the process of developing an events schedule through the end of the year 2014. A quarterly senior trips schedule will be developed for 2015.

Ms. Clifford will be requesting to be placed on the October 2014 meeting of the Valley Senior Council to be able to reach the various agencies of the valley on said council and see how they can all gain and share the information which would be helpful to all concerned.

Chairman, Robert Lisi asked if hunger was an issue with regards to the residents of the Ansonia Housing Authority. Ms. Clifford noted that not to the best of her knowledge. Chairman Lisi noted the Hungry Initiative in the Valley program and wondered if this would be something that the residents might be interested in. Ms. Clifford stated that she would provide the residents with the literature/brochure and follow up to see if there was an interest and/or need and report back to Chairman Lisi.

**\*All reports presented will be on file with the filing of the minutes of the Ansonia Housing Authority of September 24, 2014.**

**Report of Committees.** None.

**Unfinished Business:** None.

**New Business:**

Executive Director, Troy White presented the following resolution to the commissioners:

**Housing Authority of the City of Ansonia**

**RESOLUTION 2014-10**

**RESOLUTION AUTHORIZING THE EXECUTION OF ALL FORMS AND THE  
SUBMISSION OF THE DEMOLITION/DISPOSITION APPLICATION #005673 TO  
THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR  
RIVERSIDE APARTMENT (NORTHSIDE)  
105 – 165 OLSON DRIVE  
(SERVICE BUILDING)  
HOWARD TINNEY COMMUNITY CENTER  
ANSONIA, CT 06401**

Executive Director, Troy White explained that **RESOLUTION 2014-10** is the certification for the demolition/disposition application that will be submitted to HUD. The process for approval will take 120 to 150 days.

- Motion to approve RESOLUTION 2014-10 as presented.

It was duly noted that the spelling of Olson (Olsen) Drive was incorrect. This will be changed prior to submission.

**Motion** by Commissioner, Eileen Krugel. **Second** by Commissioner, Dan Kershaw. No further comments. **All in Favor.** Motion passes unanimously.

Executive Director, Troy White presented the following resolution to the commissioners:

**Housing Authority of the City of Ansonia**

**RESOLUTION 2014-11**

**RESOLUTION AUTHORIZING THE EXECUTION OF THE CONSOLIDATED  
ANNUAL CONTRIBUTION CONTRACT (ACC), FORM HUD – 53012A**

Executive Director, Troy White explained that back in 1994 a HUD PIH Notice was issued for 1995 compliance. However, it has been found that not all Housing Agencies ACC forms are on file and not all towns are in compliance.

Vice Chairman, Edward Norman voiced his concern if the AHA was out of compliance and if the AHA would be assessed fines going back to 1995. Executive Director, Troy White explained that no there would be no fines. This resolution as presented allows HUD to move forward and for all towns to comply with the ACC. If the resolution were not to be approved there would be less flexibility under the 1995 document. Again Vice Chairman, Norman stated “then we are not currently in danger of being fined going back to 1995”? Executive Director, Troy White repeated that “no there would be no fines assessed”.

- Motion to approve RESOLUTION 2014-11 as presented.

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

Executive Director, Troy White presented the following resolution to the commissioners:

**Housing Authority of the City of Ansonia**

**RESOLUTION 2014-12**

**RESOLUTION AUTHORIZING THE AWARD OF UP TO (10) PROJECT BASED  
VOUCHERS TO THE HOUSING AUTHORITY OF THE CITY OF ANSONIA**

Executive Director, Troy White explained that the terms of said agreement will be forwarded to Hartford.

- Motion to approve RESOLUTION 2014-12 as presented.

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

\*All Resolutions as presented are on file with their full text with the filing of the minutes of the Ansonia Housing Authority of September 24, 2014.

**Adjournment:**

- Motion to adjourn at 7:12 PM.

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

Respectfully submitted,

*Laura A. Wabno*  
Recording Secretary

\*These minutes are subject to the approval of the Housing Authority of the City of Ansonia at their next scheduled meeting.