

# The Day

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### NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Town of Stonington will conduct a public hearing by the Town Board of Selectmen on Wednesday, October 28, 2020 at 5:30pm virtually accessible by dialing 1-408-418-9388 and using the access code 173-285-8351# to discuss the Fiscal Year 2021 Community Development Block Grant program and to solicit citizen input.

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 2021.

In addition, the Town's current 2020 Small Cities grant(s) the town has already received \$350,000 for the Human Services Department for the Town of Stonington in 2020 to administer Public Services activities for the Homeless (eligible activity) will be discussed to obtain citizen input on it/them.

If you are unable to attend the public hearing, you may direct written comments to the Town of Stonington, Department of Economic & Community Development, 152 Elm Street, Stonington, CT 06378 or you may telephone 860-535-5095. In addition, information may be obtained at the above address between the hours of 8:30 a.m. and 4:00 p.m. on weekdays.

The Department of Economic & Community Development on behalf of the Town of Stonington anticipates applying for the maximum grant amount of \$1,000,000 under the Infrastructure eligible activity.

The Town of Stonington 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 Patti Burmahl, Director of Administrative Services at 152 Elm Street, Stonington CT 06378, 860-535-5000 at least five days prior to the hearing.

Equal Opportunity/Affirmative Action

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RESOLUTION AUTHORIZING THE SUBMISSION OF A SMALL CITIES COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION FOR CAMPBELL GRAIN REDEVELOPMENT

WHEREAS, federal monies are available under the Title I of the Housing and Community Development Act of 1974, 42 U.S.C. § 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 127c, 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, the Town of Stonington wishes to provide financial assistance to the infrastructure of the redevelopment project allowing additional affordable housing and making those units decent, safe and sanitary; and

WHEREAS, the Town of Stonington conducted public hearings to receive citizen comments on housing and community development needs, prioritizing affordable housing as a community need; and

WHEREAS, it is desirable and in the public interest that the Town of Stonington make application to the State for \$1,000,000 in order to undertake a Small Cities Community Development project and to execute an Assistance Agreement therefore, should one be offered; now therefore be it

RESOLVED BY THE BOARD OF SELECTMEN OF THE TOWN OF STONINGTON: 1. That it is cognizant of the conditions and prerequisites for the State financial assistance imposed by Part VI of Chapter 130 of the Connecticut General Statute; and 2. That the filing of an application for State financial assistance by the Town of Stonington in an amount not to exceed \$1,000,000 is hereby approved and that Danielle Chesebrough, First Selectman is hereby authorized and directed to file such application with the Commissioner of the Department of Economic and Community Development; to provide such additional information; to execute such other documents as may be required by the Commissioner; to execute an Assistance Agreement with the State of Connecticut for financial assistance if such an agreement is offered; to execute any amendments, recessions, and revisions thereto; to implement project activities, if approved; and, to act as the authorized representative of the Town of Stonington and to execute any other agreement or contract relative to said project. 3. That it adopts or has adopted on behalf of the Town of Stonington a policy to support the following nondiscrimination agreements and warranties provided in subsection (a)(J) 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 Stonington 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, 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, including but not limited to, blindness, unless it is shown by such contractor that such 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 applicants with job-related qualifications are employed and that employees are treated when employed without regard to their 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, but not limited to, blindness, unless it is shown by such contractor that such disability prevents performance of the work involved.

