



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Multifamily Northeast Region
Boston Satellite Office
Thomas P. O'Neill, Jr. Federal Building
10 Causeway Street, 3rd Floor
Boston, MA 02222-1092

CERTIFIED MAIL — RETURN RECEIPT REQUESTED

June 8, 2017

Emmanuel Ku
Ah Min Holding, LLC
587 Beck Street
Bronx, NY 10455

SUBJECT: Notice of Default of the Housing Assistance Payments (HAP) Contract and Compliance, Disposition, and Enforcement (CDE) Plan
Clay Arsenal Renaissance Apartments
Hartford, CT
Section 8 HAP Number: CT26A005001
iREMS Number: 800003316

Dear Mr. Ku:

This letter constitutes formal notice by the Secretary of the United States Department of Housing and Urban Development ("HUD") Administrator that Ah Min Holding, LLC ("Owner"), owner of Clay Arsenal Renaissance Apartments, aka Clay Hill Apartments ("Project"), is in default of the Housing Assistance Payments Contract ("HAP Contract"), which went into effect on January 24, 2011. Under Section 9.a.1. of Part II of the HAP Contract, the Owner agreed to maintain and operate the Project in decent, safe, and sanitary condition. The Owner is also in violation of the Use Agreement it entered into with HUD on January 24, 2011, which at Paragraph 3 also requires the Owner to maintain the Project in decent, safe, and sanitary condition. This standard is set forth in HUD's regulations at 24 C.F.R. § 5.703.

On May 30, 2017, HUD Construction Analyst Tom Scully inspected the 4 units at the Project located at 62 Albany Avenue in Hartford, Connecticut. According to Mr. Scully's comments, the apartments were "very poorly maintained, neither safe nor sanitary." Mr. Scully noted that "75% of the flooring was damaged . . . [a]ll the kitchens I saw were older and in very poor condition." Mr. Scully further noted the presence of dead mice, base board heaters in need of replacement, unfinished patchwork in the ceilings and walls, unprotected and uncovered outlets in bathrooms, and decks that were not structurally sound. On June 3, Robert Prichard responded with a status report to my e-mail directive to immediately address the cited health and safety items cited in Mr. Scully's report. A response was received indicating that action on many of the cited items was under way and in the case of the smoke detectors that confirmation from the fire department that the Project was in compliance was to be submitted. Similarly, we note that the

The Multifamily Northeast Region consists of the New York Regional Center and the Baltimore and Boston Satellite Offices. Together, they serve Connecticut, Delaware, the District of Columbia, Maine, Maryland, Massachusetts, New Hampshire, New Jersey, New York, Pennsylvania, Rhode Island, Vermont, Virginia, and West Virginia.

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owner has initiated inspections of the decks throughout the Project as well. Thank you for the prompt response. Notwithstanding the response, due to the limited scope of Mr. Scully's inspection and the nature of the conditions observed, this Notification of Default is necessary.

Accordingly, the Owner shall take the following corrective action within 7 days of the date of receipt of this notice:

Conduct a survey of 100 % of the Project, identifying all exigent Health and Safety deficiencies; Correct all of the Exigent Health and Safety physical deficiencies identified at the Project from the survey, including, but not limited to, those deficiencies identified in the May 3 Scully Report

Execute the enclosed certification that the Project is in compliance with HUD's physical condition standards of 24 CFR 5.703 and state and local codes. Submit the completed survey and certification within 7 days of receipt of HUD's notice to:

U. S. Department of Housing and Urban Development
10 Causeway Street
Boston, MA 02222
Attention: Michael Murphy

Please note that the Notice is limited to Exigent Health and Safety items at the Project. HUD will re-inspect the Project to confirm that the Owner is in compliance with the HAP Contract and Use Agreement. This inspection will be conducted by REAC in the near future and you will be contacted to schedule the inspection.

If the Owner fails to take the necessary corrective action, then the Secretary may, without further notice, declare the Owner in default of the Regulatory Agreement and seek any and all available remedies under the HAP Contract and Use Agreement.

