

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

TOWN HALL  
Trumbull

TELEPHONE  
(203) 452-5005



AGENDA No .737

- I CALL TO ORDER
- II MOMENT OF SILENCE
- III PLEDGE OF ALLEGIANCE
- IV ROLL CALL
- V APPROVAL OF MINUTES
- VI PUBLIC COMMENT
- VII NEW BUSINESS

DATE: April 7, 2015  
TIME: 8:00 p.m.  
PLACE: Town Hall

NOTICE is hereby given that the Town Council of the Town of Trumbull, Connecticut will hold a regular meeting on Tuesday, April 7, 2015 at 8:00 p.m. at the Trumbull Town Hall, for the following purpose:

- 
1. RESOLUTION TC25-165: To consider and act upon a resolution which would approve the recommendation by the First Selectman of the appointment of Sami Bal of 57 Primrose Drive as an alternate member of the Ethics Commission for a term of December , 2014 through December 5, 2016, a 2/3 vote is required by the Town Council. (Miller) (L&A)
  2. RESOLUTION TC25-166: To consider and act upon a resolution which would appoint Joseph Pifko of 158 Plymouth Avenue and Daniel Marconi of 40 Brookhedge Road as Co-Chairmen of the Senior/Community Center and Library Study and Building Committee. (L&A)
  3. RESOLUTION TC25-167: To consider and act upon a resolution which would amend RESOLUTION TC25-153 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. (L&A)
  4. Resolution TC25-168: To consider and act upon a resolution that would appoint Mary Isaac of 50 Skating Pond Road as a member of the Senior/Community Center and Library Study and Building Committee. (L&A)

5. Resolution TC25-169: To consider and act upon a resolution that would appoint Lara Walden of 104 West Lake Road as a member of the Senior/Community Center and Library Study and Building Committee. (L&A)
  
6. RESOLUTION TC25-170: To consider and act upon a 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;  
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. (L&A)

#### VIII ADJOURNMENT

COPY OF THE RESOLUTION ATTACHED HERETO  
Carl A. Massaro, Jr., Chairman Trumbull Town Council

## RESOLUTIONS

1. RESOLUTION TC25-165: 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.
2. RESOLUTION TC25-166: 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.
3. RESOLUTION TC25-167: 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.
4. Resolution TC25-168: 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: 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: 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)

