

**Blue Ribbon Commission on Housing and Economic Development**

**7/16/2008  
1:00 PM to 3:30 PM  
Legislative Office Building  
Hearing Room #1-B**

Note taker:

Commissioner or Designate  
Attendees:

Mayor Mark Boughton – City of Danbury  
Pat Spring – Connecticut Housing Coalition  
John Craford – Connecticut Housing Finance Authority  
Mark Foreman – Cornerstone Capital Mortgage & Real Estate  
Anthony Rescigno – Greater New Haven Chamber of Commerce  
Stephen F. Darley – New Haven Construction Corp.  
Diane Randall – Partnership for Strong Communities  
Secretary Robert Genuario – State of Connecticut Office of Policy & Management  
Commissioner Joan McDonald – State of Connecticut Department of Economic & Community Development  
Howard Rifkin – Office of the State Treasurer  
Mayor Elizabeth Paterson – Town of Mansfield  
Elizabeth Verna – Verna Builders & Developers

## **Agenda**

Introductions & Announcements

Mayor Mark Boughton

Regulatory Subcommittee Report

The Regulatory Subcommittee has identified potential approaches to making the housing development approval process more efficient, consistent, predictable and cost-effective. The subcommittee is addressing state and local regulations, as well as the processes by which those regulations are implemented. Update on the work of the subcommittee so far, and introduction of today's speakers.

Commissioner Joan McDonald  
CT DECD  
Regulatory Subcommittee Chair

Regulatory obstacles to larger-scale, mixed-use, mixed-income developments, and developments using brownfields or other underutilized property.

Ken Olson  
President & CEO  
POKO Partners LLC

Regulatory obstacles faced by modestly-sized, modestly-priced single-family homes in suburban communities.

Greg Ugalde  
President  
T&M Building Company

Challenges municipalities face in managing environmental issues, water quality, traffic, aesthetics of development and other legitimate concerns that sometimes conflict with housing development, as well as the lack of planning capacity that municipalities often face.	Jason Vincent Senior Planner Planimetrics	10
Questions and discussion	ALL	35
Finance Subcommittee is exploring strategies to ensure that affordable housing developers can obtain the resources they need, and help the public underwriting process be more transparent, efficient and consistent across agencies. Update on the work of the subcommittee so far, and introduction of today's speakers.	Howard Rifkin Finance Subcommittee Chair	15
Insight into how affordable housing developers must assemble funds from many different agencies, some programs don't work together well, and the significant time and energy it takes to get through the process add to the overall development cost.	Andrea Pereira Senior Program Director LISC	10
How affordable developers can best use public subsidy under the right circumstances, and how public subsidy being more available and more flexible can unleash greater private funds into affordable housing production.	Christine Traczyk Community Development Director TDBankNorth	10
From her experience helping agencies work together on supportive housing, Elliott can share insights into how Connecticut's agencies that fund affordable housing can collaborate to avoid redundancy and play to each agency's strengths.	Janice Elliott President InSite Housing Solutions LLC	10
Questions and discussion	ALL	25
Adjournment	Mayor Mark Boughton	

## Additional Information

Observers:

Resource persons: Michael McLachlan, Chief of Staff – City of Danbury  
Shelby Mertes, Chief Policy Analyst – Partnership for Strong Communities

Special notes: