



U.S. Department of Housing and Urban Development

Office of the Regional Administrator
Thomas P. O'Neil Jr. Federal Building
10 Causeway Street – Room 301
Boston, MA 02222-1092
(617) 994-8223
(617) 565-6558 Fax

Paul Bass
New Haven Independent
pauljbass@gmail.com

RE: Freedom of Information Act Request
FOIA Control No.: 15-FI-RO1-02024

Dear Mr. Bass:

This letter is in response to your Freedom of Information Act (FOIA) request dated September 2, 2015. In that request, you asked for a copy of the Notice of Default issued to Northland Investment Corporation.

When responding to a FOIA request, HUD searches for responsive documents existing up to the date the request was received in the proper office.

Your request is granted in part. Enclosed are the releasable portions of the requested document. There is no charge for this document. We are withholding an individual's personal privacy information via redacted release of the document under FOIA Exemption 6. Under this exemption, we are withholding information that would constitute an unwarranted invasion of personal privacy. The interests of the general public in reviewing these portions of government documents do not outweigh the individual's rights to privacy.

For your information, your FOIA request, including your identity and the information made available, is releasable to the public under subsequent FOIA requests. In responding to these requests, the Department does not release personal privacy information such as home address, telephone number, or social security number, all of which are protected from disclosure under FOIA Exemption 6.

You may appeal this determination within 30 federal business days from the date of this letter. Your appeal should include copies of your original request and this response, as well as a discussion of the reason(s) supporting the appeal. The envelope should be plainly marked to indicate that it contains a Freedom of Information Act request for appeal. If you should decide to appeal, please send your appeal to

Department of Housing and Urban Development
FOIA Appeals
Senior Counsel, Office of General Counsel
Portals Building – Suite 200
1250 Maryland Avenue, SW
Washington, D.C. 20024

Sincerely,

nancy smith greer/for

Kristine Foye
FOIA Officer



CERTIFIED MAIL – RETURN RECEIPT REQUESTED

Church Street New Haven, LLC
c/o Mr. Steven P. Rosenthal, CEO
Northland Investment Corporation
2150 Washington Street
Newton, MA 02462

AUG 31 2015

SUBJECT: Notice of Default of the Housing Assistance Payments (HAP)
Contract

Church Street South
New Haven, CT
Section 8 HAP Number: CT26E000021
REMS Number: 800003315

Dear Mr. Rosenthal:

This letter constitutes formal notice by Navigate Affordable Housing Partners, Contract Administrator, and the U.S. Department of Housing and Urban Development, that Church Street New Haven, LLC ("Owner"), owner of Church Street South ("Project"), is in default of its Housing Assistance Payments ("HAP Contract"), dated December 29, 1983, renewed thereafter, with the latest renewal effective January 1, 2015. Pursuant to Section 2.5(a) of the original HAP Contract, and Paragraph 7(b) of the January 1, 2015, Renewal Contract, the Owner has agreed to maintain the Project in decent, safe and sanitary condition. This standard is set forth in HUD regulation 24 C.F.R. § 5.703 et al, which provides that HUD housing must be decent, safe, sanitary and in good repair. Each month, as the Owner of this Project, you submit the HUD Form 52670, certifying that "the units for which assistance is billed are decent, safe, sanitary, and occupied or available for occupancy."

On August 5, 2015, the City of New Haven's Livable City Initiative ("City") advised HUD that it had been conducting inspections at the Project and that it had issued a Notice of Violation and a Civil Citation for violation of the provisions of the Residential Rental Business License Ordinance of the City of New Haven ("city code"). The inspections by the City resulted in the issuance of five Condemnation of Premises Notices ("Condemnation Notices"). These Condemnation Notices identified serious physical deficiencies that demonstrate that the Owner is in default of the HAP Contract. The physical conditions of the condemned units included severe mold and water leaks and do not meet the decent, safe, and sanitary requirement for HUD projects. Specifically, the City of New Haven condemned the following units at this project:

Condemnation Notice- 94 Columbus Avenue, Unit 95A. On August 13, 2015, the City of New Haven's Livable City Initiative issued a Condemnation of Premises Notice regarding the physical condition of this unit. The physical condition described severe mold throughout the bedroom, bathroom, and laundry room. Based on the condition of the unit, the City declared the unit a serious hazard to the health and safety of the occupants and condemned it as unfit for human habitation. Exhibit ("Ex.") A.

Condemnation Notice- 34 Cinque Green, Unit 8A Station Court. On August 14, 2015, the City of New Haven's Livable City Initiative issued a Condemnation of Premises Notice regarding the physical condition of this unit. The physical condition described severe mold throughout the unit. Based on the condition of the unit, the City declared the unit a serious hazard to the health and safety of the occupants and condemned it as unfit for human habitation. Ex. B.

Condemnation Notice- 34 Cinque Green, Unit 7A Station Court. On August 14, 2015, the City of New Haven's Livable City Initiative issued a Condemnation of Premises Notice regarding the physical condition of this unit. The physical condition described severe mold throughout the unit. Based on the condition of the unit, the City declared the unit a serious hazard to the health and safety of the occupants and condemned it as unfit for human habitation. Ex. C.

Condemnation Notice- 34 Cinque Green, Unit 12A Christopher Green. On August 19, 2015, the City of New Haven's Livable City Initiative issued a Condemnation of Premises Notice regarding the physical condition of this unit. The physical condition described mold and severe roof leaks throughout the unit. Based on the condition of the unit, the City declared the unit a serious hazard to the health and safety of the occupant and condemned it as unfit for human habitation. Ex. D.

Condemnation Notice- 94 Columbus Avenue, Unit 9A Christopher Green. On August 25, 2015, the City of New Haven's Livable City Initiative issued a Condemnation of Premises Notice regarding the physical condition of this unit. The physical condition described mold throughout the basement, bedroom, bathroom, and laundry room, and in the first floor dining room, kitchen, bathroom, and rear bedroom. Based on the condition of the unit, the City declared the unit a serious hazard to the health and safety of the occupants and condemned it as unfit for human habitation. Ex. E.

Recent reports and photos (including media reports, numerous city code violations and tenant complaints and lawsuits) indicate an alarming rate of deterioration. HUD is gravely concerned about the health and safety of the tenants at this Project. Accordingly, HUD has sought Owner cooperation and agreement to relocate tenants from uninhabitable units while still receiving Section 8 subsidies. In order for HUD to exercise this option, however, Owner agreement and cooperation is necessary. Moreover, HUD is currently scheduling a comprehensive REAC re-inspection for this project. HUD will soon provide you with an inspection date. Please note that the scheduling of this REAC inspection does not preclude HUD from scheduling interim inspections to ensure the health and safety of the residents. You will be notified in advance of these interim inspections. Any related findings and corrective actions will be communicated to you in a separate notice(s). We urge and expect full cooperation from you on both of these matters.

Accordingly, the Owner shall take the following corrective action(s):

- (1) Repair the condemned units within the timeframe required by the City of New Haven, and provide certification to HUD that such units are in decent, safe, and sanitary condition within five days of the completion of that timeframe.
- (2) Within 14 days of this Notice, provide all copies of the City of New Haven Inspections conducted during 2015 and a status of the required repair completion;
- (3) Within 14 days of this Notice, provide a corrective action plan including timing for correction of all of the physical deficiencies identified by the City of New Haven;
- (4) Within 7 days of this Notice, provide a list of all tenants relocated including the relocation dates; and
- (5) Within 7 days of this Notice, provide acknowledgment that the Section 8 funds cannot be vouchered for any units that cannot be occupied because the units are not in decent, safe, and sanitary condition as required by the HAP contract and HUD regulations.

If the Owner fails to take the necessary corrective action, then the Contract Administrator may seek any and all available remedies, provided by the parties' agreement(s), including but not without limitation, the reduction or suspension of housing assistance payments or termination of the HAP Contract, and any other remedies may be taken as provided by the parties' agreement(s) or as otherwise provided by law. HUD may seek any and all sanctions available

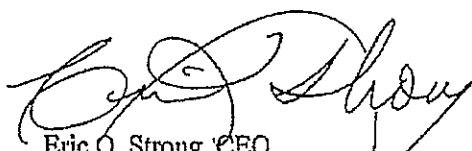
including but not limited to Civil Money Penalties, Limited Denial of Participation, and/or Debarment.

For the reasons described in this Notice, HUD's Office of Multifamily Housing has flagged the Owner and other parties responsible for the subject of this Notice in HUD's Active Partners Performance System (APPS). Such a flag may adversely affect eligibility for participation in HUD programs, under HUD's Previous Participation Certification procedure, by constituting a standard for disapproval.

The Contract Administrator and/or HUD may continue its review of all contractual agreements, statutes, and regulations relating to matters beyond those identified this Notice. If it is determined that there are additional violations or defaults, a subsequent declaration of any such violations or defaults will not affect the requirements set out in this Notice.

If there are any questions concerning this matter, please contact Richard Daugherty, Hartford Multifamily Program Center Director at 860-240-9720.

Sincerely,




Eric Q. Strong, CEO
Navigate Affordable Housing Partners

Contract Administrator

Hub

cc: William M. Thompson
Suzanne Abair
Robert S. Gatof
Lawrence R. Gottesdiener
Christian Burns

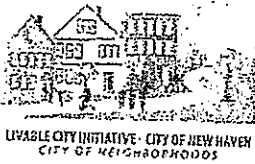
Richard Coote
Wm. M. Hotchkiss Co.
195 Church St, PO Box 801
New Haven, CT 06503
rcoote@wmhotchkiss.com



Joe Crisafulli, Director
U.S. Department of Housing
and Urban
Development
New England Multifamily

EXHIBIT

A



Serena Neal-Sanjurjo
Executive Director

LIVABLE CITY INITIATIVE
165 Church Street, 3rd Floor
New Haven, CT 06510
Phone: (203) 946-7090 Fax: (203) 946-4899



John DeStefano, Jr.
Mayor

August 13, 2015

CERTIFIED MAIL [OR BY MARSHAL OR BY POLICE SERVICE]
RETURN RECEIPT REQUESTED

Receipt # 87058



Instr # 2015-07242

VOL 9316 PG 154
08/14/2015 03:08:01 PM
2 Pages
NOTICE

Michael B. Sman City Clerk

Suzanna Abair, Secretary
Northland Fund II Partners LLC, General partner to
Northland Fund II L.P., Principal to Church Street
New Haven LLC, Owner
6 Millbrook Road
Lexington MA 02420

CONDEMNATION OF PREMISES NOTICE TO OWNER

RE: 94 Columbus Ave # 95A New Haven, CT
Case Number: C- 15-4686
Inspector: Edward Rodriguez

Dear Suzanne Abair,

This notice is to inform you that an inspection of the above premises was performed by this department on Thursday, August 6, 2015. The inspection revealed that the first floor dwelling unit #95A present a serious hazard to the health and safety of the occupants.

The first floor unit at 94 Columbus Avenue #95A has severe mold throughout unit in bedroom, bathroom and laundry room. The unit is not to be occupied until abatement and air test have been completed and re-inspected by this office, Livable City Initiative.

Accordingly, this dwelling unit is hereby condemned as unfit for human habitation under Paragraph 208(c) and 300(f) of The City of New Haven's Housing Code.

It is hereby ordered that no one shall be permitted to reoccupy this dwelling unit, nor remove the posted condemnation notice, without obtaining written permission to do so from this department.



Serena Neal-Sanjurjo
Executive Director

LIVABLE CITY INITIATIVE
165 Church Street, 3rd Floor
New Haven, CT 06510
Phone: (203) 946-7090 Fax: (203) 946-4899



John DeStefano, Jr.
Mayor

Please be advised that pursuant to Section 8-270 of the Connecticut General Statutes, you, as landlord, are liable for any relocation payment made there under by the City, and that the City may place a lien on property owned by you in order to secure repayment.

The City of New Haven's Housing Code Ordinance is available at the City Town Clerk's office, located at 200 Orange Street, or on the MuniCode website at:

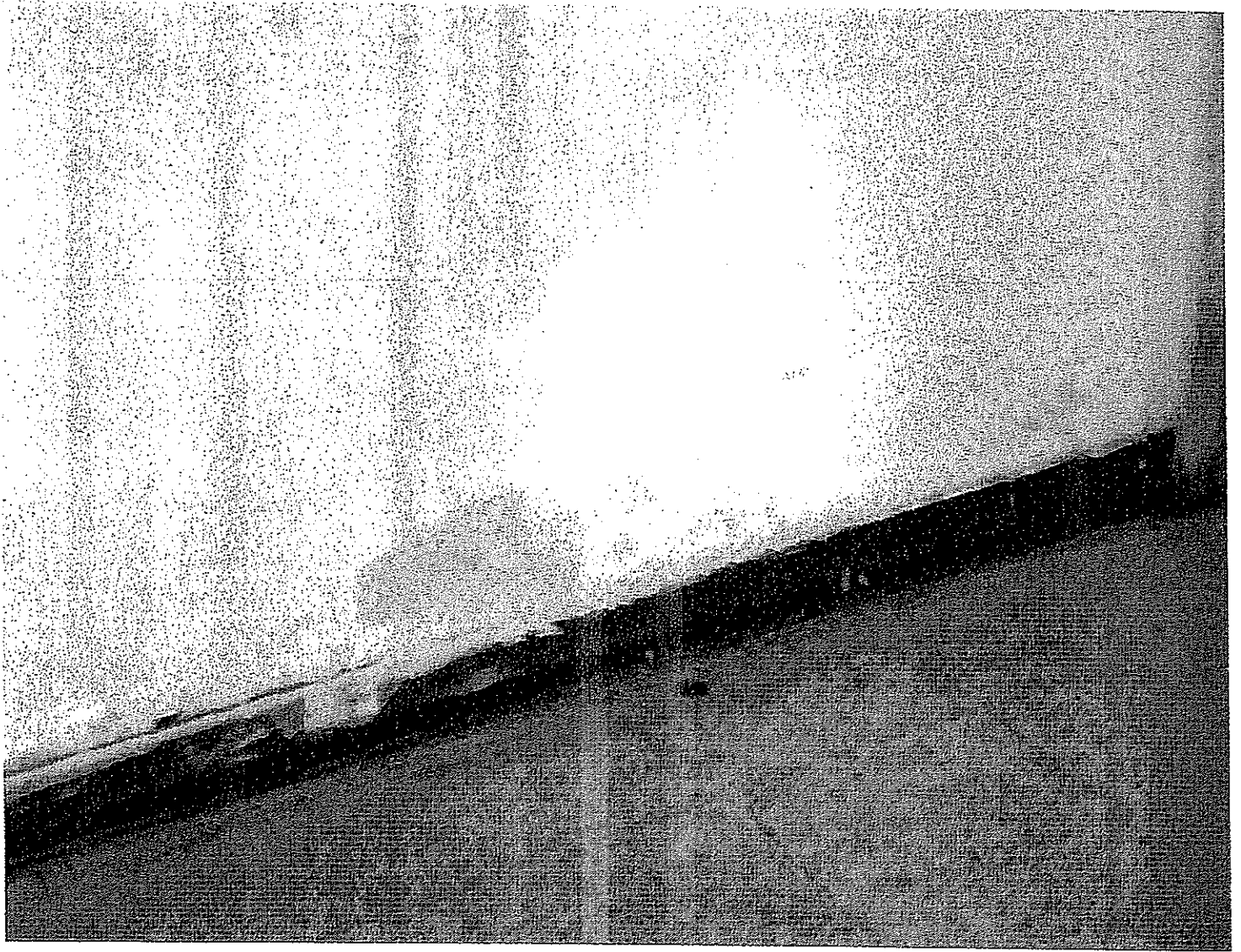
<http://library.municode.com/index.aspx?clientId=14668&stateId=7&stateName=Connecticut>
(Please navigate to Title V to view the housing code)

