

## Burt, John

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**From:** Graham, Ellen (Blumenthal) <Ellen\_Graham@blumenthal.senate.gov>  
**Sent:** Friday, July 22, 2022 3:59 PM  
**To:** 'Hedrick, Keith'  
**Cc:** Burt, John; Depot, Gweneviere; Julia McGrath; Persaud, Chandra (Murphy)  
**Subject:** RE: Branford Manor Issues

Mayor,

Please find the latest update we have from HUD.

“Thank you for reaching out regarding the next steps to address the moisture issues at Branford Manor. Branford Manor is owned by Branford Manor Preservation, L.P. and managed by Related Management Company L.P. (“Related”). HUD’s Real Estate Assessment Center (REAC) team conducted a physical inspection of the property on June 22<sup>nd</sup> and 23<sup>rd</sup> and confirmed reports that mold was present in several of the units inspected. In addition, on Wednesday, June 29<sup>th</sup>, Zack Simmons of Related provided HUD the third party report summarizing the findings of the visual mold inspections of units with basements.

These reports provide specific items HUD is able to hold Related accountable for rectifying. Related was able to address exigent health and safety findings within 72 hours, as required. They have until July 28<sup>th</sup> to provide HUD with written confirmation that mold, mildew, moisture, and peeling paint observed by the REAC inspector has been addressed, and if fully rectifying these deficiencies has not been possible, they must provide a plan to do so.

In a conversation with Related on July 19<sup>th</sup>, HUD was informed that they are working with three mold remediation companies to concurrently address the issues identified by their inspection of units with basements. In addition, they have started a systematic inspection of the units without basements to identify any mold, mildew, or exigent health and safety issues. They expect these inspections to be completed by August 5<sup>th</sup>.

Finally, Related has committed to accommodating tenants while mold remediation is being completed in their unit. We are aware of one tenant who has been staying in a hotel, at Related’s expense, and has been provided with a unit in the complex that has been visually and air tested for mold.

HUD’s multifamily team will continue to monitor the conditions and remediation efforts at Branford Manor closely.”

Thanks,  
Ellen

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**From:** Hedrick, Keith <HedrickK@cityofgroton-ct.gov>  
**Sent:** Monday, July 11, 2022 1:30 PM  
**To:** Graham, Ellen (Blumenthal) <Ellen\_Graham@blumenthal.senate.gov>; 'Julia.McGrath@mail.house.gov' <Julia.McGrath@mail.house.gov>  
**Cc:** jburt@groton-ct.gov; Depot, Gweneviere <gweneviere.depot@cityofgroton-ct.gov>  
**Subject:** Branford Manor Issues

Senator Staff,

Attached is the recent HUD REAC Inspection report with Related’s Corrective Action. Additionally, I attached the mold report of the 144 basement which were inspected for mold. I am asking your offices to contact HUD to require additional inspections of Branford Manor units to identify and ascertain the extent of the mold issues in Branford

Manor. Mold was identified in 10 of 25 units inspected which translates to 40% of the units inspected. Additional sampling and inspection is required to determine the extent of the problem. Additionally, Of the 146 basements inspected 94 were positive for mold. That is 64% positivity rate of the basements sampled. Mold is an issue in this development. Furthermore, I have asked for and have not received a mold remediation plan for how the residents will be removed and how the mold will be removed. I request your assistance with this situation. Any pressure you can put on HUD to get compliance from Related is appreciated. We currently have families living in unacceptable conditions. Please reach out to me if you have any questions,. I have included the Joint Letter from the City and Town of Groton to Related. I have included Town Manager, John Burt and City of Groton, Deputy Mayor Gwen Depot on the email.

Very Respectfully,

Keith Hedrick  
Mayor  
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