

**Greater Bridgeport Area Continuum of Care  
Housing Committee  
June 13, 2007**

**Meeting Minutes**

Attendance: Jim Bombaci – Co-Chair, Rose Christy – Co-Chair, Kathy Hunter, Andres Ayala, Carmen Colon, David Rich, Carol Martin, Angie Staltano, Margaret Peabody, Kim Gibbs and Tony Bonetti.

- I. Discussion with City Councilman/State Representative Andres Ayala regarding Steelpoint
  - a. Ayala stated that the council is in 100% agreement that affordable housing units be on site
  - b. The Council has been in conversations with the Mayor's Office as well as Midtown Group, the developer
  - c. Ayala stated there is general consensus is there be units at varying scales of affordability
  - d. Currently, there is no finished document regarding the units to be included in the development that has been put on paper. The Black and Latino caucus has not come up with anything specific and that the units be flexible in their affordability and not just deemed generally affordable.
  - e. City Council will not approve the project without the affordable piece on site
  - f. Ayala indicated that there be no buyout for all units to be on site although it could be a piece of the plan. Regardless, some units must be on site.
  - g. Ayala stated the CoC should bridge partners i.e. BCAC regarding on site units
  - h. All units on site or built elsewhere in the community must stay affordable.
  - i. In plan, prioritize those people who have been displaced as was done with the Poqonock settlement.
  - j. Ayala stated the CoC Housing Committee's role is provide the needed resources i.e. insight from developers, etc. to aid the Council in making informed decisions
  - k. Ayala asked the Committee if we could draft a plan around housing units in Steelpoint and provide it to the Council for guidance
  - l. Mixed levels of affordable units at Steelpoint and will serve as a test case in Bridgeport
  - m. Information to include in draft plan developers, tax credits, and how to get, etc.
  - n. Ayala stated it should be a simple document
  - o. Overcome the fear being carried around "Father Panick Village"
  - p. Use the approach of workforce housing to get units
  - q. Need to know the ratio of units that are market rate home ownership units versus rental units proposed for Steelpoint from Midtown Developers. Total units estimated to be 3500. Info will help guide framework for the number of units to seek and how to make it work to have rental units from deep income targeted rentals to high end units.
  - r. Need examples of where it has been done and has worked. David Rich will forward information from Stamford although there is not data yet to show outcomes as it is brand new zoning regulations
  - s. Midtown has thrown out 10% offsite units, 350 as an opt out to be placed in a Housing Trust Fund. No info on amount for opt out per units.
  - t. Off site units should not be in all areas of Bridgeport
  - u. The key is to have plan incorporated into Land Disposition Agreement (LDA)

- v. Ayala stated the Black and Latino Caucus was strong on two issues that work be given to minority contractors and the affordability issue be addressed with Steelpoint
  - w. Ayala suggested not using terminology such as supportive housing, affordable housing, workforce housing, etc. but rather use ranges.
  - x. Ayala committed to pulling together a meeting with the CoC Housing Committee at the United Way. Ayala will contact the chair of the Black and Latino Caucus to set up meeting.
- II. Initial Discussion Around a Draft Plan for Steelpoint to Present to the Black and Latino Caucus and the City Council for consideration
- a. Consensus to use HUD guidelines for AMI as it is the common practice
  - b. \$80K is the AMI for Fairfield County
  - c. 60% AMI is \$48K
  - d. David Rich threw out 25% each at 80% AMI, 60% AMI, 40% AMI, 20% AMI.
  - e. Committee agreed on these basic concepts for draft plan:
    - i. Either 10% of units on site or 6% on site and 6% off site
    - ii. On average units have to be 60% of AMI
    - iii. At least 50% on Steelpoint and 50% elsewhere as an opt out
    - iv. Midtown Developers must build the units built elsewhere (opt out of on site) at the same time Steelpoint is being developed
    - v. Quality standards
    - vi. Next Step – approaching Midtown with incentives for PSH (David Rich)
- III. Next Steps/Meeting
- a. Meet with to establish a draft plan to present to the Black and Latino Caucus and City Council to incorporate into the LDA for Midtown Developers and the Steelpoint Project.
  - b. Andres Ayala will set up meeting with Caucus in mid-July.
  - c. Tony Bonetti will put together notes from todays discussion to initiate discussions at next meeting.
  - d. David Rich will forward the zoning ordinance from Stamford for Review
  - e. Tony Bonetti will contact ACORN and Public Housing Residents Network to attend next meeting as inclusionary zoning is a key issue for both

**Next meeting of the Housing Committee will be Tuesday, June 26, 2007 at 3 PM at the United Way of Eastern Fairfield County, 75 Washington Street, Bridgeport.**