

Meeting Minutes
Branford Housing Authority
Special Meeting
Wednesday, February 22, 2017
The Community Room – Parkside I

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Commissioners Present: D. Denes, T. Lowe, J. Chadwick
Management: C. Daniw
Guest(s): Representatives from Beacon Communities

CALL TO ORDER:

D. Denes called the meeting to order at 7:03 p.m.

OLD BUSINESS

Small Cities Grant Project:

J. Chadwick reported that once the tank has propane and is tested the project is complete and the grant will be closed out. The generators will service the community in case of a power outage to the apartments. The community rooms will now be able to provide heat, hot water and kitchen usage to residents during a storm.

Redevelopment Parkside Village I: Tabled

F.O.I Request:

D. Denes noted that he and C. Daniw have met and had conversations with Attorney Berdon to prepare for the hearing.

Alternate Site RFP: D. Denes made a motion to discuss this item in Executive Session, J. Chadwick, seconded. Motion carried.

Policies and Procedures: Tabled

Rental Assistance Program Revision

The Board, C. Daniw and Beacon Communities had a lengthy conversation on the changes with the Elderly Rental Assistance Program with DOH and how it affects the current and future tenants living at Parkside Village I and II. Existing Tenants that currently receive a subsidy will have no change. If an existing tenant now requires a subsidy there will not be an ERAP to offer and the base rent will be required. The changes will directly affect the new tenants moving into the facilities. Applicants that have adjusted income that falls below the base rent will no longer be eligible for occupancy at Parkside Village I or II unless they can prove that they are subsidized in another form. Tenants not currently subsidized under the ERAP program will be encouraged to apply for a Section 8 Voucher as there is no longer a conflict of programs. Beacon Communities felt that there should be an avenue with agencies facing the same situation to come together to find a solution to this problem. 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. CHFA has

encouraged management to review the area rents for moderate income housing and implement a change accordingly.

Executive Session:

A motion to go into Executive Session and adjourn the Special Meeting was made by J. Chadwick and seconded by T. Lowe at 8:30 p.m.

Those in attendance during the Executive Session were D. Denes, J. Chadwick, T. Lowe, C. Daniw, P. Goodman, D. Kovel and T. Tiffany.

There was discussion on the Alternate Site RFP. No action was taken.

Motion to adjourn Executive Session at 8:55 p.m. was made by T. Lowe and seconded by J. Chadwick. Motion passed.

J. Chadwick made a motion to adjourn the Special Meeting at 8:56 p.m. and seconded by T. Lowe. Motion passed.

Respectfully submitted
C. Daniw
Merit Properties, Inc.