

Meeting Minutes
Branford Housing Authority
Regular Meeting
Wednesday, January 9, 2019
The Community Room – Parkside I

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Commissioners Present: D. Denes, K. Collins, T. Lowe, D. D'Amelio
Management: C. Daniw, L. Hampton
Guests: Representatives of Jerome Frank Legal Services Organization
Tenants and a Branford Resident

CALL TO ORDER:

Meeting called to order at 7:03 p.m. by D. Denes

Approval of Minutes:

T. Lowe made a motion to approve the Regular Meeting Minutes of November 7, 2018, Seconded by K. Collins, vote passed unanimously with no further discussion.

TENANT COMMISSIONER REPORT:

D. D'Amelio was sworn in as the new Tenant Commissioner for Branford Housing Authority. He will be the representative for Parkside Village One and Two.

RESIDENT ORGANIZATION REPORT:

J. Kavanaugh reported that the funding provided by BHA will be used toward office supplies and organizing a breakfast for members of the area legislatures.

TENANT CONCERNS:

OLD BUSINESS

Redevelopment Parkside Village I: D. Denes indicated that the design team is planning on meeting with the Fire Marshall.

F.O.I. Attorney Peter Berdon was meeting with Carolyn Sires.

NEW BUSINESS:

Feeding Wildlife: C. Daniw has received complaints from other residents that tenants are feeding wildlife again. This activity is not allowed for the safety and well-being of the residents and guests that come on the property and need to use walkways to enter their apartments. The proximity of the property being so close to the marsh attracts rodents and other unwanted animals if food or garbage is left out. A letter will be sent to the tenants in violation of this rule.

Maintenance Staff: C. Daniw spoke about the change in maintenance personnel at the property.

OTHER BUSINESS:

Recertifications

C. Daniw advised the Board of Commissioners that the Recertification process has begun. D. Denes requested that C. Daniw provide an overview on this process and lease up. C. Daniw explained that currently the Rental Assistance Program (RAP) is frozen. Only tenants that are currently grandfathered on the program will be receiving a subsidy to fill the gap between 30% of their adjusted income and the base rent. The base rent for residents that resided in the complex before 2017 at Parkside Village I is \$383 or \$415 which includes heat, hot water and electric. At Parkside Village II it is \$300 or \$325 plus utilities. Applicants applying for housing must meet the new rent stratification guidelines of affordability. Tenants not on the RAP program are encouraged to apply for a Section 8

Voucher when available administered through large Housing Authorities. I.e., New Haven, Middletown, Hamden or other funding sources. New Applicants holding a Section 8 Voucher or other form of subsidy are welcomed to apply. Branford Housing Authority has reached out the Veterans Administration for Veterans in need of housing. Management has conducted an assessment of the current vacant apartments. Units that can be quickly turned over without many capital repairs will be completed first. As funds become available the units that require complete fit up will be completed.

K. Collins made the motion to adjourn, T. Lowe, seconded, meeting adjourned at 7:55 p.m.

Respectfully Submitted
Cheryl Daniw, Management Agent for BHA