

TOWN OF HAMDEN
COMMUNITY DEVELOPMENT ADVISORY COMMISSION

January 13, 2010
5:30 PM
Keefe Community Center
11 Pine Street
Hamden, Connecticut

Commissioners in Attendance: Lee Campo, Chairman
Joyce Blandon
Michael Brooks
Terre Daniels
Janet Lyons

Others in Attendance: Chris Marchand, Community Development Program Director
Peggy Craft, Commission Clerk

CALL TO ORDER

Chairman Campo called the meeting to order at 5:45 PM.

APPROVAL OF MINUTES

Chairman Campo asked if there were any additions, deletions or corrections to the December 2009 Minutes. Commissioner Daniels noted that the Minutes stated that she was in attendance when in fact she was not. **Commissioner Brooks motioned to accept the Minutes of the December 2009 meeting as amended. Commissioner Blandon seconded the motion. The vote was unanimously in favor of the motion.**

ELECTION OF COMMISSION CHAIR AND VICE CHAIR

Chairman Campo called for nominations for Commission Chair. Commissioner Brooks nominated Lee Campo to serve as Commission Chair. Commissioner Lyons seconded the motion. Chairman Campo called for nominations for Commission Chair twice more. Hearing no further names the nominations were closed.

The Vote was unanimously in favor of the nomination of Lee Campo to continue serving as Commission Chair.

Chairman Campo called for nominations for Commission Vice Chair. Commissioner Brooks nominated Kurt Bauknecht to serve as Commission Vice Chair. Commissioner Daniels seconded the motion. Chairman Campo called for nominations for Commission Vice Chair twice more. Hearing no further names the nominations were closed.

The Vote was unanimously in favor of the nomination of Kurt Bauknecht to continue serving as Commission Chair.

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Next, Chairman Campo said it was necessary to select members of the Public Service Grants Sub-Committee. After a short discussion, it was decided that the Committee would consist of: Chairman Lee Campo, and Commissions Blandon and Brooks, with Commissioners Daniels and McGarry serving as alternates.

REPORT OF THE PROGRAM MANGER

There was a discussion regarding funding. Currently there are no funds for furnace repair/replacement. Mr. Marchand is looking into using HOME funds for these projects. Commissioner Brooks asked if the Town have an obligation to repair a furnace if funds are not available through CDBG. Mr. Marchand said the Town has no obligation. The Community Services Department handles displacement of families due to furnace failure. Mr. Marchand said it is usually easier for tenants because they are placed in a hotel/motel at the landlord's expense. He added that families in owner occupied homes can also be placed in hotels/motels, but added that the Town does not have an obligation to replace/repair the furnace in either case. There was a discussion regarding how this could be handled. Mr. Marchand said funds could be transferred from one account to another within the CDBG budget since the budget has already been approved. Mr. Marchand is holding off on some other projects such as blight and ADA to insure that there will be money for furnace repair/replacement if necessary.

There was also a discussion regarding requirements to use HOME funds

Rehabilitation Program

There are currently two rehabilitation projects in active phases for a total of \$104,100. There are five projects in on-hold, cost estimating or specs/bid stages.

Six projects have been completed since December 10, 2009 for a total of \$72,325.

There are currently 14 projects on the waiting list. Without other applications or funding this list will be exhausted by the winter of 2010.

191 Butler Street

The family that resided in the home on State Street that was declared uninhabitable/condemned by QVHD continues to stay at the house on Butler Street. The house on State Street is now bank owned. This family came through the Community Service office so they have been paying the utility bills for the last two months.

Down Payment Assistance

There have been two closings since the last Commission meeting. One was for \$5,000 and one for \$3,750 in matching funds. Half the program year has been completed and we are ahead of schedule to fully expend the \$50,000 approved last year.

Fair Rent/Housing

There are currently no mediations or hearing scheduled. One Fair Rent Complaint has been received and will be mailed to the landlord.

Commercial Rehabilitation Program

The Concord/Dixwell Streetscape project has been approved by the Connecticut Department of Transportation. This project will go out to bid in December/January.

Mr. Marchand said the department is in receipt of an application for a property at 863 Dixwell Avenue for improvements to the exterior for a convenience store scheduled to open January 1st. The bid results for the Concord/Dixwell project will determine if there will be funds available in the current project year for this project.

Miscellaneous

There was a discussion regarding the Dadio Farm Project that will go out for bid this winter. The total cost of this project is estimated at \$1.1 million. Chairman Campo asked if the government is cutting funds for this project. Mr. Marchand is not aware of this. He added that he does not believe there is State money involved.

Public Service Agency (PSA) applications were sent out and are due back by January 29, 2010. One person from the library will be coming in at 6:00 PM this evening to discuss PSA funding requirements.

Mr. Marchand reported that there could be more money for CDBG next year.

Next, Mr. Marchand reported that the Human Rights Commission will host a Human Rights Day event "Bring Human Rights to Life" at Miller Memorial Library, Thornton Wilder Auditorium, on December 20th at 7:00 PM. Community Development will share a table and provide information to residents regarding CDBG programs and Fair Housing.

OLD BUSINESS

There was no Old Business to come before the Commission.

NEW BUSINESS

There was no New Business to come before the Commission.

ADJOURNMENT

There was no further business to come before the Commission and Chairman Campo called for a motion to adjourn. **Commissioner Blandon motioned to adjourn. The motion was seconded by Commission Brooks and passed with a unanimous vote.** Chairman Campo adjourned the meeting at 6:30 PM.

Submitted by:

Peggy Craft, Commission Clerk