

*Town of Hampton
Board of Selectmen Public Hearing
May 3, 2010
Page 1 of 9*

DRAFT

to be approved at the June 7, 2010 BOS Regular Meeting

A Public Hearing was held Monday, May 3, 2010, at the Town Office Building for the purpose of soliciting public input regarding a proposed Fiscal Year 2010 Small Cities CDBG Program Grant Application to be submitted to the Connecticut Department of Economic and Community Development (DECD) for renewed funding for the Hampton Regional Housing Rehabilitation Program (HRHRP), and to discuss the progress of the current FY 2009 Small Cities grant. It also provided an opportunity to comment on the existing program, and the proposed Program Income Reuse Plan.

Present for the Board: First Selectman Kate Donnelly, Selectman Dionne, and Selectman Chapel. **Staff Present:** Marlene B. Aulten, Recording Secretary

First Selectman Donnelly opened the public hearing and summarized its purpose. She introduced Peter D. Sanborn, President, Community Opportunities Group, Inc., representing HRHRP and the Town's Small Cities Program Office. The HRHRP currently serves the towns of Hampton, Chaplin, Eastford, Pomfret and Scotland. Hampton proposes to file this application jointly on behalf of some, or all, of these municipalities. Hampton is the lead administrative municipality and legal recipient of such grant.

The HRHRP assists qualifying low- and moderate-income households in these five communities with home improvements and repairs. The Town currently intends on submitting a grant application for up to \$500,000 in funds, which will be used for direct assistance, program delivery and general administrative costs. The Town may also receive Program Income from prior grants that may be used to assist additional households.

Activities eligible for funding under the CT Small Cities CDBG Program include housing rehabilitation and/or support of new housing construction, economic development, public housing modernization, infrastructure and public facilities. Maximum grant award limits vary from \$300,000 to \$750,000 depending on the activity category. To be eligible for funding, any proposed project must carry out at least one of three national objectives of CDBG program. Mr. Sanborn described these and the manner in which they are used to qualify a grant activity.

He said that he wanted to summarize the Town's grant activity under consideration for the FY 2010 funding round. The application is due on June 4. Because the HRHRP still has a lengthy waiting list, it plans to seek additional funding to continue it. He referred to the informational handout, which also summarized past achievements and the status of the current grant (FY09) that was awarded to the Town last October. Under that grant, the program has 2 projects under construction and several more in the pipeline. He expects that all of the current funds will be committed this fall. If the town receives the FY 2010 grant being applied, the HRHRP will be able to continue without interruption. Even accounting for the cases currently underway, the program's waiting list is larger than it was when the town applied for the current grant a year ago. He said that he was available to respond to comments, and answer questions, from the Board and citizens.

Mr. Sanborn said that the usual maximum cap on a grant application for housing rehab is \$300,000. Because of the size of the program's waiting list, at more than 20 applications, and the fact that this would be a grant that serves 5 towns, the town will likely request an exception from DECD to apply for more than \$300,000. He said that he is still working on budget numbers. Mr. Sanborn said that he believes that Hampton is one of only two communities in the state that operates a regional housing rehab program and that it was the first one ever to do so, making it a leader.

*Town of Hampton
Board of Selectmen Public Hearing
May 3, 2010
Page 2 of 9*

Gary DeCesare asked if SC funds could be used to construct the Town Garage. Mr. Sanborn said that they couldn't and explained why. Mr. DeCesare expressed frustration about all the restrictions that the state places on these grants. Gay Wagner said that these are federal requirements, not state ones.

Mr. Sanborn referred attendees to the informational handout sheet and to the income limits table. He directed attendees to see the town-by-town breakdown of assistance that the HRHRP has accomplished since its inception. He explained that the Town has received more than \$500,000 in loan repayments over the years that have been recycled by the program to assist additional homeowners. These repayments are known as Program Income.

