

TOWN COUNCIL  
**Town of Trumbull**  
CONNECTICUT  
www.trumbull-ct.gov

TOWN HALL  
Trumbull

TELEPHONE  
(203) 452-5000



LEGISLATION & ADMINISTRATION COMMITTEE  
MARCH 30, 2015  
MINUTES

The Chair called the Legislation & Administration Committee to order at 7:00 p.m. All present joined in a moment of silence and the Pledge of Allegiance. The Chair asked all present to remember John (Dan) Kruettner a young man from Trumbull and a Marine who served two tours of duty in Afghanistan who recently passed.

The Clerk called the roll and recorded it as follows:

Present: Chairman Suzanne Testani, Chairman, Enrico Constantini, Vice Chairman, Joseph Pifko, Mary Beth Thornton, Alternate, and Daniel Marconi.

Absent: Scott Wich, Edna Colucci and Ken Martin, Sr., Alternate.

Also Present: First Selectman Timothy Herbst, Chief of Staff Lynn Arnow and Town Council Chairman Carl A. Massaro, Jr. (arrived at 7:15 p.m.), Director of Economic Development Edward Lavernoch and Executive Director of the Trumbull Housing Authority (THA) Harriet Polansky, THA Financial Advisor Neil Earhart THA Financial Advisor and THA Consultant Frank Stellato.

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1. RESOLUTION TC25-165: Moved by Mr. Pifko, seconded by Mr. Constantini.  
BE IT RESOLVED, That the recommendation of the appointment by the First Selectman of Sami Bal of 57 Primrose Drive, be and the same is hereby approved by a 2/3 vote of the Town Council as an alternate member of the Ethics Commission for a term of December 1, 2014 through December 5, 2016.

Deacon Sami Bal of 57 Primrose Drive was present and indicated he has lived in Trumbull since 1978 and worked in Trumbull for 38 years. He is retired from Avery Fabrications of Trumbull where he was the Director of Manufacturer> He was the Vice President of the company for the 6 years prior to his retirement. Since retiring he cares for his grandchildren full time. He serves as a deacon at Saint Nicholas Orthodox Church on Park Avenue in

Bridgeport, CT. His ministry serves the elderly and the sick in the hospitals. First Selectman Herbst stated he approached Deacon Bal to serve on the commission. Deacon Bal's party affiliation is unaffiliated. Mr. Marconi stated Deacon Bal had just become unaffiliated. Deacon Bal stated prior to that he was registered as a republican. Deacon Bal stated he would want to serve the commission no matter what party affiliation he was. First Selectman Herbst stated for the record a democratic candidate's name had been forwarded to his office. His Chief of Staff on multiple occasions had contacted the candidate asking them to come to the office to be interviewed. The candidate was nonresponsive. The seat needs to be filled because if an issue were to come up there are certain Charter core and Code of Ethics requirements with regard to how many people must be present for a probable cause hearing and a full public hearing that must be met. A certain number of commissioners need to vote in the affirmative for a decision to stand. Ms. Thornton questioned the recent change in party affiliation and whether it was ethical to do so. The Chair indicated no one has ever been asked how long they have been with a particular party. First Selectman Herbst pointed out there has been elected officials who were elected as one party who during their term office changed their party affiliation without going back to the voters. No one had a problem with that even though the voters were given certain representations when the person(s) ran for office. It is the American right to change party affiliation. First Selectman Herbst spoke against the implication that because someone was to change their party affiliation that they would not act in an ethical fashion.

Deacon Bal indicated for the committee personally he has seen one way, the truth and will take no sides of anyone. This is how he deals with his life. He grew up in a faith that taught him to be truthful and to do the right things. He will serve to the best of his ability and his conscience.

Ms. Tesoro submitted for the record (attached) and email from the democratic candidate indicating they had returned the Chief of Staff's call with the times when she would be available for an interview. Ms. Arnow stated she never received a message back from this candidate and had called the candidate on two different occasions. Ms. Tesoro also submitted the Boards and Commission's list (attached) with notes that an unaffiliated voter be found for the commission. First Selectman Herbst explained he wants more unaffiliated members on all boards and/or commissions.

VOTE: Motion CARRIED 3-2 (AGAINST: Marconi and Thornton)

2. RESOLUTION TC25-166: Moved By Mr. Marconi, seconded by Mr. Constantini.  
BE IT RESOLVED, That Joseph Pifko of 158 Plymouth Avenue and Daniel Marconi of 40 Brookhedge Road, be and the same are hereby appointed as Co-Chairmen of the Senior/Community Center and Library Study and Building Committee.

Mr. Pifko and Mr. Marconi were present at this meeting.

VOTE: Motion CARRIED unanimously.

3. RESOLUTION TC25-167: Moved by Mr. Constantini, seconded by Mr. Marconi.

BE IT RESOLVED, That RESOLUTION TC25-153 is hereby amended to provide that the Senior/Community Center & Library Study and Building Committee's membership shall consist of two (2) Town Council representatives and six (6) residents of the Town of Trumbull.

