

Town of Goshen  
**BOARD OF SELECTMEN**

***PUBLIC HEARING***

*2022 Community Development Block Grant (Pass-through Grant)*

**Tuesday May 10, 2022**

This meeting held in-person and recorded via Zoom.us and is available as a recording

**PRESENT:** Todd M. Carusillo, Mark S. Harris, Dexter S. Kinsella

**OTHERS:** Marty Harris; David Berto; Chris Sanders; Patricia Sanders; Lynette Miller; Bob Valentine; Dawn Wilkes; Doreen Deary; Simon Ellis; Deb Ellis; Judith Armstrong; Janet Hooper; Henrietta Horvay; Cindy Barrett; Don Wilkes; Josephine Jones; Bryan Beausoleil; Dawna Beausoleil;

1. **Call to order:** Todd M. Carusillo called the meeting to order at 7:30 p.m.
2. **Reading of the Public Hearing Notice-(see attached)** Dexter S. Kinsella, Selectman
3. **CDBG Project Overview – Chris Sanders, GHT**
  - a. Village Market Apartments Summary; GHT owns and is renovating Village Market Apartments located at 59 Torrington Road, Goshen, CT. This is under GHT which is a 501-33 © non-profit.
  - b. Goshen Housing Trust Inc. (GHT) is a 501 (3) c – nonprofit, subrecipient of this grant. All volunteers.
  - c. Relationship between Town and GHT for the CDBG project. CDBG project is under the US Dept. of Housing and the CT Dept. of Housing. The units are for low and moderate income people. GHT will cover any costs over and above for the application.
4. **CDBG Project Proposal – David Berto, CDBG Grant Consultant**
  - a. Goals and Objectives of the CDBG program:  
To promote availability of fair housing. Suitable living environment. Promote/enhance living spaces for moderate income people.
  - b. Total Amount of CDBG funds available: Estimated \$12,000,000 dollars for small towns; towns with less than 50,000 populations.
  - c. Community Development and housing needs of the applicant: The objectives 1. Benefit to low and moderate income families. 2. Eliminate slums and blight. 3. Meet to address community needs.
  - d. Proposed activities for the project and the amount to be requested: The grant request is for \$500,000.
  - e. Role of grantee and consultant, if any: The grantee is the Town of Goshen, through to the GHT who will officially submit the application...
  - f. Proposed amount of funds to be used to benefit low and moderate income people: 100% of funds from the grant.

- g. Amount and source of local funds to be expended on the project. No additional funds from town or GHT.
- h. Notification of any displacement resulting from the proposed activities or Notification of Displacement: No tenants are to be displaced. Grant money is for exterior work done only.

5. Public Participation/Q&A:

Dawna Beausoliel stated that more people would be at this hearing if more public notification was given. Todd Carusillo replied that Town Topics is sent to every household in Goshen; notification is available on the town of Goshen website; local newspapers, etc. The residents must take some responsibility to avail themselves of these resources. Mailing is not feasible as it is too costly -financial restraints.

Bob Valentine wanted to publicly thank the Goshen Board of Selectmen and the GHT for reaching out to apply for this Grant CDBG, for the town of Goshen. The Village Marketplace is the only housing available for people of limited income. Again, thank you for taking the opportunity

Lynette Miller asked if the *application itself* is for public community development. David Berto stated the "call of this meeting" stipulates the content of this application. After completion, detailed information will be available to the public. Ms. Miller also questioned in that 4 units are to be renovated first, will the other 8 be available on a deed restricted, income limited basis? David Berto referred to the COVID-19 pandemic and the "timeline" and set-backs that resulted from it. Ms. Miller then questioned if other apartments of this kind are being considered in other parts of Goshen. Chris Sanders stated that this project alone will take more than two years to complete.

Lynette Miller asked if these 18 units will accrue HUE points (2.5 points per unit) toward a moratorium.

Bob Valentine called "point of order". Small Cities Grant is not to be turned into an inquisition for future GHT plans. Selectman Mark Harris stated a *moratorium* is not relevant to this meeting.

Chris Sanders answered that the GHT is not focused on any future projects at this time.

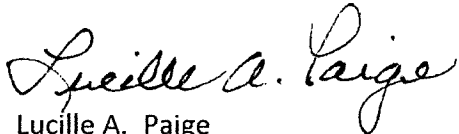
Bryan Beausoliel asked if there are special conditions to be placed on the town if this grant is accepted. Dave Beto replied that CDBG has to comply with the Dept. of Housing, none of which are very complicated. Selectman Mark Harris stated that this "pass-through" grant *must be used for the Village Market Place* with no additional responsibilities. Selectman Dexter Kinsella stated the projects are earmarked to cover the costs adequately with no contingencies.

Ms. Lynette Miller asked if the Board of Selectmen are making an effort toward achieving a "moratorium". Better plan for next project, under 830-G. Todd Carusillo replied there are no known circumstances at this time, we can't predict what's in the future. Selectman Mark Harris stated that this subject is not relevant to the discussion of this hearing.

Bob Valentine stated that future plans for affordable housing is not a part of this meeting.

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In a **motion** made by Mark S. Harris, seconded by Dexter S. Kinsella, it was **voted** to close the Public Hearing at 8:20 p.m. Voted unanimous.



Lucille A. Paige  
First Selectman's Aide

Received May 12<sup>th</sup>, 2022 2:02 PM  
Attest Darlene H. Gine ~~At~~ Asst.  
Goshen Town Clerk

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Town of Goshen will conduct a public hearing by the Town Board of Selectmen on May 10, 2022 at 7:30 pm via zoom at <https://us02web.zoom.us/j/81375023997?pwd=ZDZCM3JaUk9mWE12V1MvbGhaYnFMUT09> Meeting ID: 813 7502 3997, Passcode: 405557 to discuss the Fiscal Year 2022 Community Development Block Grant program and to solicit citizens input regarding a pass-through grant.

Maximum award limits:

- \$2,000,000 for Public Housing Modernization with priority to State Sponsored Housing Portfolio (SSHP);
- \$1,000,000 for Infrastructure associated with the development of Affordable Housing.

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 new Application for funding for the year 2022.

The First Selectman, Todd M. Carusillo, on behalf of the Town of Goshen anticipates applying for a grant amount of not to exceed \$500,000 under the Affordable Housing Modernization - Support Development of Low and Moderate Income Housing eligible activity.

The Town of Goshen, including its sub recipient, 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.

If you are unable to attend the public hearing, you may direct written comments to the First Selectman Todd M. Carusillo, 42A North Street, Goshen, CT 06756, or you may telephone the First Selectman at 860-491-2308. In addition, information may be obtained at the above address between the hours of 9:00 am and 4:00 pm Monday to Thursday and 9:00am to 12:00pm Friday.

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 Todd M. Carusillo, ADA Coordinator at 860-491-2308 at least five days prior to the hearing.

Equal Opportunity/Affirmative Action

Received April 20, 2022 @ 3:28 PM

Attest Beth Ann Z. Breen  
Goshen Town Clerk