

# Housing Authority of the City of Ansonia

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

Carol L. Mobilio  
Interim Executive Director  
  
36 Main Street  
Ansonia, CT 06401  
Phone: (203) 736-8888  
(TDD/TYY): 1-800-842-9710  
FAX: (203) 736-8833

FEDERAL EXPRESS

June 30, 2017

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

RE: Ansonia Housing Authority Second Quarter Report 2017  
Conciliation Agreement and Voluntary Compliance Agreement  
HUD Case Numbers: 01-14-0021-08 and 01-14-0021-06

Dear Ms. Forward:

As per the terms of the Conciliation Agreement and Voluntary Compliance Agreement, HUD Case Numbers: 01-14-0021-08 and 01-14-0021-06, this report and attachments shall serve as the Ansonia Housing Authority's quarterly report for the 2<sup>nd</sup> quarter, April 2017 to June 2017. Below are the areas of progress made as per the agreement.

## **Administrative**

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

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

Susan M. Forward, Region I Director  
Office of Fair Housing and Equal Opportunity  
U.S. Department of Housing and Urban Development  
June 30, 2017  
Page 2

### **Redevelopment of the Subject Property**

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

The Housing Authority has obtained approval for a pre-development loan from the State of Connecticut Department of Housing (DOH) in the amount of \$225,000 to cover some initial pre-development expenses for the redevelopment of Riverside Apartments. The application was approved by DOH on November 20, 2015. It is anticipated that Karen Santana of DOH will be providing the loan documents to the Housing Authority to be reviewed and executed for the funds to be released.

The Board of Commissioners approved the selection of The NHP Foundation as the development partner and HallKeen Management as the initial property manager of the revitalized site of Riverside Apartments Redevelopment at its October 28, 2015 Board Meeting.

On January 13, 2017 a Memorandum of Understanding (MOU) between the Housing Authority, who will be acting through an affiliate/instrumentality (as co-developer and Administrative General Partner Member) and The NHP Foundation (acting as Developer and Managing General Partner) was executed for the development of replacement affordable housing development of no less than 54 units of multi-family rental housing.

On January 30, 2017 there was a meeting with the Housing Authority and The NHP Foundation to review the competitive scoring assessment of CHFA 9% Low Income Housing Tax Credits by category, evaluate the key commitments and resources needed to achieve winning scoring, and discuss the next steps.

The First Amendment to the Memorandum of Understanding between the Housing Authority and The NHP Foundation for an additional one hundred twenty (120) days is anticipated to negotiate the Development Agreement.

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

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

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

Susan M. Forward, Region I Director  
Office of Fair Housing and Equal Opportunity  
U.S. Department of Housing and Urban Development  
June 30, 2017  
Page 3

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

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

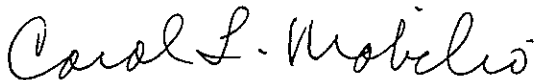
The Ansonia Housing Authority also selected Payne Environmental to oversee the Abatement and Environmental Services.

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

The Ansonia Housing Authority continues to make positive progress towards the re-development of Riverside Apartments in compliance with the Conciliation Agreement and Voluntary Compliance Agreement during the 2<sup>nd</sup> quarter of 2017. The two primary provisions that remain open are (G1) redevelopment of the site and (G5) completion of construction of the first dwelling unit on the site within three (3) years from the effective date of the agreement based on receiving funding for affordable housing redevelopment.

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

Sincerely,



Carol L. Mobilio  
Interim Executive Director





# MEETING MINUTES

## RIVERSIDE APARTMENTS DEMOLITION – PHASE II

Ansonia Housing Authority, Owner  
 Tise Design Associates, Architect  
 VASE Management, Construction Manager

<b>PROJECT:</b>	Riverside Apartments Demolition – Phase II	<b>MEETING DATE:</b>	04/03/17
<b>LOCATION:</b>	106-165 Olsen Drive, Ansonia, CT	<b>PROJECT #:</b>	05.0045516.00
<b>SUBJECT:</b>	Pre-Construction Meeting	<b>PAGE:</b>	1 of 6
<b>START TIME:</b>	11:05 AM	<b>FINISH TIME:</b>	11:35 AM
<b>DELIVERED BY:</b>	<input type="checkbox"/> At Meeting <input type="checkbox"/> Mail <input type="checkbox"/> Messenger <input type="checkbox"/> Pick-up <input type="checkbox"/> Facsimile <input checked="" type="checkbox"/> Email		
			<b>DATE ISSUED:</b> 04/24/2017