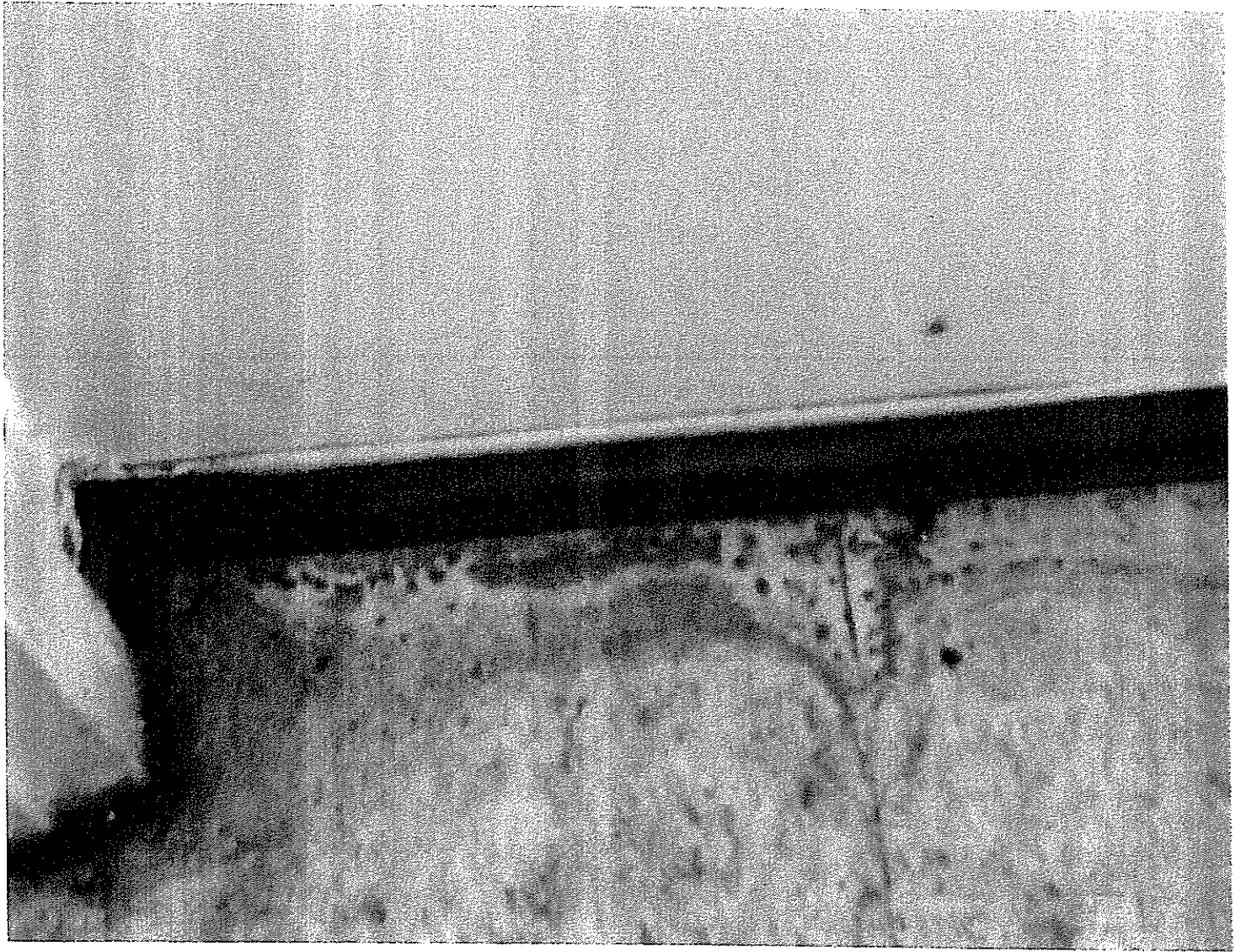
The City of New Haven does not discriminate on the basis of disability in admission to, access to, or operations of programs, services, or activities. Individuals who need an accommodation, publications in alternate formats or who need auxiliary aids for effective communication in programs and services of the City of New Haven can make such requests by calling (203) 946-7833 or TTY/TT (203) 946-8582.

If you have any questions, please feel free to contact Tomas Reyes at the Livable City Initiative, at (203) 946-7090.

Sincerely,

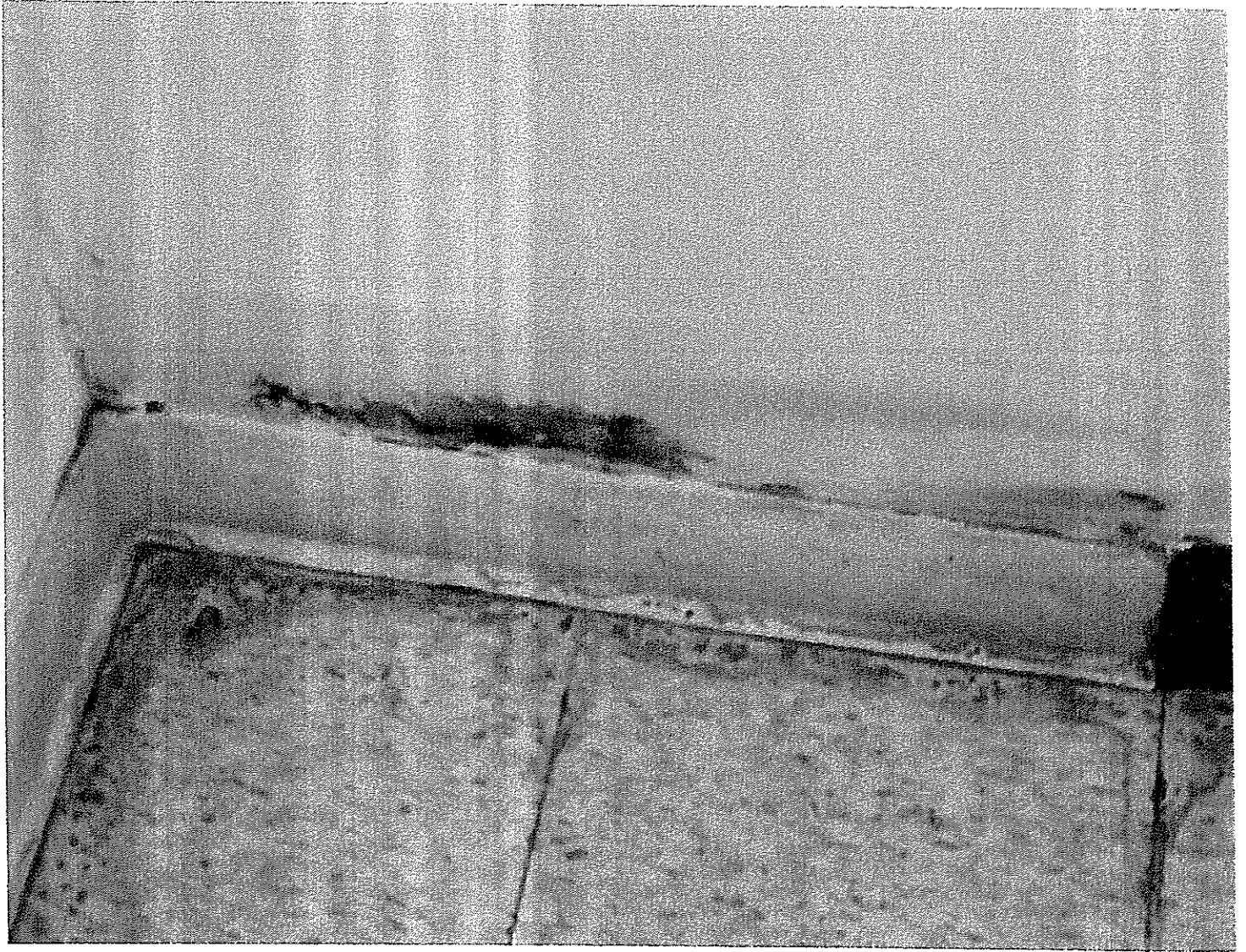
Rafael Ramos
Deputy Director
Housing Code Enforcement/LCI