Mr. Massaro indicated he had a request for two new people for this committee. To do so the enabling resolution would need to be amended to eight members. The Chair stated the Town has been reducing commissions' memberships in order to be able to establish quorums. Mr. Pifko explained for the L&A Committee that the Building Committee has met once; all members were in attendance with the exception of Mr. Marconi. It is a research committee that is a "think tank" to see what types of Senior/Community Centers and services are provided in the area. This will provide a forum for discussion for the committee to move along quickly to get to a conclusion of what the Town needs, where it might be and what it would cost. The benefit of a small committee is that it is manageable and a lot of research can be done quickly. When the enabling resolution went to the council many people did not want a lot of people on the committee and did not want it to get out of hand and become cumbersome. That is how it was able to pass. The committee was to make to provide options to the Town not to come to any final decisions. The Co-Chairmen are a democrat and a republican. If other aspects of the community are needed at a later date the membership could be expanded. Mr. Pifko spoke against adding to the membership.

Mr. Marconi stated the majority of the committee are seniors and spoke in favor of a younger perspective. He sees this as a three stage committee Senior/ Library as well as a Community Center. Mr. Marconi spoke in favor of the two additional members which would allow the committee to hear from a mix of people from the community. He agrees that they want a manageable group. The library is also conducting a study of what would be needed in a new library.

Mr. Constantini spoke in favor of the existing committee and noted there has only been one meeting for this committee and believes adding to the membership is premature. The committee has not begun its work yet. This debate took place at the full council when the resolution establishing the building committee was adopted.

Ms. Arnow stated the POCD includes a community center; many of the seniors have requested to have a separate Senior Center. The Chair added that Greenwich has a combined center. The Building Committee will go to Greenwich to see how that does not work. Ms. Tesoro questioned whether the building committee is researching a combined center and spoke in favor of adding the additional members at the beginning of the committee's work.

Mr. Constantini reiterated this debate took place at the full council when the committee was established, the size of the committee was carefully determined; it is premature to expand the committee.

Moved by Mr. Constantini, seconded by Mr. Pifko to HOLD in COMMITTEE.

Ms. Tesoro stated at the Town Council meeting it was noted the committee could be added to at anytime. Mr. Constantini stated the committee has only had one meeting and has not begun their work. To grow the committee without the committee saying they need more

members is premature. Ms. Thornton stated this is not a need to add to the membership but it is a matter of philosophy to have representatives of a cross section of the community.

VOTE: Motion CARRIED 3-2 (AGAINST: Marconi and Thornton)

The Committee agreed Items #4 & #5 are moot. Item #3 would have had to have carried in order to act on them.

4. Resolution TC25-168: MOOT POINT  
BE IT RESOLVED, That Mary Isaac of 50 Skating Pond Road, be and the same is hereby appointed as a member of the Senior/Community Center and Library Study and Building Committee.
5. Resolution TC25-169: MOOT POINT  
BE IT RESOLVED, That Lara Walden of 104 West Lake Road, be and the same is hereby appointed as a member of the Senior/Community Center and Library Study and Building Committee.
6. RESOLUTION TC25-170: Moved by Ms. Thornton, seconded by Mr. Constantini.  
BE IT RESOLVED, Whereas, the Housing Authority of the Town of Trumbull (THA), intends to apply to the State of Connecticut Department of Housing and the Connecticut Housing Finance Authority for financing and other sources of funding in order to undertake the redevelopment of Stern Village; and  
Be It Further Resolved, That the Town of Trumbull supports the THA redevelopment project and authorizes the reduction of Building Permit Fees by 50% for the Stern Village Revitalization and Redevelopment Project and all related construction work during the calendar years of 2015 through 2018. (Full Resolution Attached)

Ms. Polansky distributed a hard copy of the Stern Village power point to the committee (attached). Mr. Lavernoich explained the State of CT has identified there is a critical need for this project. The facility is over 40 years old and much of it has not seen a significant renovation for over a generation. The last time the State funded any improvements on site was in 1986. Most of what is intended to be worked on in this project was worked on in 1983. This application is competitive by nature. There will be other communities who will want to take advantage of this funding. They look for a show of support by the host town

. A PILOT (payment in lieu of taxes) Program is in still in effect. The THA pays the Town of Trumbull for services to Stern Village. This agreement will be part of the representation to the CT Housing Finance Authority and the Dept. of Housing at the State when they make the application. The most common way the host town shows their support is a waiver of the building fees. How much is based on the community and the magnitude of the project. Mr. Lavernoich met with the Town's Building Official and it was determined waiving the building fees at 50% would not be burdensome for the Town. The First Selectman has expressed support for this project and asked that the resolution go before the council.

Ms. Polansky reviewed the attached Stern Village power point with the committee.

