

# STAMFORD AFFORDABLE HOUSING TRUST FUND APPLICATION FORM

Please submit completed applications and any supporting documentation digitally to:  
[StamfordAHTF@StamfordCT.gov](mailto:StamfordAHTF@StamfordCT.gov)

Title of Proposal: Oak Park Phase 1 Redevelopment

Legal Name of Entity Applying: Rippowam Corporation

Business Address: 40 Clinton Avenue, Suite 101, Stamford, CT 06901

Telephone Number: 203 977-1400

Contact Person: Jonathan Gottlieb

Funds Requested: \$ 750,000

Email Address: [jgottlieb@charteroakcommunities.org](mailto:jgottlieb@charteroakcommunities.org)

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## PROJECT or PROGRAM DESCRIPTION

Please check the category box(es) that best represent your application request.

- Creation of affordable rental or homeownership housing units
- Multi-family rehabilitation (with specified locations)
- Limited Equity Cooperative or Condominium Conversion
- Multi-family rehabilitation program (without specified locations)
- Home ownership assistance program
- Foreclosure and Eviction Prevention and Protection program
- Rental and Landlord Assistance program

**I. Proposed Activity.**

Describe the proposed project or program.

Oak Park 1 is the first of three phases to demolish and rebuild a State sponsored development built in the 1940's. This phase calls for the demolition of sixty units and the construction of sixty-one units in different locations within the original site. The location changes are a correction of chronic flooding of portions of the site. The new site plan avoids locating buildings or parking areas in portions of the site that frequently flood. The current condition of existing buildings is deteriorated, so much so that renovation would be more costly and less beneficial than replacement. New units will be larger, more energy efficient, and without existing health and safety issues. Most new units will utilize the existing townhouse style approach in multiple buildings, but this phase will also include a 26-unit multifamily building which will house community space, security station, laundry facilities, and management and social services offices, none of which exist at present. This building will also house fully accessible units in all unit sizes.

I.1. Status of the activity (conceptual, planned, in process): In Process

Proposed start and end dates of the activity:

Start: 5/1/2023 End: 9/30/2025

I.2. Does this activity aim to address health and safety issues, building efficiency or utility costs, and/or plan to provide supportive services on-site?

No

Yes - If Yes, please explain: Existing buildings have insufficient 60 amp electric service, with fuse boxes located adjacent to kitchen sinks and outdated electric service equipment throughout the site. Buildings are large energy users although units are very small and without storage space. New buildings will be extremely energy efficient, reducing overall energy consumption on the site significantly. Utilities are paid by tenants so reduced utility costs will benefit tenants directly. There will be an on-site supportive services office staffed by a Resident Service Coordinator, providing direct services as well as referrals to a wide network of resources and providers.

I.3. If location-based, what types of amenities are expected to be provided onsite (ex: shared or private outdoor space, gym access, etc.)? There will be a well-equipped playground as well as open space for passive recreation. Interior amenities include community meeting rooms, a laundry room in the multifamily building, and bike storage areas.

I.4. Below what AMI level is the primary target household for this activity (or estimate in chart below if for rehab/new construction)? [Click or tap here to enter text.](#)

Unit Mix	Est. sf/unit	AFFORDABILITY LEVELS (AMI)			
		25 %	50 %	60 %	%
Studio	sf/unit	units	units	units	units
One bedroom	644	units	10 units	6 units	units
Two bedroom	911-979	9 units	23 units	units	units
Three bedroom	1219-1240	10 units	units	3 units	units
<b>Total # of units</b>		19 units	33 units	9 units	units

I.5. List all approvals, funding or other prerequisites (ex: purchase or lease of land, zoning 2 AHTF Application (2/22/2022))

approval, financing) that must be secured or met before the activity can begin:

- a. All land use approvals are in place. Demolition permit is in process
- b. Low-income housing tax credits have been awarded, as has State capital funding, Fee-in-Lieu funds, sponsor equity, private mortgage commitment, Eversource energy rebate, City capital funds and sponsor equity. All funds are fully committed for the cost estimate based on final design plans.
- c. A funding gap has developed since funding was awarded and committed due to increased interest rates, significantly higher insurance costs, and later discovered need to remove unsuitable soil and bedrock in certain areas.

*(continue on separate sheet if necessary)*

## **II. Identify the Need for this Activity in Stamford.**

II.1. Explain how this activity meets the objectives of Stamford's Affordable Housing Trust Fund, Master Plan and Affordable Housing Plan.

The preservation of existing affordable housing, especially 100% affordable developments serving very low-income households with larger unit sizes, is a priority of the City of Stamford. Oak Park is at risk of being lost as an important affordable housing resource if not addressed.

II.2. Is this an ongoing or a newly proposed activity?

New

Ongoing - If ongoing please describe how long the activity has been ongoing and what progress has been, and why the activity needs to be continued. Planning and meetings with residents began in the fall of 2022. After funding from all sources was committed in spring and summer 2023, relocation of Phase 1 area residents began. Anticipating the need for redevelopment a few years ago, leasing of naturally occurring vacancies was halted. Phase 1 residents are moving temporarily to vacant units in other areas of Oak Park, and some are relocating off-site with Section 8 vouchers, or to our other properties. All residents have priority to return to the new development if they wish. Relocation is nearing completion, with all Phase I units expected to be vacant by the end of 2023.

