

TOWN OF HAMDEN
COMMUNITY DEVELOPMENT ADVISORY COMMISSION

MEETING

MAY 11, 2011
6:00 PM
KEEFE COMMUNITY CENTER
11 PINE STREET
HAMDEN

Commissioners in Attendance: Lee Campo, Chairman
Michael Brooks
Peter Curtis
Terre Daniels
Janet Lyons
Michael McGarry

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 6:05 PM.

APPROVAL OF APRIL 13, 2011 MINUTES

Chairman Campo asked if there were any additions, deletions or corrections to the Minutes of the April 13th Meeting. Hearing none Chairman Campo called for a motion to approve the Minutes as presented.

Commissioner Lyons motioned to approve the Minutes of the April 13, 2011 Meeting as presented. Commissioner Curtis seconded the motion that passed unanimously.

PROGRAM MANAGER'S REPORT

Rehabilitation Program

There are presently two rehabilitation projects in active phases. They are:

103 Treadwell Street – Lead Abatement - \$20,520 – CDBG
40 Beechwood Avenue – Traditional Rehab - \$14,630 = CDBG

The total of these two projects is \$35,150.

There are currently five projects in the cost estimating stage. They are:

499 River Road – Emergency Furnace Repair – CDBG
110 Circular Avenue – Emergency Furnace Repair – CDBG
397 Circular Avenue – Emergency Furnace Repair – CDBG
685 West Woods Road – Emergency Furnace Repair – CDBG
243-245 Augur Street - Emergency Furnace Repair – CDBG

There have been two completed projects since April 30, 2011. They are:

17 Wadsworth Street - Emergency Furnace Repair – \$6,750 – CDBG
39 Highland Avenue - Emergency Furnace Repair – \$6,150 – CDBG

There are 14 additional projects on the waiting list. This list will be exhausted by the winter of 2012 without additional applications or funding.

191 Butler Street

The apartment at 191 Butler Street is currently vacant. The apartment is being cleaned and repaired. This is near completion. The lease will expire in August 2011. The lease will not be renewed. Any necessary relocations will be addressed with temporary housing such as a hotel/motel.

Down Payment Assistance

There were no closings since the last report. There is still \$50,000 to be expended.

Fair Rent/Fair Housing

There are currently no mediations or hearings scheduled. One fair rent complaint was received from a Broadmoor tenant. A proposed rent increase reduction was negotiated with Broadmoor's Property Manager. This was due to the resident's fixed income and reduced State assistance.

Commercial Rehabilitation Program

The design specifications for the streetscape improvement project have been submitted to the State Department of Transportation by the Engineering Department. The streetscape improvements will start at the Industrial Park entrance and end at Viscuso Motors. The DOT is currently reviewing the specifications and will respond in late May.

Miscellaneous

The Department is currently applying for additional rehab funds from the DECD/HOME grant. This is for rehabilitation in the DEP Consent Area. It is estimated that we will receive notification from the State in four to six months.

The ADA accessibility for the restroom at the Brundage Branch Library is currently in the design phase. CDBG funds may be needed to complete this project. It will be determined if this is necessary after the bids come in.

The Department provided additional funds for the purchase of painting and trash pick-up supplies for the graffiti/blight removal along the Farmington Canal Greenway, at the Keefe Center, and Dixwell Avenue section between Hamden Park Drive and Morse Street.

The Annual Action Plan to HUD was submitted this week. This reflected the 16% estimated reduction in funding. The total amount is \$496,000, with \$74,000 (15%) of that amount for Public Service Agencies.