### Attendees

F. Name	L. Name	Organization	Position	Email	Telephone	<input checked="" type="checkbox"/>
Robert	Henderson	Ansonia Housing	Interim Executive Director	rhenderson@ansoniahousing.com	203-627-7085	<input checked="" type="checkbox"/>
Lisa	Thompson	Ansonia Housing	Executive Assistant	lthompson@ansoniahousing.com	203-736-8888 x321	<input checked="" type="checkbox"/>
Vincencia	Adusei	VASE Management	Construction Manager	vee@vasemanagement.com	203-332-7366/520-1544	
Robert	Sickeler	VASE Management	Construction Manager	robert@vasemanagement.com	203-332-7366/299-7682	<input checked="" type="checkbox"/>
Shiutong	Wong	Tise Design	Architect	stw@tisedesign.com	617-285-1819	<input checked="" type="checkbox"/>
Antonio	DiCamillo	Stantec	Civil Engineer	antonio.dicamillo@stantec.com	203-495-1645	<input checked="" type="checkbox"/>
Kevin	Horrigan	Standard Demolition	Project Manager	khorrigan@demolitionservices.com	203-554-1797	<input checked="" type="checkbox"/>
Lawrence	Kurt	Standard Demolition	Health & Safety Director	lkurt@demolitionservices.com	203-554-2231	
Neil	Payne	Payne Environmental	President	npayne@paynecorp.com	203-627-8303	<input checked="" type="checkbox"/>
Stephen	Goldblum	Standard Demolition	President	sgoldblum@demolitionservices.com	203-380-8300	
Stephen	Hicks	Standard Demolition	VP. Project Management	shicks@demolitionservices.com	203-456-2934/947-4740	
S.	Patrakij	Standard Demolition	Engineer	estimators@demolitionservices.com	203-380-8300	
James	Sheehy	Ansonia Housing	Attorney	Sheehy.n.dillon@snet.net	203-734-2591	<input checked="" type="checkbox"/>
Matt	Kozok	Standard Demolition	Assistant Project Manager	mkozak@demolitionservices.com	203-554-1937	
Nawar	Najjar	VASE Management	Assistant Project Manager	nawar@vaseconstruction.com	203-332-7366	
Stefano	Gaiamo	Ansonia Housing	IT	sgaiamo@rtct.net	203-305-7373	
Bill	Nimons	Ansonia Housing	Consultant	wnimons@gmail.com	203-231-4807	
Carol	Mobilio	Ansonia Housing		CMobilio@ansoniahousing.com	203-736-8888 X309	<input checked="" type="checkbox"/>
Julio	Sanchez	Standard Demolition	Forman	jsanchez@demolitionservices.com	203-218-2109	
David	Cassetti	City of Ansonia	Mayor	dcassetti@soniact.org	(203) 736-5900	
Shelia	O'Malley	City of Ansonia	Mayor's Office	somalley@soniact.org	(203) 736-5900	
John	Marini	City of Ansonia	City Attorney	jmarini@bmdlaw.com	(203)-751-2854	
Rich	Dziekan	City of Ansonia	Mayor's Office	rdziekan@soniact.org	(203) 736-5963	
Jim	Prestiano	City of Ansonia	Commissioner	wiresguy@hotmail.com	(203)-305-0832	

