

TOWN OF HAMDEN
COMMUNITY DEVELOPMENT ADVISORY COMMISSION
SPECIAL MEETING

A Special Meeting of the Community Development Advisory Commission was held on Wednesday, September 16, 2015 in the Lounge, Margaret L. Keefe Community Center, 11 Pine Street, Hamden, Connecticut.

Commissioners in attendance: Joyce Blandon, Chairman
Candace Birks
Michael Brooks
Janet Lyons
Robert Warner
Brian Courtney

Others in attendance: Chris Marchand, Program Director
Peggy Craft, Commission Clerk

CALL TO ORDER

Chairman Blandon called the meeting to order at 6:12 PM.

ATTENDANCE

Attendance was taken as noted above.

PROGRAM MANAGER'S REPORT

Mr. Marchand discussed the CDBG funding that will be approximately \$370,000. Mr. Marchand noted that in previous years Hamden's allotment was over \$600,000. He said he is trying to disperse the funds the best he can. He added that he is working with the Mayor on this.

Rehabilitation Program

There is one rehab project in the active phase. This project is for 104 Dix Street, in the amount of \$7,300.00. This is for an emergency roof. There is also a permit pending for a furnace previously installed without Town approval. Mr. Marchand further discussed the residence on Dix Street. He explained that this property had been in foreclosure. It was purchased by a woman who intended to fix and live in. Mr. Marchand told her that he could provide help. Because this property had been a problem for the Town, the Building Department knew that none of the work she had done had been permitted. Mr. Marchand is working with her to find a contractor who could inspect the work that has been done, and give approval so that she can receive CDBG funding. The roof at this house cannot be started until the furnace is permitted.

Other projects on hold are 1883 State Street and 24 Whiting Street, Emergency Furnace Replacements. There was a short discussion regarding the projects that are on hold.

There has been one project completed through May 31, 2015 – 6 Cross Street, in the amount of \$8,900 for an Emergency Roof. Mr. Marchand discussed the problems that were involved with this project. He said that the low bid contractor did not secure the tarps on the roof. This caused water damage to the home. The contractor attempted to repair the damage, but did not do a good job. The homeowner's daughter could not sleep in her bedroom for three weeks. Ms. Birks asked if she could sue. Mr. Marchand said he is trying to avoid this. He has been able to have the damage repaired. There was a discussion regarding the contractor. Mr. Marchand will do his best to see that this contractor is not used in the future.

There are 10 additional projects on the waiting list. The waiting list would be exhausted by the fall of 2017 without other applications for funding. 14 applicants have filled out intent to apply forms when the list re-opens.

Down Payment Assistance

Mr. Marchand reported that the Down Payment Assistance Program is doing well. There have been three closings since the last report. These totaled \$12,750. There were 10 homes purchased in PY40. There are multiple closings pending. The escrow account was funded for \$15,000 in August. There is an additional request for \$20,000.

Fair Rent/Fair Housing

The issue with ATRIA Assisted Living has been resolved.

There is currently one issue. A tenant's rent was raised from \$1,200 to \$1,350. Mr. Marchand said the Fair Rent Commission considers a five percent increase reasonable. Mr. Marchand has suggested that the tenant reach out to the landlord to attempt to resolve this issue.

Public Facility/Miscellaneous

Mr. Marchand discussed the playground improvements at Keefe Community Center, which have recently begun. The estimated cost of this project is \$81,000. This will be funded with \$19,914.05 from CDBG funds and \$46,099.95 from Town of Hamden Capital funds.

There was a discussion regarding the on-going problem at Shelton Avenue and Goodrich Street. Mr. Marchand explained that the Town has discussed taking over this property, but the owner does enough to have the blight citations removed. He added that one hurdle is there are underground tanks that would have to be remediated. This would be too costly to use CDBG funds. Mr. Marchand said the owner wants to make this property a car wash, but can't because of the new Planning & Zoning Regulations. It is grandfathered to remain as the current business.

The yearend report is due at the end of December. Mr. Marchand described the criteria for this report.

Ms. Blandon asked if the HUD funding would be increased. Mr. Marchand explained how the funding is dispersed. He also discussed the funding for this year, and the efforts Mayor Jackson and others made to attempt to have Hamden's funding raised. He explained the formulas used to determine the allotments.

ADJOURNMENT

There was no further business to come before the Commission and Chairman Blandon called for a motion to adjourn. **Commissioner Werner motioned to adjourn. Commissioner Birks seconded the motion that passed unanimously.** Chairman Blandon adjourned the meeting at 7:24 PM.

Submitted by _____
Peggy Craft, Commission Clerk