



September 1, 2020

Board of Representatives
City of Stamford
888 Washington Boulevard
Stamford, Connecticut 06901

RE: HCD30.016 – Providing for the Creation of an Affordable Housing Trust Fund in the City of Stamford

Dear Representatives:

Charter Oak Communities is in support of HCD30.016, creating a long-needed affordable housing trust fund in Stamford. The purpose of the proposed ordinance is to expand and preserve affordable rental and home-ownership opportunities utilizing funds largely generated through private investment. This vehicle enables Stamford to implement innovative, long-term solutions, thereby reducing the historic reliance on City capital funding. In addition, the ordinance requires that Stamford prepares a comprehensive affordable housing plan (the last one was produced over 20 years ago!) to assess the community's true needs and establish objective priorities to guide funding and policy decisions.

Charter Oak Communities is the city's main provider of affordable housing, serving nearly 7,000 low- and moderate-income families and individuals. Our support of this clientele has shown that Stamford, while being a vibrant city and offering educational, economic and social opportunities to a diverse community, lacks sufficient affordable housing opportunities. This deficiency is most visible among our lowest income residents, elderly citizens and those with special needs. The opportunity to live in quality housing that is affordable enables families to raise their children in a safe, healthy environment while providing for other essential needs. Elderly and special needs residents gain the security required to live independently, avoid the specter of homelessness and reduce reliance on other, even more costly, services.

HCD30.016 will guide expenditures of the trust fund, according to the priorities and criteria established in the Affordable Housing Plan, through an appointed Board consisting of members with housing-related expertise. These decisions will ensure transparency, fairness and equity to benefit residents in the most need as opposed to the current project-by-project methodology.

We applaud members of the Housing and Community Development Committee, with support from the Land Use Bureau and the Community Development and Social Services departments, for advancing this forward-thinking legislation. Please do not hesitate to contact me if I may provide further information or answer any questions.

Respectfully,

Vincent J. Tufo
Chief Executive Officer



Think regionally. Act locally.

September 1, 2020

Board of Representatives
City of Stamford
888 Washington Boulevard
Stamford, Connecticut 06901

RE: HCD30.016 – Providing for the Creation of an Affordable Housing Trust Fund in the City of Stamford

Dear Representatives:

I am writing on behalf of Fairfield County's Center for Housing Opportunity (FCCHO) in support of HCD30.016, creating a long-needed affordable housing trust fund in Stamford. The purpose of the proposed ordinance is to expand and preserve affordable rental and home-ownership opportunities utilizing funds largely generated through private investment. This vehicle enables Stamford to implement innovative, long-term solutions thereby reducing the historic reliance on City capital funding. In addition, the ordinance requires that Stamford prepares a comprehensive affordable housing plan (the last one was produced over 20 years ago!) to assess the community's true needs and establish objective priorities to guide funding and policy decisions.

FCCHO serves members of the Stamford community through our regional initiative to address Fairfield County's shortage of affordable housing units. Through our research and data, and our working partnerships with over seventy-five housing organizations in our region we know that Stamford, while being a vibrant city and offering educational, economic and social opportunities to a diverse community, lacks sufficient affordable housing opportunities. This deficiency is most visible among the lowest income residents, elderly citizens and those with special needs. The opportunity to live in quality housing that is affordable enables families to raise their children in a safe, healthy environment while providing for other essential needs. Elderly and special needs residents gain the security required to live independently, avoid the specter of homelessness and reduce reliance on other, even more costly, services.

HCD30.016 will guide expenditures of the trust fund, according to the priorities and criteria established in the Affordable Housing Plan, through an appointed Board consisting of members with housing-related expertise. These decisions will ensure transparency, fairness and equity to benefit residents in the most need as opposed to the current project-by-project methodology.

We applaud members of the Housing and Community Development Committee, with support from the Land Use Bureau and the Community Development and Social Services departments, for advancing this forward-thinking legislation and leading our region in efforts to address this critical issue. Please do not hesitate to contact me if I may provide further information or answer any questions.

