



CHARTER OAK COMMUNITIES

UPCOMING MAJOR DEVELOPMENT PROJECTS

STAMFORD MANOR: Comprehensive Rehabilitation – 26 Main Street

- Preserves 215 units reserved for very low-income seniors and non-elderly disabled.
- 52 studios, 144 one-bedroom units, 19 two-bedroom units
- 100% of all units are affordable currently and after planned extensive renovations.
- Eligible tenant income range: Effectively zero to 60% of the Area Median Income
- Major renovations and capital improvements to commence 10/25
- Current Status: Emergency repairs are underway; capital improvement pre-design and HUD subsidy restructuring through Streamlined Voluntary Conversion (SVC) program are underway
- Total estimated cost of comprehensive rehabilitation: \$30 million
- **Amount requested from City of Stamford: \$2 million**

OAK PARK PHASE 2: Total Redevelopment – Ursula Place

- Replaces 43 new townhouse style units for equal number of existing deteriorated and obsolete units
- 34 two-bedroom units and 9 three-bedroom units for very low-income families
- 100% of all units are affordable currently and after redevelopment/construction of new units
- Eligible income range: 25% - 60% of the area median income
- Demolition of existing buildings and construction of new units to commence 9/25
- Current Status: construction documents, funding applications and pre-development are underway
- Total estimated cost of redevelopment: \$30 million
- **Amount requested from City of Stamford: \$5 million**

For additional information, please contact Jonathan Gottlieb jgottlieb@charteroakcommunities.org or Vincent Tufo vtufo@charteroakcommunities.org.

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