

# City of Bridgeport

## Plan of Conservation and Development

### Housing Thematic Meeting

Johnson School  
6PM, Wednesday, September 19, 2018

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On September 19, 2018, the City of Bridgeport Master Plan of Conservation and Development project team held their final thematic meeting related to housing in Bridgeport. The purpose of this meeting was to review best practices for housing planning, identify relevant priorities, and discuss strengths, issues and new ideas for improving the housing system. Thirteen (13) members of the public were in attendance.

The project team began the meeting by introducing the Master Plan and clarifying how housing relates to the larger picture of the Plan. Following the presentation, meeting attendees were given clickers to vote in real-time on interactive survey questions that helped to identify the group's priorities relevant to Bridgeport's housing (results below). Attendees broke out into groups to identify the strengths, challenges, and new ideas for reforming and improving Bridgeport's housing system (summarized below).

#### **Breakout Session Notes**

The statements below are a summary of the opinions expressed by meeting attendees. The statements do not necessarily reflect City policy or objective facts.

#### Strengths:

- Housing prices are relatively low
- Bridgeport is uniquely located
- Bridgeport offers great accessibility to transportation
- Quality of neighborhoods and parks
- Neighborhoods possess good housing stock
- Historic architecture
- Schools are in neighborhoods

#### Issues and Challenges:

- Limited access to quality food, retail and services

- Lack of investment in housing and access to capital
- Community is not informed about developments
- Dilapidated and aging housing stock creates environmental hazards, blight problems, and environmental injustice
- Prevalence of garbage and waste in the neighborhoods
- Property taxes are too high and discourage home ownership
- Fair housing officer needs support
- Delayed investment in infrastructure

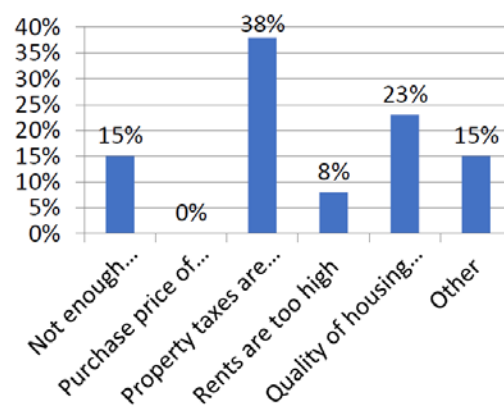
#### Ideas for Improving Bridgeport's Housing:

- Lower property taxes
- Invest in job training and education to improve economic development
- Implement a system of voluntary contributions by non-profits to increase the tax base
- Address homelessness
- Explore the feasibility of tiny houses
- Bring more affordable units on the market
- Improve the public housing system
- Plan for changing demographics
- Attract young people and millennials
- Create housing systems for second chance and reentering populations

#### **Interactive Survey Results**

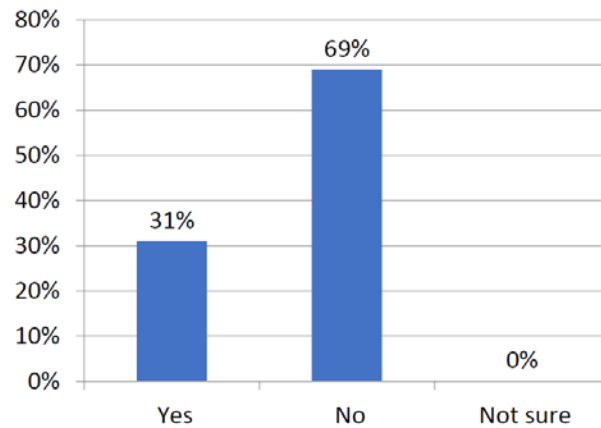
### What is your greatest concern regarding housing in Bridgeport?

1. Not enough housing options
2. Purchase price of homes are too high
3. Property taxes are too high
4. Rents are too high
5. Quality of housing is poor
6. Other



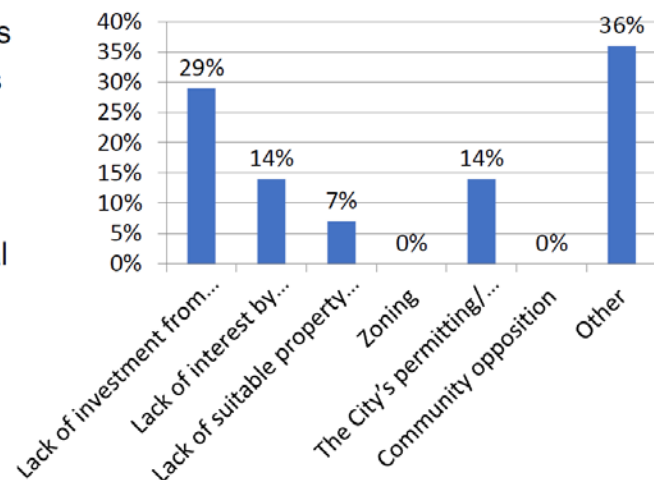
## Do you feel that Bridgeport is making progress towards expanding housing options?

