



**Greater Bristol Realty Corporation
Post Office Box 3124
Bristol, CT 06011**

February 7, 2021

Raymond A Rogozinski, P.E.
Director of Public Works
Bristol City Hall
111 North Main Street
Bristol, CT 06010

Dear Mr. Rogozinski,

Re: Fee Waiver Request for Houses on Pine Street and Evergreen Street

This letter is to request the waiving of all fees to be collected by the Public Works Department in connection with three houses that the Greater Bristol Realty Corporation (GBRC) is developing on Pine Street and Evergreen Street. These fees include the water and sewer lateral patch fees on Evergreen Street (approximately \$15,500) and the driveway permits (\$160).

The GBRC is a 501(c)(3) housing developer. Its mission is to create homes in Bristol for first-time, moderate income families ("moderate income" as defined as earning not more than 50% of the average median income for the area). Previous GBRC projects include a house on Margerie Street and three houses on Bernie Avenue and Lillian Road, all of which were constructed with our previous partner Habitat for Humanity. Our current partner is Neighborhood Housing Services of New Britain.

To be affordable by our intended buyers, the purchase price of these houses cannot exceed \$186,000. Due to the high cost of building materials during the COVID pandemic and other market forces, it will cost us \$366,000 each to build these three houses. We are able to subsidize the purchase price through a combination of grants, housing tax credits, and "value engineering" by our architect and contractor, but there is still a gap. Waiving the above fees would help GBRC make up the difference.

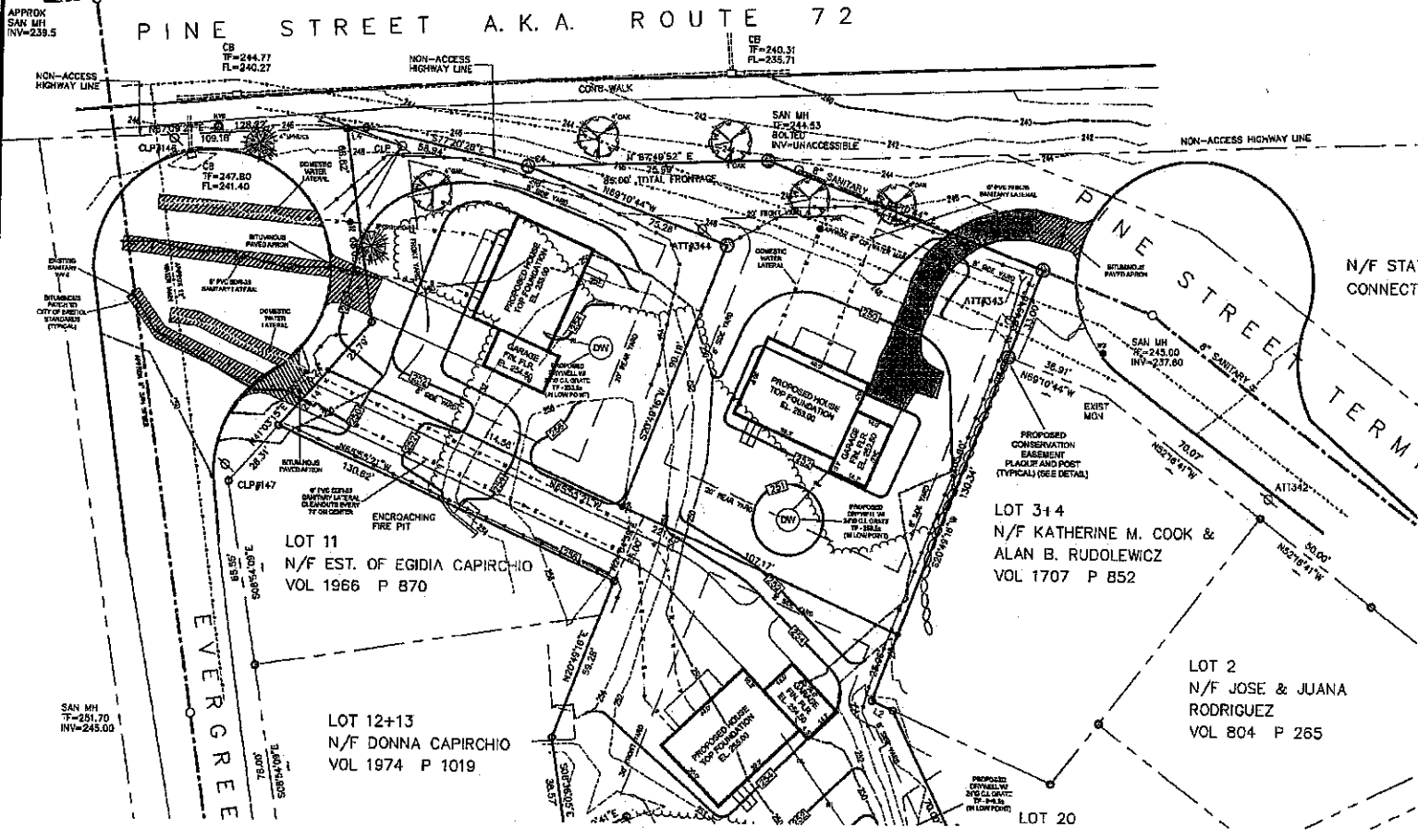
In a recent op-ed piece on the impact of zoning on multifamily housing in Connecticut, Chris Powell of the Journal Inquirer said the following: "But there might be a generally acceptable solution to zoning exclusivity: requiring all towns to facilitate owner-occupied multi-family housing, accompanied by state mortgage assistance to purchasers who are employed, a system of starter homes routing working people toward the middle class."

Such a system exists, and GBRC houses are part of it. Please help us to make the dream of homeownership possible for three families in Bristol.

Sincerely,

Craig Minor
Vice President, GBRC

PINE STREET A.K.A. ROUTE 72



LOT 11
N/F EST. OF EGIDIA CAPIRCHIO
VOL 1966 P 870

LOT 12+13
N/F DONNA CAPIRCHIO
VOL 1974 P 1019

LOT 314
N/F KATHERINE M. COOK &
ALAN B. RUDOLEWICZ
VOL 1707 P 852

LOT 2
N/F JOSE & JUANA
RODRIGUEZ
VOL 804 P 265

LOT 20