

From: [Tony Rice](#)
To: [Board of Representatives](#)
Subject: Glenbrook Community Center
Date: Monday, September 5, 2022 5:36:58 PM

Gentlemen-Glenbrook Community Center was Home for the ReAl Club for over thirty years. It was a haven for recovering alcoholics and drug addicts, and it has helped support many hundreds of people recover from addiction. Many of us have long histories (over twenty five years) of attending meetings to recover, and help others to join them on this path. The Center was a magical place, and many of us would welcome a reopening. I hope you will consider restoring our haven. Yours very truly, Anton Rice.

Sent from my iPad

From: [Cindy Dunaway](#)
To: [Board of Representatives](#)
Subject: Glenbrook Community Center
Date: Monday, September 5, 2022 6:18:09 PM

Dear Stamford Board of Reps,

As a Glenbrook resident for the past 47 years, I am writing to you with great concern over the possible sale of the Glenbrook Community Center, which has been a staple in Glenbrook for as long as I can remember. Our girls attended many programs there when growing up. Many children and families have counted on the wonderful programs that were offered. Another positive note is that there has always been ample parking. A rarity in this town now. I encourage you to search out more options for this.

Housing 51 apartments, or units on this property solves no problems. I AM GREATLY OPPOSED TO THIS! The last thing Stamford needs is another beautiful old building knocked down or shadowed by more apartments. There are plenty of empty apartments, even in Glenbrook.

Kindest Regards,

Cindy Dunaway
8 Howes Ave.
Glenbrook, CT 06906

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Stay Safe, Wear A Mask
Respect Social Distancing, Please,

From: [Melanie Hollas](#)
To: [Board of Representatives](#)
Cc: [DiCostanzo, Monica](#); [Miller, Lindsey](#)
Subject: Glenbrook Community Center (GCC)
Date: Monday, September 5, 2022 6:20:45 PM

Dear Board of Reps,

While I am 100% for affordable housing in the City of Stamford (and In Glenbrook), I would appreciate a HOLD vote on Tuesday, in order for the City to review keeping the GCC as a local community center. The GCC is a valuable center for the diverse community of Glenbrook, just as the other community centers on the west and south sides of Stamford are to the surrounding neighborhoods.

Thank you for your consideration.

Best,

Melanie Hollas
41 Fairmont Avenue
Glenbrook Resident
347.517.0044

From: [Katherine Zeman](#)
To: [Board of Representatives](#)
Cc: [Miller, Lindsey](#); [DiCostanzo, Monica](#); [Simmons, Caroline](#)
Subject: Glenbrook Community Center
Date: Monday, September 5, 2022 7:25:19 PM

Hi,

My name is Katherine Zeman. I have been a Glenbrook resident my whole life. It was very upsetting when I learned that the Glenbrook Community Center might be closed for good. I get that affordable housing is something that we need but we need a community center more. There are other locations affordable housing can go but no other place for a community center.

Thank you,
Katherine

From: [Will Kennedy](#)
To: [Board of Representatives](#)
Subject: Glenbrook Community Center
Date: Monday, September 5, 2022 8:11:23 PM

Hello City of Stamford.

My name is William Kennedy. I've been a Stamford resident my whole life. DOB 6/1/69.

I'm writing in regards to the status of the property on Crescent St which I've always known as the Glenbrook Community Center.

I've recently learned that there's still a chance for the Community Center to remain.

Over the years, I've known a few people that have been employed there & were always happy to be at work. Some told me it was like a second home.

There was a custodian & a pre-school teacher in particular that were especially prominent in that staff.

I personally found the Center when I attended my first A.A. meeting at Re-Al Club Inc. in 2008.

I continued to attend meetings there until the pandemic shut down occurred. I can honestly say that the meetings & clubhouse there saved my life. I really don't know where I'd be or even *if* I'd be, without the help & guidance I received from the people there. It did indeed become a second home for me. A safe haven, if you will.

In addition to our meetings, I was grateful to be a part of the crew that helped to provide the Thanksgiving dinners and our various other holiday events.

I've seen other people find similar, life changing benefits as the ones I did.

