

Town of New Fairfield
Board of Selectmen
4 Brush Hill Road
New Fairfield, CT 06812

MINUTES
PUBLIC HEARING
THURSDAY, APRIL 14, 2011
7:30 P.M.
COMMUNITY ROOM @ 33 ROUTE 37

Members present:

John Hodge, First Selectman
Susan Chapman, Selectman

Members not present:

Monika Thiel, Selectman

Other Town Officials Present:

Dr. Lisa Low, Grant Administrator
Ed Sbordone, Accounting Manager

Call To Order

First Selectman John Hodge called the Public Hearing to order at 6:35pm.

Small Cities Grant Application

Grant Administrator Dr. Lisa Low from Lisa Low & Associates read a letter into the record explaining the purpose of the Small Cities grant and the rules and regulations associated with the application. The amount of this particular grant is \$300,000.00. (Such letter to be attached to the minutes of this meeting).

Dr. Low explained that these funds are given to low income homeowners in the form of a 0% interest loan and is paid back when the houses changes hands for whatever reason.

First Selectman John Hodge and Selectman Susan Chapman praised the program and noted that it is invaluable resource to the town. Members of the public spoke in favor of the program as well.

Adjournment

Susan Chapman made a motion to close the Public Hearing at 6:39pm. John Hodge seconded the motion.

Vote: 2-0-0 (Motion approved)

Respectfully submitted,

Suzanne Kloos

Public Hearing Minutes, April 14, 2011

Good evening. My name is Dr. Lisa Low and I am general grant administrator for the Town of New Fairfield. One of my contracts with the town is to write small cities grants and administer the funds when awarded.

The Town of New Fairfield has had a Small Cities housing rehabilitation program since the early 1990s. It was originally instated to alleviate failing septics and it has continued to serve that purpose for 20 years. The program also undertakes general home improvements, with a priority of code and safety improvements, but allowances as well for general home improvements.

Participants in the program must be pre-qualified through an application process that includes review of income—because the program is specifically designed to serve low and moderate income New Fairfield residents—and equity in home.

If approved for participation, the program proceeds with a number of basic steps including full inspection of the home; preparation of a scope of work with cost estimate and specifications; taking the project out to public bid, award of contract, signing of contract and mortgage documents, and project implementation.

The funds used are loaned to the homeowner at a 0% interest rate with requirement of repayment only on certain conditions including death, refinance, sale of home, or departure from the home.

I am happy to answer any questions at the end of this brief speech, but let me say a few words first about the current application.

We are holding this public hearing as part of statutory requirements for a 2011 Small Cities Application. The Town of New Fairfield submitted a letter of intent to submit a Small Cities application in March. The application is due June 3. Part of the requirement of the application is support by the town's governing body in the form of a resolution authorizing the application and giving signatory power over application documents to the First Selectman. On the 2010 award we have already reached the maximum of projects that can be carried out with current funding. We have 10 current applications, probably 7 or 8 of which can be completed with funds in this round. Tim Simpkins has already identified five further septics in violation. With 2 to 3 properties overflow from the current round and 5 new projects identified by Mr. Simpkins there is a clear need for further funding.

Current project status:

- 9 full property inspections
- 6 sets of bid documents
- 5 site walks conducted

15 bids received
5 contracts awarded to low bidders
7 lead inspections conducted

Left to do in 2010 Round

Project implementation and close out with expected full grant draw down by July 2011 and audit/close out likely in fall. New funds, if awarded, will become available in January of 2012.

Please don't hesitate to ask any questions.