

Meeting Minutes  
Branford Housing Authority  
Regular Meeting  
Wednesday, March 6, 2019  
The Community Room – Parkside I

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BRANFORD, CONNECTICUT

Commissioners Present: D. Denes, K. Collins, D. D'Amelio

Commissioners Absent: T. Lowe

Management: C. Daniw, L. Hampton

Guests: Representatives of Jerome Frank Legal Services Organization, Tenants, Branford Resident

**CALL TO ORDER:**

Meeting called to order at 7:15 p.m. by D. Denes

**Approval of Minutes:**

K. Collins made a motion to approve the Regular Meeting Minutes of February 6, 2019, Seconded by D. D'Amelio, vote passed unanimously with no further discussion.

**TENANT COMMISSIONER REPORT:**

D. D'Amelio no issues to report.

**RESIDENT ORGANIZATION REPORT:**

J. Kavanaugh stated that the Resident Organization was planning another meeting with Beacon Communities. The purpose of the meeting is to update the residents on the redevelopment and plan a future visit to properties in their portfolio.

There was a lengthy discussion about the lack of transportation opportunities for the residents at Parkside Village I and II through public or private services. Many residents indicated they would be interested in attending events on the green or within Branford during evenings and weekends but have no way to get there and back. Transportation from the Senior Center is not available during these times and normally is only available to residents over 55. The young disabled that live at Parkside are not eligible for this service.

**TENANT CONCERNS:**

None Presented

**OLD BUSINESS**

**Redevelopment Parkside Village I:** D. Denes reported that Attorney Hollister will be attending the Planning and Zoning Meeting on April 4, 2019 on behalf of BHA and Beacon Communities. This is a process that must be followed to get to the redevelopment. The court decision was in favor of BHA and Beacon Communities.

**F.O.I.** No Report

**Recertifications:** C. Daniw and L. Hampton reported that the recertifications are ongoing. A list of residents that have not responded has been provided to Joanne, the Resident Service Coordinator. She will contact the residents to assist them with this process. This information is required by Department of Housing and Connecticut Housing Finance Authority for recipients of the Tenant Rental Assistance and to create an operating budget.

**NEW BUSINESS:**

**Marketing Plan:**

C. Daniw provided the Board of Commissioners with a report titled "The obligation to Affirmatively Further Fair Housing" for Community Development and Planning Officials. The report was presented

by Erin Kemple, Executive Director of Connecticut Fair Housing Center for the State of Connecticut. C. Daniw indicated that the report stated to be eligible for State or Federal funding, municipalities must create a POCD that is consistent with the State POCD. The State of CT revised its POCD to include three principles that affirmatively further fair housing were : Redevelop and revitalize regional centers and areas with existing or currently planned physical infrastructure. Expand housing opportunities and design choices to accommodate a variety of household types and needs. Concentrate development along major transportation nodes and corridors. The State ConPlan has three goals to work to ensure decent housing is available to all, work to ensure that all of the State's residents live in a suitable environment and work to ensure that all of the State's residents have access to economic opportunities. It is stated under the Municipal POCD Requirements Connecticut General Statute 8-23 to require municipal POCDs to promote housing choice and economic diversity in housing, include housing for both low and moderate income households and encourage the development of housing that will meet the housing needs identified in the State Consolidated Plan. One of the Action Steps noted is to change the segregation patterns by creating affordable housing for people who are younger than 64 to promote diversity in Town. C. Daniw concluded that currently there are no directories of affordable housing in Branford for individuals under the age of 55.

Lease up of Vacant Units at Parkside Village I and II: C. Daniw noted that four units at Parkside Village II have lease signings scheduled. Two residents have moved out since February 6<sup>th</sup>. L. Hampton reported that applicants recently offered an apartment have declined reasoning that the unit was too small. C. Daniw and Staff conducted a property inspection at Parkside Village I & II with D. Denes and L. Glick to review the fit up plan for vacant units, future common area repairs and funding sources for these items.

Advertising is on going for applicants for Parkside Village I and II.

**OTHER BUSINESS:**

C. Daniw asked the Commissioners to make an administrative change to update the authorized signors for the Replacement Reserve account held by Branford Housing Authority. D. D'Amelio made a motion to approve the change of authorized signors for the R&R account to C. Daniw and K. Collins, D. Denes seconded, passed unanimously with no further discussion.

D. D'Amelio made the motion to adjourn, K. Collins, seconded, meeting adjourned at 8:15 p.m.

Respectfully Submitted  
Cheryl Daniw, Management Agent for BHA