



TOWN OF HAMDEN

COMMUNITY DEVELOPMENT ADVISORY COMMISSION

MINUTES: The Community Development Advisory Commission held a regularly scheduled meeting on November 18, 2009 at 5:30 PM in the Lounge, Keefe Community Center, 11 Pine Street, Hamden, Connecticut. The following items were discussed:

Commissioners in Attendance: Lee Campo, Chairman
Kurt Bauknecht
Joyce Blandon
Michael Brooks
Terre Daniels
Janet Lions
Michael McGarry

Staff in Attendance: Chris Marchand, Community Development Program Manager
Peggy Craft, Clerk of the Commission

CALL TO ORDER

Chairman Campo called the meeting to order at 5:40 PM.

APPROVAL OF MINUTES

Commissioner Lyons made a motion to accept the Minutes of the 2009 meeting. Commissioner Blandon seconded the motion. The vote was unanimously in favor of the motion.

PROGRAM MANAGER'S REPORT

Program Manager Marchand presented the following information to the Commissioners:

There was a discussion regarding the Public Service Agency (PSA) grant guidelines. Mr. Marchand explained that the applicants must show that the services offered have been changed or expanded, though there are some agencies that continue with the same services each year. In many cases, these agencies need the funds to remain running. Mr. Marchand will speak with the HUD representative to find out how these cases can be handled. Mr. Marchand added that there would be a little more money available this year. A discussion regarding the wording in the guidelines followed.

Rehabilitation Program

The Rehabilitation Program has been busy There are currently eight rehabilitation projects in active phases. These total \$190,180. There are three projects on hold. Three projects have been completed since October 15th for a total of \$76,115.

The façade at Keefe Community Center is being replaced. This is being done with HUD funds since it is in the target area.

Mr. Marchand next discussed the rehab project on Savoy Street. This is being done with HOME funds. There was a discussion regarding how properties are chosen for rehab. Mr. Marchand explained that it is in the order that the applications are received and are on the list.

The two-family rehab on First Street is the last rehab of a multi family home that can be done with CDBG funds.

Commercial Rehabilitation Program

There is currently one commercial rehab. This will be the last commercial rehab done this year since funds have been exhausted.

191 Butler Street

The apartment at 191Butler Street has been occupied by the family whose home on State Street was declared “uninhabitable/condemned” by QVHD. This family has been there for two months. The home on State Street is now bank-owned.

Down Payment Assistance

There are three to five closings scheduled for November and December. Two homes have been closed on since the last meeting; one for \$5,000 and one for \$3,500 in matching funds.

Fair Rent

A Fair Rent Commission Meeting was held on November 10th. The Commission ruled that a complaint would not go to a hearing as the proposed rent increase of \$50 was not deemed unreasonable or unconscionable.

Miscellaneous

Mr. Marchand explained the Five Year Consolidated Plan. Mr. Marchand has attended a training session this month regarding the Plan. There was a discussion regarding the plan. Mr. Marchand asked each of the Commissioners to complete a survey regarding the plan, and return it for discussion at the next month.

Commissioner Brooks asked about the former Hamden Middle School area. Mr. Marchand said the State has pushed their plan back to the spring. The plan has been approved by the State but not by the community. There was a short discussion regarding this subject.

Community Development Advisory Commission

Commissioner McGarry motioned to hold a voluntary information session for potential PSA Grant applicants on Wednesday December 9th at 6:00 PM at the Keefe Community Center. Commissioner Brooks seconded the motion. The vote was unanimously in favor of the motion.

There was a discussion regarding the wording on the guidelines and suggested changes made by Commissioner McGarry. Mr. Marchand will make the changes.

OLD BUSINESS

There was no Old Business to come before the Commission.

NEW BUSINESS

There was no Old 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 Bauknecht motioned to adjourn. The motion was seconded by Commissioner Brooks and passed unanimously.** Chairman Campo adjourned the meeting at 6:40 P.M.

Submitted by:

Peggy Craft, Clerk of the Commission