

BETHEL HOUSING AUTHORITY

PUBLIC HEARING

March 9, 2011  
8:00 P.M.

Chairman Timothy Beeble read the call of the hearing as published in the Danbury News Times on February 24, 2011 and March 5, 2011.

Pursuant to Conn. Gen. Stat. 8-44(a)(4), the Housing Authority of the Town of Bethel will hold a public hearing on Wednesday, March 9, 2011 at 8:00 p.m. at 25 Reynolds Ridge, Bethel, Connecticut, concerning the acquisition of Phineas Park, 5-7 Main Street, Bethel, Connecticut for use as a housing project. Information is on file with the Housing Authority of the Town of Bethel in its administrative offices located at 25 Reynolds Ridge, Bethel, Connecticut. Contact: Jane Hall. Signed: Elaine Budd, Secretary

Chairman Beeble introduced the Housing Authority Commissioners and Executive Director. He noted that the Housing Authority was established 30 years ago by the Town of Bethel. Commissioners are appointed by the Board of Selectman for five year terms. The Housing Authority constructed elderly housing at the Reynolds Ridge site. The available affordable housing in Bethel also includes Bishop Curtis Homes plus congregate program there; 25 units at the Phineas Park apartments; as well as provisions in the zoning regulations. Phineas Park was constructed by the Nolan brothers in 1984 under the USDA Farmers Home Program through a limited partnership, Phineas Park Apartments LP. The complex contains 2.5 story buildings with 25 apartments on an acre of property in the downtown. There are 14 one-bedroom and 11 two-bedroom units. It provides affordable rental housing for individuals and small families. Nolan has managed the property for 25 years under the federal guidelines. They have sought federal approval of a sale of the property for the past 5 years. Rural Development (RD) requires that the owners first offer the property for sale to the Authority. Sale to the Authority assures availability of this affordable housing for Bethel into the future. Sale provides a degree of control to the Town via the Authority.

At this time 24 apartments are occupied, one vacancy with a waiting list of 40 prospective tenants. Bethel property taxes of \$33,000. The appraised value is \$2,380,000. Bank appraisal was in excess of \$2,400,000. The sale price of \$2,380,000 and closing costs of 2% is less than \$100,000 per apartment.

The Authority hired Marx Okubo Architects to inspect the property and prepare a capital needs analysis. RD required the Sellers to update their capital needs assessment.

RECEIVED

2011 MAR 14 A 10:00

TOWN OF BETHEL  
TOWN CLERK

-2

Upon sale of the property, sellers will transfer reserve accounts and security deposit accounts to the Authority. The Authority will hire the current management to continue managing the property for up to three years and train Authority in RD operating and reporting requirements.

Funds for this site will be segregated from Reynolds Ridge accounts.

Richard Straiton, Codfish Hill, Bethel asked if the complex would still operate as it is now.

Robert Crinc, Old Hawleyville Road, Bethel felt that this purchase should be approved by the Commissioner of Economic Development as per state statutes. Also, two notice of publications are required. He asked if the rent schedule and eligibility were approved by DECD and was it restricted to 62 or older. Was there an inspection report on file? Who controls the checkbook- the Management company or the Housing Authority. Could this have been offered for sale as individual units? Other persons may have been interested.

Robert Burke, Greenwood Avenue, Bethel asked if an environmental impact study and Engineered hydrolytic study had been done. Was there any damage from yesterday's storm?

Sharon Straiton, Codfish Hill Road, remarked that Nolan has run an excellent complex and has an excellent reputation in the housing industry.

Beth Cavagna, Old Hawleyville Road, remarked that that for 27 years Phineas Park has been an asset to the Town. Affordable housing for a diversity of ages is needed. She applauded the Housing Authority for purchasing this. Reynolds Ridge has been an asset to the Town for people over 62.

Attorney Peter Olson, Chestnut Street, Bethel. Capital needs studies have been done by Marc/Okubo for the Housing Authority and Morningstar Services LLC for Nolan Enterprises. All information is in file in the office of the Housing Authority. All necessary requirements of USDA-RD will be met. USDA requires that the seller offer the property to the Housing Authority based on the appraisal. It will be managed as rental units. The Housing Authority will cosign checks with the Management Company. Environmental study was conducted. The public notice was published twice as required. The Housing Authority will be adhering to all USDA-RD regulations.

Mark Nolan, Nolan Enterprises. Phineas Park sustained water damage in the storm yesterday. A light pole was knocked down and blacktop was damaged. Carpets need to be replaced in four Units. By 4 PM the next day, the site had been washed down and the damaged carpets removed And in the process of being replaced. He was very appreciative of the great support of the Bethel Fire Department, Public Works, and Planning & Zoning offices for their assist to all.

Public hearing closed at 8:40 p.m.  
Respectfully submitted,

Jane E. Hall  
Recording Secretary