He said that town needs to include a Program Income Plan in the grant application. This lays out how the town intends to use income that may be earned from this grant. He explained some technical matters that govern Program Income. He will be recommending that the Selectmen vote to continue to use the revamped Program Income Plan that the prior BOS adopted in 2009.

Please find attached the pertinent information extracted from the minutes of the Board of Selectmen meeting of May 3, 2010, at which time the Board voted on resolutions pertaining to this matter, and revisions to the program income plan. Other pertinent documents pertaining to this Hearing are attached as well.

If you wish to view the [FY 2010 Small Cities Program Grant Application](#), or the grant application's [Environmental Review Record](#), a copy of each is will be available either at the First Selectman's office or the Small Cities Program office.

Adjournment: There being no further matters to discuss at this Public Hearing, First Selectman Donnelly made a motion to adjourn at 7:35p.m.; Selectman Dionne seconded; all in favor.

Respectfully submitted, Marlene B. Aulten
Recording Secretary

Town of Hampton
Board of Selectmen Public Hearing
May 3, 2010
Page 3 of 9

ADDENDUM A

Town of Hampton
FY 2010 Connecticut Small Cities

Community Development Block Grant Program Application

The Connecticut Small Cities Community Development Block Grant (CDBG) Program is a federally funded program administered by the Connecticut Department of Economic and Community Development (DECD). Under the CDBG Program, there is a wide range of eligible activities that could be funded. Any proposed activity or project must also meet a “national objective” in the authorizing statute. For Hampton, the relevant national objective is that activities/projects must primarily benefit *low- and moderate-income households and persons*. The table on the second page shows the upper limits of this income range by household size.

Activities eligible for funding under the CT Small Cities Program include public or private housing (acquisition, rehabilitation, modernization and/or support of new housing construction), economic development, public infrastructure, community facilities and public services. Maximum grant award limits are up to \$750,000, which varying according to the activity category. The maximum amount of funds that can be requested varies, depending on the category or type of project being proposed. Currently, the Town is considering applying for funds to continue the successful Hampton Regional Housing Rehabilitation Program (HRHRP). Through this grant application, Hampton would serve as the lead community for a grant that also includes Chaplin, Eastford, Pomfret and Scotland. The Town wants your opinion on this proposal, as well as suggestions for other projects that you would like to see funded. We would also like your comments on the progress and impact of the projects the Town is currently administering and has recently completed.

Proposed FY 2010 Small Cities Connecticut CDBG Program Grant Application:

Funding for the Hampton Regional Housing Rehabilitation Program (HRHRP)

Hampton is considering requesting up to \$500,000 in Small Cities Program grant funds to continue its successful regional housing rehabilitation program. Since the Program was first established in the mid-1990s, it has provided technical and financial assistance to 136 units. Current funding (see below) is expected to enable the Town to assist 10 additional households.

The housing rehabilitation program assists lower income owner-occupants of 1- to 4-unit properties to make repairs, upgrade systems, improve energy efficiency, repair failed septic systems or wells and reduce lead-based paint hazards. With a FY2010 grant, the Town expects that it could assist in rehabilitating 12-15 housing units. Currently, there are more than 20 applications on the Program’s waiting list.

Financial assistance is provided via 0% interest Deferred Payment Loans (DPLs), and grants for work to reduce lead paint hazards. DPLs are repaid to the Town at the time that a property is sold. Funds repaid from a property sale are known as *Program Income*. These are often used to assist additional residents. For this grant application, Hampton will serve as the lead community for the other four towns and the Program will be based in Hampton. We invite your comments on this program and the need to continue it through additional grants such as the proposed FY 2010 grant application.

The grants are awarded on competitive basis and the competition is expected to be intense for the FY 2010 funding. DECD expects to have approximately \$13.65 million available; it has received initial “intents to apply” from 57 municipalities requesting approximately \$27 million. The grant application is due on June 4. Announcement of grant awards is expected late this summer or early fall and funds would become available approximately 3 months after an award.

