

# TOWN OF HAMDEN

## COMMUNITY DEVELOPMENT ADVISORY COMMISSION MEETING

June 9, 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 5:41 PM.

### APPROVAL OF APRIL 14, 2010 MEETING MINUTES

**The Minutes of the April meeting were approved by a unanimous vote.**

Chairman Campo discussed the possibility of canceling the July meeting. **After the discussion Commissioner Brooks motioned to cancel the July meeting. The motion was seconded by Commissioner Lyons and passed unanimously.**

### PROGRAM MANAGER'S REPORT

Program Manager Chris Marchand presented the following information to the Commissioners:

The 40 Savoy Street Project has been completed. HOME Funds were used for this project. Mr. Marchand reported that the project was very successful.

Other projects that have been completed using CDBG funds are:

80 Bowen Street – Emergency Roof - \$5,930

11 Quentin Street – Emergency Roof - \$5,769

142 Warner Street – Emergency Roof - \$7,430

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There are three rehabilitation projects in active phases. They are:

46 Francis Avenue – Emergency Roof - \$ 5,625 (CDBG Funds)  
47 Homelands Terrace – Traditional Rehab - \$19,450 (HOME Funds)  
362 Goodrich Street – Out to Bid

Projects on hold are:

105 Cherry Ann Street – Emergency Roof (HOME Funds)  
126 Woodin Street – (HOME Funds)  
137 Shepard Street – Two Family  
482 Shelton Avenue – DEP Consent Area

There are 16 additional projects on the waiting list. This list will be exhausted by the fall of 2011 without additional applications or funding.

Mr. Marchand has sent a letter to the State requesting more HOME Funds. He is hoping to be able to add on to the current contract. If they do not receive a contract amendment, he would like to see the application procedure streamlined, and it took over a year for approval last time. He added that it is critical that we receive these funds, as the majority the CDBG rehab funds are used in emergency roofs and furnaces.

There was a discussion regarding 40 Savoy Street. Mr. Marchand explained that with HOME Funds all codes violations must be addressed before any work can be done. Mr. Marchand said a project of this cost magnitude is an anomaly that he does not expect to occur again.

Ms. Lyons discussed the houses on Dixwell Avenue across from the Post Office. She said these houses are in very bad repair. She feels that this is an eyesore and could effect how Hamden is viewed. Chairman Campo said this area could be turned into commercial property. A discussion regarding this problem followed. Mr. Marchand explained possible plans for these properties, and that Dale Kroop is negotiating with multiple owners in the area.

A date has been set for the current tenants at 181 Butler Street to move out of the apartment. They are expected to leave by June 15<sup>th</sup>. Discussions have been held with DEP on the possibility of their using the Butler Street apartment as an office to meet with residents of the Newhall Remediation Consent Area to discuss their specific properties. They had been scheduled to set up an office at the old middle school, but the Fire Marshall will not approve this due to violations.

There was a short discussion regarding the former Hamden Middle School.

### **DOWN PAYMENT ASSISTANCE**

There has been one closing since the last report. This was for \$5,000. There are four anticipated closing prior to the end of June to take advantage of the Federal Tax Credit.

**FAIR RENT**

Mr. Marchand reported that Fair Rent has been going very well. There are no mediations or hearing currently scheduled. The Property Manager at Broadmoor has been willing to negotiate, and it has not been necessary to have a hearing. Mr. Marchand also successfully negotiated a Fair Rent complaint at Serramonte.

The Dixwell Avenue/Concord Street project has not started yet; it has been approved by CT DOT and a vendor has been approved. It is expected to begin in late June.

Construction has begun at the Dadio Farm Road Infrastructure Improvement Project and is going very well.

The Five Year Plan was submitted. Mr. Marchand has not heard from HUD yet regarding their review. A release of funds was requested when the plan was submitted and has been approved.

There was a lengthy discussion regarding the Remediation Program in Highwood.

**Adjournment**

There was no further business to come before the Commission, and Chairman Campo called for a motion to adjourn. **Commissioner Brooks motioned for adjournment. The motion was seconded by Commissioner Blandon and passed unanimously.** Chairman Campo adjourned the meeting at 6:15 PM.

Submitted by:

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Peggy Craft, Commission Clerk

***THE NEXT MEETING OF THIS COMMISSION WILL BE HELD ON:***

***AUGUST 11, 2010***