Main points are as follows:

- THA is not funded by the Town of Trumbull
- Trumbull taxes do not support the THA.
- THA pays Pilot (Payment in lieu of taxes) to the Town for town services.
- THA is governed by the Connecticut Housing Finance Authority (CHFA) and the Department of Housing (DOH). We are not HUD (Federal) property.
- A needs assessment study was conducted by CHFA and THA was deemed critical at risk. If nothing is done in the near future there will not be a THA. That is the issue at large.
- Page 5 of the power point represents major drainage issues.
- Page 7 shows the need for road repair and the long walk to the parking area for the residents.
- The state mandated a Resident Participation Plan and has been implemented.
- Age of Villagers/Residents are as follows: 90+ (12), 80+ (43), 70+ (55), 62+ (31), 18 – 61(55) and the 2014-2015 Wait List under 62 = (20), 62 – 80+ = (38).  
Approximately 1/3 of the residents are non-elderly/disabled.
- The project cost is approximately \$29 million due to infrastructure issues and they want to create the village to be “Aging In Place Affordable Housing” not “Housing At The Last Resort”. The units will be expanded from 325 s.f. to 500-600 s.f.
- Everything planned is based of the direction of CHFA and the DOH.
- This community is unique in the fact that this all on one piece of land. Other communities have units spread amongst different locations throughout their city.
- THA is self-sufficient because all of their income comes from the rents.
- A new community center is planned for the many resident programs.
- The circle will be expanded to allow better access for emergency services and better access for parking.
- Page 19 shows where the funding comes from DOH - rental assistance. Rent will go up but everyone pays the same base rent. Rent is calculated by the residents' income. The DOH will pay the difference between the base rent. If they don't get the RAP (Rental Assistance Program) they can't move forward.
- They are working with U.I. on different energy incentives.
- The application is due April 20<sup>th</sup> but plan to submit on April 15<sup>th</sup>.

Ms. Thornton spoke in favor of the project and the expansion of the units. Ms. Polansky explained the expansion to the units will include more living space, (foyer) not a porch as indicated on the plan. A life alert will be tied into all units, there are many innovative enhancements planned as well as a solar project separate from this project. This project will provide a better quality of life for the residents.

Ms. Polansky explained the rents are base rents. Everyone pays the same base rent. Mr. Earhart further explained there are four (4) base rents: \$110, \$125, \$300 and \$310. The \$300 and the \$310 are for any new residents coming in based on 30% of their income. Everyone else is at 27% of income. If a disabled person comes in making \$12,000 per year they will only have to pay \$300 and the rest of the money is for their own living.

Currently the electric bills are taking a third or more of their income. This project is trying to work towards efficiencies that will lower the residents' overall living costs. The resident only pays the base rent. There is an income level of no more than \$44,000. The new income level is going down to \$40,000 and is allowing raising the rent to \$600 but they will give them the RAP. All of the current residents are grandfathered in and can stay as long as they want at the rate they are paying now. The DOH will make up the difference. The reason they have to raise the rent is because of the investors at the 4% investment tax credit have to get a certain return. The investors are not looking to make money but to get tax credits from the IRS on any negative tax flow they may have. Most of the investors are local banks because they have to invest due to the Community Investment Act. It was confirmed for the committee that the people's rents currently living there will not go up. Mr. Earhart stated as long as they get the RAP otherwise if they do not they can not move forward with this. Ms. Polansky stated RAP stands for "Rental Assistance Program" and is provided by the DOH, (Dept. of Housing). Whether the THA charges \$600 or \$700, it does not matter the DOH has to make up the difference from the base rent for every resident. This has been given to the residents in writing, Ms. Polansky has had multiple meetings with the residents explaining this and also has a Resident Development Committee that the residents voted on. The Chair stated Trumbull is very fortunate to have a 16-acre site to be able to accommodate such a large place for people in need. Ms. Polansky and Mr. Earhart explained they will apply, if they receive the financing they will also get the RAP. They should know by July maybe August. The new residents moving in until this goes through will also be grandfathered in. THA is at full capacity at this time (186 residents). They may not open up the waiting list this year because they still have last year's waiting list. Ms. Polansky noted page 20 of the power point shows what other towns have done with the waiving of the permit fees. Mr. Stellato explained one third of the \$30 million for this project is made up of inner-company transfers. There will be several notes and the purpose is to raise the tax credit basis. This leverages more federal income tax credits for low income housing into the project. The project is \$19 million in hard costs for construction going. The goal is not to make money. This allows THA to capitalize some of their reserves to provide the ongoing services.

VOTE: Motion CARRIED unanimously.

There being no further business to discuss and upon motion made by Mr. Pifko, seconded by Mr. Constantini the L&A Committee adjourned at 8:02 p.m. by unanimous consent.

Respectfully Submitted,

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Margaret D. Mastroni, Town Council Clerk

## FULL RESOLUTION

Whereas, the Housing Authority of the Town of Trumbull (THA), intends to apply to the State of Connecticut Department of Housing and the Connecticut Housing Finance Authority for financing and other sources of funding in order to undertake the redevelopment of Stern Village; and

Whereas, THA's proposed redevelopment project involves the moderate rehabilitation and modernization of 168 rental units, the construction of a new community center, the construction of 18 new rental units, and other improvements to the property, at a total development cost anticipated to exceed \$27,000,000; and

Whereas, Stern Village participates in the State of Connecticut's Elderly Rental Program, and is a valuable asset for the Town of Trumbull; and

Whereas, the THA intends to apply to the State-Sponsored Housing Portfolio Re-Capitalization Program in April 2015, competing with other eligible housing authorities and projects throughout Connecticut for limited resources; and

Whereas, the Town of Trumbull's support, financial or otherwise, will aid the THA in the aforementioned competition; and

Whereas, a reduction of the Building Permit Fees due to the Town would not only demonstrate the Town's support for the redevelopment project, but also improve the finances of the project, making it more likely to be selected for financing and other funding; and

Whereas, without the Town's support, the project is less likely to be chosen for financing and other funding:

Be It Resolved, That the Town of Trumbull supports the THA redevelopment project and authorizes the reduction of Building Permit Fees by 50% for the Stern Village Revitalization and Redevelopment Project and all related construction work during the calendar years of 2015 through 2018.