ITEM #	ITEM DESCRIPTION	ACTION / FOLLOW-UP
2	<b>Schedule --</b> The remaining items were reviewed (SDS Punch List). Close out is now scheduled for the end of the month. Copy of list is attached	SD - 3/27
5	<b>Requisitions --</b> The latest pencil req. dated 3-31-17 was reviewed and approved. This req. will be emailed to Architect for review. Future req.'s will be emailed for review.	SD
65	<b>Special Testing</b> All test results have been posted to the Dropbox.	VASE
82	<b>Surveyor --</b> Tise to forward CAD drawing to SDS	TISE
88	02-27-17 - PE wants the top soil and clean fill to be resubmitted indicating where it is coming from. This needs to be recent test info.	SD
93	<b>Punch List</b> SD submitted a punch list of items remaining for them to complete. Tise to submit a punch list	SD 4/3 Tise 4/7
94	<b>Close Out</b> Some of the close out items were discussed: <ul style="list-style-type: none"> <li>• Asbestos Closeout documentation.</li> <li>• As built survey.</li> <li>• Close out book.</li> </ul>	SD
<b>NEW BUSINESS</b>		
95	Erosion control to stay in place till grass is established	SD 4/3
96	Put hay bales around drains and clean out before leaving site when completed	SD 4/3
97	Fix Rip in fence material and ty secure	SD 4/3

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AHA/ TISE/ VASE will rely on these notes as approved record of matters discussed and conclusions reached during this meeting unless written notice to

Last Meeting.

The following to be reviewed at next meeting

Project Summary

<b>RIVERSIDE APARTMENTS DEMOLITION: PHASE II</b>		<b>2. Project Number: 05.0045516.00</b>		<b>3. Total Number of Phases in Project: II</b>	
<b>4. Project Address: 106-165 Olsen Drive, Ansonia, CT</b>		<b>5. Phase #: 2</b>		<b>6. Total Dwelling Units for Project: 7</b>	
<b>7. GC Contract Amount: \$XX.XX</b>		<b>8. Total Dwelling Units this Phase: 1</b>		<b>Projected Completion Date: 03/17/2017</b>	
<b>9. Project Architect: TISE Design</b>		<b>10. Construction Manager: VASE Management</b>			
<b>General Contractor/Developer: Standard Demolition Services</b>			<b>Work Description: Demolition</b>		<b>Contract Starting: 8/1/2016</b>
<b>Contract Completion: 2/3/2017 Extended to 3-17-17</b>			<b>Change Order Amount: -\$1,700</b>		
<b>Subcontractors (List Each Below):</b>	<b>Category of Work</b>	<b>Contract Amount</b>	<b>Type</b>	<b>Starting Date</b>	<b>Completion Date</b>
All State Silt Fencing, LLC	Silt Fence	\$6,242.75	WBE	9/1/2016	9/1/2016
Rose Construction Company LLC		\$21,600.00	WBE, MBE	1/11/17	2/3/17
Select Fence & Tiles, LLC	Chain Link Fence	\$48,642.00	WBE, SEC 3	8/26/2016	10/10/2016
A. Vets Demo, LLC	Selective Demo	\$187,000.00	MBE	9/6/2016	12/15/2016
TLC Services, LLC	ACM Abatement	\$31,000.00	MBE, SEC 3	9/5/2016	Still on Site

**Progress: Work completed for the entire phase for the particular line item.**

Item #	Opened	Closed	Description	% Complete
11	8/1/2016		General Conditions	90%
2	8/1/2016		Mobilization	100%
3	8/1/2016	8/30/2016	Insurance	100%
4	8/1/2016	8/30/2016	Bond	100%
5	8/1/2016		Demo Permits	100%
6	8/1/2016		Chain Link Fence	100%
7	8/1/2016		Utility Disconnects	100%
8	8/1/2016	8/30/2016	Site Trailer	100%
9	8/1/2016		Security Camera Removal	100%
10	8/1/2016		Erosion Control	100%
11	8/1/2016		ACM BLD 2	100%
12	8/1/2016		ACM BLD 3	100%
13	8/1/2016		ACM BLD 4	100%
14	8/1/2016		ACM BLD 5	100%
15	8/1/2016		ACM Community Center	100%
16	8/1/2016		ACM Disposal	100%
17	8/1/2016		Site Demo and Excavation *Sidewalk	100%
18	8/1/2016		Demolition BLD 2	100%
19	8/1/2016		Demolition BLD 3	100%
20	8/1/2016		Demolition BLD 4	100%
21	8/1/2016		Demolition BLD 5	100%
22	8/1/2016		Demolition Boiler House	100%
23	8/1/2016		Demolition Community Center	100%
24	8/1/2016		Demo Debris Disposal	100%
25	8/1/2016		Concrete Crushing	100%
26	8/1/2016		Backfill/Topsoil	65%
27	8/1/2016		Hydro seed	0%
28	8/1/2016		5 Mowing	0%
29	8/1/2016		Site Surveyors	0%