## 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.

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



March 30, 2015



**SternVillage**  
Trumbull Housing Authority

# 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!**

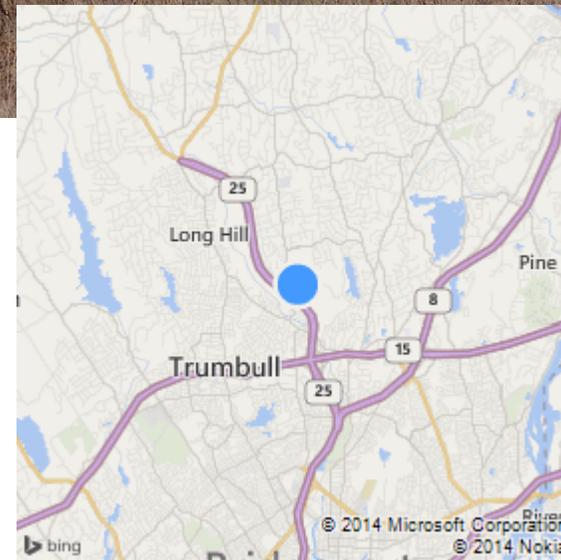
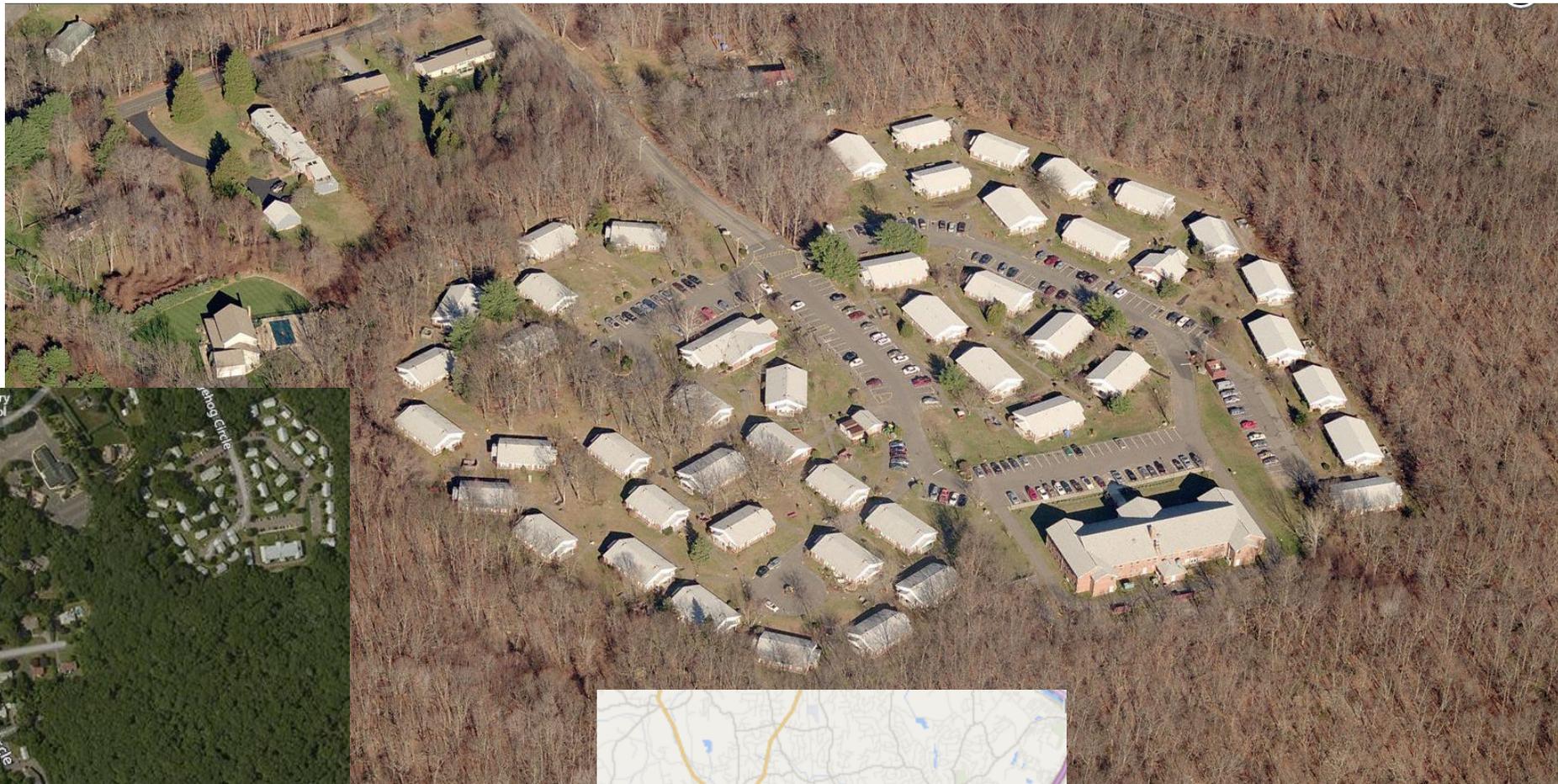
**Based on a needs assessment study, conducted by CHFA,  
the Trumbull Housing Authority is deemed “critical and at-risk”.**