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

From: Gadkar-Wilcox, Sujata Prof. <[Sujata.Gadkar-Wilcox@quinnipiac.edu](mailto:Sujata.Gadkar-Wilcox@quinnipiac.edu)>

Date: Mar 09, 2016 8:03 AM

Subject: RE: Ethics Commission Appointment

To: Sutherland, Douglas <[doug@csutherland.com](mailto:doug@csutherland.com)>

Hi

Hi Doug

I received a message from his chief of staff about setting up a time for an interview. I called back and left a message detailing the times I would be available that week (based on my teaching schedule). And they did not follow up on that call.

Sincerely,

Sujata

Sujata Gadkar-Wilcox  
Assistant Professor of Legal Studies  
Quinnipiac University  
275 Mount Carmel Avenue  
Hamden, Connecticut 06518  
Tel.: [203.582.6414](tel:203.582.6414)  
Email: [sujata.gadkar-wilcox@quinnipiac.edu](mailto:sujata.gadkar-wilcox@quinnipiac.edu)

Albert Zamary-Chair	POLICE COMM - R	
Lorretta Chory	BOE - R	
Tony Scinto	TOWN COUNCIL - R	
Dan Marconi	TOWN COUNCIL - D	
Rosemary Seaman	BOE - D	
Roger McGovern	POLICE COMM - U	
<b>EMERGENCY MEDICAL SERVICES COMM (7)</b>	<b>FS APPOINTS</b>	<b>7 YEAR TERM</b>
Clerk: Barbara Crandall		
Director: Joe Laucella		
Tom D. Kiley Jr. (Appointed 1/21/15)	U	12/06/11 - 12/07/15
Phil Lukianuk	R	12/02/09 - 12/06/16
Diane Mayo	R	12/05/11 - 12/03/18
Matthew Wheeler	U	12/03/12 - 12/07/19
HOLD-DR. SHAY GREGG (u)		01/22/13 - 02/04/17
Joel A. Hirshfield	D	12/07/14 - 12/06/21
William Schietinger, CHM	D	12/03/12 - 12/01/19
<b>ETHICS COMMISSION (5)</b>	<b>2/3 VOTE OF TC</b>	<b>5 YEAR TERM</b>
Mark Block	R	12/01/14 - 12/02/19
Thomas Lee, CHM	R	12/06/10 - 12/07/15
Eric Gross	D	12/05/11 - 12/05/16
Robert C. Miller, Sr (TC25-111)	D	12/02/13 - 12/02/18
William Brown (TC25-15)	U	12/03/12 - 12/04/17
<b>ETHICS COMMISSION, ALTERNATES (2)</b>	<b>2/3 VOTE OF TC</b>	<b>2 YEAR TERM</b>
FIND AN UNAFFILIATED - VACANT	D	12/03/12 - 12/01/14
James Stapleton(TC25-18)	R	12/02/13 - 12/07/15
<b>FINANCE, BOARD OF (6)</b>	<b>ELECTED</b>	<b>4 YEAR TERM</b>
Clerk: Phyllis Collier		
Roy Molgard	R	12/02/13 - 12/04/17
Elaine Hammers, CHM	R	12/05/11 - 12/02/15

# The Revitalization and Rehabilitation of the Trumbull Housing Authority Stern Village



March 30, 2015



# About the Trumbull Housing Authority (THA)

- The Trumbull Housing Authority is owned, operated and managed by the Trumbull Housing Authority which consists of five Board of Commissioners.
- The THA is *not funded* by the Town of Trumbull.
- Trumbull residents' taxes *do not support* the THA. We pay PILOT (payment in lieu of taxes) to the Town, for Town Services.
- We are a quasi-public agency, under the CT State Housing Portfolio.
- We are governed by the Connecticut Housing Finance Authority (CHFA) and the Department of Housing (DOH). We are not HUD (Federal) property.

***The THA is grateful to the Town of Trumbull for all their support!***

# The THA is a “Critical & At Risk” CT Housing Authority

- Formed in 1970
- Stern Village: 186 existing units (100 efficiencies and 86 one bedroom)
- Efficiencies are 320 sq. ft. One bedrooms are 425 sq. ft.
- Stern Center Congregate: 36 efficiencies
- Four phases of construction

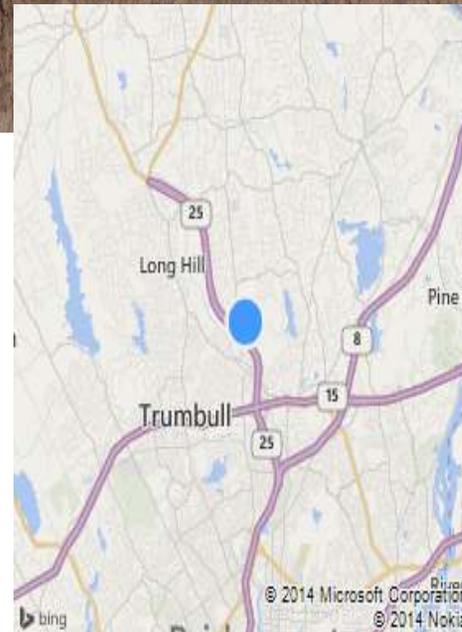
<b>Units</b>	<b>Occupied</b>
1-50	March 1972
51-100	October 1975
101-159	November 1980
160 – 186	June 1984
Congregate	March 1991

