

City of New Haven
Meeting Minutes (Short)
Community Development Committee

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Tuesday, April 14, 2009

5:30 PM

Fair Haven Branch Library

ALDERMANIC NOTICE - NEW HAVEN

The Community Development Committee of the New Haven Board of Aldermen will hold a public hearing at 5:30 p.m. on Tuesday, April 14, 2009 at the Fair Haven Branch Library, 182 Grand Ave., re:

*The city's Neighborhood Stabilization Plan under the federal Housing and Economic Recovery Act of 2008, as approved by the Board of Aldermen on March 2, 2009.

This item is on file and available for public inspection in the Office of the City Clerk, Room 202, 200 Orange Street, New Haven. Per order: Michelle Edmonds-Sepulveda, Chairwoman; attest: Ronald Smith, City Clerk.

For a disability-related accommodation, please call 946-6483 (V) or 946-8582 (TTY) at least one business day prior to the meeting.

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Chair Michelle Sepulveda called the hearing to order at 5:40 p.m. at the Fair Haven Branch Library, 37 Harrison St.

Present were Aids. Lemar, James-Evans, J. Rodriguez, and Clark.

The purpose of the hearing was to further discuss the city's Neighborhood Stabilization Plan, which was approved by the Board of Aldermen on March 2.

In addition, a full board amendment sponsored by Alderwoman DePino and written by chair Edmonds-Sepulveda said: 'BE IT FURTHER ORDERED THAT prior to the expenditure of these funds the appropriate city staffers present the city's plan for the expenditures of funds at a public hearing of the Community Development Committee of the Board of Aldermen.'

Cathy Schroeter, deputy director of LCI, presented a yet another revision of the "Summary Local Action Plan," which gave more detail about how the \$3.24 million would be spent to alleviate the mortgage foreclosure crisis in New Haven. A copy is in the meeting file.

She gave an overview of the program, which will purchase foreclosed homes, renovate them, and resell them. There will also be five percent set-asides to help purchasers with down payments and closing costs. The regulations allow buyers who earn up to 120 percent of the area's median income (people who earn 80 percent of the median income are considered moderate-income.

Schroeter said the program will target the West River, Fair Haven, Hill, and Newhallville neighborhoods. Using a map, she showed sub-areas or "target zones" in those neighborhoods that will be the focus of the program.

Another aspect of the program is that the regulations limit the sales price to what the city pays for the homes plus rehab costs. The city is also waiting for the state attorney to sign documents releasing the funds. Since reimbursements are not allowed, they have not been able to spend any money yet. They have, however, put out requests-for-qualifications for contractors, appraisers, developers and others who will be needed by the program. They are working with the Commission on Equal Opportunity to get some of these vendors pre-qualified.

Ald. James Evans asked Schroeter to supply a list of the streets that will be affected by the program.

Schroeter said the city will prefer that the homebuyers will be owner-occupants, but they cannot require it. In fact, some investor-landlords may be needed to meet a program requirement that 30 percent of the units be occupied by low-income people.

There was an informal give-and-take between Schroeter, several unidentified members of the audience, and some of the alderpersons. Schroeter explained that the initial \$3.2 million may only be enough to handle about 15 homes. However, the money can be reused as those homes are sold. They will be doing minimal rehab to make the homes livable. It is unclear when the deadline clock starts ticking for expenditure of the funds, but she hopes it will not be until the attorney general releases the money.

Schroeter said there is a Neighborhood Stabilization Program II coming out as part of the Obama stimulus package.

Adjourn: 6:10 p.m.

An audio recording of this meeting is available in the Office of Legislative Services.

Respectfully Submitted,

Michael Mercier
Legislative Aide