

**From:** [People Friendly Stamford](#)  
**To:** [Rosenson, Valerie](#)  
**Subject:** September 2022: happy hour & affordable housing support  
**Date:** Thursday, September 1, 2022 10:00:58 PM

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## Support more affordable homes!

Dear Members:

Making Stamford more accessible and affordable through more housing options is an important part of our mission. We are supporting efforts to revive the [35 Crescent Street affordable housing project](#), which is stuck in bureaucratic limbo due to Rep. Nina Sherwood soliciting unviable alternative proposals outside of the process at the last minute which confused and misled the public. The Legislative/Rules Committee voted to kill the project but there is some hope to reverse this decision when it comes before the full Board of Representatives on September 6th. [People Friendly Stamford has weighed in to support](#), and Mayor Caroline Simmons [has also written passionately in support of this project](#).

The 35 Crescent Street Project has been a multi-year process that attempted to reconcile multiple goals and needs for the community. The final plan selected from the formal bidding process contains 51 units of below-market-rate housing for those earning 40-80% of the area median income, 3000 sq ft reserved space for community use, and preservation of a historic building. The alternative to this plan is the building sitting empty and continuing to decay while a new multi-year process is started with no guarantee that it would bear any fruit. Meanwhile, rents continue to rise and housing is becoming increasingly unaffordable for the working class.

We are encouraging our members to write letters of support to the Stamford Board of Representatives for the project and remind them of the importance of affordable housing for the Stamford community. Your letter does not have to be long, just clearly state that you are writing in support. You can find your reps [at the following link](#) but we would encourage you to send your comments to the full board:

Send an email to the Board of Reps

(alternative link for Microsoft Outlook users)

Thank you everyone for your support. Together we can save the 35 Crescent Street project.

Separately, our [next happy hour is at Towne Parlor in downtown Stamford on Thursday, September 15th after 5 p.m.](#) Come and learn more about our group!



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**From:** [Laurie Doig](#)  
**To:** [Rosenson, Valerie](#)  
**Subject:** Fwd: September 2022: happy hour & affordable housing support  
**Date:** Friday, September 2, 2022 8:24:00 AM

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Hi Valerie,

Please share this with the full Board of Representatives so that they are aware that this organization is asking people to send emails to the board.

Thank you,  
Laurie Doig

On Sep 1, 2022, at 10:00 PM, People Friendly Stamford <[info@peoplestamford.org](mailto:info@peoplestamford.org)> wrote:

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**From:** [Paul Dunahoo](#)  
**To:** [Moore, Mavina](#)  
**Subject:** Support the 35 Crescent Street Project  
**Date:** Friday, September 2, 2022 10:00:34 AM

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Dear Rep. Moore and the Stamford Board of Representatives,

I am writing to you today to urge you to revive and quickly approve the 35 Crescent Street project. This project has taken long enough already, and we cannot afford to abandon it to another multi-year process. Affordable housing is vital to Stamford, and it is why many of you were elected. Please do the right thing and approve this project.

Sincerely,  
Paul Dunahoo  
800 Summer St, Apt 519

**From:** Laurie Doig doig62@yahoo.com

**Subject:** Glenbrook Community Center

**Date:** September 2, 2022 at 10:20 AM

**To:** jcurtis@stamfordct.gov

**Cc:** Miller, Lindsey lmiller1@stamfordCT.gov, DiCostanzo, Monica mdicostanzo@stamfordCT.gov, rshaw@stamfordct.gov, jjacobson@stamfordct.gov jjacobson@stamfordCT.gov, sboeger@stamfordct.gov, ctomas@stamfordct.gov, mfedeli@stamfordct.gov mfedeli@stamfordCT.gov, bpavia@stamfordct.gov bpavia@stamfordCT.gov, afigueroa@stamfordct.gov afigueroa@stamfordCT.gov, nsherwood@stamfordct.gov nsherwood@stamfordCT.gov

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Dear Representative Curtis,

As the three board members of the Glenbrook Neighborhood Association who voted against re-endorsing the sale of [35 Crescent Street](#) for housing, we want to share our reasoning.

We appreciate and recognize that there has been time and effort invested by the city in trying to address the now vacant building. We are not in favor of selling the property because this is the “best opportunity available” at this time. Finding the most beneficial use of the property far outweighs the expediency of what has been presented as the only option.

We believe that the city of Stamford and the Glenbrook neighborhood are better served by ensuring the building is used primarily as a community center. “Community space” in a residential building for services such as a daycare and addiction support in a single “community space” pose practical hurdles. For example, the Glenbrook Community Center dealt with this issue by having separate, secured rooms for children’s activities and adult meetings. The A in AA would not hold true if these meetings were regularly scheduled in a building used as housing inside a room used for other daycare/community space.

The 2018 and 2021 RFPs regarding this property did not include input from the Glenbrook community nor the GNA. The first time the GNA was officially approached by the city was in the spring of 2022 when we were told that we could agree to sell it for affordable housing or the building would remain vacant and would deteriorate. If we had been given the opportunity to offer feedback, the community would have clearly stated the importance of reinstating this long-standing, heavily-utilized, local resource. We would have made it clear that the GCC needed to stay open.

The city’s 2018 RFP that shopped around the GCC to local nonprofits was pre-pandemic. The ongoing mental health and substance abuse epidemic in this country have been greatly exacerbated by the pandemic. Services that were previously provided at the GCC are needed now more than ever and if reinstated in this location would benefit a wider number of people than the number of people in the proposed new housing.

The GNA board initially unanimously supported the mayor’s proposal for housing because we were told that that was the only option. However, as soon as there was a glimmer of hope to actually save our community center, eight out of ten board members revoked their support for the mayor’s proposal.