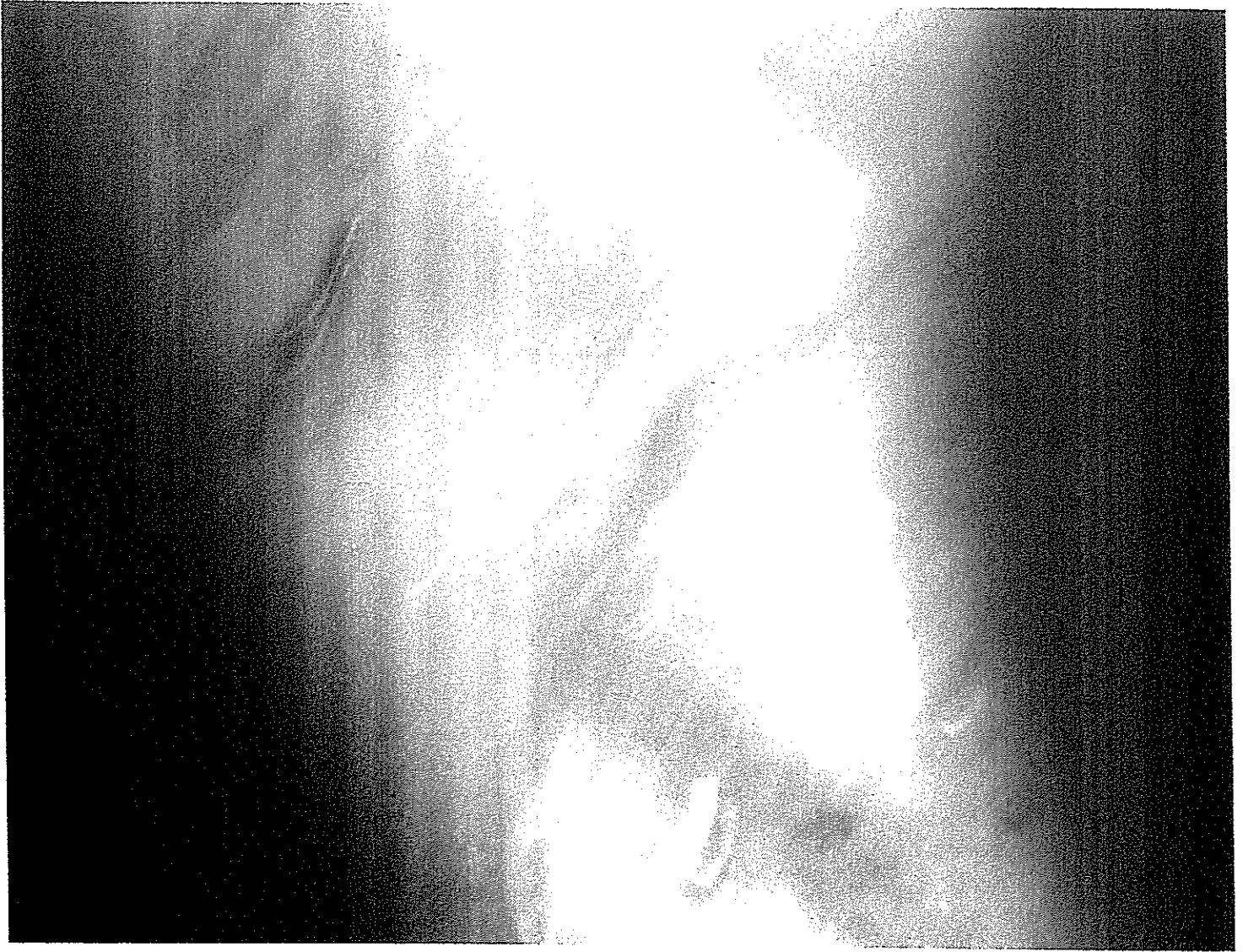


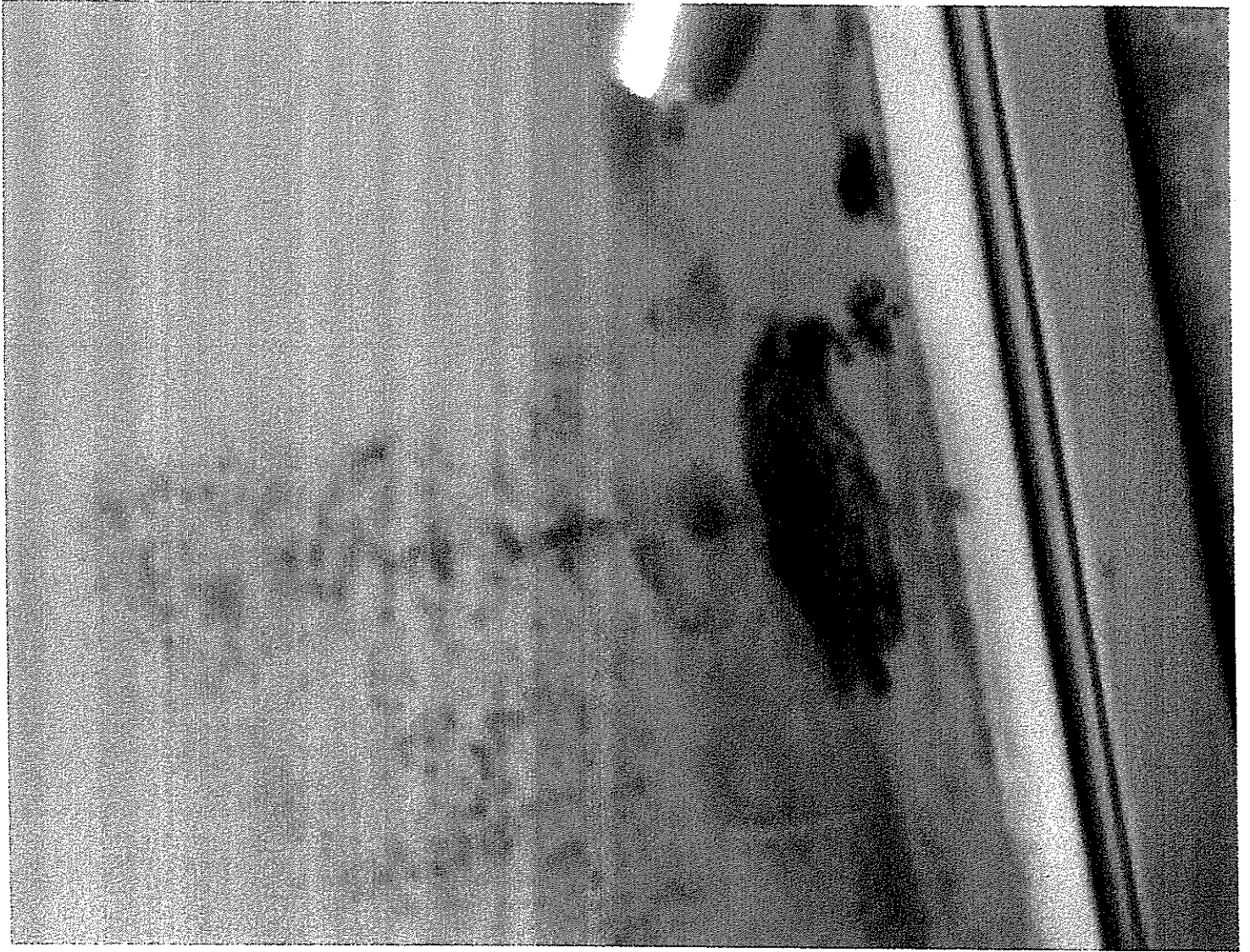












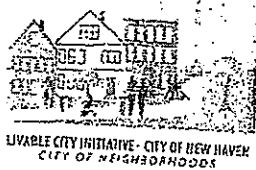






EXHIBIT

B



Serena Neal-Sanjurjo
Executive Director

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165 Church Street, 3rd Floor
New Haven, CT 06510
Phone: (203) 946-7090 Fax: (203) 946-4899



John DeStefano, Jr.
Mayor

August 14, 2015

CERTIFIED MAIL [OR BY MARSHAL OR BY POLICE SERVICE]
RETURN RECEIPT REQUESTED

Receipt # 87068



Instr # 2015-07240

VOL 9316 PG 150
08/14/2015 03:08:00 PM
2 Pages
NOTICE

Michael B. Smart City Clerk

Suzanna Abair, Secretary
Northland Fund II Partners LLC, General partner to
Northland Fund II L.P., Principal to Church Street
New Haven LLC, Owner
6 Millbrook Road
Lexington MA 02420

CONDEMNATION OF PREMISES NOTICE TO OWNER

RE: 34 Cinque Green # 8A Station Ct New Haven, CT
Case Number: C- 15-4635
Inspector: Edward Rodriguez

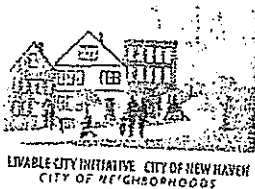
Dear Suzanne Abair,

This notice is to inform you that an inspection of the above premises was performed by this department on Friday, August 14, 2015. The inspection revealed that the first floor dwelling unit #8A present a serious hazard to the health and safety of the occupants.

The first floor unit at 34Cinque Green #8A has severe mold throughout unit. The unit is not to be occupied until abatement and air test have been completed and re-inspected by this office, Livable City Initiative.

Accordingly, this dwelling unit is hereby condemned as unfit for human habitation under Paragraph 208(c) and 300(f) of The City of New Haven's Housing Code.

It is hereby ordered that no one shall be permitted to reoccupy this dwelling unit, nor remove the posted condemnation notice, without obtaining written permission to do so from this department.



Serena Neal-Sanjurjo
Executive Director

LIVABLE CITY INITIATIVE
165 Church Street, 3rd Floor
New Haven, CT 06510
Phone: (203) 946-7090 Fax: (203) 946-4899



John DeStefano, Jr.
Mayor

Under Section 8-267 et seq. of the Connecticut General Statutes, certain tenants who are displaced as a direct result of code enforcement activities are eligible for relocation assistance provided by the City. Please be advised that pursuant to Section 8-270 of the Connecticut General Statutes, you, as landlord, are liable for any relocation payment made there under by the City, and that the City may place a lien on property owned by you in order to secure repayment.

The City of New Haven's Housing Code Ordinance is available at the City Town Clerk's office, located at 200 Orange Street, or on the MuniCode website at:

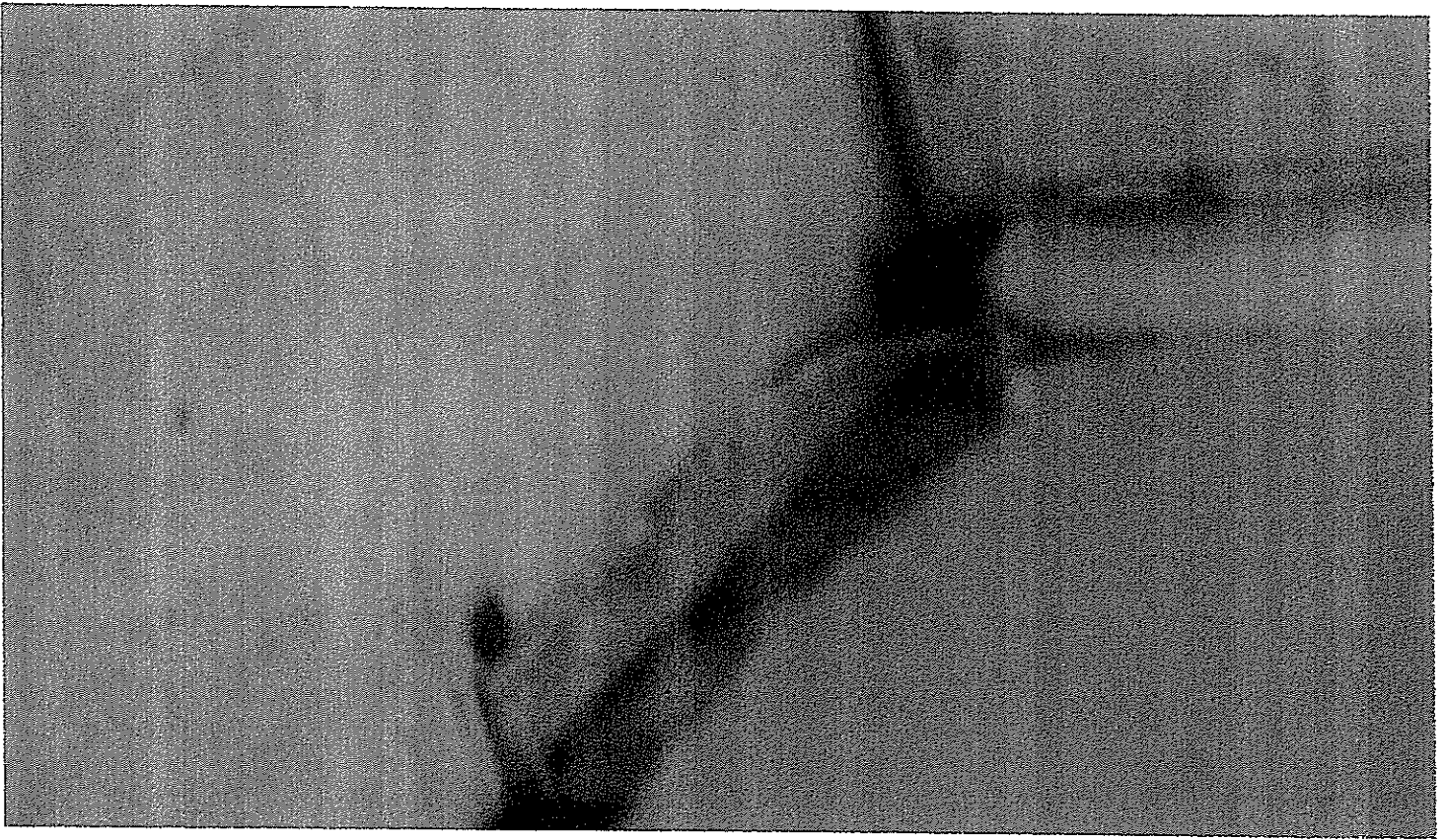
<http://library.municode.com/index.aspx?clientId=14668&stateId=7&stateName=Connecticut>
(Please navigate to Title V to view the housing code)

