

**Greater Bridgeport Area Continuum of Care
Housing Committee**

March 14, 2007

Meeting Minutes

Attendance: Rose Christy – Co-Chair, Jim Bombaci – Co-Chair, Mark Barnhart, Carol Martin, Kate Kelly, Kathy Hunter, Lori Wilson, Maxine Boykin, David Rich, Angie Staltano, Victoria Furey and Tony Bonetti.

- I. Review of Housing Pipeline and Added Contact for Each Project
- II. Iranistan Update
 - a. Group did a walk by of the property to be used for wraparound services pilot
 - b. Discussion about the need to address issues with the adjacent property to the pilot unit through city housing code enforcement.
 - c. Rose Christy will contact the city housing code enforcement in regards to property.
 - d. Services for the Pilot will be leveraged through the Wraparound Services Committee.
 - e. The building has the capacity of 2 units with the ability to make it 3, but would need to address zoning issues.
- III. Next Steps Funding
 - a. Jim Bombaci indicated that Hall Brooke would be seeking just RAP vouchers and not development funds.
 - b. Park City, Fairfield will be applying for Next Steps funding.
 - c. Jim Bombaci inquired if anyone was aware of any projects not currently in the Housing Pipeline would be applying for Next Steps funding. No one present was aware of such projects.
- IV. Discussion and Recap of BCAC Meeting with David Boehlke, Consultant with the City of Bridgeport
 - a. General discussion of policy changes being put forth by city housing consultant
 - b. Consultant not necessarily proposing inclusionary zoning; however, 10% set aside of units was included.
 - c. Consultant noted non-profit developers building capacity was maxed out.
 - d. Discussion around use of median income of Fairfield County rather than solely the City of Bridgeport when pursuing funding. Based on the HUD level, 80% of Bridgeport falls below that level.
- V. Non-Traditional Funding Discussion
 - a. Discussed various foundations including Ford Foundation and Kellogg Foundation. It was noted the key to putting in any applications to these foundations is partnerships among agencies.
 - b. CBDG funding distributed by the City of Bridgeport currently requires no leveraging of funds for proposed projects. Priority projects receive funds.
 - c. Discussion of the need for non-profits to learn how to better leverage funds.
 - d. Angie Staltano will go to the Nonprofit Resource Center and see what foundations and other information she can find in regards to non-traditional funding sources and foundations for housing development and associated costs.
 - e. David Rich stated we need to identify those foundations that target funds to homeless/low income areas. Additionally, applications need to be innovative.

- f. Discussion of using Main Street in Bridgeport as a way to attract such funding by appealing to the notion of a blank slate and ability to “revitalize and build a vibrant community”
 - g. Kathy Hunter will speak with David Boehlke about the what foundations are best and the niche that should be taken in approaching them.
- VI. Steelpoint Update
- a. Kathy Hunter informed the committee that the council was not going to vote on approving the project unless units were in the project.
- VII. Discussion Around a Direction the Housing Committee Should Take
- a. Consensus to pursue the 4% CHFA tax incentive with target Bridgeport projects.
 - b. David Rich noted that CHFA is going to come out with language on how to do supportive housing financing outside of Next Steps.
 - c. Discussion around whether the Reaching Home Campaign was tackling the issue of the 4% tax incentives. Consensus was that CHFA needs to hear from Bridgeport as well.
 - d. Target will be for-profit development projects, identifying representatives to speak with CHFA and secure the 4%.
 - e. Two projects identified to link request to were Urban Green and Steelpoint.
 - f. David Rich will speak with Urban Green about participating.
 - g. Discussion about CHFA meeting and need to have experts there and the need to explain to CHFA what needs to work and why it is not being used.
 - h. Someone should speak with Bob Belke in regards to Steelpoint.
- VIII. Next Steps
- a. Follow up with Iranistan Pilot and adjacent unit.
 - b. Follow up with non-traditional funding sources.
 - c. Follow up with for-profit projects and approaching CHFA.

Next Meeting of the Housing Committee will be Tuesday, April 10, 2007 at 2 PM at the United Way of Eastern Fairfield County, 75 Washington Street, Bridgeport.