I believe that if the Clubhouse particularly & the rest of the tenants that have occupied that building could continue to use the property as a Community Center, it could benefit not only Stamford locals but people from all over the area. In fact, I remember people coming in literally from all over the country, because we had such a strong, well established group.

All of this being said, I would humbly ask whomever the appropriate official may be to please consider the tremendous influence the Community Center has had on so many people.

Simply put, it saved my life. It could save many more given the opportunity.

Regards, W. Kennedy

From: [Jordan Force](#)
To: [Jordan Force](#)
Subject: Glenbrook Community Center
Date: Monday, September 5, 2022 9:13:23 PM

To the board,

I'm writing this to express my disappointment in the way that the Glenbrook Community Center issue has been handled, and to plead for this issue to be handled better going forward. My understanding is that this building was used as a meeting space for GNA and AA until 2020, when it was closed due to COVID. It is also my understanding that the building hasn't been adequately maintained, and needs major repairs to be usable as a community center. In 2021, the BoR voted to put out an RFP to developers, with the intent that the building would be turned into Affordable Housing. A developer came up with a plan for 51 units, all Affordable at 40-80% of AMI. I wrote into the hearing a few weeks ago to say that I supported the affordable housing plan. And I still support it.

However, after listening to most of the hearing, I can see that there is some desire for a community center. And, frankly, I can understand the AA members who were skeptical of using a private apartment building as a meeting place. If I was in AA, I'm not sure if I would want my meetings to be in an apartment building. And I can also understand why some are skeptical of having the use of the community space be regulated by a private landlord.

Personally, I think that 51 units of Affordable housing is more valuable to Stamford as a whole than a community center. But, I'm also not a rep, and I don't receive feedback from a broad swath of residents.

It's pretty obvious that if the board wants to restore the building to a functioning, well maintained community center, privatization won't work here. A dozen non-profits were consulted about this, and none were interested in the property. The two proposals that were brought up during the hearings are not viable. I say this based on the conclusion of the Simon's administration, and an email from the GNA that was forwarded to me, which affirmed the conclusion of the Administration. We pay taxes to the city, state and federal governments for schools, roads, fire, transit and other services. Why can't the city pay for a community center using tax dollars?

My plead to you is this: either commit to restoring the GCC using public funds, or let the affordable housing project proceed. I do not see any reason to delay this.

Thanks,

Jordan Force

From: [Rosanna Battinelli \(via Google Docs\)](#)
To: [Board of Representatives](#)
Subject: Opposition to the sale of the Glenbrook Community Center
Date: Monday, September 5, 2022 10:26:56 PM

Rosanna Battinelli attached a document

—
|  | Rosanna Battinelli (rmbatt60@gmail.com) has attached the
— following document:

 Save the Community Center letter

Snapshot of the item below:

To our Board of Representatives-

I thank you for the time and efforts you put in to shape the future of our city.

Unfortunately this issue is tugging at the soul of our area of town. I know our mayor is pushing for these 51 units and this may be the feather in her cap for housing, but she doesn't know what our section of town needs. There is a history here that she cannot understand because she is not from Stamford.

In 1969, I was going to Glenbrook school when it burned down. The city could have knocked it down then, but we protested for a community center and the city agreed. The Center gave the children in the area a safe, supervised place to gather. There were sports, activities, and even dances. It kept a lot of kids off the streets, and with the rising crime in Stamford, there is even more of a need for such a place.

Don't let this board make history tonight by being the first city to replace a much needed community center with apartments!

Not only would this be a travesty, but a total dereliction of our civic duty.

Tonight you will be hearing from some of the citizens who have been displaced from the Center - It was closed due to Covid and not because of lack of use, as they would have you believe. You will hear from your constituents who have great ideas for the future use of this building.

Building apartments with a "community room" could never come close to what we have now, and what we need. With a little over one parking space per unit, where will anyone using the "community room" park? Don't insult our collective intelligence and say they will not have cars, nor would you be renting this to city employees as most of them make well over your target incomes.

We are not against building housing in Glenbrook, we are already one of the more affordable sections of Stamford. There are other places around Glenbrook that you could do this, Just not here, at the expense of a building that would help thousands of people.

