



TOWN OF LEDYARD
CONNECTICUT
TOWN COUNCIL

Chairman Linda C. Davis

MINUTES
PUBLIC HEARING
LEDYARD TOWN COUNCIL
COUNCIL CHAMBERS - ANNEX BUILDING

PUBLIC HEARING MINUTES 6:45 PM, MARCH 11, 2020

- I. CALL TO ORDER – Chairman Davis called to order the Public Hearing at 6:45 p.m. regarding a State of Connecticut 2020 Small Cities Community Development Block Grant Program (CDBG) Housing Urban Development/State (HUD) Application in the amount of up-to \$1.5 million – Kings Corner Manor Senior Housing, Gales Ferry.
- II. PLEDGE OF ALLEGIANCE
- III. PROCEDURE OF THE PUBLIC HEARING
- IV. CALL OF THE PUBLIC HEARING

The following call of the Public Hearing was read by Town Council Administrative Assistant Roxanne M. Maher:

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Town of Ledyard will conduct a public hearing by the Town Council on Wednesday, March 11, 2020 at 6:45 p.m. in the Council Chambers at Town Hall Annex located at 741 Colonel Ledyard Hwy, Ledyard, CT to discuss the Fiscal Year 2020 Community Development Block Grant program and to solicit citizen input.

Maximum award limits: \$1,500,000 for Public Housing Modernization (including predevelopment and construction); \$800,000 for a Housing Rehabilitation Program; \$1,000,000 for Infrastructure (e.g., streets and sidewalks); \$350,000 for Public Services (Youth Homelessness and Shelter Diversion programs in participation with CAN); and \$1,000,000 for Public Facilities (e.g., construction, reconstruction, rehabilitation or installation of public facilities and improvements and fire protection equipment).

Major activity categories are: Acquisition, Housing Rehabilitation, Public Housing Modernization, Community Facilities, Public Services, and Economic Development. Projects funded with CDBG allocations must carry out at least one of three National Objectives: benefit to low- and moderate-income persons, elimination of slums and blight, or meeting urgent community development needs.

The purpose of the public hearing is to obtain citizen's views on the Town's community development and housing needs and review and discuss specific project activities in the areas of housing, economic development or community facilities which could be part of the Town's Application for funding for the year 2020.

Also, the public hearing will be to give citizens an opportunity to make their comments known on the program and for approval of the Program Income Reuse Plan. If you are unable to attend the public hearing, you may direct written comments to Elizabeth Burdick, Director of Land Use & Planning at the Town of Ledyard, 741 Colonel Ledyard Hwy, Ledyard, CT 06339 or you may telephone 860-464-3215. In addition, information may be obtained at the above address between the hours of 8:00 a.m. and 5:00 p.m. Monday through Thursdays.

The Town Department of Land Use & Planning on behalf of the Town of Ledyard anticipates applying for the maximum grant amount of \$1,500,000 under the Public Housing Modernization. In addition, the Town will create a revolving loan fund with program income (principal and interest) generated from the grant for a housing rehabilitation loan program.

The Town of Ledyard promotes fair housing and makes all programs available to low- and moderate-income households regardless of race, creed, color, national origin, ancestry, sex, gender identity or expression, marital status, age, lawful source of income, familial status, learning disability or physical/mental disability, or sexual orientation.

All are encouraged to attend. The hearing is accessible to the handicapped. Any disabled persons requiring special assistance or non-English speaking persons should contact Mary-Beth Hubbard, ADA Coordinator at 860-464-3222 at least five days prior to the hearing.”

Equal Opportunity/Affirmative Action

For the Ledyard Town Council
s/s Linda C. Davis
Chairman

1st publication: Monday, February 24, 2020
2nd publication: Monday, March 2, 2020

IV. PRESENTATION

Director of Land Use Elizabeth Burdick thanked the Town Council for the opportunity to present this 2020 Small Cities Community Development Block Grant Program (CDBG) Housing Urban Development/State (HUD) Application to benefit the residents who reside at the Kings Corner Manor Senior Housing Facility in Gales Ferry. She deferred to Consultant Kent Lewis of the Housing Development Team LLC, who was assisting the town with the preparation of this 2020 Grant Application.

Consultant Kent Lewis of the Housing Development Team LLC explained that the Grant Application process has begun for the 2020 State Small Cities Community Development Block Grant Program (CDBG). He stated his Group prepares Applications for Federal, State and Local Grant Programs to obtain funding for Affordable Housing initiatives. He stated tonight’s Public Hearing was to present to the public the Town’s interest in submitting a Small Cities Community Development Block Grant, explaining that the Grantee would be the Town of Ledyard and the Sub-Recipient of the Housing Urban Development/State (HUD) funding would be the Ledyard Housing Authority. He stated the Grant Funding was being requested for improvements to the affordable Kings Corner Manor, Senior and Disable Housing Facility in Gales Ferry. He explained that the maximum grant request was \$1.5 million; however, he stated until they have completed the environmental work that they would not know the actual dollar amount for their Application.

Mr. Lewis continued by stating that the goal of this 2020 State Small Cities Community Development Block Grant Application was to improve the Kings Corner Manor, noting that it was an older development, the heat was electric baseboard, the original windows and doors were not energy efficient and the tubs were a safety hazard for older and disabled people. He stated the scope of the improvement work would include the replacement of windows, outside doors and installing storm doors with energy star rated products. It would also include the installation of new heat pump systems for improved and efficient heating and air conditioning in each unit, the tubs would be removed and replaced with roll-in showers and grab bars, the toilets, sinks and flooring materials would also be replaced removing architectural barriers.

