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CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

REPORT

February 1, 2005

Mayor Mark D. Boughton
Members of the Common Council

Re: **Affordable Housing Contract**

The Common Council Committee appointed to review an Affordable Housing Contract met on January 24, 2005 at 7:00 in the Third Floor Caucus Room in City Hall. In attendance were committee members Seabury and Saadi. Also in attendance were Deputy Corporation Counsel Eric Gottschalk, Director of Planning Dennis Elpern, Attorney Steven Olivo, the petitioner, Joseph DaSilva, Jehad Sabbagh and Council Members Cavo and Teicholz, ex-officio.

Mr. Seabury asked Attorney Gottschalk for an overview of the contract. Attorney Gottschalk said that State law provides an opportunity for developers to increase the density of a development provided they reserve a set number of units for affordable housing. This contract meets the criteria established in the statute. Under Ordinance Section 10-64 it is implemented by the Health and Housing Department.

Mr. Saadi noted that the Planning Commission approved this project in June 2004. Mr. Seabury asked how many units in the project. Mr. DaSilva said there are seventeen, three of which are classified as affordable. The price will be $265,000. The remaining units are selling at $325,000. He used the HUD standards for median income, which is $96,500 for a family of four. Thirty percent of this income can be used for housing expenses. The units are three bedrooms, 1,650 square feet with a two-car garage.

Mr. Saadi made a motion to recommend that the Common Council authorize the Mayor to execute the affordable housing contract. Seconded by Mr. Seabury. Motion carried unanimously.

Respectfully submitted,

THOMAS SAADI

GREGG SEABURY, Chairman

WANDA PAYTON