Remaining Items:

**Standard Demolition Services, Inc.**

DEMOLITION CONTRACTORS

TEL (203) 380-8300  
 FAX (203) 380-8944  
 30 Nutmeg Drive  
 Trumbull, CT 06611

Date: April 3<sup>rd</sup>, 2017  
 Project: Riverside Apartment Demolition – Phase II  
 Olson Drive  
 Ansonia, CT 06401  
 RE: Punch List

ITEM#	DESCRIPTION	COMMENTS
1	Roll Northwest Corner of Main Site	To be completed when site dries out, but before topsoil is spread.
2	Topsoil Main Site	Scheduled for April 17 <sup>th</sup> , 2017. April 15 <sup>th</sup> is the start of planting season.
3	Topsoil Community Center	Scheduled for April 17 <sup>th</sup> , 2017. April 15 <sup>th</sup> is the start of planting season.
4	Hydro-Seed Main Site	To be completed April 24 <sup>th</sup> after topsoil is spread.
5	Hydro-Seed Community Center	To be completed April 24 <sup>th</sup> after topsoil is spread.
6	As-Build Drawing	To be completed after hydro-seeding is complete.
7	Close Out	

Submittal Logs:

Item #	Description.	Opened	Date Submitted	Date Approved	% Complete
00700	W-9	8/1/16	7/29/16	9/12/16	100%
01043	Abatement, Work Plan, Pressure System, etc.	8/1/16	8/17/16	8/31/16	100%
01290	SOV	8/1/16	8/9/16	8/24/16	100%
01500	Site Plan	8/1/16	8/16/16	8/24/16	100%
01524	Waste Mgmt. Plan	8/1/16	9/21/16	10/12/16	100%
01526	Containment Materials	8/1/16	8/30/16	9/19/16	100%
01560	AHERA Accreditations, License, etc.	8/1/16	8/30/16	9/19/16	100%
01562	Respiratory Protection	8/1/16	8/11/16	9/19/16	100%
01563	Decontamination Units	8/1/16	8/11/16	9/19/16	100%
02081 A	Asbestos Work Plan, Abatement/ other, Pressure System	8/1/16	8/11/16	9/19/16	100%
02081 B	Demo staging area	11/7/16	11/8/16	11/8/16	100%
02081 C	Roof staging	11/21/16	11/22/16	11/22/16	100%
02086	Waste Mgmt.	8/1/16	8/30/16	9/19/16	100%
02110	Soil Management	9/19/16	10/19/16	11/01/16	100%
02220	Demo Plan	8/1/16	9/19/16	10/11/16	100%
02300	Excavation, Fill Material	8/1/16	1/6/17	01/18/17	100%
02821	Fence	8/1/16	8/22/16	8/23/16	100%
01770	Pest Control inspection	8/1/16	10/12/16	10/25/16	100%
02920	Topsoil	8/1/16	10/7/16	10/27/16	100%
02930	Seed/ Lawn	8/1/16	10/12/16	10/18/16	100%
01730	Land Surveyor	8/1/16	3-6-17		100%
00600	Wage certification, Sec 3, M/WBE, Affirmative Action Plan	8/1/16	on going	on going	on going
01310	Subcontractor List	8/1/16	on going	on going	on going
01320	Construction Schedule and Report	8/1/16	on going	on going	on going
01770	Incomplete items, Cert. of Release, Inspection Report, etc.	8/1/16	on going	on going	on going



**Change Order Proposal:**

CO #	Company	Date of Change	Received	Description/ Status	Cost Estimate	Date Signed / Approved
1	Standard Demolition	8-30-16	9/5/16	Credit Trailer	(\$1,700)	9/26/16
2	Standard Demolition	12-05-16	12/12/16	Credit security camera removal	(\$2,500)	1-03-17
3	Standard Demolition	12-05-16	12/12/16	Remove signage	\$2,500	1-03-17
4	Standard Demolition	2-10-17	2-13-17	Removal of additional ACM	\$34,4775	4-11-17