

**Neighborhood Committee Meeting / Conference Call
Meeting Minutes
Connecticut Convention Center
100 Columbus Boulevard, 5th Floor
Hartford, CT 06103
Friday, October 14, 2016
8:30 a.m.**

PRESENT:

Members: Mayor Luke Bronin, Board Chair Suzanne Hopgood, Mayor Marcia Leclerc, David Jorgensen (via phone)

Advisory Member: Donald Chapman

Guests: Jon Cabral (CHFA)

Staff: Michael Freimuth and Kim Hart

The meeting was called to order at 8:31 a.m. The minutes of the September 9th meeting were approved on a voice vote.

1. **Connecticut Housing Finance Authority Presentation** – Jon Cabral, Manager of Planning, Research and Evaluation for CHFA, gave a brief presentation on his agency’s small multifamily rental development strategy, including its partnerships with community development financial institutions (CDFI’s) in Hartford, New Haven and Bridgeport. Mr. Cabral noted that while these partnerships focus primarily on aiding non-profit developers with 10-20 unit affordable housing projects, CHFA is also looking to assist for-profit developers with the creation of affordable or market rate housing. To this end, a \$5 million Small Multifamily CDFI Loan Pool was created to provide funding for acquisition and/or construction of 3-20 rental housing units on formerly blighted or vacant properties. Mr. Cabral reported that the Loan Pool has created 131 rental units to date and he shared photos of two properties in Hartford (35 Edgewood Street and 266 Sargeant Street) that have participated. Mr. Freimuth and other committee members agreed that the Loan Pool would be a good resource for future CRDA neighborhood projects and expressed an interest in working with Mr. Cabral in the future.
2. **Neighborhood Projects** - Committee members discussed three projects for which CRDA may provide funding:
 - a. **Westbrook Village** – Located on 40 acres near the intersection of Granby Street and Albany Avenue, Westbrook Village is a post-war moderate income development consisting of 80 buildings and containing 360 residential units. The Hartford Housing Authority, which owns the development, has selected Pennrose Cloud and JDA Development to develop 360 new

rental and ownership units, as well as a commercial and mixed-use district along Albany Avenue.

Units will range from one to three bedrooms. Some 80% of the units will be designated as affordable, while the balance will be market rate. The commercial development is expected to include grocery and pharmacy tenants, as well as restaurant space and office/academic space for the nearby University of Hartford.

Identified sources of funds include LIHTC's, DOH loan funds, DECD Brownfields funds, private debt and equity, and New Market Tax Credits. A percentage of the affordable units will receive an operating subsidy through Section 8 vouchers. Mr. Freimuth noted that CRDA may be asked to provide funding for demolition, similar to the Bowles Project.

- b. **Brackett School Housing Development** – Mayor Bronin outlined the Brackett School Housing project, located along Westland and Naugatuck Streets in the Promise Zone. Successfully completed by Toraal Development over ten years ago, Phase I of the project consisted of 12 units -- six owner-occupied homes with attached rentals. Phase II is to add another 28 units, however, State DOH funding for the project has been linked to construction of a \$830k road extension through the development site. In addition, the \$2.16m of DOH funding is set to expire on December 31, 2016 unless a commitment is made on the road construction.

Mayor Bronin noted that once completed, the project will contribute significantly to neighborhood stabilization. The City is looking for CRDA to assist with road construction and possibly fill a \$560k gap left when City funds allocated by the previous administration for the project became unavailable.

Mr. Freimuth expressed support for the project and indicated that the Committee would need to formally vote on funding at its November meeting in order to meet the DOH deadline. Mr. Freimuth also indicated that he will be meeting with Toraal Development in the coming weeks to discuss details.

- c. **Swift Factory** – Mr. Freimuth updated the Committee on communication he's had with Community Solutions on the Swift Factory project, located on Love Lane within the City's Promise Zone. He reiterated to them his serious concerns about the level of commitment from potential tenants and asked the developer to firm up those commitments and its financing plan before coming back to the Committee. Ms. Hopgood also reported that she's received correspondence from Intercommunity Health (the health clinic cited as an anchor tenant) indicating that they have not committed to the project and have asked to be removed from Swift Factory marketing materials.

The next meeting of the Neighborhood Committee is scheduled for ***Thursday, November 10, 2016.***

There being no further business, the meeting was adjourned at **10:01 a.m.**