## FAIR HOUSING ACTION PLAN TOWN OF STONINGTON

### I. Policy Statement

It shall be the policy and commitment of the Town of Stonington to ensure that fair and equal housing opportunities are granted to all persons, in all housing opportunities and development activities funded by the town, regardless of race, color, religion, sex, sexual orientation, gender identity or expression, marital status, lawful source of income, familial status, national origin, ancestry, age or mental or physical disability. This shall be done through a program of education, an analysis of impediments, and designation of a Fair Housing Officer and development of a procedure for complaints of discrimination. This plan will incorporate the directives of state and federal laws and executive orders, including, but not limited to: Title VI of the Civil Rights Act of 1964 The Fair Housing Act – Title VIII of the Civil Rights Action of 1968, as amended Executive Order 11063, as amended by Executive Order 12259 Section 104(b) of Title I of the Housing and Community Development Act of 1974, as amended Section 109 of Title I of the Housing and Community Development Act of 1974, as amended Section 3 of the Housing and Urban Development Act of 1968, as amended Sections 503 and 504 of the Rehabilitation Act of 1973, as amended The Americans with Disabilities Act of 1990, The Age Discrimination Act of 1975, as amended Executive Order 11246 (as amended by Executive Orders 12375 and 12086), Equal Opportunity under HUD contracts and HUD-assisted Construction Contracts Executive Order 12892, Leadership and Coordination of Fair Housing Connecticut General Statutes 46a-64c as amended. The Town of Stonington commits to providing and promoting racial and economic integration in any housing development financially supported with DOH funding and will take affirmative steps to reach beneficiaries from all racial and ethnic groups as well as the physically or mentally handicapped and families with children and to reach a broad range of income eligible beneficiaries for appropriate and applicable housing opportunities.

### II. Selection of Fair Housing Officer

In accordance with Title VIII, Civil Rights Act of 1968, as amended, the Fair Housing Officer, Susan C. Cullen, AICP, PhD – Director of Economic and Community Development, has been designated to handle fair housing complaints and activities. The Fair Housing Officer is responsible for the intake and processing of all housing complaints as well as implementation of the Fair Housing Plan activities and actions. While not expected to be an “expert” in Fair Housing Laws, at a minimum, the officer will be familiar with the complaint process and federal and state laws, which address Fair Housing. Records which show the date, time, and nature of complaint and decisions made in the complaint process will be fully documented. A separate file will maintain a record of all housing discrimination complaints and follow-up actions.

### III. Complaint Process

Housing discrimination complaint forms such as Forms HUD-903 and HUD-903A (Spanish version) from HUD, as well as, a summary of actions which may constitute housing discrimination, and instructions for completing and filing housing discrimination complaints will be made available to citizens at Town Hall, 152 Elm Street, Stonington, Connecticut 06378. Complaints need not be made on official forms to be valid. Forms will also be distributed to lenders, realtors, and at other public places such as the Library periodically. The Fair Housing Officer will reasonably assist the complainant in submitting the complaint to the appropriate body by providing assistance in explaining the form and/or contacting the appropriate office and allowing the use of town phones for communication. The individual(s) filing the complaint will then be advised of the option of filing directly with the U.S. Department of Housing and Urban Development (HUD) within one year after an alleged violation, the Connecticut Commission on Human Rights and Opportunities (CHRO) by filing a notarized complaint within 180 days of the alleged violation, or the Equal Employment Opportunity Commission or with all agencies simultaneously. The individual should also be advised of the option of filing suit, at his/her expense in Federal District Court or State Court within two years of an alleged violation. The individual should be further advised that if he/she cannot afford an

attorney, the Court may appoint one and that a suit may be commenced even after filing a complaint, if the individual has not signed a conciliation agreement and an Administrative Law Judge has not started a hearing. A court may award actual and punitive damages and attorney's fees and costs. The Fair Housing Officer will keep a record of the progress on the number of complaints filed, actions taken, and the status of each complaint.

#### IV. Opportunity Mapping

Using the Connecticut Opportunity Map, which is available at the DOH website, the town has determined that the target area for the proposed project or activity includes a Moderate Opportunity Area.

#### V. Implementation and Action Steps

The town will take specific action steps and implementation activities over the next three-year period following the guidelines provided by DOH.

- Action Steps 1, 2, 9, 10, 11 or 12 (Set I) Minimum (1) selection;
- Action Steps 3, 4, 5, 6, 7, 8, 13, 14 or 15 (Set II) Minimum (1) selection; and
- Additional Steps as follows:

The Town of Stonington will adopt annually a Fair Housing Policy Statement and a Fair Housing Resolution as an indication of its commitment to Fair Housing Month during the month of April. The Town of Stonington will display its fair housing policies/procedures and ADA policies and grievance procedure on its website. The Town of Stonington will display Fair Housing posters identifying the town's Fair Housing Officer, title, address and phone number in prominent locations. In addition, fair housing information will be distributed outside of traditional municipal locations including local realtors and banks. All advertising of residential real estate owned by the Town of Stonington for sale, rent or financing will contain the Fair Housing logo, equal opportunity slogan as a means of educating the home seeking public that the property is available to all persons regardless of race, color, religion, sex, mental or physical disability, sexual orientation, gender identity or expression, familial status, marital status, national origin, age, ancestry, or lawful source of income. All bid advertisements by town sponsored programs must include the phrase "Equal Opportunity/Affirmative Action Employer." The type of logo, statement or slogan will depend on the type of media being used (visual or auditory). All logos/statements must appear at the end of the advertisement.

