

From: [Jacobson, Jonathan](#)
To: [Rosenson, Valerie](#)
Subject: Fw: 72 Franklin Street
Date: Monday, January 14, 2019 5:11:05 PM

Valerie,

Please include this correspondence into the Building Permit Fee item as well.

Thanks.

Jonathan Jacobson
Stamford Board of Representatives
District 12

From: Jacobson, Jonathan
Sent: Saturday, January 12, 2019 9:00 AM
To: Bromley, Ellen
Subject: Re: 72 Franklin Street

Thanks, please feel welcome to join our meeting so we can discuss with your further.

Jonathan Jacobson
Stamford Board of Representatives
District 12

From: Bromley, Ellen
Sent: Friday, January 11, 2019 4:31:57 PM
To: Jacobson, Jonathan
Subject: RE: 72 Franklin Street

That would be ok.

But it would also be ok to work on this separately at a different time.

With Inspirica the situation is pretty clear. But for Inspirica (and Pacific House) sheltering homeless people would be a city function. Same with food providers. Other worthy non-profits don't necessarily perform functions that would otherwise need to be performed by the city. Given that, plus the fact that there has already been some discussion of potential muckiness, it probably makes sense to hone in on what is really needed and work on it separately.

I will help with the concept whichever direction you choose.

From: Jacobson, Jonathan
Sent: Friday, January 11, 2019 4:23 PM
To: Bromley, Ellen
Subject: Re: 72 Franklin Street

That subject was brought up on the floor of the full board, I believe the consensus was that would muck up the waters too much. I'll bring it up during our meeting and, with your permission, circulate this e-mail correspondence with the Operations Committee.

Jonathan Jacobson
Stamford Board of Representatives
District 12

From: Bromley, Ellen
Sent: Friday, January 11, 2019 4:21:28 PM
To: Jacobson, Jonathan
Subject: FW: 72 Franklin Street

Jon,

I quickly read the article on building permit fees and I see you are not finished.

That's good. Take a look at the description of the deeply affordable housing currently being built on Franklin Street by Inspirica. I can't remember the total amount, but the City has provided significant financial assistance to Inspirica.

At the same time, Inspirica has paid over \$100,000 in zoning and building permit fees for the building.

I don't want to rock the boat, but what do you think about amending the fee schedule to reduce or eliminate fees for qualifying* non-profit projects?

*I suspect defining "qualifying" would present a challenge, but if there were a will to do so . . .

From: Jason Shaplen [mailto:JShaplen@InspiricaCT.org]
Sent: Monday, December 05, 2016 12:28 PM
To: Bromley, Ellen
Subject: 72 Franklin Street

Ellen:

As discussed, please accept this as Inspirica's formal request for \$125,000 in funding from the source you mentioned on the phone for our exciting new deeply affordable housing development project at 72 Franklin Street. The requested amount would cover the expected costs and installation of the approximately 120-140 units that will heat and cool the building, including all of its apartment units.

As a brief recap, 72 Franklin Street is a first-of-its-kind project on multiple levels. As you might expect, it's virtually impossible to adequately convey how exiting this project is, but, suffice to say, it's groundbreaking (literally and figuratively) on several levels:

1. It's a new type of housing – deeply affordable housing – targeted at people earning 25%-35% of AMI (rather than the standard 50%-60% of AMI).
2. It's housing for FAMILIES – the fastest group falling into homelessness (yet often overlooked when it comes to solving homelessness given the massive expense associated with housing them)
3. It includes an on-site Early Childhood Education Center – one which will bring 48 NEW ECE slots to Stamford, and more than double the number of publicly funded slots currently available for children ages 0-3
4. It's a tri-sector collaboration: government, private sector, not-for-profit sector
5. It's self-sustaining from Day 1 – without any government capital funding or any government ongoing subsidies

This building is expected to make Stamford the first major city in the nation to end family homelessness, far ahead of the 2020 federal goal. It's also caught the attention of several national entities who are watching as we develop it.

As also requested, I've attached a general overview, including architectural drawings and the pro forma. Please let me know if you have any questions.

Best,

Jason

[Jason T. Shaplen](#)
Chief Executive Officer



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Proud Recipient of 2016 IMPACT Fairfield County Award

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OUR MISSION

To break the cycle of homelessness by helping people achieve - and maintain - permanent housing and stability in their lives.

Visit our website www.InspiricaCT.org and like us on **Facebook**.

