
Project Summary

Purpose - The purpose of this project is to provide needed capital improvements to the existing affordable housing development located at Kings Corner Manor a 30-unit affordable housing development located at 60 Kings Highway, Gales Ferry CT. Activities include installing new heat pump systems for improved and efficient heating and air conditioning in each unit to reduce or eliminate the use of the current baseboard electric heat. The proposed scope of work also includes window & door replacement with energy star rated windows to increase energy efficiency and envelope improvements for the newer phase of the development. Additionally, included in the scope of work is ADA upgrades to the bathrooms (*conversions of tubs to roll-in showers*), which is a current need for the aging population.

Nature - The nature of this project is for the purposes of preservation of affordable housing units by providing the needed capital improvements and energy efficiency measures in order to sustain this development for the future.

Benefit - The Small Cities CDBG funding will directly benefit the low-income residents who reside in this development by providing the much-needed physical barrier improvements and capital improvements which will reduce their energy costs and improve their quality of life.

L/M Impact - 100% of the residents in this development are low and moderate-income residents. The project funding will impact all residences.

Relocation - Residents will not be relocated during these capital improvement activities.

Budget – The maximum grant available through the State Small Cities Community Development Block Grant Program (CDBG) is \$1,500,000. The final application could be less than this amount once plans, specifications and estimates are completed. There is not a Town match or contribution for request or required for this grant application, however the Housing Authority will be providing funds for various Architectural and Environmental reports.