I've had conversations with one of the bidders who has ideas to revive the center. He's not a "Fly by Night" or "A dark horse bidder" as they want you to believe. We ask you, our board of representatives, to give them an opportunity to present their plans before this great asset to our community gets lost forever, I urge this board to explore all the avenues for this historic building. Put out an RFP for just a community center this time and I guarantee you will get responses for what we really need in Glenbrook....

A COMMUNITY CENTER !!!

Respectfully submitted,

Mike Battinelli
225 Culloden Rd
Glenbrook, CT.

document with you from Google Docs.



From: [Laurie Doig](#)
To: [Mayor's Office](#)
Cc: [Board of Representatives](#); [Lindsey Miller](#); [DiCostanzo, Monica](#); [nina Sherwood](#); [Figueroa, Anabel](#); [Boeger, Sean](#); [Jacobson, Jonathan](#); [Fedeli, Mary Lisa](#); [Pavia, Bobby](#); [Curtis, Jeff](#); [Tomas, Carmine](#); [Shaw, Ramya](#)
Subject: Glenbrook Community Center
Date: Monday, September 5, 2022 10:39:55 PM

Dear Mayor Simmons,

I'm reaching out to you directly to appeal to your good nature, regarding the Glenbrook Community Center.

Imagine for a minute how happy and proud you could feel if, during your first term as mayor, you could boast both a reopened and reinvigorated community center AND increased affordable housing in our city!

I hope you understand that our only goal in this fight is to preserve our community center and **not** to derail the plan that you and your staff have labored over. It's unfortunate that this has become such a contentious issue and one that many individuals are taking very personally.

Please reconsider the sale of 35 Crescent Street to this developer and instead reopen the negotiations to allow for a center that could once again serve our community in the many ways that are so sorely needed. At the same time, I would like to encourage you to explore any of the other available parcels of land in both Stamford and in Glenbrook that could accommodate the vision of expanded affordable housing in our city.

Respectfully,
Laurie Doig

From: [Zachary Oberholtzer](#)
Subject: Support: Crescent Street Affordable Housing Project
Date: Tuesday, September 6, 2022 12:34:39 AM

Dear Board of Representatives (all members b'ccd),

I am writing to urge the board to revive the Crescent Street affordable housing project. The city is in desperate need of affordable housing and this project has many specific advantages that recommend it. The top line number of 51 below market rate units (100% affordable) is difficult to find in affordable housing projects and housing projects in general. The location is in a walkable neighborhood near mass transit reducing the need for car trips. The project preserves a historic building and contains space for community meetings and use. Furthermore, there is no tax abatement attached to the project. It is difficult to imagine a less objectionable affordable housing project.

I have been concerned by this board's past treatment of public hearings as referendums. If the board wishes to hold city wide referendums on decisions it should do so, but the board should not mistake sparsely attended hearings as a replacement. The legislative and rules committee was apparently swayed to trash the Crescent Street Project due to a public hearing where only 30 people provided comment. Over 130,000 people live in the city, we cannot defer major decisions to the whims of whatever tiny group happens to attend a public hearing.

I must express disappointment at the efforts by Representative Nina Sherwood to mislead the public. Mere hours before the vote and well outside the bounds of any official process additional bids were solicited to create confusion and controversy. There can be good faith disagreement over whether a community center or affordable housing are more beneficial to the city, but that disagreement was already litigated when the original RFP process began. When the RFP was created there was zero credible interest in operating the building as a community center and that still appears to be the case. The board is at risk of trashing a shovel ready project in pursuit of a mirage.

The board often talks about the need for affordable housing. Rarely has the board translated this sentiment into action. Here is a golden opportunity for the board to simply vote 51 units of desperately needed affordable housing into existence. I hope you will take it.

I have made additional comments on the Crescent Street Project in the Stamford Advocate which you can read [here](#) if so inclined. Thank you for your time and consideration.

Sincerely,

Zachary Oberholtzer

From: [MERYL MCDANIEL](#)
To: [Board of Representatives](#)
Subject: 35 Crescent Street Project
Date: Tuesday, September 6, 2022 9:48:28 AM

To the Stamford, CT Board of Representatives,

I am a resident of Glenbrook as well as a member of the Board of Directors of the Glenbrook Neighborhood Association (GNA). I am submitting this letter as a private citizen.