#### VI. Analysis of Impediments

The town will cooperate and assist the state with its periodic Analysis of Impediments and conduct a review of policies, practices and procedures that affect the availability and accessibility of housing.

#### VII. Timetable

The Town will adopt these procedures immediately upon approval by the First Selectman.

#### VIII. Amendments

The First Selectman shall amend and revise this Plan as required to keep current with state/federal affirmative action and equal opportunity policies and procedures and local actions and activities to further the purposes of this Plan.

  
Danielle Chesebrough, First Selectman

## Citizens' Participation Plan

### I. Purpose of the Plan

The purpose of the Citizens' Participation Plan (CPP) is to provide all citizens of the Town of Stonington, Connecticut, an opportunity to participate in a meaningful advisory capacity in formulating, planning, implementing and assessing the Town's Community Development Block Grant Program (CDBG). The CPP specifies how public participation requirements are to be carried out locally, as set forth in the regulations of the U.S. Housing and Community Development Acts of 1974 and 1977, as amended, and by Section 508 of the Housing and Community Development Act of 1987.

### 11. Public Participation

An existing organization, known as the Board of Selectman, has been designated by the Town of Stonington to function as the Town-wide clearinghouse for citizens' participation. The Board of Selectman consists of three residents who are elected by the Town's citizens every two years.

#### Responsibility Description

The primary functions and responsibilities of the Board of Selectman are as follows:

- To develop a suggested prioritized program of community improvements for consideration.
- To establish effective communications with the public to ensure adequate citizen input.
- To establish effective communications with the public to assemble data necessary to a full understanding of the implications of each program as it is related to current and long-range obligations of the Town.
- To establish and maintain effective communications with all agencies of the Town government, through the First Selectman, correlating input with proposed and existing programs and statutory requirements.
- To serve as a clearinghouse for information and data to be submitted to the Town, reviewing same for conformation to the overall goals of the program.
- To review and make recommendations to the regarding changes, which require program amendments.
- To advise the First Selectman regarding policy.

#### Public Hearings

The Town of Stonington shall hold at least one Public Hearing prior to the submission of all applications. The public hearing shall be conducted by the Board of Selectman as applicant for the Town of Stonington. Notices of Public Hearings shall be published at least twice (on different days) in either the New London Day or Norwich Bulletin, with the first notice being published no less than ten days prior to the date of the public hearing. The hearing shall be held at a convenient time and location that permits broad participation, particularly by low and moderate income persons. When a significant number of non-English speaking residents are expected to participate, the arrangements shall be made for a translator to be present.

All meetings shall be held in locations convenient and accessible to the general public, especially the handicapped. All meetings shall be held in accordance with the Freedom of Information Act.

## Technical Assistance

The Director of Economic and Community Development shall serve as the general information source for the Board of Selectman. The services of all other Town departments, offices and agencies may be called upon to provide more detailed information and assistance, if needed.

## Special Impact Areas

In areas of concentrated program activity, neighborhood residents will be afforded full opportunity to work closely with town staff. Technical assistance will be available to groups/persons of low or moderate income that request such assistance in developing proposals with the level and type to be determined by the Director of Economic and Community Development.

## VIII. Complaint/Grievance Procedure

All complaints, grievances or comments regarding the CDBG Program should be submitted in writing to the Director of Economic and Community Development. Every reasonable effort will be made to respond within fifteen (15) business days.

## IX. Permanent Records

A permanent record of all CDBG funded activities shall be maintained at the Town Hall, 152 Elm Street, Stonington CT 06378. Business hours are from 8:30 a.m. to 4:00 p.m., Monday through Friday (except holidays). All grant applications, environmental review records, quarterly and annual reports, and: financial records consistent with applicable State and local laws regarding personal privacy and obligations of confidentiality, are available for review.



Danielle Chesebrough

First Selectman

Updated 10/14/2020

10-14-20

Date