# Aerial View

200 Hedgehog Circle  
Trumbull, CT

Source: Bing Maps



# Typical Site Drainage Concerns



# Typical Ledge Outcropping



# Some Problem Areas in Stern Village



Paths in need of repair



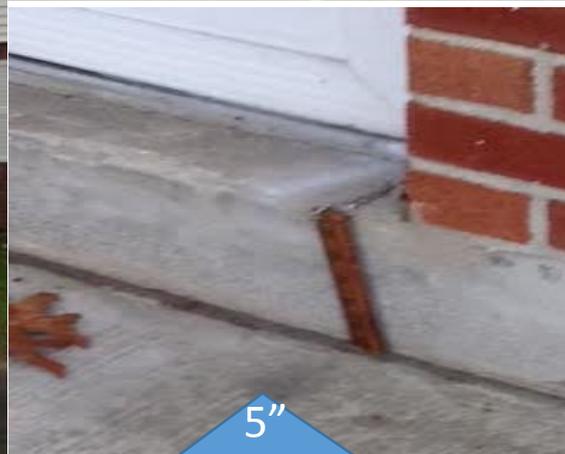
Long walk to parking



Long walk to parking



No privacy. Entrances too close



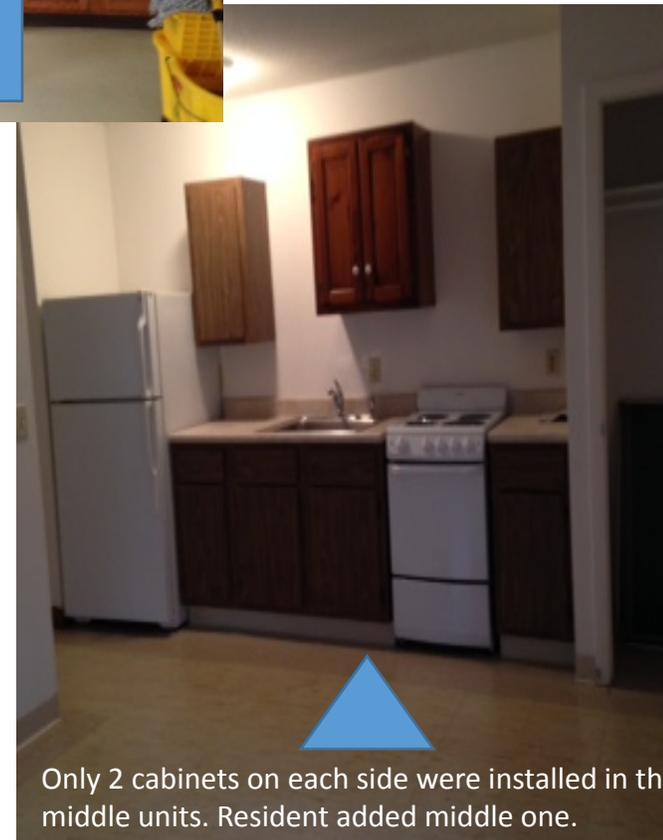
5" step



Tree roots



# Unit Interiors



# 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 compliant apartments."***



**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 and energy efficiencies. I want to live comfortably and not pay outrageous electric bills."***

