

February 11, 2004

STAMFORD HOUSING AUTHORITY

FAIRFIELD COURT HOPE VI APPLICATION

Application:

- Stamford Housing Authority (SHA) submitted its FY2003 HOPE VI application to HUD on January 20, 2004. Awards are expected in March 2004.
- Stamford's is the only 2003 application from Connecticut and, with Boston, one of 2 from New England.
- HOPE VI Application Amount: \$19,579,641
- Total Program Budget: \$89.5 million

HOPE VI Development Plan:

- Revitalize Fairfield Court, a low-income public housing complex built in 1936, and its West Side neighborhood.
- Produce a total of 257 housing units by replacing the existing 144 low-income units on the basis of *one-for-one* and creating 113 new affordable rental, market-rate rental and homeownership units.
- Implement \$13 million supportive services program and occupational initiatives that will increase the economic self-sufficiency and independence of residents.
- Stimulate broad community reinvestment, lead to an increase in commercial activity and an upswing in property values and improve the general quality of life in the surrounding neighborhood.
- Plan has received significant support from the City of Stamford in the forms of land for off-site housing, development capital and a West Side Economic Development Initiative.
- Leverages the requested HOPE VI funds with another \$70 million in public and private financing.

Justification:

- The original design of the Fairfield Court combined with its age, very poor physical condition and deteriorated utility system, have resulted in its obsolescence.
- Current, and projected, federal funding sources (i.e. operating and capital) are insufficient to maintain complex for future housing use.
- The original unit distribution, with a majority of one-bedroom units, has caused Fairfield Court to evolve into housing that is largely for disabled persons.
 - 141 of the 144 units (89 1BRs, 22 2BRs and 33 3BRs) at Fairfield Court are currently occupied, with 82 households classified as disabled with most below the age of 62.
 - The majority of disabled residents is not receiving appropriate supportive services and has become isolated from the community.
- The disabled population cannot achieve maximum self-sufficiency without a comprehensive supportive services program.
- The physical plant cannot be maintained in the long term and, to avoid displacement of residents, must be redeveloped using a self-sustaining financing structure.

For additional information concerning the Stamford Housing Authority's Fairfield Court revitalization program please contact Vincent Tufo, Director of Development at (203) 977-1440, ext. 3318 (vtufo@stamfordhousing.org).