

Housing Authority of the City of Ansonia

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

Troy D. White
Executive Director

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

January 5, 2015

Susan M. Forward, Region I Director
U.S. Department of Housing and Urban Development
Office of Fair Housing and Equal Opportunity
Thomas P. O'Neil Jr. Federal Building
10 Causeway Street, Room 321
Boston, MA 02222-1092

Re: Ansonia Housing Authority – First Quarter Report- January 2015
Conciliation Agreement and Voluntary Compliance Agreement
HUD Case Numbers: 01-14-0021-8 and 01-14-0021-6

Dear Ms. Forward:

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

Administrative

The Housing Authority has engaged A Different Perspective to provide a preliminary assessment of the residents of Riverside Apartments for potential employment opportunities in the construction trades related to proposed future work at the site. A Different Perspective is a Faith-based 501 C3 non-profit human services and education organization. The Agency operates in four core service areas: Advocacy, Public Policy, Services and Education. As a Faith-based agency, A Different Perspective does not require a person to be engaged in any religious persuasion to receive service. Ms. Simone A. Mason is the Founder and CEO of the agency. The following areas will be covered:

- Community Engagement Meetings
- Discuss Employment Opportunities



Susan M. Forward, Region I Director
Office of Fair Housing and Equal Opportunity
U.S. Department of Housing and Urban Development
January 5, 2015
Page 2

- Evaluate Skill Sets and Training Needs
- Development of a preliminary assessment

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

The Housing Authority continues to utilize its website as another means to communicate to the community and residents of Riverside Apartments. All programs are listed on the website including updates on Riverside Apartments Redevelopment on the home page. Additionally, the quarterly fair housing required reports are posted on the website. The website can be accessed at www.ansoniahousing.com. (See attachment 1 screen shot of website).

Redevelopment Activity

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

The 9% tax credit application was submitted to the Connecticut Housing Finance Authority (CHFA) on the afternoon of November 3, 2014 to aid in the financing of the project.

TAG Associates, Tise Design and Housing Authority staff worked to provide additional information and clarity to the November 25, 2014 deficiency letter sent from CHFA in regards to the 9% tax credit application submitted November 3, 2014. The items in the letter are curable and the deadline to response back to CHFA was December 16, 2014 by 4:00 p.m. This deadline was met and all materials were uploaded. (See attachment 2 email).

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

Demolition / Disposition Application (Northside)

Staff and TAG Associates have provided additional information and spoken to the assigned reviewer from HUD's Special Application Center (SAC) to address a few requested forms and provide clarity to some of the narrative in the demolition / disposition application.

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

Revised Pro forma (Sources)

Revised draft permanent sources in the budget are:

9% Tax Credit Equity \$15,998,400



Susan M. Forward, Region I Director
Office of Fair Housing and Equal Opportunity
U.S. Department of Housing and Urban Development
January 5, 2015
Page 3

DOH	2,480,318
Conventional Permanent Debt	806,647
State/City of Ansonia	1,324,508
FHLB Boston AHP – Direct Subsidy	500,000
Deferred Developer Fee	245,383
Total	\$21,355,256

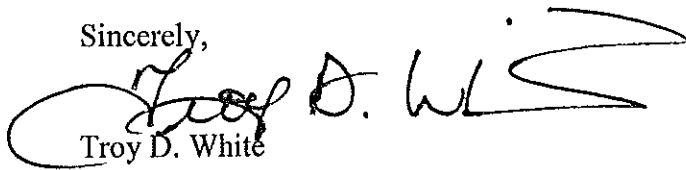
(In compliance with section F, Affirmative Relief, number 6)

Over the next 120 days the following activities for the Riverside Apartments redevelopment will occur:

- Issue RFP to develop an Affirmative Fair Housing Marketing Plan inclusive of New Haven County.
- Issue RFP for Property Management Agent / Tax Credit Compliance Consultant
- Issue RFP for Development Partner
- Issue RFP for Housing Counseling Services
- Issue RFP for Moving Services
- Start Project Based Voucher process
- Apply for Tenant Protection Vouchers for relocation
- Development of entity(s) for redevelopment purposes
- Apply for site plan approval to the City of Ansonia's Planning and Zoning Commission
- Develop demolition specifications / procurement package for environmental remediation and demolition
- Start bid process for environmental remediation contractor
- Start bid process for a demolition contractor