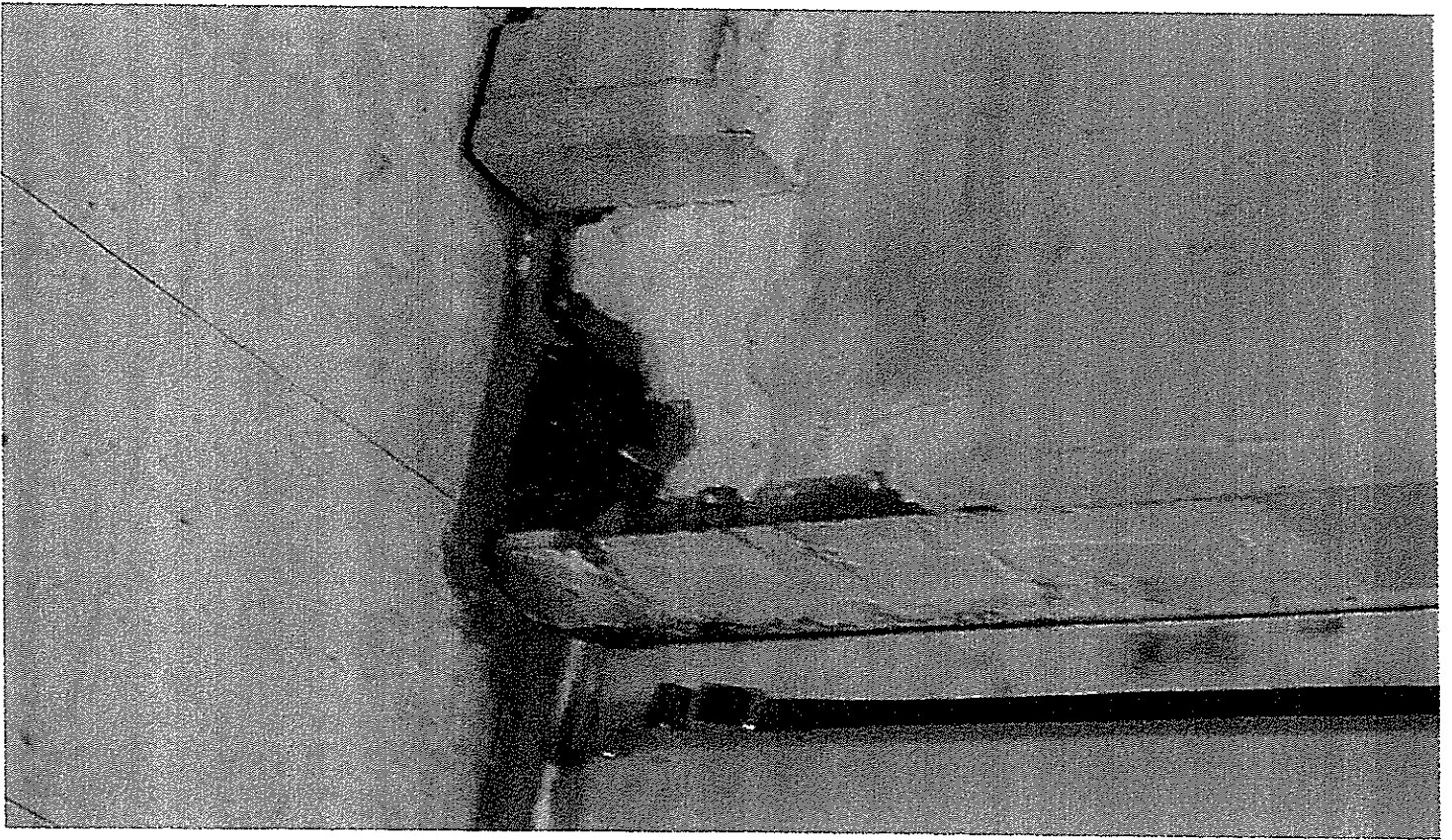
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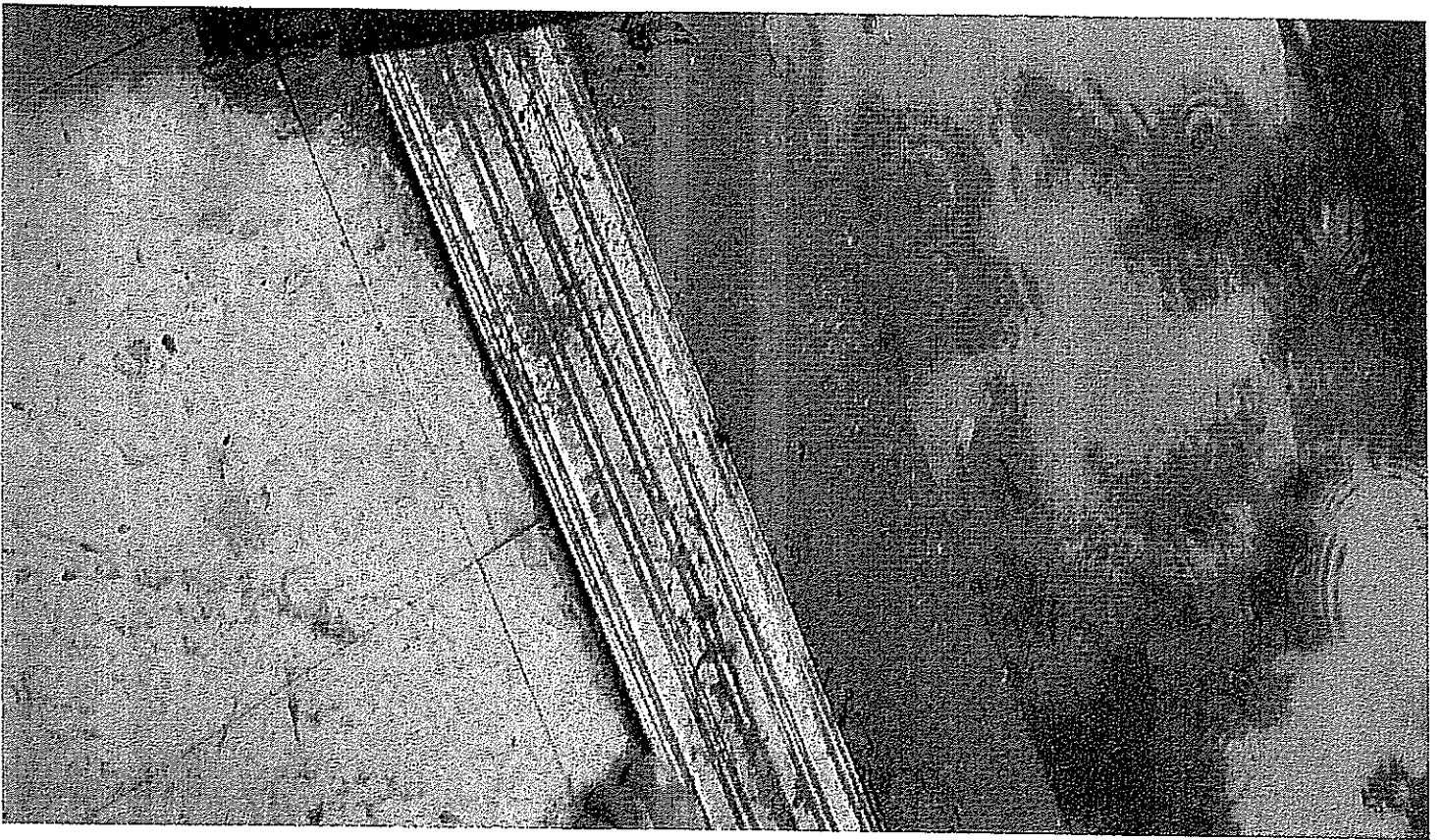
If you have any questions, please feel free to contact Tomas Reyes at the Livable City Initiative, at (203) 946-7090.

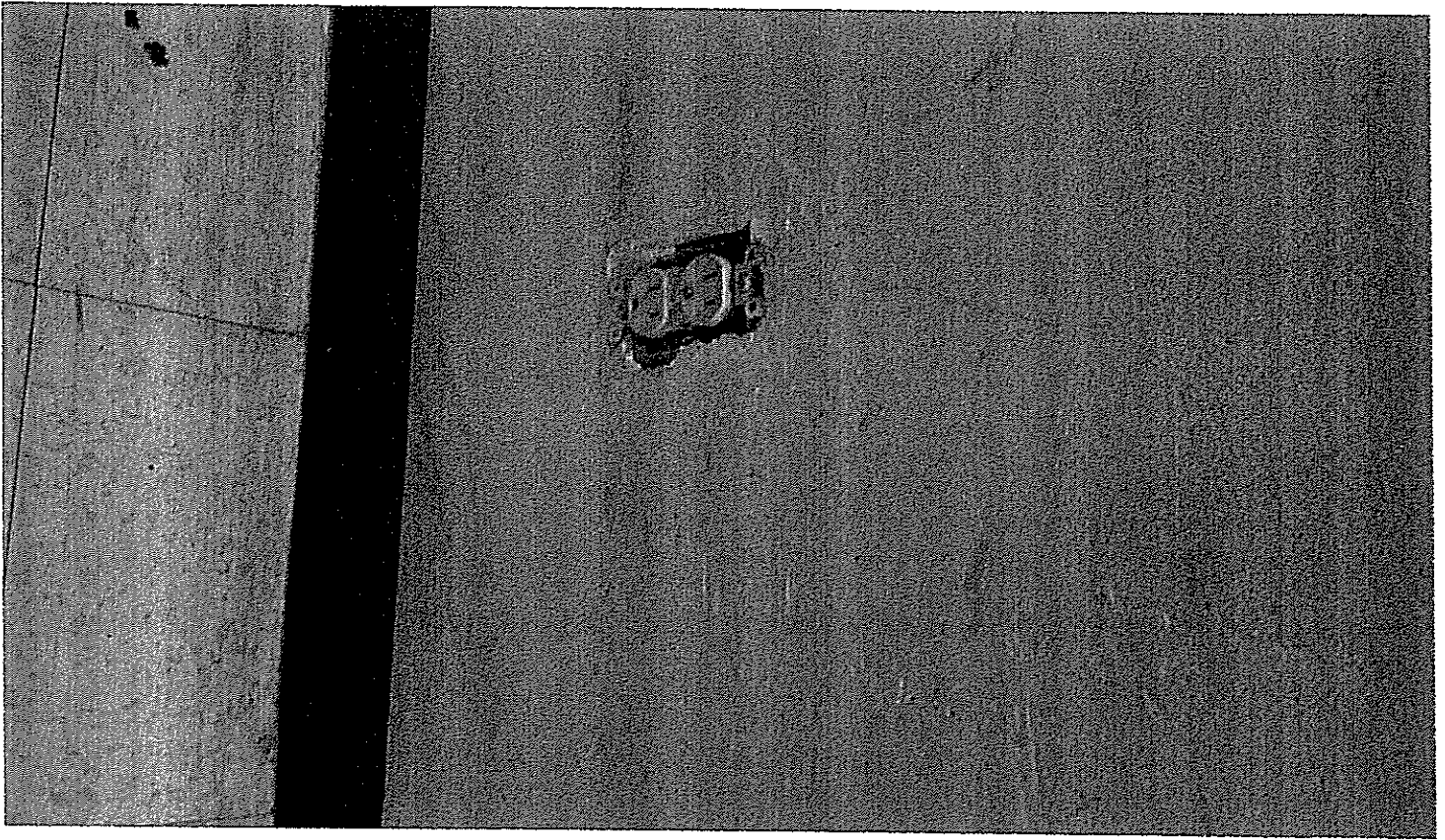
Sincerely,

Rafael Ramos
Deputy Director
Housing Code Enforcement/LCI

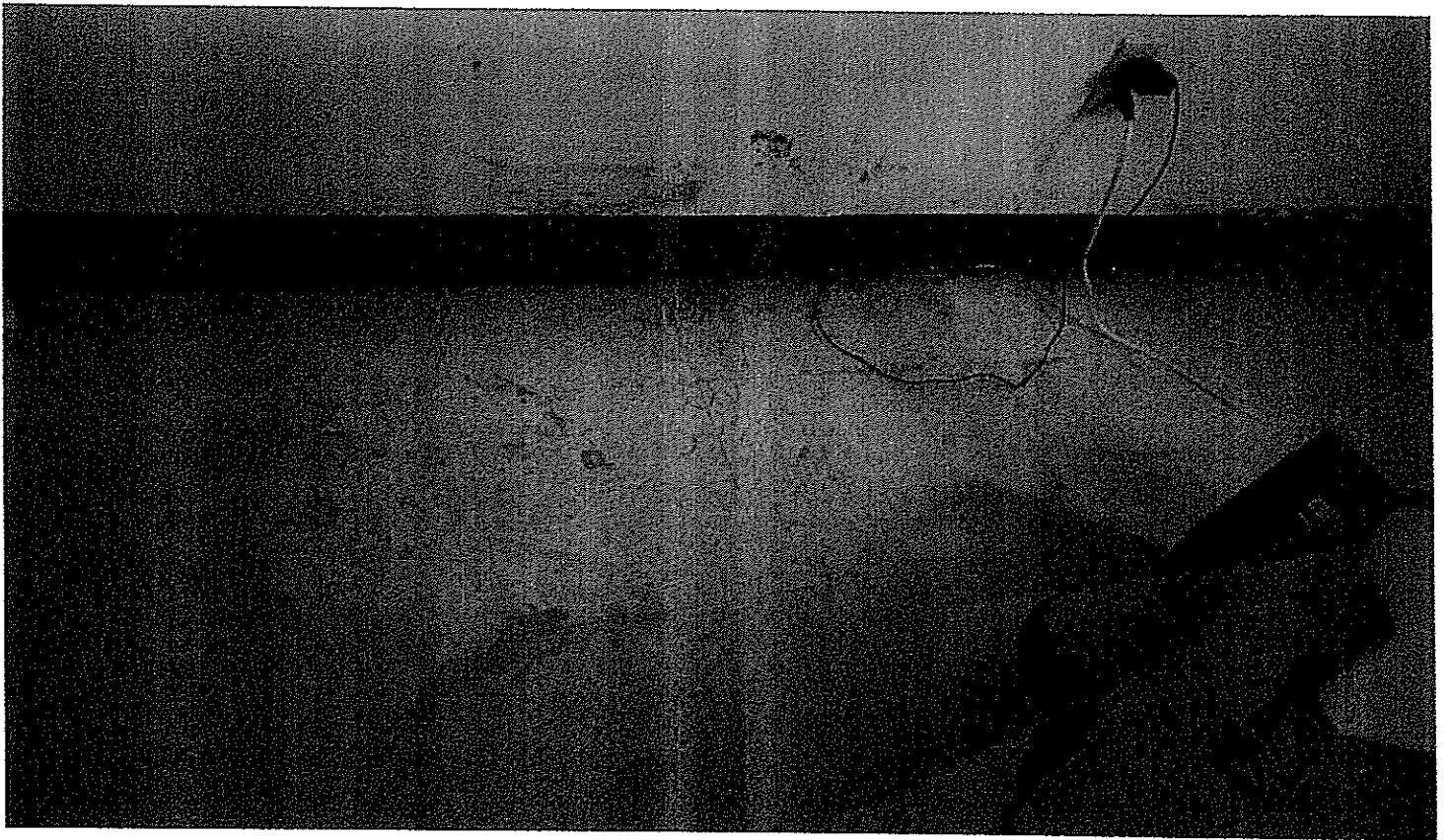












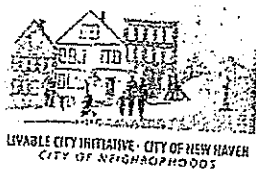


EXHIBIT

C

EXHIBIT

C



Serena Neal-Sanjurjo
Executive Director

LIVABLE CITY INITIATIVE
165 Church Street, 3rd Floor
New Haven, CT 06510
Phone: (203) 946-7090 Fax: (203) 946-4899



John DeStefano, Jr.
Mayor

August 14, 2015

CERTIFIED MAIL [OR BY MARSHAL OR BY POLICE SERVICE]
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Receipt # 87068



Instr # 2015-07241

VOL 9316 PG 152
08/14/2015 03:08:01 PM
2 Pages
NOTICE

Michael B. Smart City Clerk

Suzanna Abair, Secretary
Northland Fund II Partners LLC, General partner to
Northland Fund II L.P., Principal to Church Street
New Haven LLC, Owner
6 Millbrook Road
Lexington MA 02420

CONDEMNATION OF PREMISES NOTICE TO OWNER

RE: 34 Cinque Green # 7A Station Ct New Haven, CT
Case Number: C- 15-4732
Inspector: Edward Rodriguez

Dear Suzanne Abair,

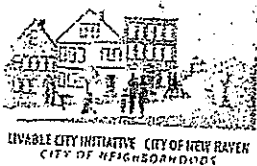
This notice is to inform you that an inspection of the above premises was performed by this department on Friday, August 14, 2015. The inspection revealed that the dwelling unit #7A present a serious hazard to the health and safety of the occupants.

The unit at 34 Cinque Green Avenue #7A has severe mold throughout unit. The unit is not to be occupied until abatement and air test have been completed and re-inspected by this office, Livable City Initiative.

Accordingly, this dwelling unit is hereby condemned as unfit for human habitation under Paragraph 208(c) and 300(f) of The City of New Haven's Housing Code.

It is hereby ordered that no one shall be permitted to reoccupy this dwelling unit, nor remove the posted condemnation notice, without obtaining written permission to do so from this department.

Under Section 8-267 et seq. of the Connecticut General Statutes, certain tenants who are displaced as a direct result of code enforcement activities are eligible for relocation assistance provided by the City.