I fully support the sale of the Glenbrook Community Center and its redevelopment as workforce housing which will include a community meeting place.

There have been several misrepresentations of the GNA Board's conduct during this process. The GNA Board vote in support of the project was six in favor, three against, and one abstention which is a clear majority.

A dedicated community would not be the best use of the building. Renovating and repurposing it will be.

It is my hope the Board of Representatives will vote to approve this project. It will preserve a decaying historic building, create housing for individuals who otherwise could not afford to live in Stamford, help neighborhood businesses thrive, and bring residents who will undoubtedly be assets to the community.

Respectfully Submitted,

Meryl McDaniel
49 Elmbrook Drive
Stamford, CT 06906
203-461-2752

From: [Waldman, Paula](#)
To: [Board of Representatives](#)
Subject: Re: Revitalization of Glenbrook Community Center
Date: Tuesday, September 6, 2022 10:24:39 AM

Dear Board of Reps,

I am opposed to the current proposal
for the Glenbrook Community Center.

This is a historic building with lots of history as I remember the after school
programs that my daughter's friend attended and invited my daughter to come along too.
Covid changed and cancelled much of the many programs.

We all agree on having affordable housing but the city seems to forget these landmark buildings and their purposes
for many years.

While there is consideration for 3 million for revitalization of a old building into a library, why not do the same for
the Glenbrook community. Turn it into a library and meeting place. What a travesty to destroy this iconic building's
original purpose.

Community is imperative to our citizens and the children.

Please revitalize the Glenbrook Community Center.

Best regards,

Paula Waldman

110 Old North Stamford Road

Sent from my iPhone

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the use of the person(s) named above. If you are not the intended recipient, you are hereby notified that any review,
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accounts and send emails with fake wiring instructions. Always independently confirm wiring instructions in person
or via a telephone call to a trusted and verified phone number, not a phone number contained in the e-mail. Never
wire money without double-checking that the wiring instructions are correct.

From: [Dice Oh](#)
Subject: Please support the 35 Crescent St housing development
Date: Tuesday, September 6, 2022 11:29:06 AM

Dear Board of Reps members:

I'm writing in support of the 35 Crescent St affordable housing development. Our region is suffering from among the worst housing shortages in the entire country, with the [fourth-lowest rental vacancy rate](#) and the [third-highest rent](#) out of any Metropolitan Statistical Area in the US. Making use of underutilized properties in an economically viable manner to provide below-market homes is one small way the city can help alleviate this. As the mayor has mentioned, there are many families in Stamford who are struggling to afford housing costs who would benefit directly and immediately from this project. I encourage everyone to vote in favor.

Thank you
Dice Oh
Stamford, CT (downtown)

From: gbatt410@optonline.net
To: [Board of Representatives](#); gbatt410@optonline.net
Subject: Glenbrook Community Center
Date: Tuesday, September 6, 2022 11:35:14 AM

To the Board of Representatives,

My name is Gloria Battinelli. I have lived in Glenbrook all of my life. I am opposed to selling the Glenbrook Community Center. I believe it could have many uses that will benefit the community. When the Glenbrook school burned in the 60's my neighborhood and I fought to save the building and make it into a community center. Which for many years benefited the community as it was used for a daycare, after school programs, community meetings, and renting rooms out to various organizations that help build a strong community. I believe it should continue as a center for the community and be considered for expansion space as a branch of the Ferguson Library. The Glenbrook site would be better and more economical for the city than the condemned Hunt building.

Gloria Battinelli

Originator of the GNA (past/1st President)

From: [Paul Arvoy](#)
To: [Board of Representatives](#)
Subject: Glenbrook community center
Date: Tuesday, September 6, 2022 11:40:52 AM

