Harriet’s Tuesday Tea to Discuss the Redevelopment & Rehabilitation of Stern Village. Approximately 35 residents were present.

Ms. Polansky opened the meeting at 10:01 am on Tuesday, May 17, 2016. Bruce Whitaker from Millennium was introduced to the residents. Issues discussed as follows:

* Infrastructure issues were discussed by Ms. Polansky. She referred to many residents that attended the meeting to hone in on issues they experienced like flooding by their entrance, fishing in the pond by Ms. Polansky’s office, clogged sewer lines, and middle area sinking.
* Ms. Polansky discussed lack of energy efficiencies; other than the recent assistance from UI to provide basic energy efficiencies.
* The second round of funding was submitted in April; notification of approval by July 2016
* Small Cities Grant is through the Town of Trumbull. If awarded, it will be for heat pumps for every resident in Stern Village. Notification of approval is expected in August.
* Bruce explained the need for Low Income Housing Tax Credits (LIHTCs) and use of a syndicator in order to fund the project. The State has mandated that we use LIHTCs a means to help fund projects.
* If the funding is awarded, ALL UNITS IN THE VILLAGE BE WILL BE REHABILATED, based on the terms for the LIHTCs. And, the units have to be completed within certain period in order to receive tax credits.
* RAP, Rental Assistance Payments are needed in order for the project to start.

-RAP is used to protect current residents from being financially burdened by a rent increase once the rehabilitation and redevelopment project is completed.

-RAP is only for current Stern Village residents and they are good for 15 years.

* Project will cost approximately $21 million and the THA applied for $6.75 million from the State. The remainder of the funding will come from other sources.
* The project cannot proceed unless 100% of the funding is received.

-If 100% of the funding is received for this funding round, the project will start March 2017 and take two (2) years to complete the project.

* Relocation “hotel units” will be on-site during rehab. These will be rehabbed first.

-Residents cannot live in their current apartments during the rehabilitation/construction.

-This means that EVERY resident will move into a newly rehabbed apartment during the rehabilitation of their current unit.

-Residents can either stay in the new location or move back to their unit, once completed.

* Packing assistance will be available, if needed.

-We will have several meeting with the residents and meetings with *each* resident to discuss moving needs and requirements.

-Moving will be handled by the THA.

-Residents will be given 30-60 days’ notice of the moving process.

Meeting adjourned at 11:08pm.

Submitted by,

Paulette Mack

Resident Services Coordinator