

~AD HOC REPORT~  
Affordable Housing Contract  
55 South Street - Star Landing Apartments  
Thursday, October 20, 2016

Chairman John Priola called the meeting to order at 6:00 p.m. on Thursday, October 20, 2016, Danbury City Hall, 155 Deer Hill Avenue. Present were Committee Members Elmer Palma and Duane Perkins. Also present were Ex-Officio Members Joe Cavo and Joe Scozzafava; Robin Edwards, Assistant Corporation Counsel; Scott LeRoy, Director of Public Health; Mark Nolan, Affordable Housing Administrator; and Peter DeLucia, Petitioner.

Mr. Priola stated the purpose of the meeting is to review the contract and make a recommendation to City Council.

Ms. Edwards reviewed the standard contract and background of the 8-unit project. The developer has provided 2 affordable units, although only 1 was required, which are deed-restricted for 40 years. The project contains rental units with 2 units in each building; however, they could be for sale at some point. Schedule D needs to be further reviewed by the Affordable Housing Administrator and the maximum sales price may change. It could be approved subject to that change. She responded to Mr. Palma's questions regarding the formula for determining affordable housing eligibility.

Mr. LeRoy commented on the direction current rental rates are headed.

Mr. DeLucia responded to Mr. Perkins' questions regarding project placement and orientation details. He also commented on the number of bedrooms and attempts to fill a need for family units.

Mr. Nolan answered Mr. Perkins' questions regarding affordable housing vs. low income housing and the calculations used to determine each. He also discussed the application and cited examples of eligibility for the sale and rental of the units. In addition, he discussed various scenarios once someone is in a unit with regard to income changes.

Ms. Edwards thanked Mr. Nolan for the detailed recommendations he provided, including an explanation of how he arrived at the figures, which are: the maximum sales price of the affordable housing unit shall-not-exceed \$361,206 for a three-bedroom unit and \$220,247 for a one-bedroom unit and a maximum monthly affordable housing unit rental of \$2,023 for a three-bedroom unit and \$1,479 for a one-bedroom unit.

**A motion was made by Councilman Palma, and seconded by Councilman Priola, to recommend approval of the Affordable Housing Contract with the City of Danbury and 53-55 South Street LLC pursuant to the provisions of Section 8-2G of the Connecticut General Statutes subject to the revisions to Schedule D by the City's Affordable Housing Administrator and reflected as revisions to the Schedule D of the contract. The motion passed 2-1, Councilman Perkins abstaining.**

**A motion by Councilman Perkins, and seconded by Councilman Palma, that the Ad Hoc Committee be adjourned. The motion passed unanimously at 6:40 p.m.**

Respectfully Submitted,  
  
John Priola, Chairman  
Elmer Palma  
Duane Perkins