# Demographics of Stern Village Residents

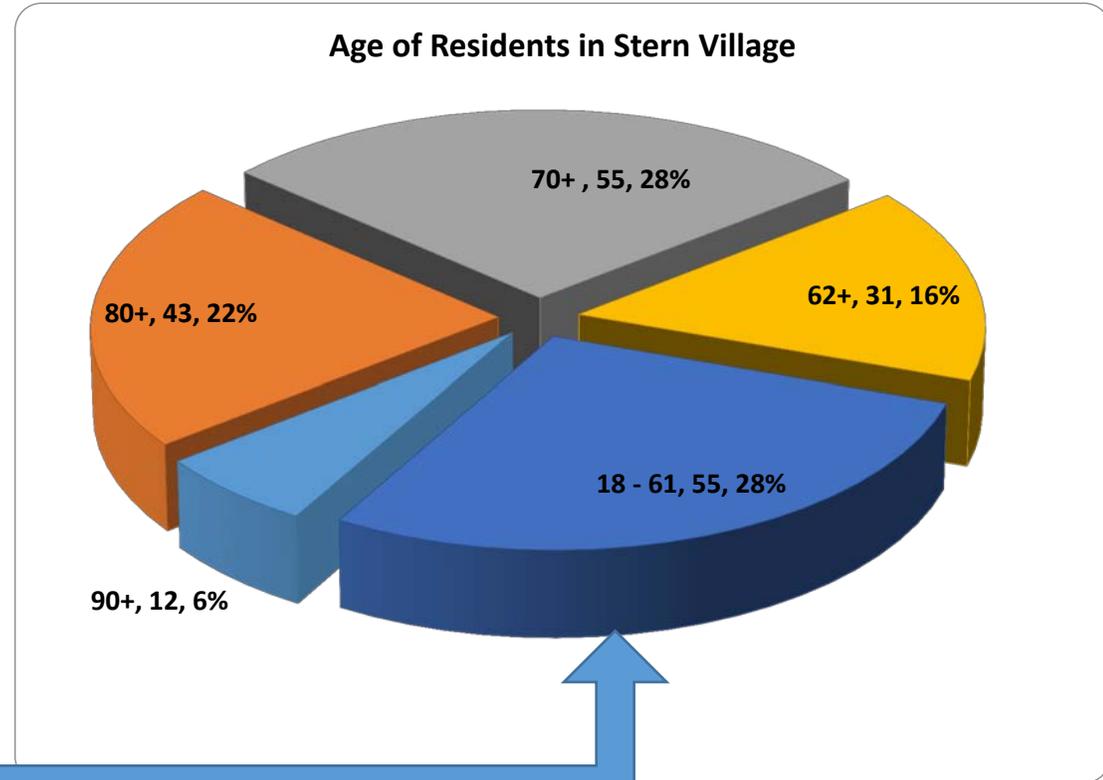
Age of Villagers      Amount of Each

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



# 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.