*Town of Hampton
Board of Selectmen Public Hearing
May 3, 2010
Page 4 of 9*

Past and Current Grants

Hampton has one current grant, a \$300,000 FY 2000 grant for the HRHRP that was awarded in October 2009. Currently, assistance contracts have been executed for 2 households, and an additional 6 cases are being processed. The Town expects that all FY09 funds will be committed by this Fall. The Town completed a \$500,000 FY06 grant in May 2009. Under that grant, assistance was provided to 16 households, either with grant funds directly, Program Income, owner matching funds or a combination of these.

Since the HRHRP's inception, 136 units have been assisted via eight grants (FY94, FY95, FY96, FY97, FY98, FY01, FY03, and FY06) and commitment of Program Income. The breakdown of assistance is: Hampton, 54 units; Chaplin, 39 units; Eastford, 13 units; Pomfret, 11 units; and Scotland, 19 units. These totals do not include the households being assisted via the FY09 grant.

Related Matters

Fair Housing: For reasons to comply both with Small Cities grant requirements and for good municipal service delivery, the Town affirms and promotes the concept and advancement of Fair Housing – non-discrimination in access to housing resources. The Town's current Fair Housing Plan is available for review at the Selectmen's Office and the Small Cities Program (HRHRP) Office. This plan was updated for the FY 2009 grant application. The First Selectman is the Town's Fair Housing Officer and can be contacted if a resident believes that s/he has been subject to housing discrimination. Fair housing materials and notices are available in these offices, in the lobby of Town Hall and in other public locations.

Access to Programs and Services: The Small Cities Program is located within the Selectmen's Office at the Town Offices (telephone: 860/455-0738) and is open on Tuesdays and Thursdays. Residents may contact the office for information and technical assistance in community development-related matters. The services and program of the Town and this office are open to all qualified residents on a non-discriminatory basis. Residents needing special accommodations to access town services and programs should contact the Selectmen's Office (455-9132) or the Small Cities Program Office.

Program Income Plan: See separate sheet.

Current Low- and Moderate-Income Limits: Income limits (also known as Section 8 Income Limits) are used to determine income eligibility for activities under the Small Cities Program. They are issued by the U.S. Department of Housing and Urban Development (HUD) and are updated annually. The program uses the income limits in effect when a homeowner's application is processed for an eligibility determination. The current limits are:

Household Size	Current Low- & Moderate-Income Limits	
	50% of Median (Low)	80% of Median (Moderate)
1 person:	\$28,100	\$44,800
2 persons:	\$32,100	\$51,200
3 persons:	\$36,150	\$57,600
4 persons:	\$40,150	\$64,000
5 persons:	\$43,350	\$69,100
6 persons:	\$46,550	\$74,250

Town of Hampton
Board of Selectmen Public Hearing
May 3, 2010
Page 5 of 9

7 persons:	\$49,800	\$79,350
8 persons:	\$53,000	\$84,500

ADDENDUM B

Recommended Approval of Program Income Plan

The Small Cities Program Grant Manager recommended to the Board of Selectmen (BOS) that it approve a Program Income (Reuse) Plan for the proposed FY 2010 grant which is the same as the plan that the then Board of Selectmen adopted on May 4, 2009 for the FY 2009 grant application.

Town of Hampton
Board of Selectmen Public Hearing
May 3, 2010
Page 7 of 9

ADDENDUM C

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT
STATE OF CONNECTICUT
(AN EQUAL OPPORTUNITY EMPLOYER)

CERTIFIED RESOLUTION OF THE GOVERNING BODY

I, Leslie Wertam, Town Clerk, certify that below is a true and correct copy of a resolution duly adopted by the Town of Hampton at a meeting of its Board of Selectmen duly convened on May 3, 2010, and which has not been rescinded or modified in any way whatsoever.