To all Board of Representative members. My name is Paul Arvoy. I am a longtime Stamford resident who has had enough of this city going one project at a time to over build our city. You are wasting residents precious and limited time going to meetings and writing emails. We are pushing back against all of this unneeded construction and the overpopulation of our city with an infrastructure system that is hundreds of years old. If you want Stamford to grow we need more responsible policies that go about this in the right order. This just seems like a push against residents for monetary gains for elected officials and unelected bureaucrats and an agenda that does not include the concerns of Stamford residents who have been here longer than these politicians and unelected bureaucrats who mostly do not live here and aren't doing this for the residents who are pushing back. We are not pushing back on one project we are pushing back on continued construction that is unneeded because we have these awful looking buildings, unfilled with unaffordable housing, that make it look like a dystopian city, constructed horribly, that are falling down on our streets because our weak Stamford administrations sold out our city to outsiders who just see dollar signs. We do not want ADU's. We do not want the Glenbrook community center to be another empty so called affordable housing project we do not want you to desecrate church properties that probably have grave sites and we want these out of state contractors to be dismissed from their responsibilities and sued for their shoddy construction practices. We want this to stop! Our city will now be sued by a management company for the shoddy construction at the old Yale and Towne site where BLT performed amateurish construction. Turn around and hold BLT accountable not the residents of Stamford. It's time for common sense and it's time for the Board of Reps to listen to the residents that voted them in. Let's take a step back. Clean house an reorganize. We need you, the Board of Reps to stand strong with the residents wishes. Thank you for listening.

Paul Arvoy
Stamford Ct.
203 561 0187

From: [Kathy](#)
To: [Board of Representatives](#)
Subject: Glenbrook Community Center
Date: Tuesday, September 6, 2022 11:51:46 AM

I am a Springdale resident who supports revitalization of Glenbrook community Center. In Springdale we have our library which also serves as a community meeting space. It helps us feel connected to our neighbors. So important in days when people are losing neighborhood supports

Kathy Kligler
Sent from my iPhone

James D'Agostino
65 Blue Rock Drive
Stamford, CT 06903
September 5, 2022

Dear Board Members,

My name is Jamie D'Agostino, and I am a 3rd generation, lifelong Stamford resident who grew up with the GCC. I currently have two children in the Stamford Public Schools (Davenport and Scofield) and my wife is a teacher so my local roots and commitment to the community are strong.

A little bit more about me--I am a Stamford business owner and entrepreneur. In 2003 I founded Netology, a managed service provider delivering innovative IT solutions to companies in the tri-state area. Netology was included on the "Inc. 5000" list of fastest-growing companies in America in 2017 (number 3680) and I was proud to be awarded CT Entrepreneur of the Year in the Main Street category in 2022.

As you know I am interested in purchasing the Glenbrook Community Center. Unfortunately, since RFP 828 was put out by the city in 2021 with the title "Redevelop 35 Crescent Street for Affordable Housing" I (and probably several other prospective buyers not initially interested in building housing) was unaware that I could be a potential developer. The title of the RFP alone suggests that the future use of the property was already decided by the city.

I discovered that the city was looking to sell the building in October of 2021. I was actively looking to purchase new office space for my company and also looking for a future home of a new Learning Center/Day Care venture that my wife will be launching soon. The property at 35 Crescent Street met our criteria perfectly. Now we just needed an opportunity to put forth a formal, verified, and complete bid to purchase the property from the city.

My team spoke with Mayor Martin on my behalf in November of 2021. I was then told to reach out to the new mayor in the new year. We did contact them and were told that the city was not interested in receiving more bids but would meet with us as a courtesy. I met with the mayor's team on August 22nd. They were polite yet dismissive because I did not include affordable housing in my vision. The details of my plan were never discussed in full. I want to make it clear that ***interested buyers such as myself have not been given a chance to put forth formal proposals.***

My vision for the building is realistic, community-serving and feasible. It incorporated three entities/purposes:

1. Professional Day Care

My proposal would include plans for a professionally-run and funded bilingual day care that would serve up to 60 children from the community.

2. Community Services

I have a community service vision for the WHOLE building, not merely implanting a small community space inside the building husk. I believe that 1000, 2000 or even 3000 square feet of community space will not give the community what it needs.

I propose to keep the gymnasium (full indoor basketball court) and two other approx. 1000 sq. ft. rooms so they are available for community use. I also envision kitchen services for such community groups, as has been done in the past. By promoting and offering the bilingual learning services to local children, the daycare would be in itself a meaningful and engaging service to the community.

3. Netology

Netology is currently outgrowing its 2500 sq. ft. office at 1200 Summer St, a property that I am a partial owner of. We would propose to move into the top floor of the 35 Crescent Street building which is roughly 3500 sq. ft. allowing my business much-needed room for expansion.

