

**CITY OF BRIDGEPORT  
ORDINANCE COMMITTEE  
REGULAR MEETING  
SEPTEMBER 24, 2013**

**ATTENDANCE:** Richard Paoletto, Chair; Steve Stafstrom, Richard Bonney,  
Lydia Martinez

**STAFF:** William Coleman, Neighborhood Development Director

**CALL TO ORDER.**

Council Member Paoletto called the meeting to order at 6:20 p.m. A quorum was present.

**Approval of Committee Minutes: August 7, 2013**

**\*\* COUNCIL MEMBER BONNEY MOVED THE MINUTES OF AUGUST 7, 2013.**

**\*\* COUNCIL MEMBER STAFSTROM SECONDED.**

**\*\* THE MOTION TO APPROVE THE MINUTES OF AUGUST 7, 2013 AS  
SUBMITTED PASSED UNANIMOUSLY.**

**13-11 Proposed Amendment to the Municipal Code of Ordinances, Chapter 15.12 Housing  
Code, amend Section 15.12.250 Rental Conditions - Certificate of Apartment Occupancy.**

Council Member Paoletto said that this had already passed in committee some time ago and he was requesting a public hearing.

**\*\* COUNCIL MEMBER MARTINEZ MOVED TO SCHEDULE A PUBLIC HEARING  
AT THE NEXT REGULAR SCHEDULED COUNCIL MEETING.**

**\*\* COUNCIL MEMBER BONNEY SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

Council Member Paoletto pointed out that the Black Rock District would be strongly affected. Council Member Stafstrom said that he was skeptical about the ordinance since it would affect the single family rentals and the owners of duplexes. Council Member Paoletto reiterated that this item had already passed in committee.

Council Member Martinez said she had several reservations about the legislation. Council Member Paoletto said that any rental unit would be required to have an inspection by the Housing Authority and the Lead Department for a Certificate of Apartment Occupancy.

Council Member Stafstrom said that he had no problem with scheduling the public hearing. Discussion followed. Council Member Martinez reiterated her concerns about the cost of the Certificate of Apartment Occupancy (CAO) and that it would be passed along to the tenant.

Council Member Stafstrom pointed out that he knew a number of constituents where the elderly owner lived in one half of the residence and rented the other. He felt this would be a hardship on them.

**\*\* COUNCIL MEMBER PAOLETTO MOVED TO TABLE AGENDA ITEM 13-11 PROPOSED AMENDMENT TO THE MUNICIPAL CODE OF ORDINANCES, CHAPTER 15.12 HOUSING CODE, AMEND SECTION 15.12.250 RENTAL CONDITIONS - CERTIFICATE OF APARTMENT OCCUPANCY.**

**\*\* COUNCIL MEMBER MARTINEZ SECONDED.**

**\*\* THE MOTION PASSED WITH THREE IN FAVOR (PAOLETTO, MARTINEZ AND STAFSTROM) AND ONE OPPOSED (BONNEY).**

**146-12 Proposed Amendment to the Municipal Code of Ordinances, Chapter 3.20 Tax Incentive Development Program, amend Section 3.20.060C Miscellaneous Provisions.**

Mr. Coleman then distributed copies of the proposed amendment to the Council Members. He gave a brief overview of the ordinance. The existing ordinance says that while the council authorizes the improvement, the benefit do not run with the land. The tax incentive deals have a stipulated period of years. If a developer sells the property while the tax incentives are enacted, the tax incentives no longer apply. So the proposed amendment is to have the tax incentives remain with the land for the course of the agreed upon term.

**\*\* COUNCIL MEMBER STAFSTROM MOVED TO APPROVE AGENDA ITEM 146-12 PROPOSED AMENDMENT TO THE MUNICIPAL CODE OF ORDINANCES, CHAPTER 3.20 TAX INCENTIVE DEVELOPMENT PROGRAM, AMEND SECTION 3.20.060C MISCELLANEOUS PROVISIONS.**

**\*\* COUNCIL MEMBER MARTINEZ SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

Council Member Paoletto asked that this item be placed on the consent calendar.

