

MINUTES
Housing Authority of the Town of Darien
March 12, 2009

A Special Meeting of the Commissioners of the Housing Authority of the Town of Darien was called to order at 7:14 p.m. on Thursday, March 12, 2009 in Room B3 of the Darien Town Hall.

Present were: Commissioners Jennifer Schwartz, Jan Raymond, and Joe Warren, (Absent, Cynthia Ashburne, Kass Bruno; Executive Director, Kathryn Molgano. Also present were AON Building Committee members Marc Thorne and Tom Bell.

Kathryn Molgano proposed tentative rent increases for both MR36 and E187 for the 2009/2010 Budgets. The following rent increase proposals were discussed:

MR36 – Allen-O’Neill Homes:

1. Base rent increase for houses from \$330 to \$350
2. Base rent increase for apartments of \$10
3. Increase to the % to income from 30% to 31%

E187 – Old Town Hall Houses:

1. Base rent increase of \$35
Efficiency Apartments – increase from \$175 to \$210
One-Bedroom Apartments – increase from \$185 to \$220
2. Introduce a tiered base rent structure in which new incoming residents would pay a high base rent of \$300 for an efficiency and \$325 for a one-bedroom. Existing residents would remain at the current base rents.

On a motion by Jan Raymond, the commissioners unanimously approved the proposals subject to CHFA confirmation that an increase to the % to income is within program regulations.

Notices of the proposed increases will be mailed to residents and CHFA. A public meeting to for Commissioners to consider resident input and vote on the rent increases will be scheduled in April.

Commissioners discussed the responses to the RFP for CM/GC. Jennifer Schwartz reported that 16 proposals were received. In reviewing the responses, Commissioners considered the following criteria in rating the qualifications/ proposals of each respondent: (1) size of comparable projects, (2) CHFA experience, (3) number of projects completed, (4) fee, (5) location of offices, and (6) recommendation of Arthur Anderson. Commissioners unanimously agreed that Viking Construction was their first choice by considerable margin. On a motion by Jan Raymond, the commissioners voted to interview Viking Construction. A public meeting will be scheduled.

Commissioners discussed P&Z’s approval with conditions for the redevelopment of AON. Jennifer Schwartz discussed the loss of 4 units on Elm Street and its impact on the financial viability of the project. The development team is reviewing the P&Z conditions to determine the impact of the imposed stipulations on the overall project. Next steps include developing a lease agreement, developer agreement and the budget for the relocation and phasing plan.

The meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Kathryn Y. Molgano
Executive Director

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