

Meeting Minutes
Branford Housing Authority
Regular Meeting
Wednesday, February 1, 2017
The Community Room – Parkside I

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Commissioners Present: D. Denes, T. Lowe, J. Chadwick
Tenant Representatives: C. Buono, R. DeRosa
Management: C. Daniw, L. Hampton

CALL TO ORDER: 7:15pm

Approval of Minutes: Tabled

TENANT COMMISSIONER:

C. Daniw will present the information to the town hall

TENANT CONCERNS:

PSI: no complaints

L. Hampton reported two move- ins: unit A27 at Parkside Village I and unit B22 at Parkside Village II.

RESIDENT ASSOCIATION:

R. DeRosa stated she would be sitting in for J. Kavanaugh. R. DeRosa stated Jefferson property is too small; prefer 115 S. Montowese Street. Next meeting with Beacon for a new draft tentatively scheduled for February 10, 2017.

TREASURER'S REPORT:

J. Chadwick reported that the management's statement is consistent with the treasurer's understanding of the current financial status.

OLD BUSINESS

Small Cities Grant Project:

J. Chadwick reported that the project is just about complete and we are ready to order the propane. The Board discussed the price of propane and owning vs. renting tanks.

Redevelopment Parkside Village I:

C. Daniw reported on occupancy. Units are being rented that were on hold. There was a discussion on unit transfers. The Board suggested that this subject be placed on hold for now.

D. Denes reported that he met with Beacon and their attorney to discuss options for redevelopment.

J. Chadwick reported that he had not had a chance to discuss the Branford Hills Site with the Town of Branford yet and is hoping to meet with J. Cosgrove to discuss this option.

D. Denes stated that the affordable housing numbers for town of Branford are down.

D. Denes requested that a meeting with Thatcher from Beacon be scheduled.

J. Chadwick and C. Daniw discussed the non-profit that was formed.

F.O.I Request:

C. Daniw reported it's all with attorney, Peter Berdon. The complainant filed for a hearing. D. Denes clarified Peters is on top of it.

Alternate Site RFP:

The Board discussed the one response that was offered on North Main does not fit the RFP requirements as outlined.

NEW BUSINESS

Discussion on CHFA New Policies/Guidelines Housing Manual:

C. Daniw reported that staff attended a series of meetings with CHFA and DOH to review the new housing manual. C. Daniw will be submitting drafts of updated policies for the board to review make changes and implement at the next few board meetings.

Rental Assistance Program Revision

C. Daniw stated that the revised Rental Assistance package is going to DOH for review with the second payment requisition. There is still no Rental Assistance available for any new tenants moving in or existing tenants that were not previously on the program. This has initiated a discussion with CHFA on what to do with the applicants that no longer qualify. The Board discussed rent structures and how it affects the community when no rental assistance is available. D. Denes encouraged everyone to speak to their legislators about programs being cut that normally would have provided for the people who need it the most.

Recertification's:

L. Hampton stated that this process has begun and that Joanne Frank, Resident Service Coordinator is available to assist them if the tenants require help filling out the paperwork or providing back up information.

Meeting adjourned at 8:45pm.