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

Sincerely,


Troy D. White
Executive Director



Attachment 1



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

HISTORY OF THE HOUSING AUTHORITY OF THE CITY OF ANSONIA

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

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

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

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

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

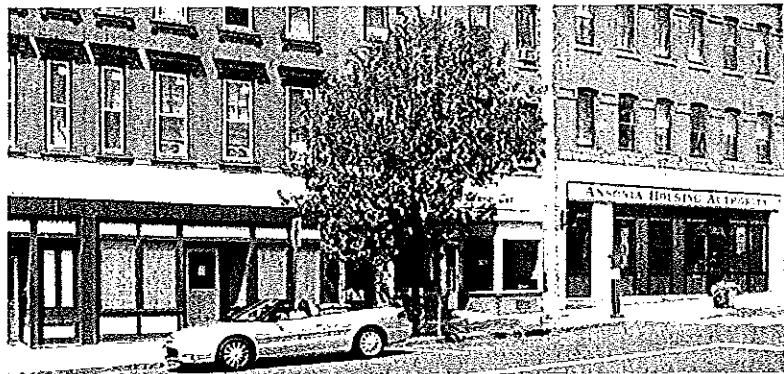
In 2004 a physical needs assessment of Riverside Apartments was conducted to evaluate existing conditions of the buildings, which were showing signs of physical distress. Based on the estimates for the rehabilitation of the buildings, the buildings were deemed physically obsolete.

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

[Riverside Redevelopment](#)

[Riverside Quarterly Reports](#)

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



Designed and hosted by [PHA-Web](#). Copyright © 2014. All Rights Reserved.

Attachment 2

Troy White

From: Swiconek, Margaret <margaret.swiconek@chfa.org>
Sent: Wednesday, December 17, 2014 5:11 PM
To: pgalvin511@aol.com; Troy White; Klesseck, Sharon
Subject: Deficiency Response Complete - Riverside Apartments - CHFA # 14-074-T9

Dear Mr. Galvin,

This email is confirmation that CHFA has received the deficiency response documents you submitted to the BizNet site.

Thank you and have a great holiday!

Peg

From: pgalvin511@aol.com [mailto:pgalvin511@aol.com]
Sent: Tuesday, December 16, 2014 3:21 PM
To: Swiconek, Margaret; twhite@ansoniahousing.com; Klesseck, Sharon
Subject: Deficiency Response Complete

Peg,

Per our phone conversation, I am writing to confirm we just submitted our response through the Biznet portal for the 9% LIHTC deficiency response based on the letter of 11/25/14 for the Riverside Apartments application submitted by the Ansonia Housing Authority.

If we receive an email from Biznet, we will forward that on to you as well. Thank you for your assistance.

Paul Galvin
TAG Associates
781-551-8801 x20

-----Original Message-----

From: Swiconek, Margaret <margaret.swiconek@chfa.org>
To: twhite <twhite@ansoniahousing.com>; pgalvin511 <pgalvin511@aol.com>
Sent: Tue, Dec 9, 2014 4:47 pm
Subject: Riverside Apartments - CHFA # 14-074-T9 - Question Re: Deficiency Response

Good afternoon,

Have you completed uploading your response to BizNet regarding the deficiency letter sent to you on November 25, 2014 regarding the 9% Low-Income Housing Tax Credit Application?

If your answer is **YES**, please send an email to **both** sharon.klesseck@chfa.org and margaret.swiconek@chfa.org notifying CHFA that this task is complete. This can be accomplished by forwarding the email which BizNet sends to you indicating your documents have been successfully uploaded to the site.

Please put the words "Deficiency Response Complete" in the Subject Line of the email. Thank you!

Sincerely,

Sharon and Peg

Margaret (Peg) Swiconek
Program Assistant
MultiFamily Housing Development Dept.
Connecticut Housing Finance Authority - CHFA
Phone: 860-571-4349
FAX: 860-257-7955
Email: Margaret.Swiconek@chfa.org



Member of the Connecticut State Agency

Please consider not printing this email to help preserve the trees on our planet! Thank you!