



Housing News

A Newsletter of Charter Oak Communities

Compiled by the office of the Executive Director

Richard D. Fox, Executive Director

Estella Alexander, Deputy Director

Commissioners:

- Courtney A. Nelthropp, Chairman
- Timothy B. Hodges, Vice Chairman
- Daiva K. Jones-Kelley, Resident Commissioner
- Vito E. Palermo
- Kristella Garcia

Editor, Mary Beth Henry

Please Call

We are continually trying to make our newsletter more informative and interesting for all residents. Therefore, we are asking that residents contact us if they have an idea for a story or have an announcement that might be pertinent to their development. Please call Mary Beth Henry at 203/977-1400, X3304 with any thoughts or suggestions you might have regarding the newsletter. We value your input and look forward to hearing from you!



From The Executive Director

On August 28, 2008, we learned that the Connecticut Housing Finance Authority (CHFA) has signaled Charter Oak Communities to commence the revitalization of Vidal Court.

This is a significant milestone in the continued revitalization of Stamford's public housing properties and their surrounding communities. Charter Oak Communities has been working alongside the residents of Vidal Court to implement a shared vision for community renewal since 2002. The award of tax credits for Phase I of the revitalization signals that we are finally on our way. The Charter Oak Communities development and management team has been looking forward to this event since it commenced the revitalization of Southwood Square in 1997. Revitalizing Vidal Court will realize our vision for the future of our West Side properties and our neighbors.

CHFA has awarded Charter Oak Communities \$1,950,000 in 2008/2009 Low Income Housing Tax Credits to commence the revitalization of Vidal Court, a state-assisted rental complex of 216 units. The first phase of the revitalization effort will be the off-site redevelopment of 58 Progress Drive, on Stamford's West Side. The recent award of Tax Credits will leverage over

\$16,000,000 in private equity for the \$45,000,000 development. The balance of funds will come from the State of Connecticut, the City of Stamford and mortgage debt. The development at 58 Progress Drive will consist of 95 family residences in townhouses and a small garden apartment building. Of the one, two and three bedroom units, 57 will be rented to families at below market rates, at up to 60% of the Area Median Income, and the remaining 38 units will be marketed without income restrictions. This mixed-income approach, which has proven successful at Charter Oak's HOPE VI development of Southwood Square, creates a balanced socio-economic community as well as providing essential cross subsidies to support project financing. As designed by the New Haven architectural firm of Newman Architects, LLC, 58 Progress Drive has been envisioned to resemble a New England Village where the homes are arranged around a town square. The use of American Colonial architectural elements provides a distinct residential feel which is intended to complement the appearance of homes in the existing neighborhood. Charter Oak Communities is prepared to commence construction in early 2009. Completion is currently scheduled for fall 2010.

The existing Vidal Court Complex consists of 216 units of high-rise, family apartment housing on a 6-acre site. It was built utilizing state funding in 1955 and is currently in need of significant repairs. The design is obsolete and does not afford defensible space needed to combat crime and be appropriate for families with children. The deferred investment by the state during the past 20 years has resulted in an estimated \$15 million capital shortfall.

The revitalization plan provides for the replacement of the existing apartment buildings with new town homes that will each feature direct entries from the outside, front yards and other amenities, similar to the Southwood Square development. The new community will be comprised of approximately 350 mixed-income housing units that will include the one-for-one replacement of the existing 216 moderate-rent units along with the creation of 134 market rate units. The total cost of \$135 million will employ a combination of public and private financing in the form of low income housing tax credit equity, mortgage debt, City of Stamford grant and Charter Oak Communities capital.

The residents of Vidal Court
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Safety Corner: Preventing Bed Bugs

Because bed bugs readily hide in small crevices, they may accompany furniture, clothing, pillows, boxes and other such objects when these are moved between apartments and homes. Used furniture, particularly bed frames and mattresses, are of greatest risk of harboring bed bugs and their eggs. Therefore, one should carefully scrutinize and consider the history of any used furniture, particularly "street" items so plentiful at the beginning and end of each year. Because they readily survive for many months without feeding, bed bugs may already be present in "vacant" and "clean" apartments. Bed bugs can wander between adjoining apartments through voids in walls and holes through which wires and pipes pass.

