

MINUTES
Housing Authority of the Town of Darien
March 24, 2010

A Special Meeting of the Commissioners of the Housing Authority of the Town of Darien was called to order at 7:30 p.m. on Tuesday, March 24, 2010 in Room 119 of the Darien Town Hall.

Present were: Commissioners: Jennifer Schwartz, Cynthia Ashburne, Jan Raymond, Joe Warren, (Absent, Kass Bruno); Executive Director, Kathryn Molgano; AONBC member, Tom Bell; Guest, Arthur Anderson, Co-Developer.

Minutes from the Regular Meeting of February 23, 2010 and Special Meeting of March 16, 2010 were approved without objection.

Paid Bills Reports for MR36 and E187 for March 2010 were approved on a motion by Joe Warren.

Joe Warren explained for the record that the Commissioner's Regular Monthly Meeting for March 23rd had been rescheduled to March 24th, resulting in the change of designation from "Regular" to "Special" Meeting.

Executive Director's Report:

Kathryn Molgano reported that the cleanup of fallen trees and branches resulting from the March 19th storm has been completed at both Allen-O'Neill Homes and Old Town Hall Houses. Recent trouble with the fire alarm system at OTHH, assumed to have been caused by the storm, has been identified and repaired. Damage to the outside lighting at OTHH will be repaired by week's end.

Kathryn Molgano has contacted Simplex-Grinnell (who installed and maintains the alarm equipment at OTHH) for information on their monitoring services and is considering switching from ADT to Simplex.

Allen-O'Neill Association: Susan Geddes requested a meeting between the AONA and DHA Commissioners to discuss AONA's drafted proposal of a Memorandum of Understanding. The drafted MOU was handed out to Commissioners and Jennifer Schwartz indicated that DHA would contact them to set up a meeting.

Senior Resident Association: No report

Allen-O'Neill Redevelopment: Arthur Anderson reported that DHA will submit an application for CHFA's 9% Tax Credit Program by the April 1, 2010 due date. Construction costs in this year's application are considerably refined over last year's with the completion of Viking Construction Company's project cost analysis. Conditions that are specific to this site (drainage, subsoil conditions, hazardous materials issues, utilities installation), phasing of construction and resident relocation are challenging matters and result in high per unit costs for 106 units over 12 acres. Mr. Anderson reported that at this juncture it can be assumed that all Allen-O'Neill Drive addresses will be included in Phase I and non-Allen-O'Neill addresses (Noroton and West Avenues) will be in Phase 2. Value engineering studies suggest possible cost reductions of \$1M could be achieved with the following:

1. Half of the building to have foundations/half to have crawl spaces
2. Elimination of second story decks (which are costly and present insurance problems)
3. Participate in CL&P's "Light the Night" program by leasing outdoor lighting from CL&P

Mr. Anderson remarked that successful tax abatement negotiations with the Town of Darien could provide savings that would be applied to relocation costs and would enable us to restore the value engineered items mentioned above.

If DHA's 2010 application is approved, funding for the project would come from the following sources:

1. \$8.3M First Mortgage (FHA Loan – 5.95%, 40-yr fixed)
2. \$16.7 Equity Funding (from Tax Credits and DECD Funding)

If DHA's application is not approved in 2010, changes to the QAP will enable us to apply again in 2011.

Mr. Anderson clarified that the deadline for filing the 2010 application is April 1st and is followed by a 2-3 week deficiency period in which applicants may be asked to provide additional supplementary information to CHFA/DECD. There are no deadlines restricting the public's right to submit comments to CHFA/DECD.

Mr. Anderson projected that a copy of the completed 2010 application will be sent to the DHA on or about April 8, 2010. Once received in the DHA office, the application will be available for public viewing.

Commissioners and Arthur Anderson took audience questions.

The meeting was adjourned at 8:30 p.m. on a motion by Cynthia Ashburne.

Respectfully submitted,

Kathryn Y. Molgano
Executive Director

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