The GNA board was informed by Mayor Simmons that the Board of Finance stated “under no circumstances will allow a community center to reopen if this proposal fails.” Unfortunately this statement has held sway for many members of our board. The “it’s this or nothing” ultimatum should not be the driving force behind the decision to sell this property. Once sold, it is gone forever!

Recently the mayor asked the officers of the GNA to meet in person. The proposed buyer was also present at this meeting. It was not until the mayor reaffirmed the position that it was this housing development or nothing that some board members switched back to their original position of support.

While the need for affordable housing in Stamford is indisputable, new housing cannot come at the cost of losing a community center that has served and could continue to serve Glenbrook and the city of Stamford for generations. We urge the Board of Representatives to vote no to the sale of [35 Crescent Street](#).

Respectfully,  
Lori Constantine  
Laurie Doig  
Zdenka Zeman



**From:** [Ryan Cassella](#)  
**Subject:** Affordable Housing - 35 Crescent Street Project  
**Date:** Friday, September 2, 2022 11:09:38 AM

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Dear Stamford Board of Reps,

We have a logical and very doable building project in front of us that will give more of the hardworking members of this community, (who are currently priced out of it), the opportunity to LIVE here. The 35 Crescent Street Project meets the city's needs of additional below-market rate housing as well as providing a community space for the Glenbrook neighborhood. To my understanding, no other proposal with the appropriate planning or financial backing has been proposed.

The cost of living isn't going down anytime soon, so we need to tackle housing affordability in a meaningful way. This is one of those opportunities. Please support a project that has the backing of our Mayor as well as organizations like People Friendly Stamford, which work to support a more inclusive Stamford.

As a professional that has spent a bulk of my adult life in Stamford, I love this community for its diversity and neighborly lean. Let's not join the NIMBY wave of our Fairfield County neighbors, it's no way to build a vibrant and prosperous community.

Have a great holiday weekend,  
Ryan Cassella  
Stamford Resident



**From:** [Jerry Silber](#)  
**To:** [Jerry Silber](#)  
**Subject:** 35 Crescent Street Project  
**Date:** Friday, September 2, 2022 12:40:11 PM

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Dear Board of Rep Member,  
I am writing to ask you to support the City's current plan to redevelop the Glenbrook Community Center.

Recently published statistics show that rents in most of Stamford have gone up over 15% during the past two years. There is a housing shortage in most of the country, but it is especially acute here in Stamford. This project which was developed with significant community input meets lots of needs. In addition to creating 51 units of below-market-rate housing, it provides 3000 sq. ft. for community use and preserves a historic building. This is the type of well-thought-out project that Stamford should have more of.

Please let's keep Stamford moving forward.  
Thank you,  
Jerry Silber

**From:** [Miriam Kliewe](#)  
**To:** [Board of Representatives](#)  
**Cc:** [Simmons, Caroline](#)  
**Subject:** Glenbrook Community Center development  
**Date:** Friday, September 2, 2022 12:44:12 PM

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Hello!

My name is Miriam Kliewe and I've been a Glenbrook resident for just over 30 years. I love this neighborhood, even with its flaws and uneven sidewalks. I raised my children here, they walked to Stark, Dolan and SHS for school, and I hope that they will find neighborhoods like Glenbrook to move to when they settle down. My concern over the possible development of the Glenbrook Community Center property comes from a sincere affection for our community and all of its residents. The following is adapted from a letter to the editor of the Stamford Advocate that I sent in the other day. In case it's not published before your vote, I'd like for you to read it here. Thanks.

To the editor:

In her recent opinion piece (When it comes to housing Stamford can't afford to do nothing) regarding development of affordable housing at the Glenbrook Community Center, Mayor Simmons asks "If not here, where?" How about anywhere but our community center? Glenbrook is already one of the more affordable neighborhoods in the city. We boast single and multi-family housing, condos, and apartment buildings with residents at all income levels. There's no 1-acre zoning here. You can't accuse Glenbrook residents of NIMBY when we already have affordable housing in our neighborhood while buildings in North Stamford, Springdale, and on High Ridge Road have been resisted merely because of concerns about over development.

I understand that a slim majority of the board of the Glenbrook Neighborhood Association has given support to the mayor's proposal. That's all very interesting, but the board of the GNA is 10 people. The membership of the GNA is fewer than 300, which is a tiny, tiny percentage of the 9000 residents of Glenbrook. It's pretty clear that neither the GNA nor our elected representatives have made a genuine effort to gauge community feeling on this development.

The Mayor says that housing at the Glenbrook Community Center is to be for the "hard-working people that make our city work" however, we have learned that this development cannot be restricted to those who work in Stamford. For true Stamford workforce housing, access to the train isn't important—access to buses is. Putting the building right near the train actually increases the likelihood that residents will work elsewhere. This will not house our teachers and nurses but rather those who use the train to commute to other cities and towns.

The city has entertained only developers who were interested in providing housing at this site. They did not request formal proposals from organizations who would be open to operating the GCC as a community center. If all you ask for is housing, that's all you'll get. The city has created a self-fulfilling prophecy and tells us that's all there is. This is disingenuous at best, dishonesty at worst.

The reason this building has deteriorated is because the city has allowed a valuable community resource to deteriorate. The city is in control here and they're using this control as a threat--allow this development or we will allow this building to fall into disrepair. That's no way to work with neighbors.

The city has an opportunity right here to invest in Stamford residents—those who need the addiction support, childcare services, community space, and activities that the Glenbrook Community Center has provided for generations. Or they can pretend that selling to a developer is the only way forward. I would like to see more effort on the part of Mayor Simmons to save the Glenbrook Community Center and maintain the building until a provider can be found who will give our neighborhood what it needs—a vibrant and functioning Community Center.

--Miriam Kliewe

391 Hope Street  
Stamford CT 06906