

**Greater Bridgeport Area Continuum of Care  
Public Policy Committee  
11-16-05 Minutes**

**Present:** Kristina Foye, Carol Walter, Judy Sklarz, Kathy Hunter, Carmen Colon  
Andrea Kovacs, Kate Kelly, Kyle Meehan, Dick Tenenbaum, Laurie  
Gross

**Guest:** Nancy Hadley, Director of Planning and Economic, Development, City of  
Bridgeport

The bulk of the meeting time was spent reviewing pertinent action steps in the Ten Year Plan to End Homelessness.

Nancy suggested that the group use the city website (ci.Bridgeport.gov) as a resource for housing related initiatives. Currently, the recently released Urban Land Institute report on Bridgeport and a power point presentation on housing development is available on the web site.

She also suggested that we research best practices from around the state and country related to inclusionary zoning and other initiatives which support development of affordable housing and implementation of plans to end homelessness. Stamford has enacted innovative policies in the area of inclusionary zoning.

As for the political system, the city is in the process of developing the NRZ (Neighborhood Revitalization Zone) system and will be relying on them more actively to review existing zoning regulations as well as proposed changes. She strongly recommended that we target some of our education and outreach to those bodies and suggested that we make a presentation to the Unity Council which is comprised of all of the NRZ chairs.

She thought the idea of a Council resolution adopting the Ten Year Plan was an excellent idea and a good place to start. Kate Kelly agreed to research similar resolutions and ordinances from around the country before the next meeting.

Currently, the city is enforcing an informal 85/15 policy on luxury development. Developers are expected to set aside 15% of all units for affordable housing or pay a 60k per unit opt out fee. The opt out fee will go into a trust fund of sorts which will be managed by the Deputy Director of Housing and may be used for a variety of housing related costs including supportive housing.

On the topic collaboration with area planning agencies, she told the group of a new effort being led by Congressman Shays called 'One Coast, One Future' which will include planning agencies from all of Fairfield County and pointed out that Bridgeport is a very

important resource for the entire I 95 corridor as it is the last enclave where affordable housing for people who want to work in the region may be available.

Nancy informed the group of a number of initiatives under way in the city and promised to keep us informed as the city moves forward. She asked that the committee schedule another meeting with her in 6 months so we can get together regularly for updates.

The group met briefly after our discussion with Nancy concluded. We decided we would start with the January event for the Council as planned, pursue a council resolution or ordinance and then target the NRZ's, beginning with the Unity Council. Kate Kelly agreed to research some related best practices from around the country, and Kristina Foye shared some information she has been able to get since the last meeting.

Our next meeting will be with City Council Leadership at City Hall Annex, City Council Conference Room. We will meet at 3pm as a committee and will be joined by Andres Ayala at 4pm.

CW/11-22