In addition to the office space, I want to make use of the Glenbrook train station for my employees, some of whom would be reverse commuting. Netology employs 23 people, some of whom live locally in Stamford and some as far as the Bronx, Milford and Bridgeport. Currently our Summer Street office space is over a mile from the Stamford train station making it inconvenient to get to the office.

Just as the 95/rail corridor is desirable for large businesses, I believe that Glenbrook can provide easy-access, smaller office spaces to its home-grown business-owners—especially those who have a track record of hiring and mentoring local Stamford students and young adults. My proposal would guarantee 30+ jobs remaining in Stamford make great use of the Glenbrook Train Station.

Proposed Floor plan:

4th floor: Netology Offices

3rd floor: Refurbished common area for both building tenants and the community with a kitchen and meeting rooms. The other two rooms on this floor would also be available to the community.

2nd and 1st floor: These floors comprise more than 50% of the building and would be solely dedicated to the Bilingual Day Care Center.

Basement: Full indoor basketball to be open to the community

Affordable Housing

I acknowledge, and, as an employer, understand the need for local affordable housing. If given the opportunity, my proposal could include 20 to 30 affordable housing units in the back of the property. I want to be on the record that I am open to adding affordable housing to our vision should I be allowed to submit a formal bid.

State of the Building

For the record, I am aware of the building's condition, and I am neither uninformed nor deterred. I have done walkthroughs and I have spoken to people who were part of the non-profit walkthroughs in 2018/2019. I have an Engineering degree, am a successful entrepreneur and real estate investor and I have calculated what it would take to make the WHOLE building serve the community once again. I am also dedicated to preserving the historic nature of the building.

In Conclusion

Now that you have heard more about me as a potential buyer and read about my vision, I am hoping that you will consider voting down the current 51-unit proposal because keeping a viable community center at 35 Crescent is more than possible—it is achievable.

I am financially able to see my concept come to fruition. I look forward to showing these means if and when I can submit a formal proposal. It is my hope that the mayor and the Board of Representatives strongly consider alternative uses and solutions to save this beautiful building and preserve its history by allowing it to continue serving the community.

Sincerely,

Jamie D'Agostino



Michael Battinelli
Barry Michelson

September 5, 2022

To: Board of Representatives

Subject: Sale, Glenbrook Community Center, 35 Crescent Street

We at the Stamford Neighborhoods Coalition are a strong proponent of honoring neighborhood and community sentiment and for balanced growth addressing community needs. We would encourage you to give serious consideration to rejecting the proposal before you.

Not only is the offering price ridiculous, but the question also has to be asked, what benefit does the proposal provide for the Glenbrook community, and are there perhaps better uses to enhance the quality of the Glenbrook Community? Does the proposal address the needs of a well-balanced community? I think not.

There has been a lot of residential growth in the Springdale and Glenbrook neighborhoods that has resulted in an increase in development, traffic, and congestion.

I remember not too long ago visiting the center run by a previous Director. I have attended events there and have even campaigned there. The building was bustling with children's activities inside and outside the building, community services, youth programs, sports programs, a senior center, and other neighborhood activities were all part of the center's activities.

Yes, we need housing but do we not also need full times facilities to provide neighborhood and community services for neighborhood meetings, senior citizen activities, nonprofits, educational programs, and to satisfy a pressing need for child daycare or perhaps even a scouting program

After-school activities, a gym, and a location for neighborhood meetings and clubs are all potential uses that would enrich the Glenbrook neighborhood

Another point I would like to make is the need for transparency. The Coalition put out a notice alerting the folks of Glenbrook and Springdale of a previously held Board of Finance meeting and the impending sale of the community center. We were surprised by the requests we received for more information. This is not an acceptable way to

conduct ourselves in this community. There should have been much greater outreach about the use of this building, the Request for Proposal, and the potential sale

I would hope that the Board of Representatives rejects the proposal before you and encourages the Administration to put together a neighborhood committee to facilitate the development of a community facility that would provide valuable services and enrich the Glenbrook Community.