Date Leslie Wertam, Town Clerk
(SEAL)

WHEREAS, federal monies are available under the Title I of the Housing and Community Development Act of 1974, 42 U.S.C. Connecticut Small Cities Community Development Block Grant Program, administered by the State § 5301, et. Seq., as amended, also known as Public Law 93-383, and administered by the State of Connecticut, Department of Economic and Community Development as the Connecticut Small Cities Community Development Block Grant Program; and

WHEREAS, pursuant to Chapter 1 27c, and Part VI of Chapter 130 of the Connecticut General Statutes, the Commissioner of the State of Connecticut Department of Economic and Community Development is authorized to disburse such federal monies to local municipalities; and,

WHEREAS, it is desirable and in the public interest that the Town of Hampton make application to the State for an amount not to exceed \$500,000 in order to undertake a Small Cities Community Development Program and to execute an Assistance Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SELECTMEN

1. That it is cognizant of the conditions and prerequisites for state assistance imposed by Part VI of Chapter 130 of The Connecticut General Statutes; and,
2. That the filing of an application for state financial assistance by the Town of Hampton in an amount not to exceed \$500,000 is hereby approved, and that the First Selectman, Kate Donnelly, directed to execute and file such application with the Connecticut Department of Economic and Community Development, to provide such additional information, to execute such other documents as may be required, to execute an Assistance Agreement with the State of Connecticut for state financial assistance if such an agreement is offered, to execute any amendments, decisions, and revisions thereto, and to act as the authorized representative of the Town of Hampton.
3. That it adopts or has adopted as its policy to support the following nondiscrimination agreements and warranties provided in subsection (a)(1) of Connecticut General Statutes sections 4A-60 and 4a-60a, respectively, as amended by Public Act 07-142, and for which purposes the "contractor" is the Town of Hampton and "contract" is said Assistance Agreement:
The contractor agrees and warrants that in the performance of the contract such contractor will not discriminate or permit discrimination against any person or group of persons on the grounds of race, color, religious creed, age, marital status, national origin, ancestry, sex, mental retardation or physical disability, including, but not limited to, blindness, unless it is shown by such contractor that such

Town of Hampton
Board of Selectmen Public Hearing
May 3, 2010
Page 8 of 9

disability prevents performance of the work involved, in any manner prohibited by the laws of the United States or of the state of Connecticut. The contractor further agrees to take affirmative action to insure that when employed without regard to their race, color, religious creed, age, marital status, national origin, ancestry, sex, mental retardation, or physical disability, including, but not limited to, blindness, unless it is shown by such contractor that such disability prevents performance of the work involved.

The contractor agrees and warrants that in the performance of the contract such contractor will not discriminate or permit discrimination against any person or group of persons on the ground of sexual orientation, in any manner prohibited by the laws of the United States, or of the state of Connecticut, and that employees are treated when employed without regard to their sexual orientation.

Hampton Regional Housing Rehabilitation Program
FY 2010 CDBG Small Cities Application
Certified Resolution of the Governing Body - Page 2

ADDENDUM D

I, Leslie Wertam, Town Clerk, certify that below is a true and correct copy of a resolution duly adopted by the Town of Hampton at a meeting of its Board of Selectmen duly convened on May 3, 2010 and which has not been rescinded or modified in any way whatsoever.

Date

Leslie Wertam, Town Clerk

(SEAL)

DESIGNATION OF ENVIRONMENTAL CERTIFYING OFFICER

WHEREAS, the Board of Selectmen of the Town of Hampton has voted to submit an application to the Connecticut Department of Housing and Economic Development for funding under the Connecticut Community Development Block Grant Small Cities Program in order to continue the Hampton Regional Housing Rehabilitation Program; and

WHEREAS, in order to comply with the regulatory requirements of the CDBG Program it is necessary to designate an Environmental Certifying Officer;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SELECTMEN

That Kate Donnelly, First Selectman of the Town of Hampton is hereby designated Environmental Certifying Officer.