LIVABLE CITY INITIATIVE
165 Church Street, 3rd Floor
New Haven, CT 06510
Phone: (203) 946-7090 Fax: (203) 946-4899



Serena Neal-Sanjurjo
Executive Director

John DeStefano, Jr.
Mayor

Under Section 8-267 et seq. of the Connecticut General Statutes, certain tenants who are displaced as a direct result of code enforcement activities are eligible for relocation assistance provided by the City. Please be advised that pursuant to Section 8-270 of the Connecticut General Statutes, you, as landlord, are liable for any relocation payment made there under by the City, and that the City may place a lien on property owned by you in order to secure repayment.

The City of New Haven's Housing Code Ordinance is available at the City Town Clerk's office, located at 200 Orange Street, or on the MuniCode website at:

<http://library.municode.com/index.aspx?clientId=14668&stateId=7&stateName=Connecticut>
(Please navigate to Title V to view the housing code)

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If you have any questions, please feel free to contact Tomas Reyes at the Livable City Initiative, at (203) 946-7090.

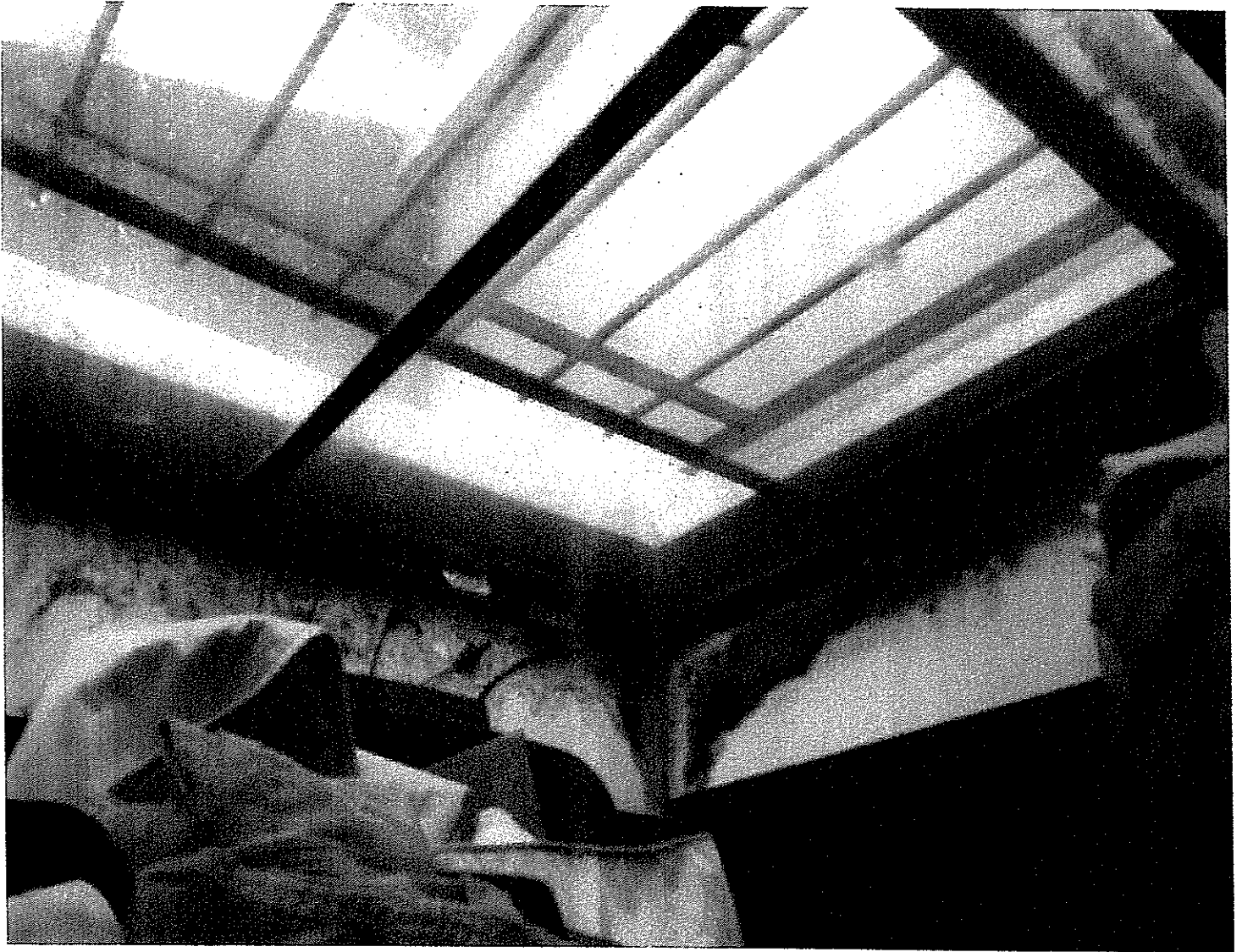
Sincerely,

Rafael Ramos
Deputy Director
Housing Code Enforcement/LCI

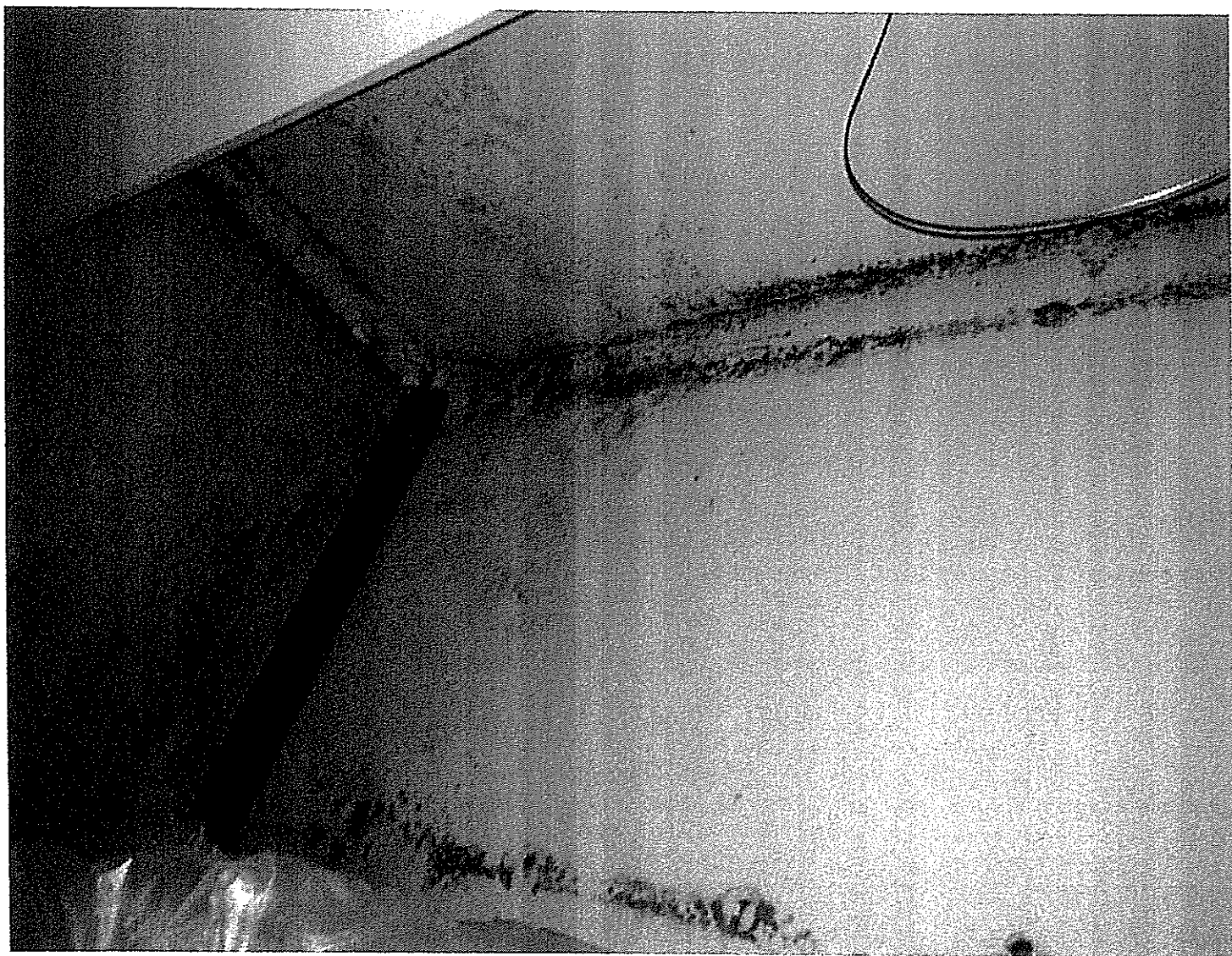


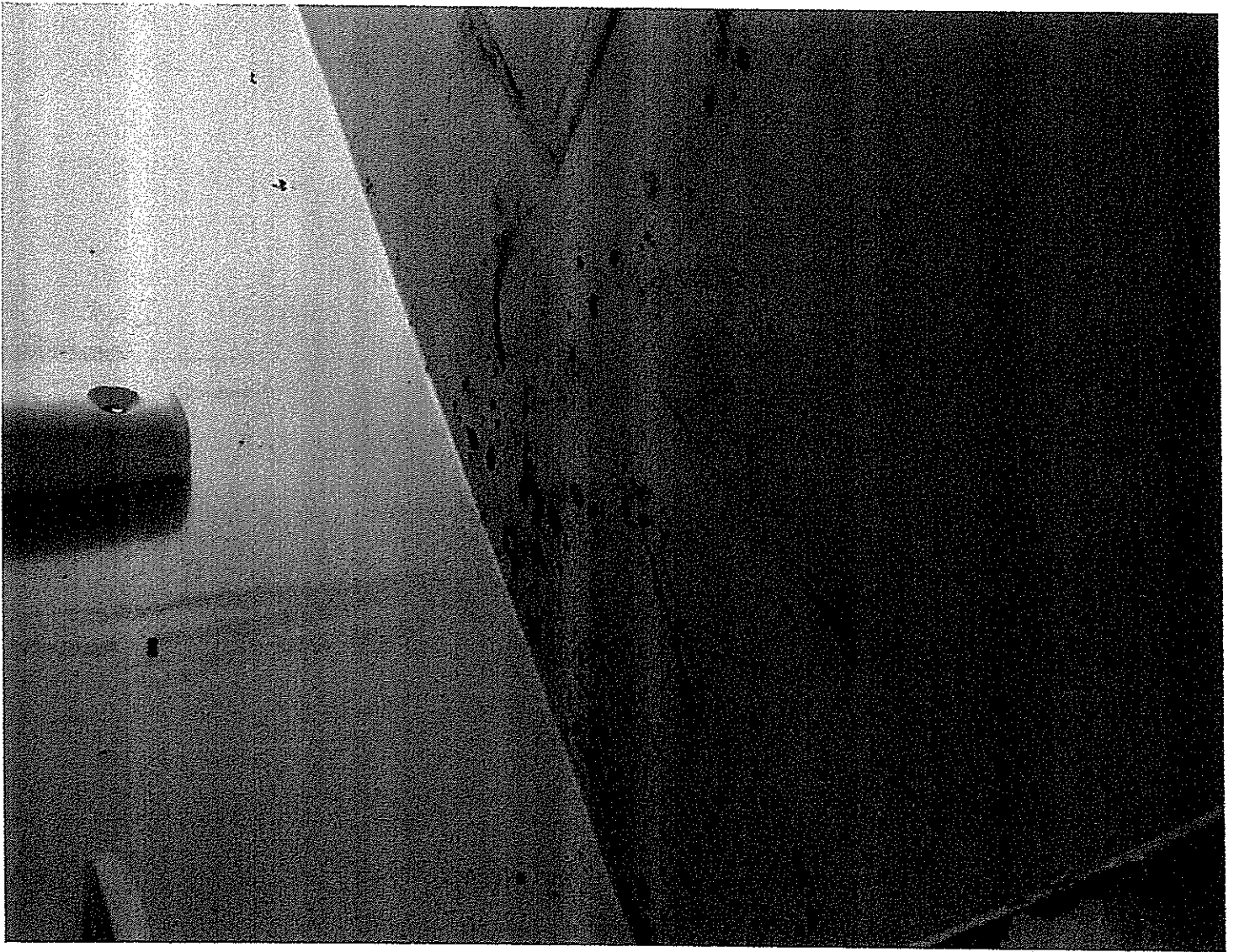


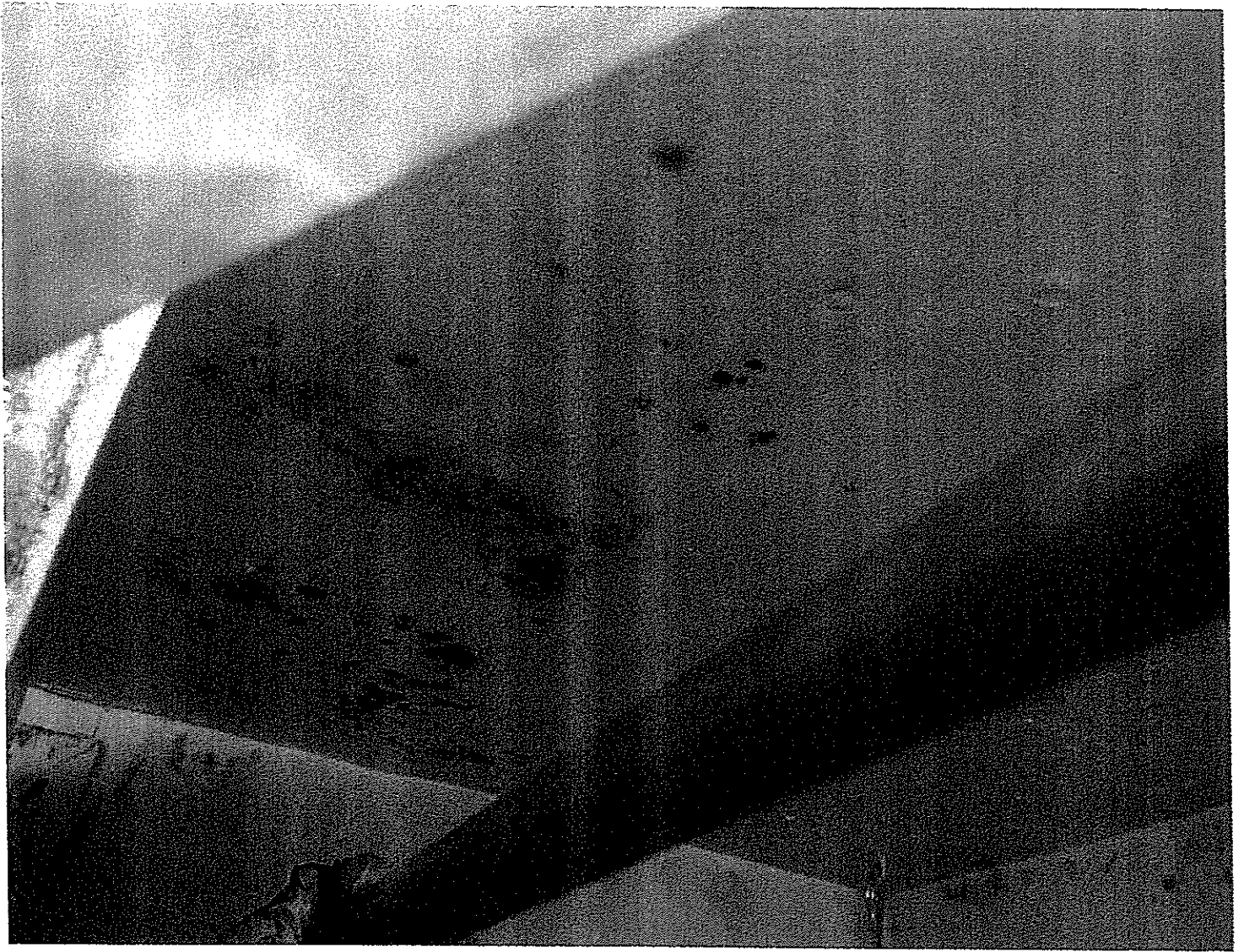






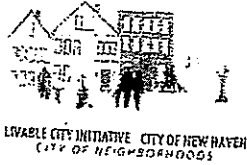






EXHIBIT

D



Serena Neal-Sanjurjo
Executive Director

LIVABLE CITY INITIATIVE
165 Church Street, 3rd Floor
New Haven, CT 06510
Phone: (203) 946-7090 Fax: (203) 946-4899



John DeStefano, Jr.
Mayor

August 19, 2015

CERTIFIED MAIL [OR BY MARSHAL OR BY POLICE SERVICE]
RETURN RECEIPT REQUESTED

Suzanna Abair, Secretary
Northland Fund II Partners LLC, General Partner to