Mr. Lewis stated the objective was to make the housing units easier for the residents to live in as well as improve the energy consumption and efficiencies so that they could maintain the affordable rates. He stated this Grant Application would be submitted under the category to benefit low to moderate income family, stating the Kings Corner Manor Housing Facility was 100% low to moderate income.

Mr. Lewis went on to explain that although this improvement project would impact all residences that during the capital improvement activities the Residents would not need to be relocated and that they would schedule the work on an unit by unit basis, so that it would have the least amount of impact to the Residents. He stated all the work that would be scheduled for the housing units could be done with the people in their units. He explained the work would be coordinated so that they would have a generally working bathroom at the end of the day and that any finish-up work would be completed the next day. Therefore, he stated that they do not anticipate any displacement of Residents. He stated if there was any asbestos or lead present that the work could drag on for an extra day; therefore, they may need a floater unit. However, he stated for previous projects such as this one, that they have been able to complete the units in one day.

Mr. Lewis addressed the timing of the improvement work at the Kings Corner Manor and he stated the construction work should take between six to nine months to complete all 30 units, with the maximum time being a twelve-month construction period. He reviewed the Application schedule as follows:

- April - CDBG Grant Application was due to the State
- August/September funding was normally awarded
- Solicit Bids
- Enter into Contract
- March/April 2021 construction work would begin.

IV. PUBLIC COMMENTS

Mr. Nate Woody, 777 Long Cove Road, Ledyard, Planning & Zoning Commission Chairman, stated the CBDG Program was one of the Grant Programs the Planning & Zoning Commission noted in the Plan of Conservation & Development as a Program that they believed was accessible and reasonable to address projects such as the improvements at the Kings Corner Manor Senior/Disabled Housing Facility. He stated the proposed improvement projects presented this evening were well thought out noting that increasing the efficiency and upgrading the apartments would require a significant capital improvement. He stated that he applauded this effort and supported the CDBG Grant Application noting that the proposed improvements were needed so that these apartments could be usable in the future.

Mr. Bill Saums, 33 Pumpkin Hill Road, Gales Ferry, Town Councilor, noted the significant progress they have made in one year. He stated this improvement plan for the Kings Corner Manor was long overdue and well done. He thanked Land Use Director Elizabeth Burdick for her work.

Ms. Colleen Lauer, Director of Kings Corner Manor Senior Housing Facility in Gales Ferry, stated that Kings Corner Manor was Ledyard's low income elderly/disabled housing. She noted the housing facility opened in the late 1980's and has provided affordable housing to many tenants for more than 30 years. She stated unfortunately upgrades have not been completed unless something has failed, for example roofs, they were replaced in July of 2009. She stated the majority of their windows/doors and electric baseboard heaters were all original, noting that the electric bills were paid by the residents and can be more than \$200 a month for a 420-620 square foot apartment. She stated the bathtubs can also be a danger to seniors, and the walk-in showers would be very beneficial to them.

Ms. Lauer stated the small cities CDBG grant would help provide the necessary funds to make the upgrades these apartments desperately need. The efficiency improvements would also help the residents lower their extremely high electric bills and help keep these apartments affordable. She thanked the Town for applying for the funds that will help keep these units affordable and make the Kings Corner Manor apartments safer and more energy efficient.

Land Use Director Elizabeth Burdick read the following written communications that were received from tenants of the Kings Corner Manor Senior Housing Facility:

1. Ms. Rachel Gibbs ltr. dated 3/11/2020 re: Support Town's 2020 CDBG Grant Application in the amount of \$1.5 million for improvements to Kings Corner Senior Housing Facility
2. Ms. Sharie Fernandez ltr. dated 3/11/2020 re: Support Town's 2020 CDBG Grant Application in the amount of \$1.5 million for improvements to Kings Corner Senior Housing Facility
3. Ms. Dayna B. Waterhouse ltr. dated 3/11/2020 re: Support Town's 2020 CDBG Grant Application in the amount of \$1.5 million for improvements to Kings Corner Senior Housing Facility
4. Ms. Agnes Feagin ltr. dated 3/11/2020 re: Support Town's 2020 CDBG Grant Application in the amount of \$1.5 million for improvements to Kings Corner Senior Housing Facility


Chairman Davis noted that in addition for the needed improvements to the doors, windows, heating systems and bathrooms, that one of the letters mentioned the cracks in the sidewalks. Chairman Davis questioned whether this 2020 CDBG Grant would provide funding to repair the walkways?

Land Use Director Elizabeth Burdick stated during her visit to the Kings Corner Manor Facility she also noted the need for repairs to the sidewalks, and she commented that they needed to be addressed as well. However, she explained that this CDBG Grant was for structural improvements and not site improvements. She stated although they could ask for site improvements to be included in this Grant Application, that those improvements might not be funded through this program.

Chairman Davis stated on behalf of the Town Council that she would like to commend the Housing Authority for their hard work to seek funding to make the necessary improvements to the Kings Corner Manor Senior/Disabled Housing Facility.

V. ADJOURNMENT

Hearing no further public comment, Chairman Davis adjourned the public hearing at 6:53 p.m.



Transcribed by Roxanne M. Maher
Administrative Assistant to the Town Council

I, Linda C. Davis, Chairman of the Ledyard Town Council, hereby certify that the above and foregoing is a true and correct copy of the minutes of the Public Hearing held on March 11, 2020.

Attest: Linda C. Davis
Linda C. Davis, Chairman