**There have not been any significant improvements to the THA in over 40 years!**

**Based on a needs assessment study, conducted by CHFA, the Trumbull Housing Authority is deemed “critical and at-risk”.**

# Aerial View

200 Hedgehog Circle  
Trumbull, CT  
Source: Bing Maps



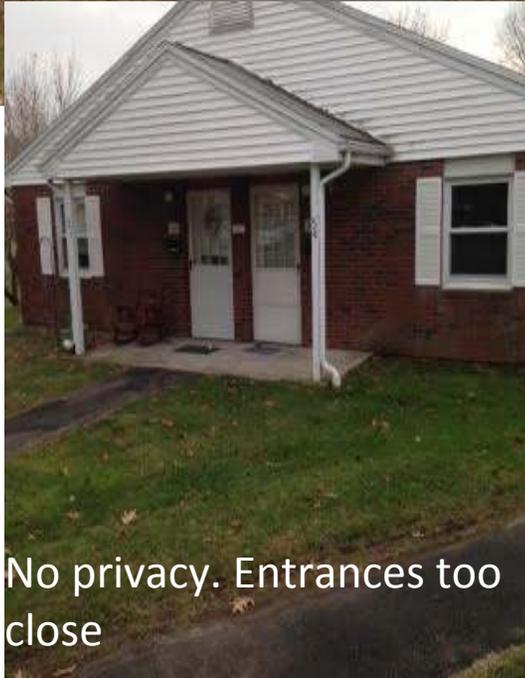
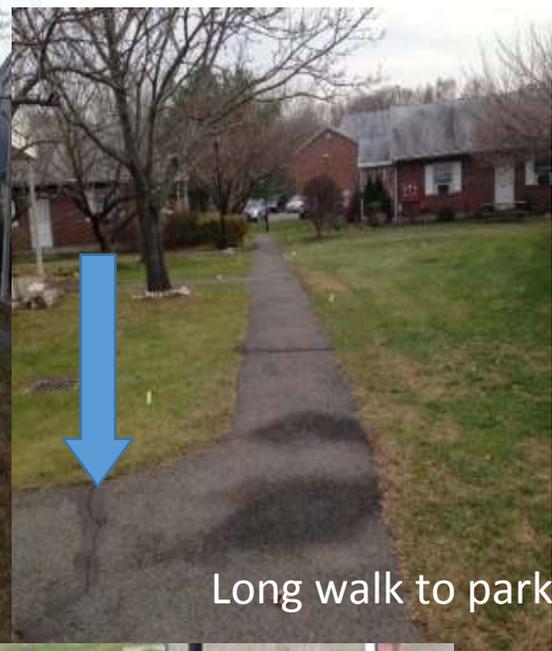
# Typical Site Drainage Concerns



# Typical Ledge Outcropping



# Some Problem Areas in Stern Village



# Unit Interiors



Water heater taking up closet



Tiny Kitchens



Only 2 cabinets on each side were installed in the middle units. Resident added middle one



Tiny bedroom &

# Resident Participation? Always.

*"I'm June and I'm always bumping into doors, walls and bathrooms in the Community Room. Navigating the Community Room is very difficult for me. There is only 1 ladies room and it's so small I always hit the baseboard heating unit and bang into the toilet. The men's room is larger and Harriet was going to switch them. I told her not to. I felt it would be too confusing for the elderly. So I use the men's room since it's a little larger and I can turn." My apartment is suppose to be ADA compliant. The sink in my bathroom is a regular one and it's hard to maneuver." **"With the Revitalization of Stern Village, I'm looking forward to ADA con***



**Thelma said, "I want to be alive to see the renovations."**

*"I'm Thelma Burr, Resident Commissioner of Stern Village. I'm 90 years old and I have lived here for 25 years. There have not been any updates to my 1 bedroom apartment since I've lived here! I am one of 36 apartments that does not have cabinets over the sink; this is how they were built."*

***I'm looking forward to having more storage, counter space, energy efficient appliances and heating systems to lower my utility bills."***

## When It Rains, Residents Complain.

*"I'm Roberto and I'm grateful and blessed to live in such a great community. I love Stern Village. However, when it rains, I have 6" puddles outside my front door. This is a dangerous situation, since I have difficulty walking."*

***"I'm looking forward to new drainage systems. Thank you."***



## She Sneezes and I Say "God Bless You." I Can Hear Everything!

*"I'm Ranea and I love Stern Village!"*

***"I'm looking forward to sound barriers, green initiatives, energy efficiencies. I want to live comfortably and not pay outrageous electric bills."***