Northland Fund II L.P., Principal to Church Street
New Haven LLC, Owner
6 Millbrook Road
Lexington MA 02420

CONDEMNATION OF PREMISES NOTICE TO OWNER

RE: 34 Cinque Green # 12A Christopher Green New Haven, CT
Case Number: C- 15-4677
Inspector: Rick Mazzadra

Dear Suzanne Abair,

This notice is to inform you that an inspection of the above premises was performed by this department on Monday, August 17, 2015. The inspection revealed that the dwelling unit #12A Christopher Green present a serious hazard to the health and safety of the occupants.

The unit at 34 Cinque Green #12A Christopher Green has mold and severe roof leaks throughout unit. The unit is not to be occupied until abatement and air test have been completed and re-inspected by this office, Livable City Initiative.

Accordingly, this dwelling unit is hereby condemned as unfit for human habitation under Paragraph 208(c) and 300(f) of The City of New Haven's Housing Code.

It is hereby ordered that no one shall be permitted to reoccupy this dwelling unit, nor remove the posted condemnation notice, without obtaining written permission to do so from this department.

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Serena Neal-Sanjurjo
Executive Director

LIVABLE CITY INITIATIVE
165 Church Street, 3rd Floor
New Haven, CT 06510
Phone: (203) 946-7090 Fax: (203) 946-4899



John DeStefano, Jr.
Mayor

are liable for any relocation payment made there under by the City, and that the City may place a lien on property owned by you in order to secure repayment.

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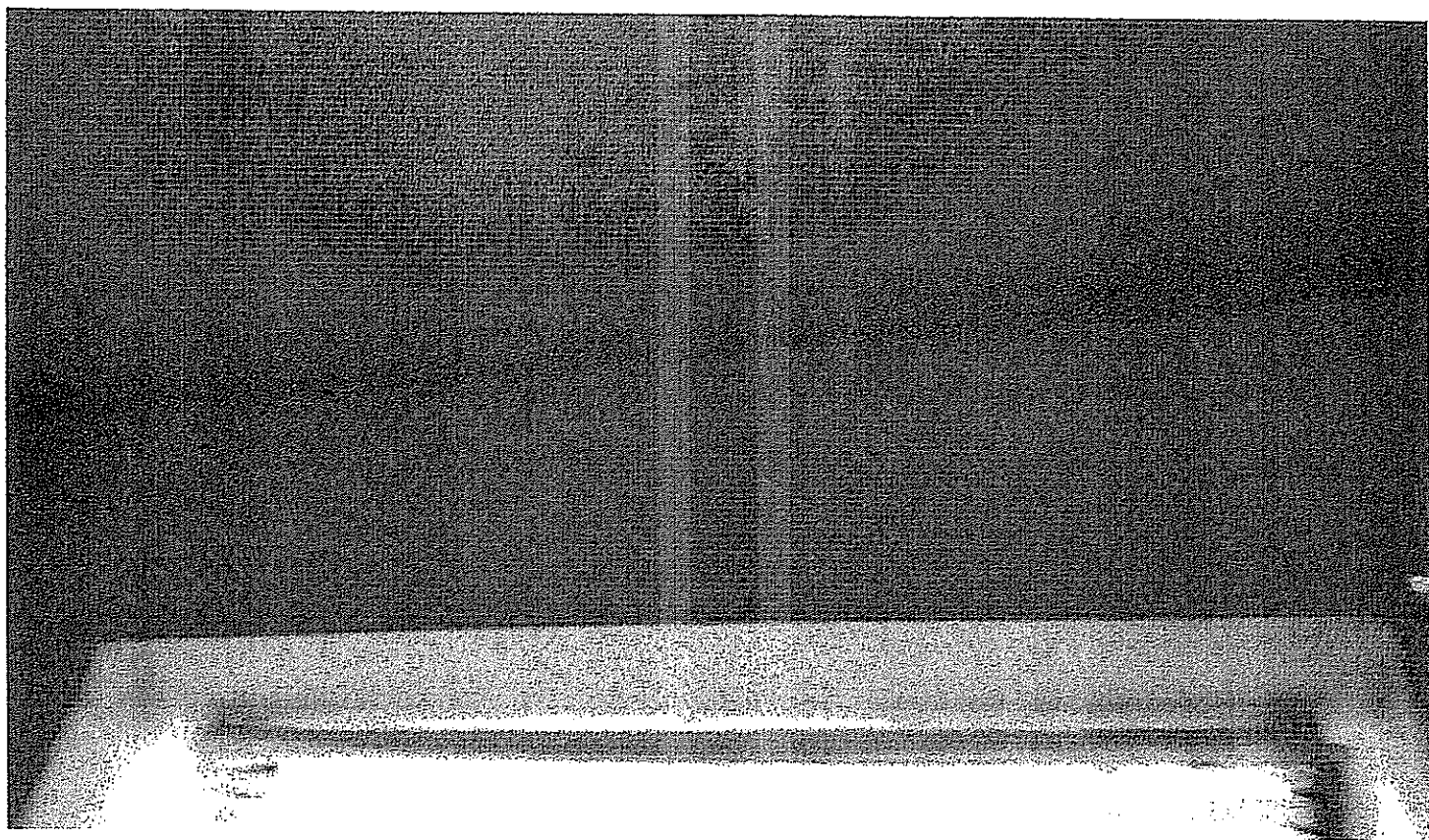
<http://library.municode.com/index.aspx?clientId=14668&stateId=7&stateName=Connecticut>
(Please navigate to Title V to view the housing code)

