

Frequently Asked Questions (cont'd)

Does a residential space above a garage qualify for testing? Yes, providing the residential space is recognized by the Town as a legal dwelling unit.

Are condominiums eligible?

The answer is dependent on how the condominium association established ownership of the foundation.

Does a home need to be owner-occupied? Yes. Non-owner occupied homes are not eligible.

Are multi-family homes eligible? Yes, however one unit must be owner-occupied.

Who chooses the vendor to do the testing? The Town of Vernon has hired Macchi Engineering of Hartford to coordinate all testing.

How many core samples will be performed? 2 samples; one above grade and one below.

Is the money divided equally by Town? No. The funding is provided based upon income qualifications, and on a first-come, first-serve basis need within the multi-town Program.

Is reimbursement available if you already paid for testing? No.

Do you have to have owned your home for a certain amount of time? No.

Is there any prioritizing for veteran's, active military, elderly, disabled, etc.? No.

Where Can I Get an Application ?

Town of Vernon

Social Services Department
14 Park Place
Vernon, CT 06066

Phone: 860-870-3661
Fax: 860-870-3564
E-mail: socialservices@vernon-ct.gov

Town of Stafford

Stafford Community/ Senior Center
Grace Parrow, Director
3 Buckley Highway
Stafford Springs, CT 06076

Phone: (860) 684-3906
Fax: (860) 684-0784
E-mail: parrowg@staffordct.org

Town of Ellington

Human Services Department
Joy Hollister, Director
31 Arbor Way
Ellington, CT 06029

Phone: 860-870-3128
Fax: 860-870-3198
E-mail: jhollister@ellington-ct.gov

Mailing Address

P.O. Box 187, Ellington, CT 06029

The Towns of Vernon,
Ellington & Stafford

Regional Crumbling Foundations Testing Program



Funding provided by
Connecticut Department
of Housing

Revised July 2020

Background

The Town of Vernon, in partnership with the Towns of Ellington and Stafford, received Community Development Block Grant funding from the State of Connecticut Department of Housing to administer a regional concrete foundation testing program. This program is being offered as a Public Service. Public Service programs require that a minimum of 51% of all participants qualify as Low-Moderate Income (LMI).

What Does the Program Cover?

The program includes a **comprehensive visual and core testing of the foundation and the preparation of a written property report.**

All testing is coordinated by Macchi Engineering, of Hartford, CT in order to determine the presence or absence of pyrrhotite.

How Does the Low-Moderate Income Requirement Work?

A minimum of 51% of all participants benefiting from the Program must qualify as LMI. **Non-LMI households are eligible for testing through the Program as long as non-LMI households do not exceed 49% of participants.** Income levels are established by the Department of Housing and Urban Development (HUD) on an annual basis.

The Application Process

Applications must be completed and returned to the Town of the applicant's residency for review by the Program Administrator for LMI classification. Applications will be reviewed and processed on a first-come, first-serve basis. Testing will be provided to LMI homes first. Non-LMI homes will be tested in order of application while not exceeding the 49% non-LMI participant limit.

Income Documentation

Applicants must provide income documentation for each household member over the age of eighteen who is NOT a full-time student. Documentation must include the last 2 months of pay stubs, a signed copy of the most recent Federal tax return (CT tax returns are not required), current social security documentation, for individuals receiving social security, and other income verification as requested on the application.

Household Income Guidelines

For the Program, Household income is defined as the anticipated annual gross income of all household members over the age of 18 who are not full-time students. To qualify as LMI, the household size and total household income must be less than the HUD-issued income limits shown.

Household Size	Income Limits*	Rev. 7/2020
1 person	54,950	
2	62,800	
3	70,650	
4	78,500	
5	84,800	
6	91,100	
7	97,350	
8	103,650	

**Income limits are subject to periodic change*

NOTE:

There are amounts that may be exempt from the calculation of Household income. Questions concerning Household income and specific circumstances will be forwarded to the Program Administrator for review.

All interested residents are encouraged to apply to the Program.

Frequently Asked Questions

What year must foundation construction have taken place to be eligible? Between 1983-2015.

Can a foundation be tested even if there is no visible or minimal cracking? Yes.

Are garage foundations eligible for testing? Yes, if the garage is attached to the home.