1. Yes
2. No
3. Not sure



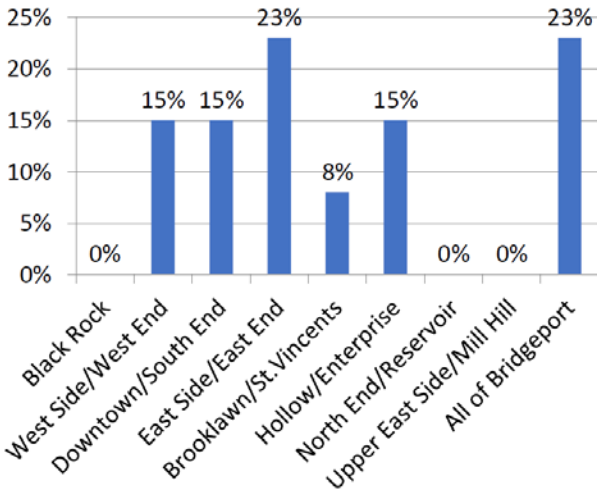
## What do you think is the biggest barrier to improving housing options in Bridgeport?

1. Lack of investment from banks
2. Lack of interest by developers
3. Lack of suitable property for development/ redevelopment
4. Zoning
5. The City's permitting/ approval process
6. Community opposition
7. Other



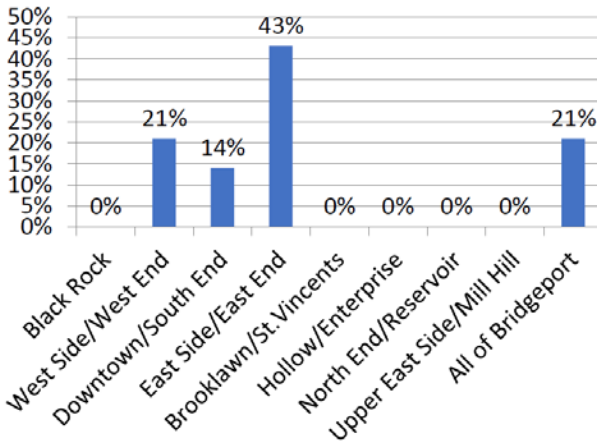
# Which area of Bridgeport is most in need of additional housing?

1. Black Rock
2. West Side/West End
3. Downtown/South End
4. East Side/East End
5. Brooklawn/St.Vincents
6. Hollow/Enterprise
7. North End/Reservoir
8. Upper East Side/Mill Hill
9. All of Bridgeport



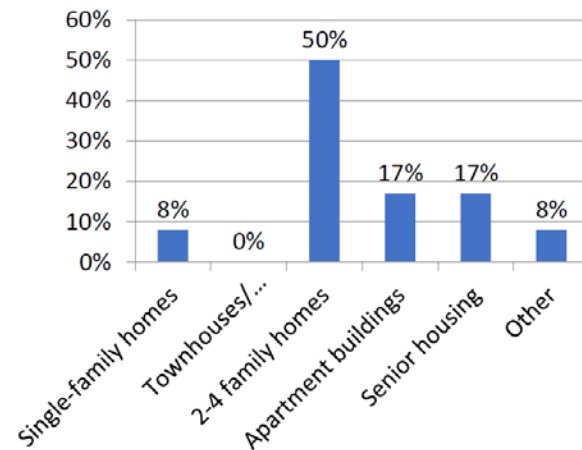
# Which area of Bridgeport is most in need of reinvestment in existing housing?