Reduce clutter to limit hiding places for bed bugs. Thoroughly clean the infested rooms as well as others in the resi-

dence. Scrub infested surfaces with a stiff brush to dislodge eggs and use a powerful vacuum to remove bed bugs from cracks and crevices. Dismantling bed frames will expose additional bug hiding sites. Remove drawers from desks and dressers and turn furniture over, if possible, to inspect and clean all hiding spots.

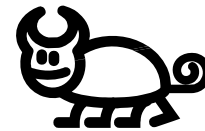
Mattresses and box springs can be permanently encased within special mattress bags. Once they are installed, inspect the bags to ensure they are undamaged; if any holes or tears are found, seal these completely with permanent tape. Any bugs trapped within these sealed bags will eventually die. It is important that the plastic containment bags remain on the bed at all times. To prevent bed bugs from crawling onto a bed, pull the bed frame away from the wall, tuck sheets and blankets so they

won't contact the floor.

Bed bugs don't eat food. However, they eat blood and do feed off humans. Signs include tiny red or brown marks on your sheets and itchy welts on your body.

If you suspect bed bugs, seal your laundry and bedding in a plastic bag immediately. Then wash them in hot water and dry them for at least 30 minutes in a hot dryer. This is extremely important in order to kill all the bed bug eggs.

If you suspect you have bed bugs, please call the work order department immediately.



Update on Ongoing Housing Authority Projects

The Elevator Installation at Stamford Manor is now complete. On Monday, October 6, 2008 the State Inspector approved the elevator for use and cleared the way for use by the residents. This elevator, contracted by Holzner Electric Construction and built by Thyssen-Krupp Elevator Co., is a state of the art machine and has built-in durability. The cab has been rebuilt and has been constructed with stainless steel finishes and an all new control panel, a security camera and easy identification buttons. Floor indicators both inside and outside the cab gives the elevator location at any given moment. An

emergency phone inside the cab is manned 24/7 to give the residents security should the elevator experience a shut down. All the doors at each floor landing have been replaced with new ones. As for the machine and controllers, these have also been replaced and the system also comes equipped with a self-diagnostic computer system. The ride itself is extremely smooth and one can hardly tell the cab is in motion. As this is a brand new machine, we only ask that the residents respect the elevator so that it will last for a long time to come.

The Ground Floor Ceiling and Insulation project at Rippowam Manor is in the final stages of completion. All the insulation work has been finished and the grid and panel installation is nearing completion. After that there should be some adjustment work and the final completion should be in time for this coming winter season. There should be few, if any, freeze ups this season and the building should feel warmer as well.

From the Executive Director

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led by the Vidal Court Tenant Association (VCTA) have worked with Charter Oak Communities for the past six years to prepare a plan for revitalization. The VCTA and Charter Oak Communities have executed a two-stage memorandum

of understanding that supports and documents their agreement to proceed with the revitalization project. Since 2002, the VCTA and Charter Oak Communities have conducted community information workshops and master planning sessions with Vidal Court residents

to arrive at a preferred master plan for the project.

CLEANING TIPS

Dust before you wash the floor or vacuum.



Use a different cleaning cloth (or paper towels) for each cleaning product. Even if you wash your cloth, some residue might be left behind causing streaks on windows or damage to wood furniture.



If you only have time to do one thing, vacuum. A floor clear of pet hair, dust and things living in corners of your room gives the impression of a clean home.



Wash your dirty dishes and remove them from the sink.



Fairfield Court Construction Update



The redevelopment of Fairfield Court is proceeding on schedule. Viking Construction began reconstruction of the Fairfield Court site in June and has made excellent progress through the summer months. Work has proceeded on all facets of the project including foundations,

sitework, utilities, framing and mechanical work. To date, we have installed 10 separate foundations and framed 4 buildings. Site drainage is substantially complete and other utilities are ongoing. The important widening of Fairfield Avenue is proceeding now that CL&P and AT&T

have relocated their services from the old poles to the new poles placed on our property. Viking is attempting to have a minimum of 7 buildings enclosed before the onset of cold weather so that work may proceed throughout the winter, and they are currently on track.



The above four pictures show construction at the old Fairfield Court Site while the photos on the left and right depict demolition at the site.