II.3. Are similar projects/programs currently available in Stamford?

No

Yes - If yes, please list:

- a. Rippowam and Charter Oak Communities operate other developments that serve a wide range of household incomes and contain various unit sizes. All operate consistently at almost full occupancy. Section III.3 lists the developments.
- b. Click or tap here to enter text.
- c. Click or tap here to enter text.
- d. Click or tap here to enter text.

If Yes, how is the proposed activity different or why is there an additional need for the activity? The need for affordable housing for low-income working households, especially families with children, is very great in Stamford. Oak Park, at 166 units, mostly two and three bedrooms, has been a key part of the affordable housing inventory in Stamford for over 75 years. The loss of Oak Park would be devastating for the families that live there and for those households on our very lengthy waiting lists.

II.4. Please describe the target population for this activity, including income levels and socio-

economic characteristics (e.g., seniors, families, people with disabilities)

Oak Park I will be affordable to families with incomes up to 60% of the area median (AMI). Of the 61 units, 19 (31%) will be reserved for families with incomes below 25% of the AMI. 33 units will be designated for households with incomes up to 50% of AMI, and the remaining nine units will be limited to households earning up to 60% of AMI. With the exception of a small number of seniors, Oak Park households receive income from wages, often from multiple low-paying or seasonal jobs. Oak Park residents are child-care workers, retail store staff, nurse's aides, school district and hospital employees, or have other employment, often without significant benefits associated with higher paying positions.

II.5. How will participants from the target population be selected and how will eligibility for participants in the activity be documented?

All current Oak Park residents in good standing will receive priority for the new development. Their rent will be calculated in the same manner as it has been, so no existing resident will face higher rent than would have been the case if there was no redevelopment. It is anticipated that all Phase 1 units will be initially occupied by Phase I residents that have been temporarily relocated, or by other Oak Park residents from the Phase 2 and 3 areas. Later vacancies will be filled from a waiting list based on time and date of application and a standard screening process for income eligibility, and criminal background check.

II.6. Neighborhood Factors (Only applicable if location-based):

Address(es) of proposed project: Please see attached phase one address list, and map with proposed future addresses. The proposed replacement units addresses have been kept as close as possible to the previous addresses to minimize confusion on the existing streets.

Neighborhood(s) where proposed project is located (refer to map listed in Resources of [AHTF webpage](#)): Census tract 220, East Side

[Walk Score](#) of proposed location(s): 78 – Very Walkable (using 356 Cove Rd)

[Transit Score](#) of proposed location(s): 48 – Some Transit (using 356 Cove Rd)

% of households that are cost-burdened (paying 30% or more of gross income) in this Census Tract (refer to map listed in Resources of [AHTF webpage](#)): 33.6% of Census Tract 220

% of units that are deed-restricted affordable in this Census Tract (refer to map listed in Resources of [AHTF webpage](#)): 16.9% of Census Tract 220

% of units that are owner-occupied in this Census Tract (refer to map listed in Resources of [AHTF webpage](#)): 49.2% of Census Tract 220

*(continue on separate sheet if necessary)*

### **III. Performance Measures.**

Explain how this activity will benefit the target population. Oak Park residents have been strong supporters of the redevelopment. Residents provided input regarding problems with the existing buildings and site, and their concerns were addressed in the site plan and building design for the new development. The new units will provide a very substantial improvement in the quality of life for residents. Replacing the deteriorated and endangered existing buildings and alleviating the chronic flooding problems will also ensure that low-income households in Stamford will benefit from the availability of affordable housing of high quality for many years in the future.

III.1. What is the total estimated number of households to be served by this activity? Sixty-one households will occupy Oak Park I initially. Over the coming decades, many more will benefit as occupancy turns over through natural attrition.

What is the total estimated number of low-income households to be served by this activity -

Total Below 80% AMI: 61 (below 60% AMI)

Total Below 50% AMI: 29

Total Below 30% AMI: 19

What is the anticipated percentage of low-income households (below 80% AMI) to be served by this activity (as a portion of all persons or households served by the project or program)? 100%

III.2. How will you determine and document the income eligibility and demographic characteristics of households served by this activity? The Low-income Housing Tax Credit program has very stringent requirements for income verification and overall eligibility. Our property managers are certified and very experienced in ensuring compliance with the eligibility requirements of all project funding sources. The State retains an independent auditor that performs annual inspections and file reviews of all tax credit developments. Our developments consistently receive very high scores for these reviews.