1. Black Rock
2. West Side/West End
3. Downtown/South End
4. East Side/East End
5. Brooklawn/St.Vincents
6. Hollow/Enterprise
7. North End/Reservoir
8. Upper East Side/Mill Hill
9. All of Bridgeport



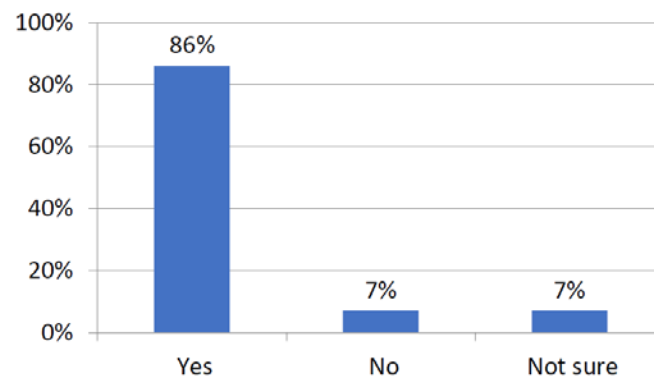
## What type of housing is most needed in Bridgeport?

1. Single-family homes
2. Townhouses/condominiums
3. 2-4 family homes
4. Apartment buildings
5. Senior housing
6. Other



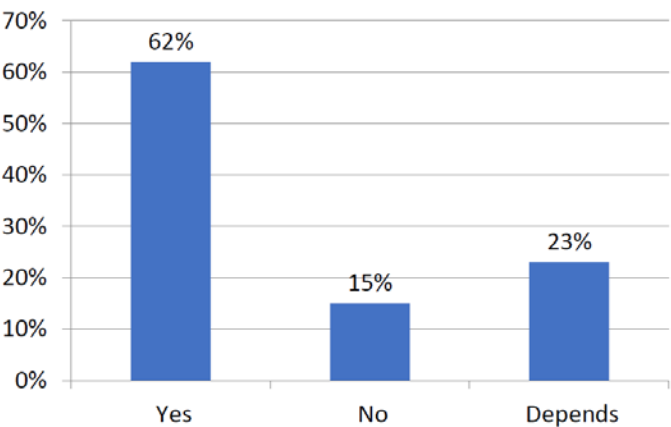
## Does Bridgeport need more income-restricted affordable housing units?

1. Yes
2. No
3. Not sure



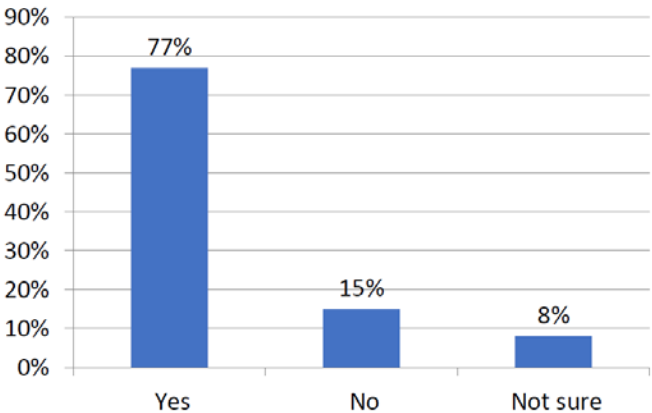
# Does Bridgeport need more market rate and high value housing units?

- 1. Yes
- 2. No
- 3. Depends



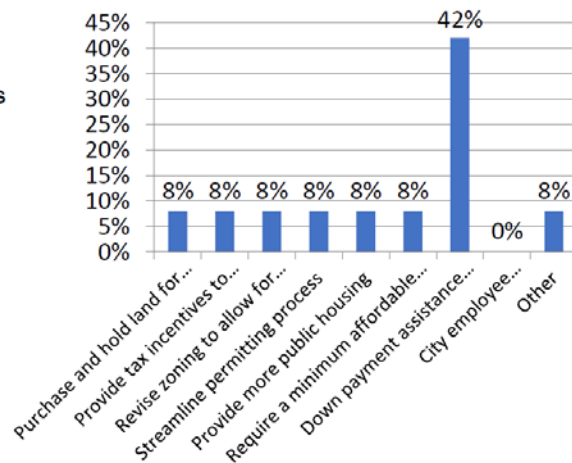
# Are you concerned about the potential impact of gentrification on housing supply and affordability?

- 1. Yes
- 2. No
- 3. Not sure



## How should the City of Bridgeport encourage housing development/home ownership?

1. Purchase and hold land for housing development
2. Provide tax incentives to housing developers
3. Revise zoning to allow for higher density housing in some areas
4. Streamline permitting process
5. Provide more public housing
6. Require a minimum affordable housing requirement
7. Down payment assistance loan program
8. City employee homeownership incentive
9. Other



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### **Project Team**

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- Dean Mack – City of Bridgeport
- Francisco Gomes – FHI
- Zainab Kazmi – FHI