Respectfully,

A handwritten signature in black ink that reads 'Christie Stewart'. The signature is written in a cursive, flowing style.

Christie Stewart

Director, Fairfield County Center for Housing Opportunity

A partnership between **Fairfield County's Community Foundation, Partnership for Strong Communities, Regional Plan Association & Supportive Housing Works.**

815 Main Street, Bridgeport CT, 06605 **FCCHO.ORG**



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**Housing
Development
Fund**

September 1st 2020

Board of Representatives
City of Stamford
888 Washington Boulevard
Stamford, Connecticut 06901

RE: HCD30.016 – Providing for the Creation of an Affordable Housing Trust Fund in the City of Stamford

Dear Representatives:

I am writing on behalf of The Housing Development Fund in support of HCD30.016, creating a long-needed affordable housing trust fund in Stamford. The Housing Development Fund serves members of the Stamford community through a combination of down payment assistance programs, first time homebuyer counseling and education, and by financing the production of affordable rental housing to low- and moderate- income households. HDF has deployed over \$123 Million in down payment assistance, thus leveraging \$491 Million in first mortgage financing from HDF's partner banks. In Stamford alone, HDF has deployed \$22 Million in down payment financing, thus leveraging \$69 Million in first mortgage financing and thus helping 435 first time homebuyers buy their own homes. Among HDF's down payment assistance lending was \$3.59 Million in Stamford HOME down payment funding, thus helping 192 LMI households buy homes in Stamford! HDF also has a solid track record of collaborating with other affordable housing providers to provide innovative affordable housing solutions in challenging markets. For example, HDF, along with several other local housing agencies, was awarded \$3 Million in fee-in-lieu funding from the City of Stamford. HDF will use its portion of that funding to create 22 units of affordable homeownership housing in Stamford's South End. Our support of this clientele has shown that Stamford, while being a vibrant city and offering educational, economic and social opportunities to a diverse community, lacks sufficient affordable housing opportunities. This deficiency is most visible among our lowest income residents, elderly citizens and those with special needs. The opportunity to live in quality housing that is affordable enables families to raise their children in a safe, healthy environment while providing for other essential needs. Elderly and special needs residents gain the security required to live independently, avoid the specter of homelessness and reduce reliance on other, even more costly, services.

HCD30.016 will guide expenditures of the trust fund, according to the priorities and criteria established in the Affordable Housing Plan, through an appointed Board consisting of members with housing-related expertise. These decisions will ensure transparency, fairness and equity to benefit residents in the most need as opposed to the current project-by-project methodology.

We applaud members of the Housing and Community Development Committee, with support from the Land Use Bureau and the Community Development and Social Services departments, for advancing this forward-thinking legislation. Please do not hesitate to contact me if I may provide further information or answer any questions.

Respectfully,

Joan Carty, President and CEO





Jonathan Rose Companies

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Stamford, CT 06902
Tel 203.588.1818
Fax 203.588.1813
www.rosecompanies.com

Via Email: DWoods@stamfordct.gov

September 1, 2020

Board of Representatives
City of Stamford
888 Washington Boulevard
Stamford, Connecticut 06901

RE: HCD30.016 – Providing for the Creation of an Affordable Housing Trust Fund in the City of Stamford

Dear Representatives:

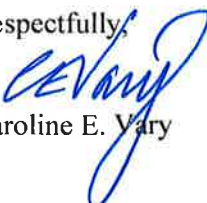
I am writing on behalf of Jonathan Rose Companies in support of HCD30.016, to create a long-needed affordable housing trust fund in Stamford. The purpose of the proposed ordinance is to expand and preserve affordable rental and home-ownership opportunities utilizing funds largely generated through private investment. This vehicle enables Stamford to implement innovative, long-term solutions, and thereby reduce the historic reliance on Stamford capital funding. In addition, the ordinance requires that Stamford prepares a comprehensive affordable housing plan (the last one was produced over 20 years ago) to assess the community's true needs and establish objective priorities to guide funding and policy decisions.