**SternVillage**  
Trumbull Housing Authority

# Parcel Info



## EXISTING PARKING COUNT

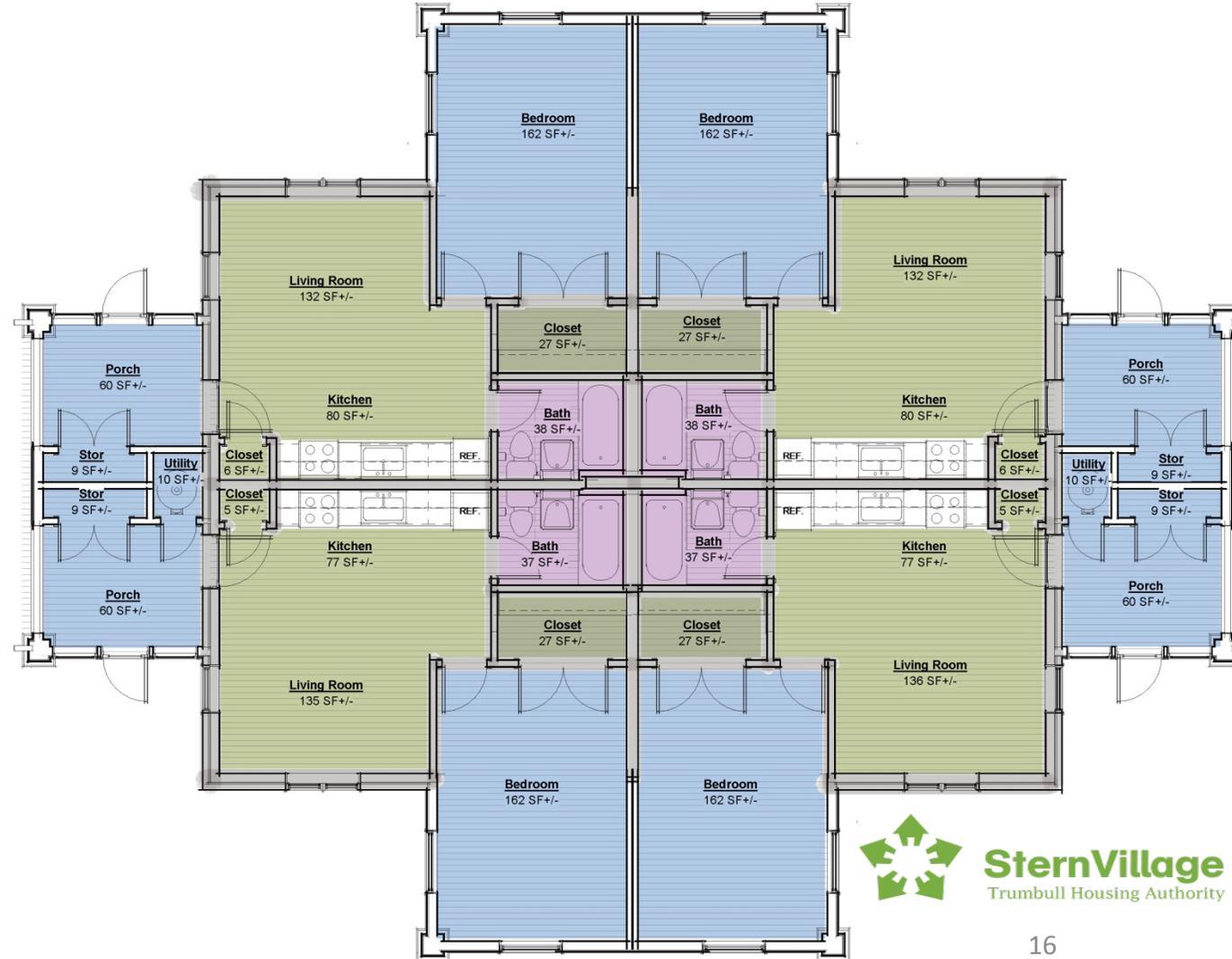
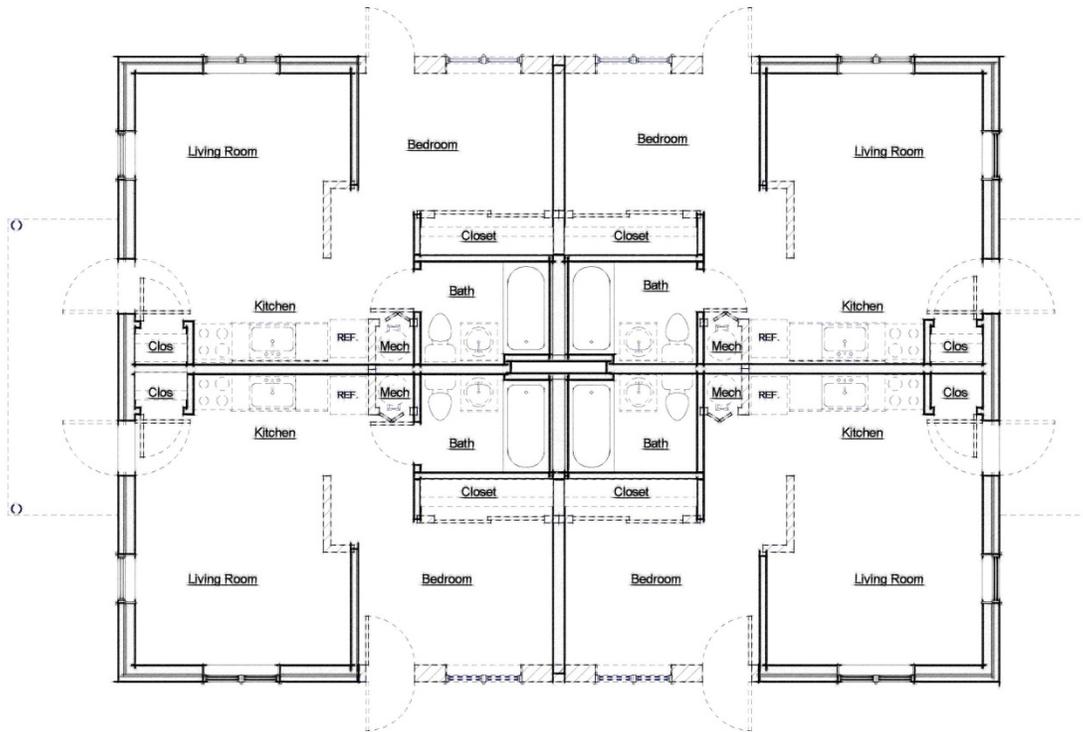
Standard spaces	163
Accessible spaces	27
Total parking	190



