

DRAFT

**Rehabilitation Review Committee (RRC)
Tuesday June 14, 2022 9:00 AM**

HYBRID MEETING

Lower-level Conference Room 23 Union St. Norwich, CT

Meeting ID: 828 8111 2016

Members Present via Zoom: Dan Coley, Mark Gilot, Stacy Gould

Members Absent: Rodney Bowie

Others Present: Tianne Curtis; Wayne Sharkey (Staff)

- I. Call to Order / Roll Call
The RRC meeting was called to order at 9:03 AM.

- II. Approval of Minutes
Upon motion by Stacy Gould, second by Mark Gilot the Committee voted to approve the minutes of the 3/8/22 meeting as presented. Motion passed unanimously.

- III. Ratification of Phone Vote
On or about 4/19/2022, a voice poll was conducted to increase the Lead-Based Paint Hazard Control award to \$40,000 (\$20,000 per unit) and Healthy Homes award to \$10,000 (\$5,000.00 per unit). 9-11 Russell Rd Investor-owner's share is \$1,950.00 to reach the low base bid. Phone Vote results in favor were Rodney Bowie, Kathryn Crees, Mark Gilot and Stacy Gould. There were none opposed.

Motion was made by Stacy Gould, second by Mark Gilot, to ratify the 4/19/22 phone vote for increased funding at 9-11 Russell Rd. Motion passed unanimously.

- IV. Policies and Procedures Text Amendment
Program Manager Wayne Sharkey identified the proposed text to be amended as:

SECTION I General Information; 1.5 Type of Assistance; Investor Owners

1. The Investor Owner will be awarded a deferred loan at zero percent interest, diminishing at 10% annually over 10 years. In the event of the sale, or transfer of interest, the outstanding balance of funding will become due and payable to the City of Norwich.

2. The Investor Owner may qualify for a deferred loan term, fully forgiven over a 5-year period. To qualify for the 5 year deferred loan, the Investor Owner must register the funded property, or at least 1 unit within the property, for Section 8 housing. Investor Owners with vacant units at the time of work completion and electing to obtain Section 8 housing status must do so within 30 days from the completion date of their project. An Investor Owner with an occupied unit(s) may seek a 5 year deferred period retroactively upon enrolment of any unit within the first 5 years of their deferment, subject to recording fees. Post 5 year deferment period, all Investor owners will be eligible for full loan forgiveness upon enrolment of any unit for section 8 housing. Loan modification will then be implemented to reflect the Section 8 terms of their funding award in each case. In the event of the sale, transfer of interest, or loss of Section 8 status, the outstanding balance of funding will become due and payable to the City of Norwich.

General notes on deferred payment loans:

1. All liens will be released at the end of their 10, or 5 year terms respectively, or in accordance with their Section 8 status as it applies to enrollment.

The amendment is keeping with the intention of the Lead program to identify and serve HUD defined low income families, particularly those with children under the age of 6.

Upon motion by Stacy Gould, second by Mark Gilot, the Committee voted to approve the policies and procedures text amendment. Motion passed unanimously.

V. Adjournment

Upon motion by Stacy Gould, second by Dan Coley, the Committee unanimously voted to adjourn at 9:08 AM.

Respectfully submitted.

Tianne Curtis, CDBG Program Assistant