III.3. Please provide additional activity specific performance measures (e.g., number and size of units produced or rehabbed, affordability levels) [Click or tap here to enter text.](#)

#### New Construction

Taylor Street – 16 very low-income rentals, 8 low-income home ownership

Post House – 60 very low-income rentals

Fairgate – 55 very low-income rentals, 35 market rate rentals

Westwood – 53 very low-income rentals, 5 low-income, 37 market rate rentals

Palmer Square – 40 very low-income rentals, 6 low-income, 30 market rate rentals

Greenfield – 22 very low-income rentals, 5 low-income, 18 market rate rentals

Park 215 – 41 very low-income rentals, 6 low-income, 31 market rate rentals

Summer Place – 24 very low-income rentals, 24 low-income rentals

#### Substantial Rehabilitation

Lawnhill Terrace 1 -39 Very low income, 21 low income

Lawnhill Terrace 2 – 12 Very low income, 48 low income

Lawnhill Terrace 3 – 24 Very low income, 20 low income

Lawnhill Terrace 4 – 20 very low income, 14 low income

Clinton Manor – 44 very low-income rentals, 44 low-income rentals

Quintard Manor – 30 very low-income rentals, 30 low-income rentals

Rippowam Manor – 81 very low-income rentals

Glenbrook Manor – 44 very low-income rentals

*(continue on separate sheet if necessary)*

## **IV. Entity Information**

IV.1. What type of entity is this?

For-profit developers of affordable housing

Not-for-profit developers of affordable housing

Not-for-profit organizations with the goal of furthering affordable housing

- The Stamford Public Housing Authority (Charter Oak Communities)
- The Stamford Department of Community Development

IV.2 How many years has this entity been in operation? Charter Oak Communities was formed in the 1930's. Rippowam Corp, the development affiliate of COC, has been active since 2003.

IV.3. Have you implemented this type of activity in the past?

- No
- Yes

IV.4. If relevant, how many units of housing has this entity produced? 516 units of new construction, 479 units of substantial rehabilitation  
How many units of housing does this entity currently manage? 1,372

IV.5. Has the entity ever defaulted or been terminated from any contract?

- No
- Yes - If Yes, please explain: [Click or tap here to enter text.](#)

IV.6. If this entity or any key activity partners have received funding from the Trust (or through fee-in-lieu funds related to Section 7.4) in the past 5 years, provide the following information:

Funding Year	Activity Title	\$ Award Amount	Status (Complete, Underway or In-Planning)
	Oak Park	\$3,452,000	Underway
	Lawnhill 4	\$2,151,869	Complete
	Lawnhill 3	\$1,473,110	Complete
		\$	
		\$	

**V. Sources and Uses:**

*Note: show value of all non-cash or "in-kind" contribution with italics.*

*SAHTF funds shall make up no more than 25% of total project costs.*

Sources)		Uses	
LIHTC Equity	\$17,657,734	Construction + Contingency	\$31,156,355
Private Mortgage Debt	\$6,800,000	Architect & Engineering	\$903,450
State Capital Funds	\$4,000,000	Financing	\$2,820,400
Fee-in Lieu Funds	\$3,452,000	Soft Costs	\$747,549
City Capital Funds	\$1,250,000	Developer Fee	\$3,561,009
Deferred Developer Fee	\$1,781,388	Capitalized Reserves	\$1,067,559
Project Reserves	\$2,463,229	Syndication Costs	\$196,650
Utility Rebate	\$ 133,438		
Sponsor Loan	\$2,165,183		
Affordable Housing Trust Fund	\$ 750,000		
<b>Total Sources:</b>	<b>\$40,452,972</b>	<b>Total Uses:</b>	<b>\$40,452,972</b>

(continue on separate sheet if necessary)

**VI. Other Requirements (if applicable):**

1. Any non-profit entity must submit with their Application a digital copy of their determination letter from the IRS recognizing the agency as a 501(c)(3) tax exempt organization and a digital copy of Certificate of Legal Existence (also called a Certificate of Good Standing in some states) from the State of Connecticut.
2. For site-specific projects applicants shall provide copies of documents which show that applicant controls the property (deed or lease of at least 99 years) or an executed contract to purchase for the property.
3. For renovations, rehabilitation or reconstruction projects applicants shall provide information regarding existing rents. The applicant shall provide a retention and relocation proposal for existing residential tenants at the time of application. (Please see below)

Planning and meetings with residents began in the fall of 2022. After funding from all sources was committed in spring and summer 2023, relocation of Phase 1 area residents began. Anticipating the need for redevelopment a few years ago, leasing of naturally occurring vacancies was halted. Phase 1 residents are moving temporarily to vacant units in other areas of Oak Park, and some are relocating off-site with Section 8 vouchers, or to our other properties. All residents have priority to return to the new development if they wish. Relocation is nearing completion, with all Phase I units expected to be vacant by the end of 2023. All current Oak Park residents in good standing will receive priority for the new development. Their rent will be calculated in the same manner as it has been, so no existing resident will face higher rent than would have been the case if there was no redevelopment

**VII. Certification:**

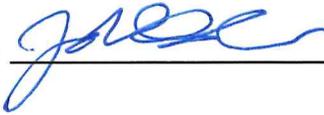
I certify that I have been duly authorized to submit this application, and that this application form is complete and accurate.

**Print Name:** Jonathan Gottlieb

**Title:** President

*(Board President, Chairman, Executive Director, CEO)*

**Signature:** \_\_\_\_\_



**Date Submitted:** 11/17/2023