Michael Battinelli

Michael Battinelli



Barry Michelson

The Stamford Neighborhoods Coalition

From: [Paul Arvoy](#)
To: [Board of Representatives](#)
Subject: Fwd: Glenbrook community center
Date: Tuesday, September 6, 2022 1:12:59 PM

----- Forwarded message -----

From: **Paul Arvoy** <ifyouseekstamford@gmail.com>
Date: Tue, Sep 6, 2022 at 12:39 PM
Subject: Re:
To: Stamford Neighborhoods Coalition <stamfordnc@gmail.com>

They spend millions of dollars on the yerwood center and the boys and girls club. Re vitalize the Glenbrook community center. Unfortunately I know quite a few people who used the center for rehab by which they benefitted. And my daughter spent her childhood their in daycare. It is a precious commodity.

On Tue, Sep 6, 2022 at 12:35 PM Paul Arvoy <ifyouseekstamford@gmail.com> wrote:
| One thing. I wrote an email but didn't stress the need for a community center. The west side
| has the yerwood center what about our children?

From: [chris dawson](#)
To: [Board of Representatives](#); [Morson, Eric](#)
Subject: Public Comments for Sept 6 2022 BOR Meeting - Chris Dawson D-13
Date: Tuesday, September 6, 2022 1:50:06 PM

My name is Chris Dawson and I live in Stamford, D13.

I would like my public comments distributed to the Board of Representatives and added to the public record and/or read into the record.

I would like to speak to the acute need for more housing in Stamford, especially affordable workforce housing. I encourage the Board to do more to increase our housing stock. The Mayor's office said that it receives dozens of calls each week from residents who face eviction or cannot afford their current housing. Don't jump to conclusions. Business leaders have told the Mayor they can't fill job openings because prospective employees can't find housing including everyday people with good paying office jobs. It is fundamentally a supply problem.

In a CT Insider article, Jay Lybik, National Director of Multifamily Analytics at CoStar Group, a real estate analytics company, was quoted "There's always been very little new supply in Connecticut. Because there is so little new construction, rental housing was always super tight. You'd see rental increases year over year that were pretty consistent." This is happening because people who are opposed to new construction fight every conceivable housing proposal of any kind anywhere in Stamford. Small to mid-size developers who specialize in smaller projects can't afford to take on these housing opponents who target their proposals through petitions, blocking tactics of certain Representatives, and lawsuits. Given these facts, Representatives should not feign surprise that luxury homes dominate what little new home construction there is. The pressure on rents is relentless. According to CoStar and the US Census Bureau rents have risen 18.3% in Zip Code 06902 over the last two years to \$2929 per month while Zip Code 06905 was up 13.5% to \$2746. Be careful blaming Covid. Woefully low new home construction predates Covid. According to the US Census, Connecticut's population grew at an anemic 0.9% between 2010-2020 ranking CT dead last among all states.

This housing shortage directly hits lower income renters the hardest. Unfortunately the least among us are no match for organized NIMBYs who are usually older, wealthier, privileged property owners. Working class people are busy working and taking care of their families. They don't have the luxury of time and resources that opponents of development have. While housing advocates fight for low-income renters it is the Board of Representatives that is sometimes their last line of defense. It can be argued that by design the Board has limited opportunities to discuss specific housing projects. In the areas that it does have authority it has a weak housing record

this calendar year. The Board overturned the text change that would have made it easier to convert office to residential (clean up) and allow residential in office parks (CD District text).

Building more affordable homes is fundamentally about fairness. How can the Board in good conscience accept that our working class live in substandard and overcrowded housing, pay an obscene percentage of monthly income on housing, or commute long distances? Let's not forget that these workers teach our children, keep our hospitals open, and serve as first responders. We rely on them. Let's not forget them now.

Our Governor and our Mayor and their respective Administrations are continually selling Connecticut and Stamford to dynamic local employers and prospective out of state businesses. Bring your good, high paying jobs to Connecticut, they say. While State tax subsidies are a lure in these negotiations, CEOs need to know that the community is affordable for their workers. The burden on every public servant is to figure out where to house these workers. Denying them housing is public servant malpractice. Stamford and Connecticut need to continue to grow and thrive. Our community relies on our collective ability to grow. The load is lighter for all when we all help carry the burden.

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