**147-12 Proposed Amendment to the Municipal Code of Ordinances, amend Chapter 3.24 Affordable Housing Development Program.**

Mr. Coleman distributed copies of the existing language in the code, which is focused on Affordable Housing Developments. There were six deals done in the 1970's that provided for 40 years of tax incentives. The owners of those affordable housing properties are now looking to renew the tax incentives. There are a number of new affordable projects coming on line and they are also requesting a tax incentive for a 40 year term. Mr. Coleman said that he had taken the State statutes languages and updated the names of the various agencies. These would also be transferable with the property.

Mr. Coleman then reviewed the changes he was proposing. Council Member Stafstrom asked for a clean copy of the ordinance without the notes. Mr. Coleman said that he would be happy to provide Council Member Stafstrom with a finalized copy.

Mr. Coleman explained that the projects were deeply subsidized units. There are a number that exist already and there is more projects that will be coming online. Council Member Martinez asked how the City would continue to function with these deeply discounted projects. Mr. Coleman said that this would provide housing for the seniors and other low income residents. Council Member Martinez said that this was not giving the City the tax base that it needs. Mr. Coleman said that affordable housing developments would not be something one would be using for a tax basis. He added that there were 38,000 units in the City and currently there were only six projects that had been built in the 70's. There were also some Affordable Housing projects that may be done by private developments.

Council Member Paoletto pointed out that the language said "up to 40 years", which means that the City did not have to give them 40 years.

Council Member Paoletto asked if this would involve brown fields. Mr. Coleman said that most of the brown fields left in the City were smaller parcels such as former dry cleaners or gas stations. Most of the factor sites were already cleaned up.

Council Member Stafstrom asked for clarification on the Section 3.24.020. Mr. Coleman directed everyone's attention to the preceding statutes. He said that the department would want to have developers request these incentives so that the department would know who was involved. Discussion followed.

**\*\* COUNCIL MEMBER STAFSTROM MOVED TO AMEND THE FOLLOWING FROM:**

**SECTION 3.24.020D IS DELETED.**

**TO: SECTION 3.24.020D – THE APPLICANT FOR A TAX INCENTIVE UNDER THIS CHAPTER SHALL SUBMIT A LETTER OF REQUEST FOR SUCH A TAX INCENTIVE THAT SHALL DISCLOSE ALL PRINCIPALS OF THE APPLICANT. THE APPLICANT MUST COMPLETE AND FILE WITH OPED ALL OTHER NECESSARY FORMS REQUIRED BY OPED. (ORD. DATED 3/15/93 (PART):PRIOR CODE §24-181)**

**\*\* COUNCIL MEMBER PAOLETTO SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**\*\* COUNCIL MEMBER STAFSTROM MOVED TO APPROVE AGENDA ITEM 147-12 PROPOSED AMENDMENT TO THE MUNICIPAL CODE OF ORDINANCES, AMEND**

**CHAPTER 3.24 AFFORDABLE HOUSING DEVELOPMENT PROGRAM AS AMENDED.**

**\*\* COUNCIL MEMBER BONNEY SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**\*\* COUNCIL MEMBER STAFSTROM MOVED TO SCHEDULE PUBLIC HEARINGS ON AGENDA ITEMS 146-12 & 147-12 BEFORE THE NEXT CITY COUNCIL MEETING.**

**\*\* COUNCIL MEMBER MARTINEZ SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

Council Member Martinez asked why there was no legal opinion on this item. Mr. Coleman said that Atty. Pacacha was not able to attend the meeting to give a legal opinion. Council Member Paoletto said that he was not pleased to hear this.

**ADJOURNMENT**

**\*\* COUNCIL MEMBER BONNEY MOVED TO ADJOURN.  
\*\* COUNCIL MEMBER MARTINEZ SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 6:55 p.m.

Respectfully submitted,

Sharon L. Soltes  
Telesco Secretarial Services