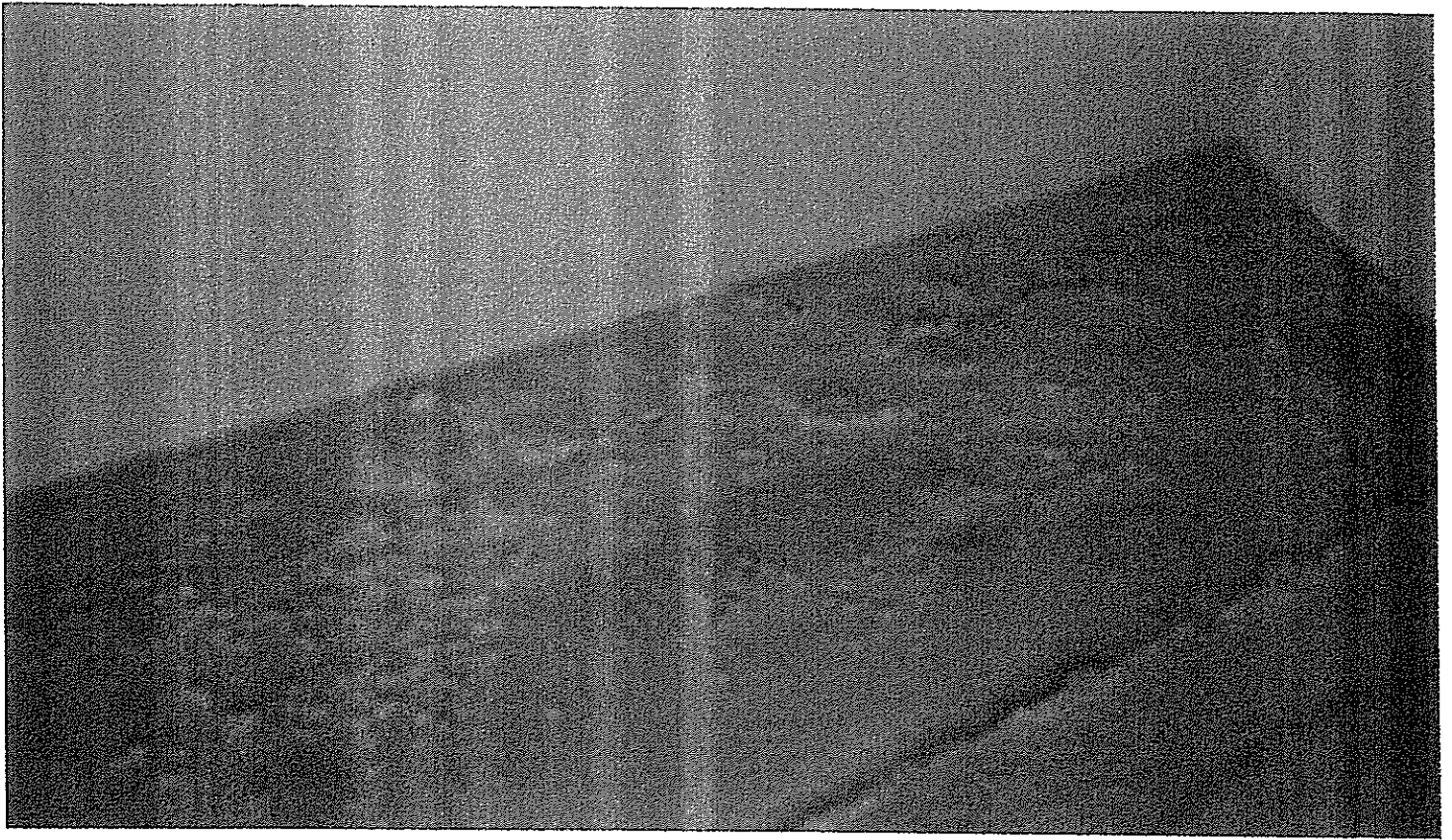
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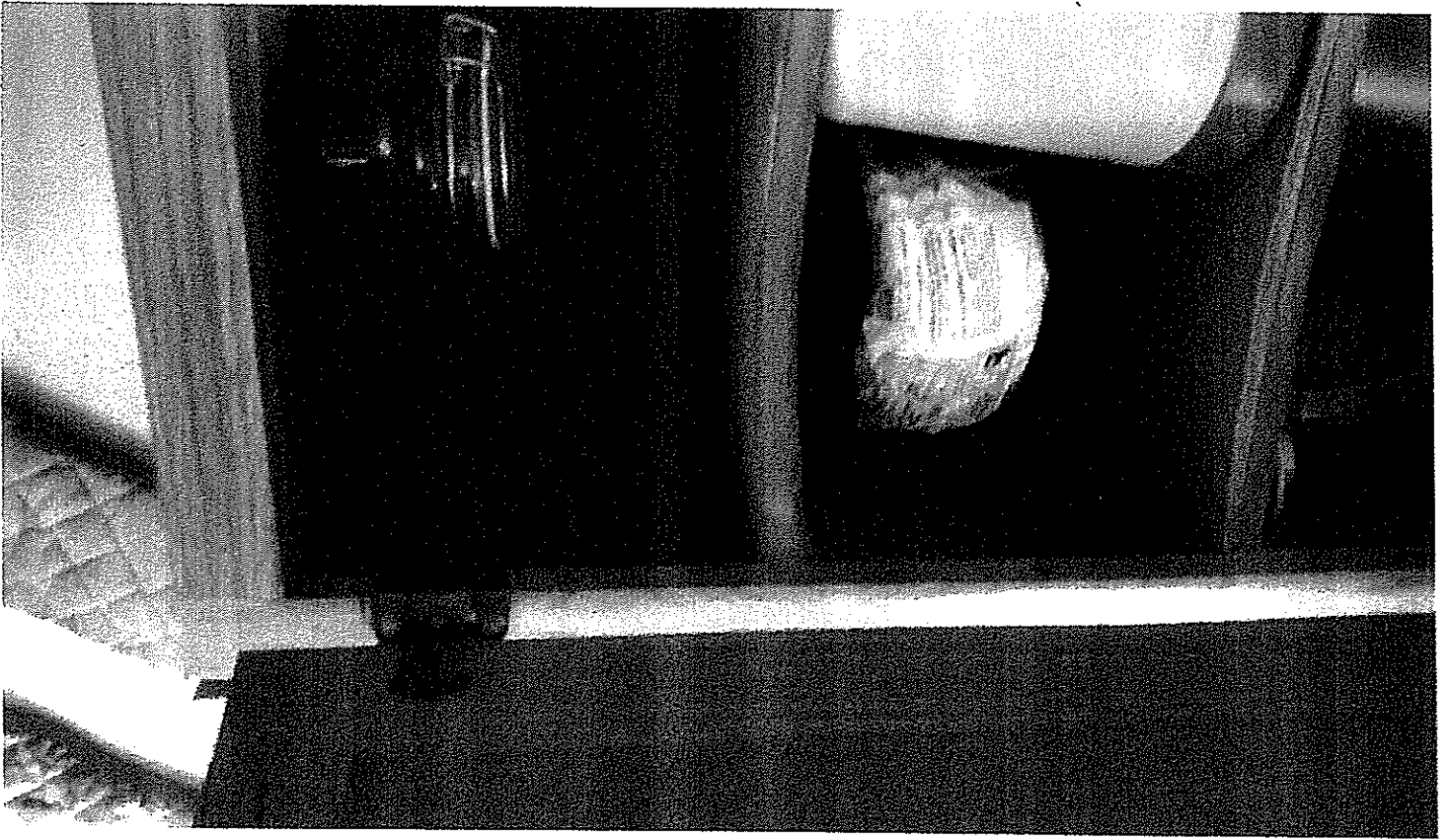
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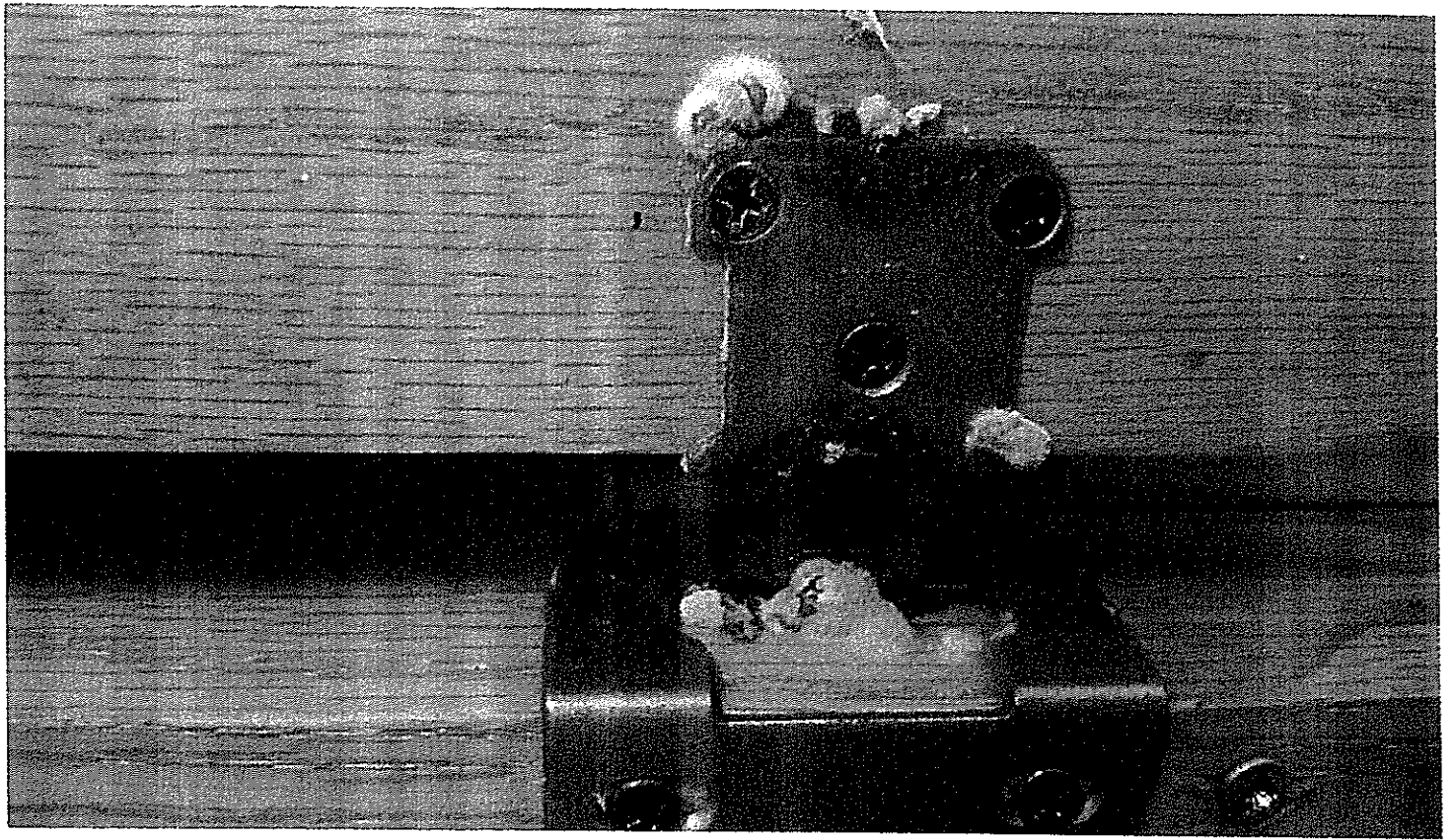
Sincerely,