Jonathan Rose Companies has been deeply involved in the development of affordable housing in Stamford for the past 15 years and has seen the affordable housing needs continue to grow as the funding sources sources have continued to diminish. This deficiency is most visible among our lowest income residents, elderly citizens and those with special needs. Stamford is a vibrant city that offers educational, economic and social opportunities to a diverse population, that would benefit greatly affordable housing opportunities. The opportunity to live in quality housing that is affordable enables families to raise their children in a safe, healthy environment while providing for other essential needs. Elderly and special needs residents gain the security required to live independently, avoid the specter of homelessness and reduce reliance on other, even more costly, services.

HCD30.016 will guide expenditures of the trust fund, according to the priorities and criteria established in the Affordable Housing Plan, through an appointed Board that consists of members with housing-related expertise. These decisions will ensure transparency, fairness and equity to benefit residents with highest needs, as opposed to the current project-by-project methodology.

We applaud members of the Housing and Community Development Committee, with support from the Land Use Bureau and the Community Development and Social Services departments, for advancing this forward-thinking legislation. Please do not hesitate to contact me if you need further information or answer to any questions.

Respectfully,



Caroline E. Vary



Regional Plan Association

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Jason Post
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David Quart
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Michael J. Regan
Denise M. Richardson
James Rubin
Elliot G. Sander
John Santora
Samuel I. Schwartz
Nadir Settles
Peggy Shepard
Tokumbo Shobowale
Anthony Shorris
H. Claude Shostal
Ryan Simonetti
Jennifer Skyler
Monica Slater Stokes
Susan L. Solomon
Robert K. Steel
Robert Stromsted
Michael Sweeney
Reuben Teague
Travis Terry
Richard T. Thigpen
Hon. Darryl Towns
Jane Veron
Philippe Visser
Claire Weisz
Kevin Willens
Kate Wittels
Eric Yarbro
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Connecticut
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 Stamford, CT 06901
 203.356.0390

September 2, 2020

Board of Representatives
City of Stamford
888 Washington Boulevard
Stamford, Connecticut 06901

RE: HCD30.016: Providing for the Creation of an Affordable Housing Trust Fund in the City of Stamford

Dear Representatives:

I am writing on behalf of Regional Plan Association in support of HCD30.016, creating a long-needed affordable housing trust fund in Stamford. This vehicle enables Stamford to implement innovative, long-term solutions to financing affordable housing, thereby reducing the historic reliance on City capital funding. In addition, the ordinance requires that Stamford prepares a comprehensive affordable housing plan to assess the community’s true needs and establish objective priorities to guide funding and policy decisions.

Regional Plan Association is an independent non-profit civic organization, with Connecticut headquarters in Downtown Stamford. We develop and promote ideas and advise cities, communities and public agencies on improving the economic health, environmental resiliency, and quality of life in the NY metropolitan region. Our work is based on sound research on the environment, land use and good governance. One of our primary areas of focus is making the region more affordable for everyone, recognizing that in places like Fairfield County, there is an acute housing affordability crisis and that safe, affordable, quality housing is inaccessible to many individuals and families.

HCD30.016 will guide expenditures of the trust fund, according to the priorities and criteria established in the Affordable Housing Plan, through an appointed Board consisting of members with housing-related expertise. These decisions will ensure transparency, fairness and equity to benefit residents in the most need as opposed to the current project-by-project methodology.

We applaud members of the Housing and Community Development Committee, with support from the Land Use Bureau and the Community Development and Social Services departments, for advancing this forward-thinking legislation. Please do not hesitate to contact me at melissa@rpa.org or 212.253.6502 with any questions on RPA’s support for this proposal.

Respectfully,

Melissa Kaplan-Macey
Vice President, State Programs & Connecticut Director
Regional Plan Association