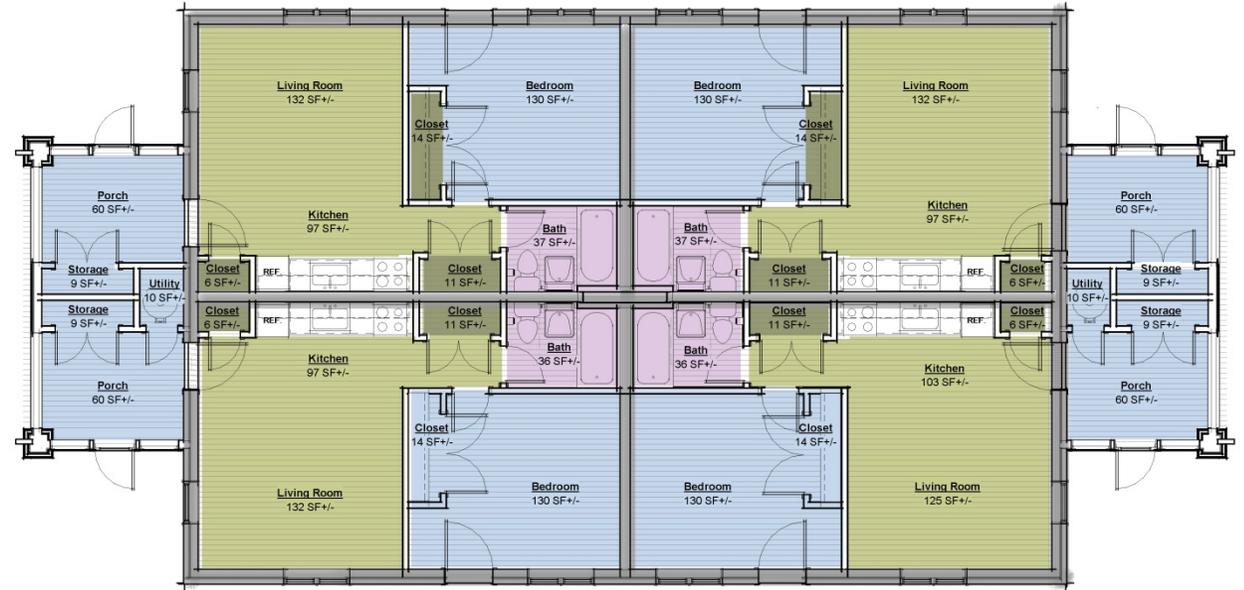
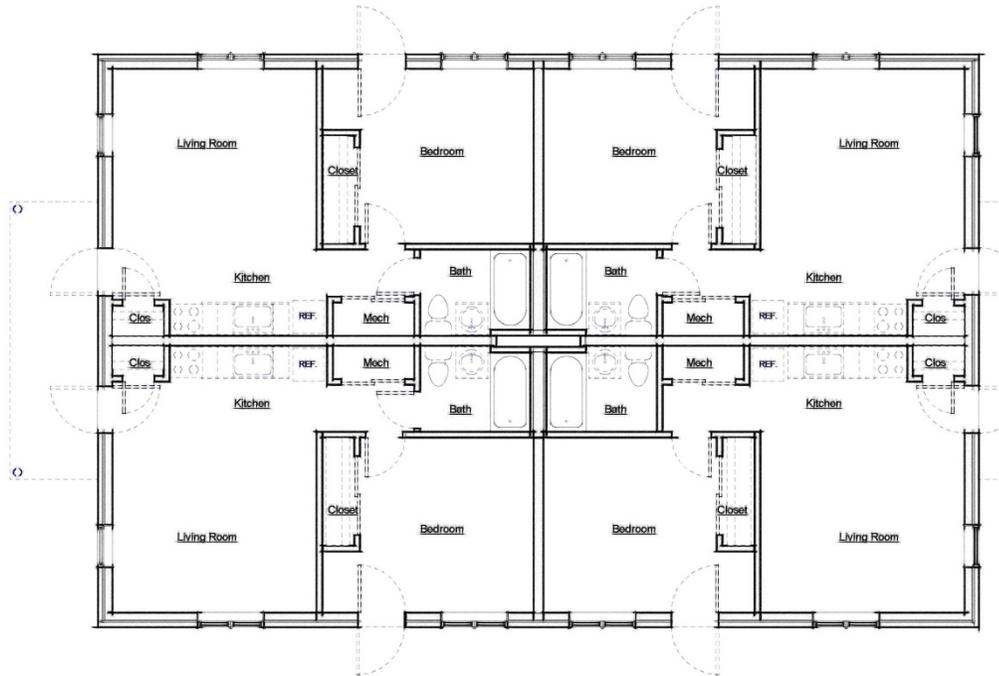
**SternVillage**  
Trumbull Housing Authority