# Demographics of Stern Village Residents

Age of Villagers      Amount of Each

90+                      12

80+                      43

70+                      55

62+                      31

18 – 61                55

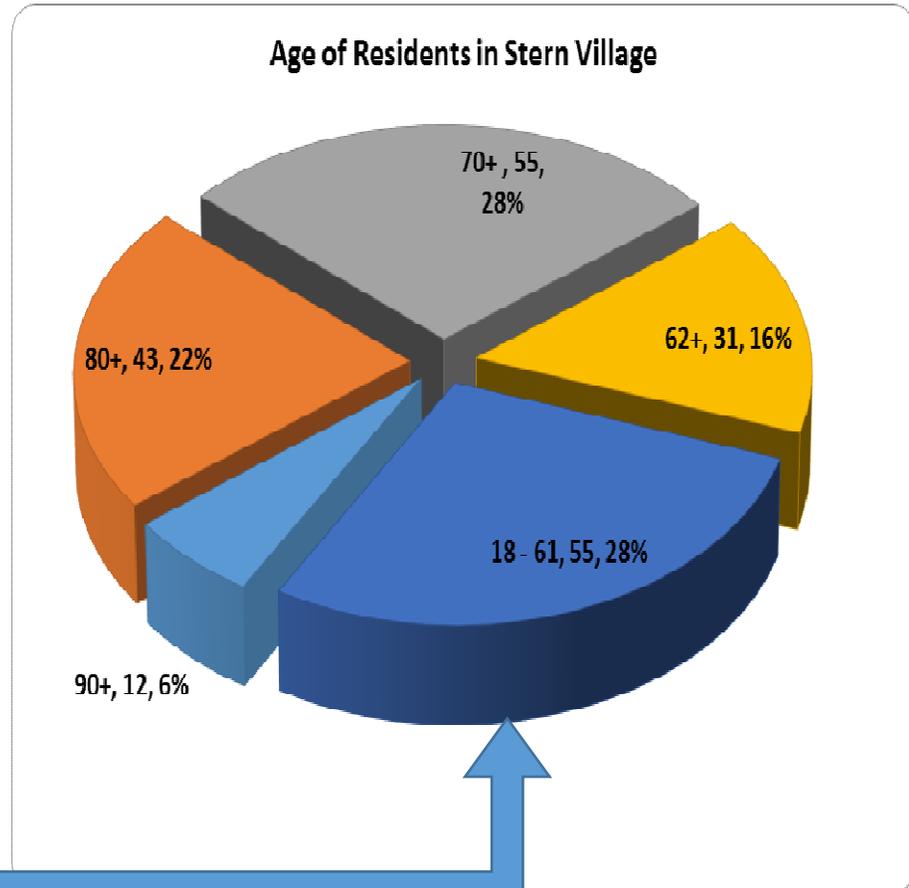
## Wait List 2014-2015

Under 62              20

62 – 80+              38

**Approximately 1/3 of our residents**

**Are non-elderly/disabled.**



Non-elderly:

Average Yearly Income: \$12,189

Elderly:

Average Yearly Income: \$20,947



**SternVillage**  
Trumbull Housing Authority

# Congregate Building – Not in Scope (TBD)



# Goals for Affordable & Suitable Housing at Stern Village

1. To provide “**Service-Enhanced**” housing and implement **Universal Design Features** to allow for **Aging-In-Place**.
2. To rebrand Stern Village as the *premier* **Affordable Housing Authority in CT**.
3. To attract **new residents to Trumbull**.
4. To deliver **modernized units** to our current residents and satisfy the needs of the upper Fairfield County.
5. To “**Be Green**” – implement numerous energy efficiencies and construction materials & techniques.
6. To implement **Solar Energy** where feasible.
7. To be **economically sustainable** for long-term.

# Objectives

- Create a Community Center to centralize activities, services and amenities.
- Provide mental and physical wellness programs to keep seniors active.
- Leverage existing meals, housekeeping, nursing, counseling, and transportation programs.
- Offer a source for cost-effective continuum of care.
- Improve site accessibility, parking (# spaces/proximity to units), landscaping, pathways, bus stops, and curb appeal.
- Deliver new roadways and pathways.
- Modernize existing elderly rental units (convert existing efficiencies to 1-bedroom apartments)
- Increase the number of ADA compliant units.
- Incorporate universal design standards.
- Address storm water management concerns.
- Reduce utility cost for residents (electric heat).
- Achieve economic integration through mixed income census
- Apply Solar Energy where feasible.



