

CHARTER OAK COMMUNITIES

PROPOSED USE OF CITY CAPITAL FUNDS FOR HEALTH AND SAFETY REPAIRS AT STAMFORD MANOR, 26 MAIN STREET

Stamford Manor is a 215-unit high rise building for seniors and the non-elderly disabled located adjacent to the Mill River Park and the Main Street Bridge (currently closed). Currently, 150 units are occupied by senior households and 65 by non-elderly disabled. The resident population is very low-income, and lacking in mobility, with few alternative housing options. Stamford Manor was developed under the federal Low-Income Public Housing Program in 1965 and has been providing deeply affordable housing for almost sixty years. Two additional residential towers were added to the original building in 1971. All three structures are connected to each other via exterior walkways at each level. The development will be converted to Section 8 under the HUD Rental Assistance Demonstration (RAD) program in 2025.

The manner in which HUD calculates operating subsidy in the Public Housing program results in an annual operating loss. The current budget projects a loss of almost \$100,000. Additional revenue is anticipated after the RAD conversion to Section 8, but those funds are already programmed for badly overdue interior repairs and upgrades, and to cover increasing operating expenses.

While Charter Oak Communities has demolished and redeveloped several former federal public housing developments, that option is not realistically available for Stamford Manor. Relocating the residents of 215 apartments so that demolition and new construction could take place would be extremely difficult, and many of the residents would encounter significant stress and difficulty if required to move elsewhere. Demolition of the existing structure would be complicated by its proximity to other buildings, the Mill River Park, and active pedestrian routes. Investing in the continued viability and sustainability of Stamford Manor is the best option to ensure its continued availability as an important affordable housing resource for a mixed population of very low-income households.

At the present time, there are several exterior repairs needed that represent serious health and safety problems and could become code violations if not addressed soon. These include replacement of the two exterior stair towers and concrete surface and ceiling repairs to the exterior walkways that provide access to the apartments on each floor. The plans and specifications for the repairs are being prepared and the work will be put out to bid shortly. The cost projections shown below are based on independent cost estimates from responsible and knowledgeable sources.

Stairway Replacement: Exterior stair towers are located adjacent to each of the additional residential towers, which bookend the central section of the original building. The steel pans, risers, supports, and concrete steps are badly deteriorated.

Concrete Repair: The walkways that provide access to the apartments on each floor need repair to ensure their continued safety. Their exposure to the elements has resulted in deterioration of both the top and underside at each floor of the building.

Construction of Temporary Stair Towers (Required for demolition of existing stairs)	\$900,000
Demolition of Existing Stair Towers	\$895,000
Construction of New Stair Towers	\$725,000
Sub-Total:	\$2,520,000
Soft Costs (architect, engineering)	\$150,000
Concrete Walkway Repair	\$621,000
Total Cost:	\$3,291,000
Available Resources: HUD capital funds for public housing repair on hand and anticipated	\$1,800,000.
Funding Gap	\$1,491,000

We request \$1,000,000 in City capital funds to be used toward the hard construction costs listed above. While not creating new affordable housing, the funds will help sustain Stamford Manor as an important deeply affordable housing resource for the very low-income elderly and a large non-elderly disabled population with few, if any realistic housing options if Stamford Manor were to become unavailable due to the deteriorating condition of the stair towers and concrete walkways.