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**STAMFORD AFFORDABLE HOUSING TRUST FUND  
COMMITMENT LETTER**

March 15, 2024

Ms. Nydia Brown  
Neighborhood Housing Services of Stamford, Inc.  
295 West Main Street  
Stamford, CT 06902

RE: NEIGHBORHOOD HOUSING SERVICES 11-15 WOODLAND AVE PANEL AND BREAKER REPLACEMENT (SAHTF 4) – and THE STAMFORD AFFORDABLE HOUSING TRUST FUND

Dear Ms. Brown:

The Stamford Affordable Housing Trust Fund ("SAHTF") is pleased to inform NEIGHBORHOOD HOUSING SERVICES OF STAMFORD, INC. (the "Agency") that at its meeting held on DECEMBER 5, 2023 ("Commitment Date"), the SAHTF Board of Trustees approved the allocation of \$12,500 (the "Commitment") for 11-15 WOODLAND AVE PANEL AND BREAKER REPLACEMENT (the "Project") to replace necessary panels and breakers at 11-15 WOODLAND AVE (the "Property") as requested and set forth more fully in your application, SAHTF 4.

The Commitment is subject to the terms of this Commitment Letter and the attached Conditions of Release of Funds.

Please note that this Commitment is contingent upon satisfaction of the following conditions within 90 days of the Commitment Date:

(a) the Agency providing to the SAHTF documentation to show that the Agency controls the Property where the Project will be located (deed or lease with a term of at least 99 years) or a contract to purchase the Property;

(c) the Agency must have completed due diligence for the Project, the due diligence report submitted to SAHTF staff, along with a description of how the results of the due diligence will affect the capital budget (sources and uses of funds) and operating budget (if applicable). The uses of funds for the capital budget will be appropriately revised (if Project costs increase).

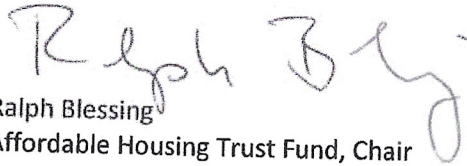
This Commitment will expire three (3) years from the Commitment Date with respect to the portion of the Commitment not yet released to the Agency. All funds not released within such three (3)-year period shall be retained by the SAHTF and shall no longer be available for release under this Commitment.

Please indicate your agreement to the terms of this Award Letter and to the

Conditions of Release of Funds by signing below and returning this letter to the undersigned. This Commitment Letter will become effective upon our receipt of the signed letter.

Please contact Emily Gordon at [egordon@stamfordct.gov](mailto:egordon@stamfordct.gov) with any questions or for further information.

Sincerely,



Ralph Blessing  
Affordable Housing Trust Fund, Chair

Terms of Award Letter and Conditions for Release of Funds Agreed to and Accepted:

NEIGHBORHOOD HOUSING SERVICES OF STAMFORD, INC.

By: Nydia A Brown  
Name:  
Title: Executive Director  
Date: 5/13/2024

**Stamford Affordable Housing Trust Fund  
Conditions for Release of Funds**

The conditions below apply to the following Commitment of Funds by the Stamford Affordable Housing Trust Fund ("SAHTF"):

NEIGHBORHOOD HOUSING SERVICES OF STAMFORD, INC. (the "Agency")  
\$12,500 (the "Commitment")

SAHTF 4

DECEMBER 5, 2023 ("Commitment Date")

11-15 WOODLAND AVE PANEL AND BREAKER REPLACEMENT (the "Project")

11-15 WOODLAND AVE (the "Property")

The release of the Funds under this Commitment Letter to the Agency shall be subject to the Agency meeting each of the conditions set forth below:

1. The Funds shall be the last funds spent on Project after the funds provided by the Other Funders (excluding portions of Other Funders' Project funds which are subject to retainage on construction requisitions/draw). Agency shall provide documentation to the SAHTF staff that all funds from the Other Funders have been received by the Agency.
2. Applicant shall provide to SAHTF staff all documentation (deed or lease with a term of at least 99 years) to show that the Agency controls the Property where the Project will be located.
3. Agency shall permanently record on the Stamford Land Records a deed restriction stating that all dwelling units in the Project shall be sold or leased at affordability levels up to a maximum of 30% AMI.
4. Agency shall submit an Affordability Plan compliant with the requirements of Section 7.4 of the Zoning Regulations, subject to approval by Zoning Board staff, and record the Affordability Plan on the Stamford Land Records.
5. Agency shall submit to SAHTF documentation, including photographs, demonstrating completion of each milestone of the work detailed in the scope of the Project.