

31ST BOARD OF REPRESENTATIVES CITY OF STAMFORD

President
JEFF CURTIS

Clerk of the Board
MEGAN COTTRELL

Majority Leader
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Minority Leader
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RESOLUTION NO. 4385

URGING THE STAMFORD ZONING BOARD TO AMEND THE ZONING REGULATIONS TO REQUIRE APPROVAL AND REPLACEMENT OF BELOW MARKET RATE (BMR) UNITS WHEN A PROPERTY OWNER SEEKS TO CONVERT RESIDENTIAL PROPERTY TO COLLEGE DORMITORIES OR OTHER USE

WHEREAS, the City of Stamford is committed to ensuring a diverse and inclusive housing stock by promoting the preservation and expansion of affordable housing opportunities for residents of all income levels; and

WHEREAS, the Below Market Rate (BMR) program is an essential tool in Stamford's housing policy, enabling low- and moderate-income individuals and families to live in safe, decent, and stable housing throughout the city; and

WHEREAS, under current zoning regulations, there may be instances where a property owner converts existing residential units, including units subject to BMR restrictions, into other forms of residential use, such as college dormitories or other uses, without being required to obtain zoning approval specific to the impact on BMR obligations or to replace the displaced BMR units; and

WHEREAS, although dormitory housing may constitute a form of residential use under zoning classifications, its function, population served, and housing characteristics are materially distinct from traditional housing units available to the general public, including those that are subject to BMR restrictions; and

WHEREAS, the conversion of BMR units into College Dormitories or other use removes those units from the city's affordable housing inventory and may result in the loss of permanently affordable housing options for residents most in need; and

WHEREAS, the Stamford Zoning Board has the authority to adopt zoning text amendments to ensure that the conversion of BMR units into other residential or institutional housing types does not occur without public oversight and without preserving the City's affordable housing supply.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF REPRESENTATIVES:

That the Stamford Board of Representatives hereby urges the Stamford Zoning Board to consider and adopt an amendment to the Zoning Regulations of the City of Stamford requiring that any proposed conversion of a property containing Below Market Rate (BMR) units to College Dormitories or other use shall be subject to the following conditions:

1. The proposed conversion must undergo formal review and receive approval from the Stamford Zoning Board or other appropriate land use authority, with specific consideration given to the impact on the City's affordable housing stock.

2. The applicant must preserve the existing BMR units or provide equivalent replacement units. Such replacement units should be located either on the same property or at another location within the City of Stamford and must be provided in a manner that ensures no net loss of permanently affordable housing available to the general public.

BE IT FURTHER RESOLVED, that the proposed zoning amendment should be drafted and implemented in a manner that is consistent with the goals and policies set forth in the Stamford Master Plan, the City's Affordable Housing Plan, and the City's longstanding commitment to equity, housing stability, and inclusive neighborhood development.

BE IT FURTHER RESOLVED, that a copy of this resolution shall be transmitted to the following officials for their consideration and action:

- The Stamford Zoning Board
- Ralph Blessing, Land Use Bureau Chief
- Dan Trapp, Acting Zoning Enforcement Officer
- Caroline Simmons, Mayor of the City of Stamford

HEREAS, Scofield Manor, located at 614 Scofield town Road, was constructed in 1931 and has served as a residential care home for elderly and disabled residents for decades; and

WHEREAS, the property was entrusted to the City of Stamford by Royal L. Gay in 1836 in perpetuity with the purpose of caring for the city's most vulnerable residents; and

WHEREAS, municipalities have a moral and civic duty to protect and provide for the elderly, mentally ill and economically disadvantaged, particularly those in residential care; and

WHEREAS, the Board of Representatives overwhelmingly rejected a contract on April 7, 2025, that would have put Scofield Manor in the hands of a private management company, thereby reinforcing the city's responsibility to maintain this critical public facility; and


WHEREAS, Scofield Manor's infrastructure is aging and is in need of urgent capital investment to ensure the safety, dignity, and well-being of its residents and to meet basic health and regulatory standards; and

WHEREAS, the Stamford Board of Finance cut \$225,000 for Scofield Manor exterior improvements in 2024; and


WHEREAS, continuing to defer capital investment may result in greater long-term costs and hardship for residents, staff, and the city.

NOW, THEREFORE, BE IT RESOLVED, that the 31st Board of Representatives respectfully requests that the Mayor, the Planning Board, and the Board of Finance prioritize and appropriate capital funding necessary to address the infrastructure needs of Scofield Manor.

This resolution was approved on the Consent Agenda at the regular monthly meeting of the 31st Board of Representatives held on July 7, 2025



Jeff Curtis, President
31st Board of Representatives



Megan Cottrell, Clerk
31st Board of Representatives

cc: Mayor Caroline Simmons

Thomas Cassone, Esq., Law Department

Lyda Ruijter, Town & City Clerk

Elda Sinani, Director of OPM

Benjamin Barnes, Director of Administration

Matthew Quiñones, Director of Operations

Bridget Fox, Chief of Staff

Leah Kagen, Director of Economic Development

Lou DeRubeis, Director of Public Safety, Health & Welfare

Frank Petise, Transportation Bureau Chief

Stamford Zoning Board

Ralph Blessing, Land Use Bureau

Dan Trapp, Acting Zoning Enforcement Officer