Rafael Ramos
Deputy Director
Housing Code Enforcement/LCI





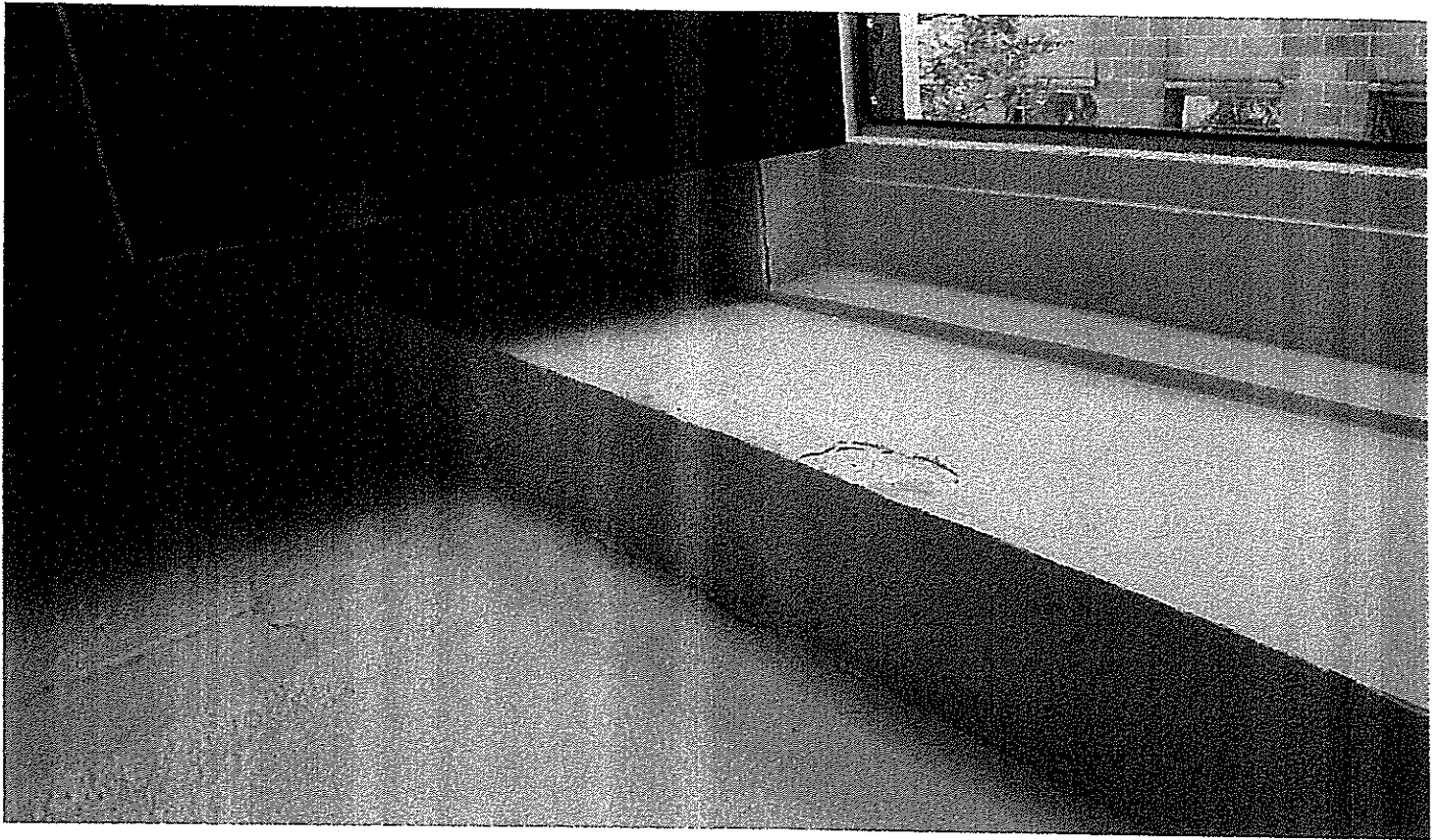


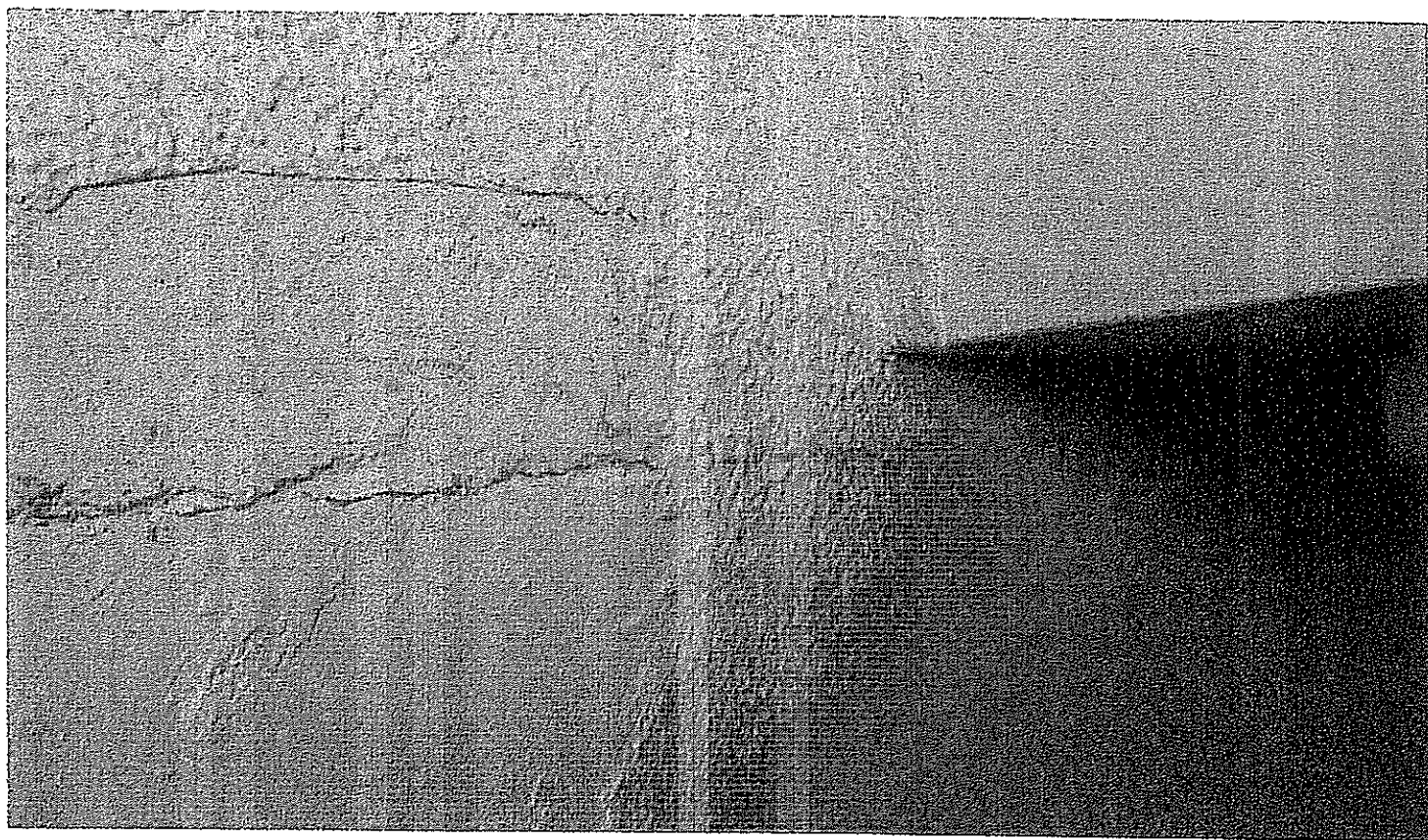


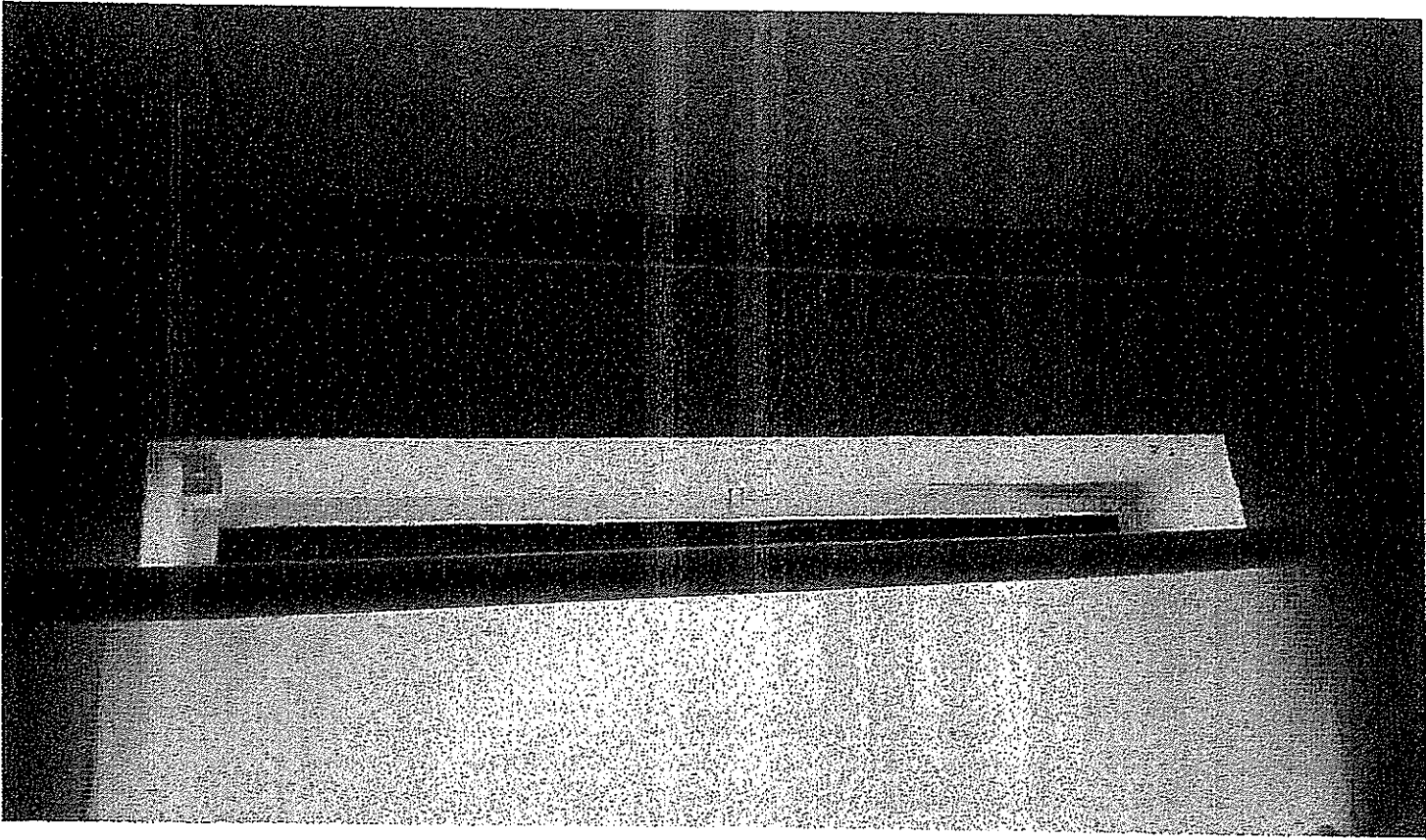


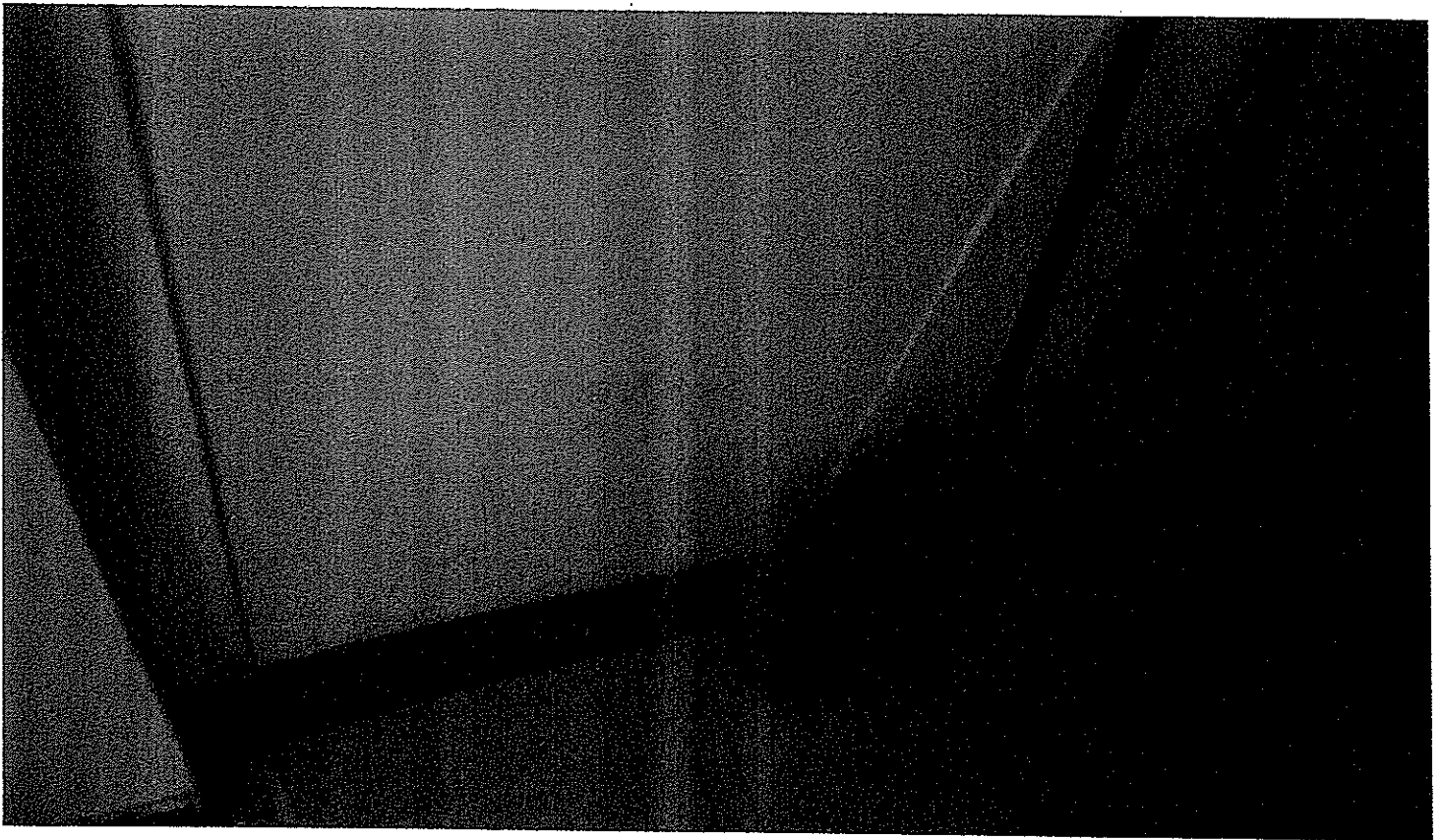


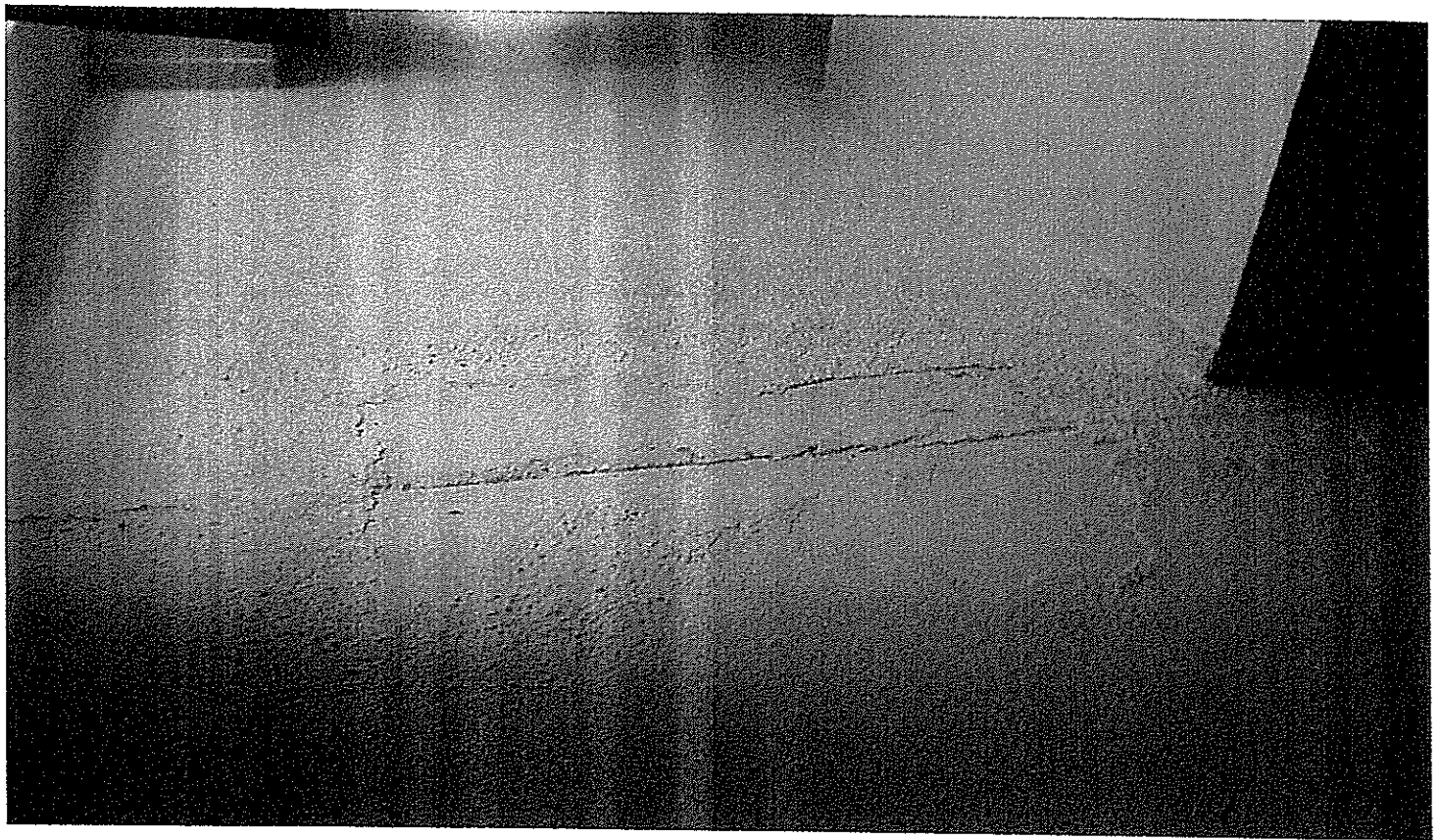


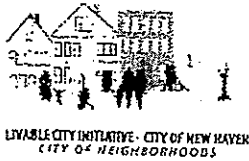












Serena Neal-Sanjurjo
Executive Director

LIVABLE CITY INITIATIVE
165 Church Street, 3rd Floor
New Haven, CT 06510
Phone: (203) 946-7090 Fax: (203) 946-4899



John DeStefano, Jr.
Mayor

August 25, 2015

CERTIFIED MAIL [OR BY MARSHAL OR BY POLICE SERVICE]
RETURN RECEIPT REQUESTED

Suzanna Abair, Secretary
Northland Fund II Partners LLC, General Partner to
Northland Fund II L.P., Principal to Church Street
New Haven LLC, Owner
6 Millbrook Road
Lexington MA 02420

CONDEMNATION OF PREMISES NOTICE TO OWNER

RE: 94 Columbus Ave. # 9A Christopher Green New Haven, CT
Case Number: C- 15-4780
Inspector: Rick Mazzadra

Dear Suzanne Abair,

This notice is to inform you that an inspection of the above premises was performed by this department on Tuesday, August 25, 2015. The inspection revealed that the dwelling unit #9A Christopher Green present a serious hazard to the health and safety of the occupants.

The unit at 94 Columbus Ave. #9A Christopher Green has mold throughout the basement, in the bedroom, bathroom and the laundry room. On the 1st floor, the dining room, kitchen, bathroom and the rear bedroom. The unit is not to be occupied until abatement and air test have been completed and re-inspected by this office, Livable City Initiative.

Accordingly, this dwelling unit is hereby condemned as unfit for human habitation under Paragraph 208(c) and 300(f) of The City of New Haven's Housing Code.

It is hereby ordered that no one shall be permitted to reoccupy this dwelling unit, nor remove the posted condemnation notice, without obtaining written permission to do so from this department.

Under Section 8-267 et seq. of the Connecticut General Statutes, certain tenants who are displaced as a direct result of code enforcement activities are eligible for relocation assistance provided by the City.



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John DeStefano, Jr.
Mayor

Please be advised that pursuant to Section 8-270 of the Connecticut General Statutes, you, as landlord, are liable for any relocation payment made there under by the City, and that the City may place a lien on property owned by you in order to secure repayment.

The City of New Haven's Housing Code Ordinance is available at the City Town Clerk's office, located at 200 Orange Street, or on the MuniCode website at:

<http://library.municode.com/index.aspx?clientId=14668&stateId=7&stateName=Connecticut>
(Please navigate to Title V to view the housing code)

The City of New Haven does not discriminate on the basis of disability in admission to, access to, or operations of programs, services, or activities. Individuals who need an accommodation, publications in alternate formats or who need auxiliary aids for effective communication in programs and services of the City of New Haven can make such requests by calling (203) 946-7833 or TTY/TT (203) 946-8582.

If you have any questions, please feel free to contact Tomas Reyes at the Livable City Initiative, at (203) 946-7090.

Sincerely,

Rafael Ramos
Deputy Director
Housing Code Enforcement/LCI