# Parcel Info



## EXISTING PARKING COUNT

Standard spaces	163
<u>Accessible spaces</u>	<u>27</u>
Total parking	190

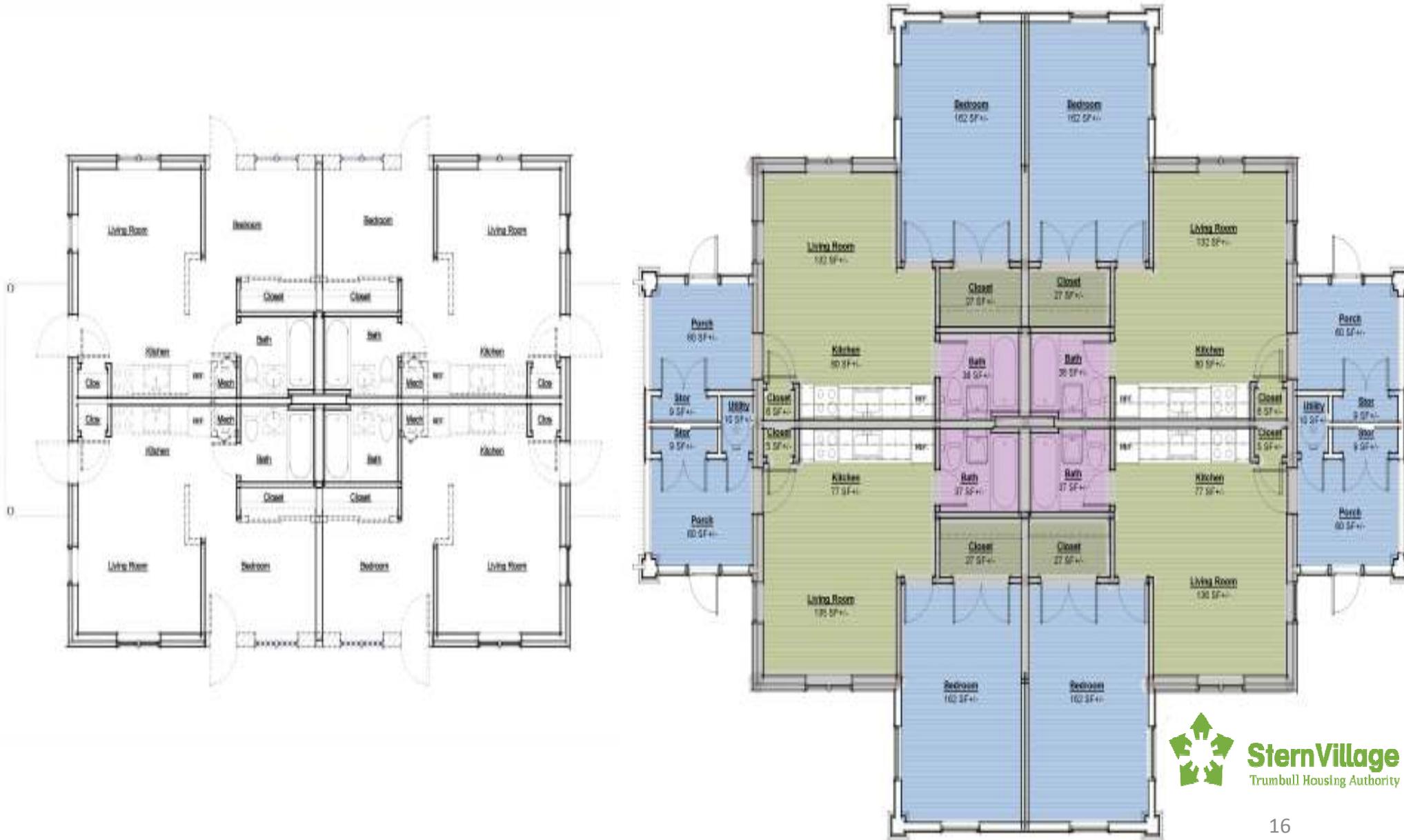
# SCHEME G

- Center of Stern Village. New community center/admin building;
- Attached to a 2-story resident building for 18 residents. Unit size 600-625 sq. ft. with;
- ADA compliant Units;
- Shelter for Bus Pick Up;
- New loop road accessible to units to include additional handicapped parking.