For the reasons described in this Notice, the Multifamily Housing Hub or Program Center that oversees this Project may flag the Owner in HUD's Active Partners Performance System (APPS). This flag may adversely affect the Owner's eligibility for participation in HUD programs, under HUD's Previous Participation Certification procedure, by constituting a standard for disapproval.

HUD may continue its review of any other contractual agreements between the Owner and HUD beyond the matters identified in this notice. If the Secretary determines that there are additional contractual violations or defaults, HUD's 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 Michael Murphy at 617-994-8518.

Sincerely,

A handwritten signature in blue ink, appearing to read "Crisafulli".

Joseph Crisafulli
Asset Management Division Director
Northeast Region Boston

Enclosures (Certification and Notice of CDE Plan)

Date: June 8, 2017

**NOTICE OF A COMPLIANCE, DISPOSITION AND ENFORCEMENT (CDE) PLAN
FOR PROJECT NAME, Clay Arsenal Renaissance Apartments, [Contract/FHA Number,
CT26A005001, iREMS Number 800003316]**

Pursuant to Section 230 of the Consolidated Appropriations Act, 2014, this is a notice from the United States Department of Housing and Urban Development (HUD) that HUD has issued to the owner of Clay Arsenal Renaissance Apartments, aka Clay Hill Apartments ("Project"), a Compliance, Disposition and Enforcement (CDE) Plan, for the Project.

The CDE Plan instructs the owner to:

- Conduct a survey 100 % of the Project, identifying all identifying all exigent Health and Safety deficiencies;
- Correct all exigent Health and Safety deficiencies at the Project;
- Execute a certification that the Project is in compliance with HUD's physical condition standards of 24 CFR 5.703 and state and local codes;
- Submit the completed survey and certification form to the HUD Project manager within 7 days of receipt of HUD's notice; and
- Provide this notice to all tenants.

Unless HUD agrees otherwise in writing, the owner must correct all exigent Health and Safety deficiencies identified in the survey of the Project within 7 days of receiving the CDE Plan.

If you are aware of any owner actions contrary to these instructions, contact Michael Murphy, Senior Account Executive, at (617) 994-8518.

PROJECT OWNER'S CERTIFICATION THAT THE PHYSICAL CONDITION OF THE PROJECT IS IN COMPLIANCE WITH HUD CONTRACTS AND THE PHYSICAL CONDITION STANDARDS OF 24 C.F.R. § 5.703

[Name of project owner:] _____ (the "project owner"), the owner of [project name:] _____, [City:] _____, [State:] _____, Project No. _____ (the "project"), by and through its duly authorized representative identified below, hereby certifies that:

1. All physical deficiencies of the project identified in the HUD inspection(s) of the project performed on _____ and the attached project owner's survey of the project performed on _____ have been corrected, and the project is in compliance with the physical condition requirements of all HUD contracts pertaining to the project and the physical condition standards of 24 C.F.R. § 5.703. The term "project" includes all units, common areas, building(s), grounds, and systems.
2. To the best of the project owner's knowledge, the project is in compliance with all state and local codes.
3. All tenants residing at Project have received a "Notice of Compliance, Disposition and Enforcement Plan" relating to these physical deficiencies.
4. This certification is made by the project owner and is signed by a duly authorized representative of the project owner, who is so authorized by reason of his/her position as the [State fully relationship between signer of certification and project owner:] _____

All of the foregoing statements, as well as the date, signature and identifying information of the project owner and the signer that follows, are HEREBY CERTIFIED as true and accurate this ____ day of _____, 20____.

Project owner: _____
BY: Signature: _____
Print Name: _____
Title: _____

WARNING: Federal statutes and regulations, including but not limited to 18 U.S.C. §§ 287, 1001, 1010 and 1012; 31 U.S.C. §§ 3729 and 3802; and 24 C.F.R Parts 24, 28 and 30, provide for criminal, civil or administrative penalties, sanctions or other regulatory actions with respect to false, fictitious, or fraudulent statements or claims presented in a matter within the jurisdiction of the U.S. Department of Housing and Urban Development.