

TOWN OF HAMDEN

COMMUNITY DEVELOPMENT ADVISORY COMMISSION MEETING

MARCH 9, 2011

6:00 PM

KEEFE COMMUNITY CENTER

LOUNGE

11 PINE STREET

Commissioners in Attendance: Lee Campo, Chairman

Joyce Blandon

Michael Brooks

Peter Curtis

Terre Daniels

Janet Lyons

Others 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 6:07 PM.

APPROVAL OF MINUTES

Chairman Campo asked if there were any additions, deletions or changes to the minutes of the previous meeting. Hearing none, Chairman Campo called for a motion to accept the minutes as presented. **Commissioner Blandon motioned to accept the minutes as presented. Commissioner Lyons seconded the motion that passed unanimously.**

Chairman Campo next thanked the Public Service Agency Grant Sub-Committee for their hard work.

PROGRAM MANAGER'S REPORT

Program Manager Marchand reported that the weather put a damper on several projects. There is one project located at 103 Treadwell Street that is in the active phase. A resident had tenants that had a DCF inspection. It was determined that there were lead chips in the house. The family was removed and the homeowner was required to do a full lead abatement. Mr. Marchand described the work that would be done. The full amount of \$20,000 will be dedicated to this project. This will save the home for this woman. This will go out to bid next week. The estimate came in at about \$24,000.

Next, there was a discussion regarding furnace repair. The vendor that is used was able to repair all the furnaces, but due to the weather the furnaces could not be replaced. Mr. Marchand explained that the Bilco doors leading to the basements where the furnaces were located were blocked with snow.

There have been two completed projects:

27 Fairview Avenue – Emergency Roof – CDBG funds - \$4,090

15 Malcolm Street – Emergency Roof – CDBG funds - \$11,280

There are 14 additional projects on the waiting list. The waiting list would be exhausted by the fall of 2012 without other applications or funding.

191 BUTLER STREET

The tenants of the State Street house that was declared “uninhabitable/condemned” by QVHD is still living at 191 Butler Street. Mr. Marchand and Community Service Director Darlene Butler visited the apartment to try to get these tenants moving. The tenant is actively looking for a place to move. A deadline has been set for March 31st. There were no applicants that were in need of staying there during the last year. Mr. Marchand added that this will need to be discussed further for next year.

DOWN PAYMENT ASSISTANCE

There has been one closing since the last report. This was in the amount of \$4,800. We have expended \$39,000 of the current budget of \$50,000. There have been nine closings. It is anticipated that the budget will be expended prior to the end of the program year. If it becomes necessary, funds can be transferred from other line items.

FAIR RENT/FAIR HOUSING

There have been no Fair Rent complaints received since last month.

COMMERCIAL REHABILITATION PROGRAM

There are currently two applications to complete façade/streetscape improvements. The Engineering Department is currently designing specifications for the streetscape improvement project that will start at the Industrial Park entrance and end at Viscuso Motors. All designs will be subject to State DOT approval.

Today Hamden hosted a quarterly roundtable meeting of Connecticut CDBG communities. The Hartford HUD staff stated that they are uncertain about next year’s funding. They said we should expect a cut ranging from 7.5% to 30% (the worst case scenario). Mr. Marchand also learned at the meeting that there are currently no HOME funds available. Mr. Marchand said there may be an opportunity to apply for “Flex-funding” through the State Bond Commission under the Malloy Administration. The Department has been encouraged to submit an application as a “pilot rehab program”.

There was a discussion regarding funding and it was noted that funds from one program could be moved into other programs if needed, such as Section 8. This is what could cause the 30% cut in funding. The Director said that we might want to cut out the smaller PSA Grants in the future.

Next, the Commissioners discussed the PSA Grants. Mr. Marchand suggested that the Commissioners look at what could be done if there were a 10%, 15% or 30% cut in funding.

There was a discussion regarding the decisions made by the subcommittee regarding the PSA Grants. After a lengthy discussion regarding the sub-committee's recommendations, Chairman Campo called for a motion to accept the proposed PSA Grants.

Commissioner Brooks motioned to accept the proposed PSA Grants for PY37. The motion was seconded by Commissioner Daniels and passed unanimously.

Next, the Commissioners discussed how to reach the possible cuts in funding.

After a lengthy discussion, the following motions were made:

Commissioner Curtis motioned to reduce Birmingham Group by \$1,000, Youth Services by \$1,000 and Legal Service by \$1,000 to reach a 10% cut. Commissioner Daniels seconded the motion the passed unanimously.

Commissioner Daniels motioned to reduce QVHD by \$1,000 and Youth Services by \$3,000 to reach a 15% cut. Commissioner Blandon seconded the motion that passed unanimously.

Commissioner Brooks motioned to reduce New Haven Legal by \$3,000, Partnerships for Adult Day Care by \$4,000, Clelian Center by \$5,000 and Woman and Families by \$1,000. The motion was seconded by Commissioner Blandon and passed unanimously.

ADJOURNMENT

There was no further business to come before the Commission and Chairman Campo called for a motion to adjourn. **Commissioner Daniels motioned to adjourn. The motion was seconded by Commissioner Brooks and passed unanimously.** Chairman Campo adjourned the meeting at 7:05 PM.

Submitted by:

Peggy Craft, Clerk of the Commission