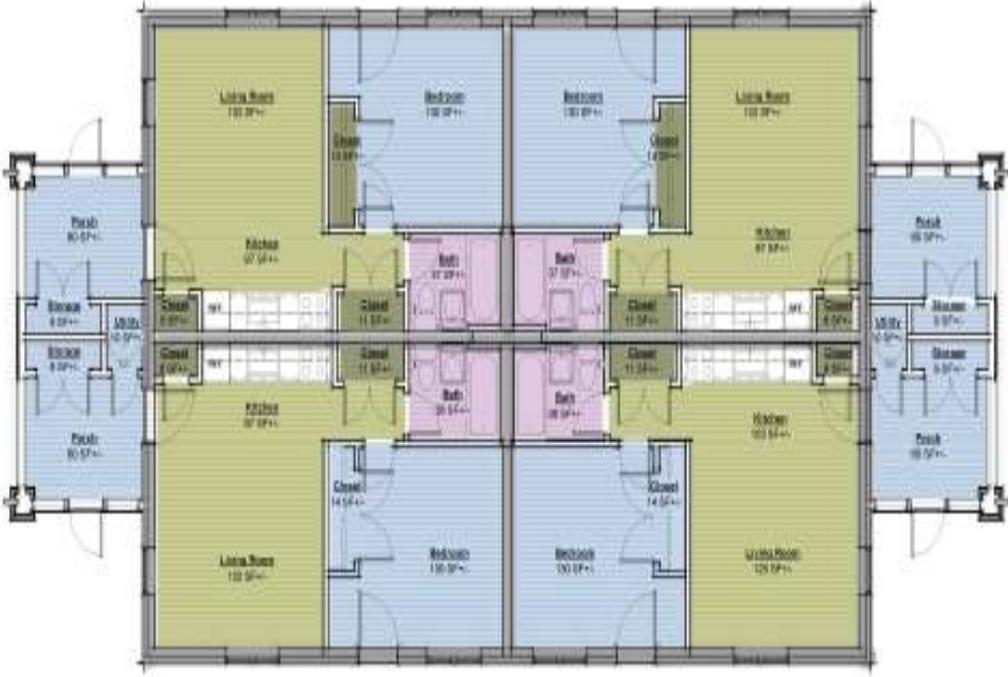
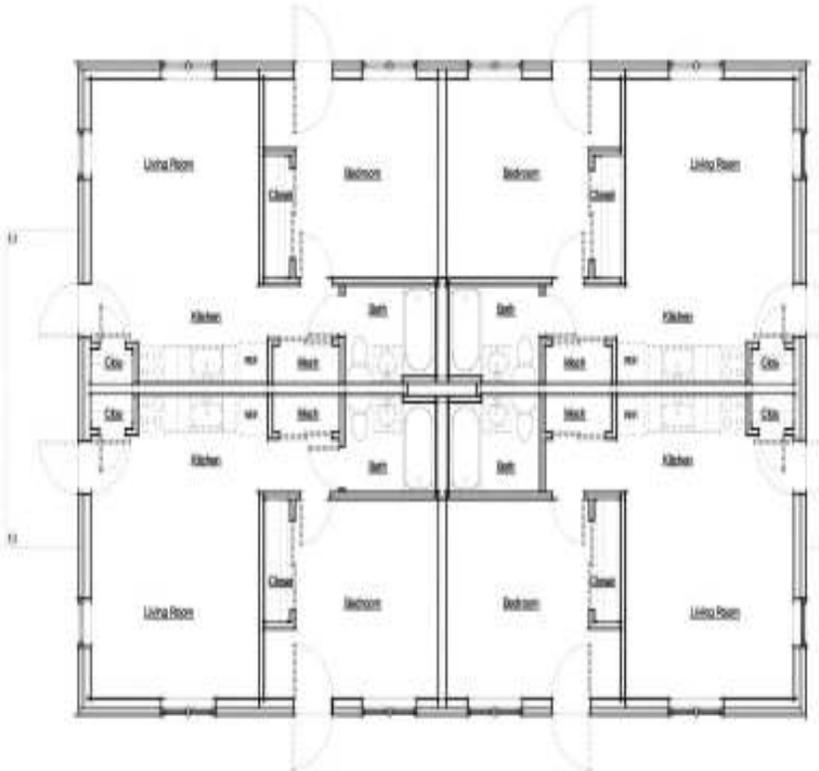
**Please note: Trumbull Planning & Zoning will need to approve the plan.**



# Existing Efficiency (320 sq. ft.) & Proposed Conversion to 1 BR (550 sq. ft.) Building



# Existing (425 sq. ft.) & Proposed (520 sq. ft.) One Bedroom Building



# New Resident Building Attached to the New Community Center – Admin Building

This energy-efficient, 2-story building, will have 18 units, a laundry room & a multi-purpose room. Some of these units are ADA Accessible.

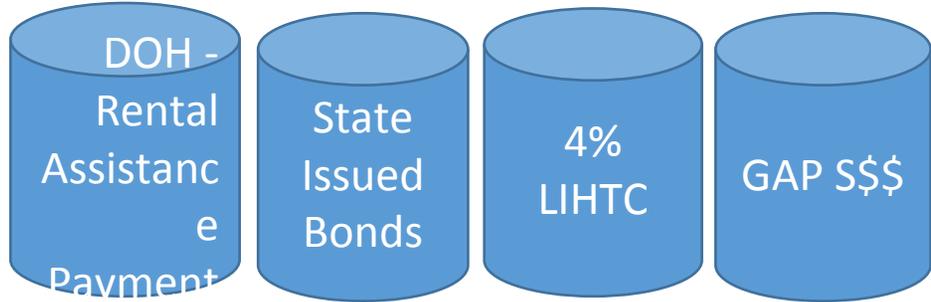
Each unit is approximately 600 sq. ft.



# Total Development Costs

## Approximately \$29,000,000 Funding for Project

Buckets of Funding Sources as per CHFA and DOH



- Turn Stern Village into Affordable Housing, with mixed incomes, rather than Housing of Last Resort.
- New Trumbull residents will have more income and spending power.
- Existing Stern Village Residents are “grandfathered in” and will need to receive Rental Assistance from DOH in order for this project to move forward.
- Provide a stratified rental structure intending to serve households at low and moderate income levels intending to promote economic diversity.

**Additional Sources, Requested by CHFA & DOH to Lower the Development Cost**



# CT Towns & CT Public Housing Authorities

- City of Danbury, waved 100% of fees for the rehabilitation of the Danbury Housing Authority
- The Derby Housing Authority, Derby CT, does not pay any Town fees.
- Town of East Hampton granted a full permit fee waiver to their Housing Authority.

# Please Demonstrate Your Support

- Please show your support to the THA, as other Towns have done for their Public Housing Authorities.
- Help the THA further their mission of as a non-profit housing provider to low and moderate income seniors and disabled.
- Your support of the THA will go a long way!

# Revitalization Partners



# THANK YOU



**SternVillage**  
Trumbull Housing Authority