# 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



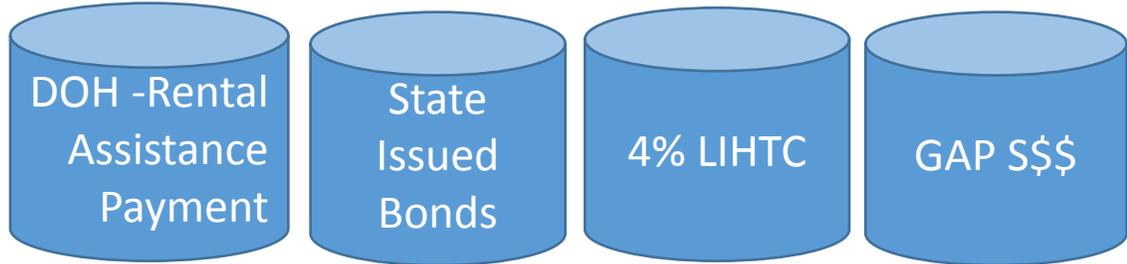
# New Resident Building Attached to the New Community Center – Admin Building

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.



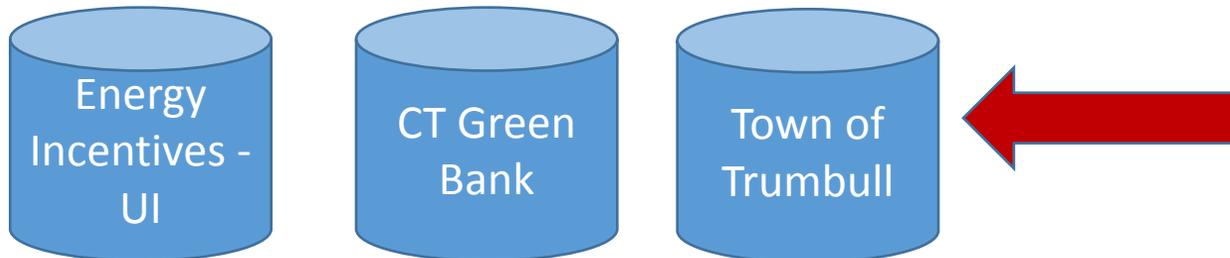
# Total Development Costs Approximately \$29,000,000 Funding for Project

## 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



**Stern Village**  
Trumbull Housing Authority