

Town of East Haven, CT
Urban Renewal Agency Special Meeting Minutes
November 15, 2011
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MEMBERS PRESENT:

Chairman Moscato
Commissioner Midolo
Commissioner Dynderski
Vice-Chairman Fucci
Commissioner Riccio

STAFF PRESENT:

Megan McAuliffe, CDC
Paul Hongo, Dir.
Larry Wagner, LW&A

Chairman Moscato called the meeting to order at 7:10 p.m. Roll was called and a quorum was present.

DISCUSS & TAKE ANY NECESSARY ACTION ON REVIEWING THE EXISTING GUIDELINES FOR BOTH THE TOWN OF EAST HAVEN AND HUD REGARDING THE HOUSING REHABILITATION PROGRAM

Larry Wagner, of L. Wagner & Associates explained that making any changes to the guidelines needed to wait until now instead of in the middle of the application process. Larry explained the grant process and how things were doled out by the State as well as discussing the number of foreclosed properties, which he stated weren't many over the span of time that EH has received all grant money.

Discussion was held with regard to what the HUD guidelines were as opposed to what different towns guidelines were and what can and can't be changed. Loan to value ratio was discussed as well. Larry explained to the commission that EH is the longest running town doing community rehab projects.

After much discussion on what things could and couldn't be changed on a local level, **MOTION** made by Vice-Chair Fucci and seconded by Commissioner Riccio to institute the following changes to the EH Program Guidelines:

1. \$25,000 cap is the max amount of project before commission approval for one to four family homes
2. \$10,000 for condos before commission approval
3. No investment properties, only owner occupied or life use
4. To change the loan to value ratio from 60-70%

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All were in favor, none were opposed and none abstained. **MOTION CARRIED**

Larry also mentioned that this year there are two new components to the program. The DECD has become an integrated partner with UI. On behalf of the people who have applied for assistance, there is now a three million dollar grant to assist with weatherization of homes through the UI, which will lessen the monies given through this program. LAMPP is also still available for homes with lead removal up to the first \$11,000.00 and whose family meets the guidelines, which there must be a child under the age of 6 or 7 in the home to qualify.

There was a lengthy discussion held with regards to other items that were brought up regarding possible changes in the town guidelines.

Commissioner Riccio made a **MOTION** to obtain the payment status on all existing mortgages following with the Title Searches and to rescind the motion on credit checks and form letters referenced in the July 26th, 2011 minutes. Commissioner Midolo seconded. All were in favor, none were opposed and none abstained. **MOTION CARRIED**

There being no further business to come before the commission, **MOTION** made by Commissioner Dynderski and seconded by Commissioner Midolo to adjourn the meeting at 8:20 p.m. All were in favor, none were opposed and none abstained. **MOTION CARRIED**

Respectfully Submitted,

Linda S. LaLuna
Clerk