

Rosenson, Valerie

From: Gottlieb, Jonathan <JGottlieb@CharterOakCommunities.org>
Sent: Monday, June 30, 2014 1:17 PM
To: Rosenson, Valerie
Subject: Clinton and Quintard Information for Committee
Attachments: Clinton Manor and Quintard Manor Summary 6-30-14.docx

Valerie,

I am attaching a narrative prepared in response to questions asked by Representative Mitchell during the last discussion of the Legislative & Rules Committee regarding the modified tax abatement agreements for Clinton Manor and Quintard Manor. I will be present this evening to answer any questions the representatives may have. Thanks very much.

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CLINTON MANAOR AND QUINTARD MANOR

Clinton Manor and Quintard Manor were subsidized under the federal low-income public housing program from the date of their initial occupancy through December 2010. COC received HUD approval to remove both developments from the public housing program because HUD acknowledged that the repairs needed to maintain the buildings in decent condition could not be supported with the available public housing subsidy. The combined rent, including tenant contribution and HUD subsidy was less than \$600 per month.

In order to keep both developments affordable, HUD issued new Section 8 Housing Choice Vouchers for each apartment at Clinton and Quintard. Residents pay the same amount (30% of their income) as rent under both public housing and Section 8, so the transition from public housing to Section 8 did not affect the amount residents pay for their homes.

The Section 8 vouchers issued by HUD may be used by residents in their current units, or residents may choose to use their voucher in other locations, whether owned by COC or private landlords. These vouchers revert to the COC voucher pool when given up by a resident no longer using their voucher. In order to ensure that the developments remain affordable, COC committed to convert half the Section 8 vouchers in each development to project-based status, meaning that the Section 8 subsidy remains with the apartment, and may not be taken elsewhere by the tenant.

COC would have preferred to make 100% of the vouchers in each building project-based, but HUD limits the number of vouchers that a housing authority can convert to project-based status. The 50% of units in each development that will not be converted to project-based status will remain affordable to households with incomes under 60% of the area median, but will not receive operating subsidy, such as is provided through a Section 8 voucher. These units are currently projected to rent for \$1,100 per month, including all utilities, which is the lowest rent that allows the developments to operate without deficits and ensures COC's ability to maintain the properties in good condition.

The net result of transitioning Clinton Manor and Quintard Manor from public housing to Section 8 is that Stamford now has 74 additional Section 8 vouchers that will eventually benefit local households. These are the one half of total vouchers currently being used at Clinton and Quintard that will gradually be available for use as the holders of those vouchers release them through attrition. Although the units at Clinton and Quintard that no longer have vouchers will be less affordable than they were, the households receiving the 74 vouchers will have access to homes they could not otherwise afford. The total number of deeply affordable homes has not decreased.