

## Briscoe, Tracy

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**From:** Ray Mazzeo <r.mazzeo@rednissmead.com>  
**Sent:** Monday, December 14, 2020 7:55 AM  
**To:** Blessing, Ralph; Mathur, Vineeta; Woods, David  
**Cc:** Lisa L. Feinberg; Briscoe, Tracy; Capp, Lesley; David Pinto  
**Subject:** E. Main Street - 220-46  
**Attachments:** Cover Letter - Supplement to App. 220-46 (12-14-2020).pdf; Supplement to App. 220-46 (12-14-2020).pdf

Good morning all,

We wanted to clarify the proposed Special Permit requests as they relate to BMR's. It is all stated in the application materials, but one item should have been repeated in the Action Item section of the narrative. The attached letter and supplemental statement make that clarification.

Please add to the file.

Basically we are using the equivalencies to provide a total of 10 units at 50% AMI...instead of 8.5 at 50% (base BMRs) and 2.5 at 65% (to replace 5 "market rate affordables"). This provides several benefits:

1. It serves more units at the lower income level – whereas 65% gets closer to "market" for this building/neighborhood.
2. It eliminates the "half-units" at each affordability level and creates an even 10 units @50%AMI, which can be easily split 50/50 among the proposed 43-1BR and 42-2BR units in the proposed building. No algebraic gymnastics to distribute the units.

Please let us know if you have any questions.

Thanks

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**Raymond R. Mazzeo, AICP**

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December 14, 2020

City of Stamford Planning Board and Zoning Board  
c/o David Woods, Deputy Director of Planning, and  
Vineeta Mathur, Associate Planner  
888 Washington Boulevard  
Stamford, CT 06901

***Re: 819-831 East Main Street & 27-29 Lafayette Street  
App #220- 46 Special Permit & Site and Architectural Plan (GDP) Applications***

Dear Ms. Mathur & Dr. Woods:

We are writing to clarify one aspect of the pending application. As stated in the submitted materials, the applicant is required to satisfy a base Below Market Rate (BMR) housing requirement of 10% which is equivalent to 8.5 units. These units must be provided at 50% of Area Median Income (AMI), unless otherwise approved by the Zoning Board. In addition, the site is currently occupied by 5 "Market Rate Affordable Housing Units". This requires an additional BMR unit, affordable to families earning less than 65% of AMI, for every 2 such "Market Rate Affordable Housing Units" located on the property today. Thus, an additional 2.5 BMR units are required at 65% of AMI. The applicant intends to satisfy this additional BMR requirement by providing 1.5 additional units at 50% of AMI pursuant to the equivalency ratio provided in Section 7.4.C.1.k. This ratio provides that 1 BMR unit at 65% of AMI is equivalent to 0.6 units at 50% of AMI.

While this equivalency was requested in the submitted materials, it should also have been repeated as a specific Action Item in paragraph 5 of the Project Narrative. To further clarify the pending request, we submit the enclosed application supplement.

Please feel free to contact us with any questions or comments. We look forward to continuing to work with you and the Planning & Zoning Boards on this exciting redevelopment.

Sincerely,



Raymond R. Mazzeo, AICP

12/14/20

**Supplement to Application 220-46  
General Development Plan & Special Permit Requests**

Pursuant to Section 7.4.C.1.k, in lieu of providing 8.5 BMR units at 50% of AMI and 2.5 BMR units at 65% of AMI, Applicants request Special Permit approval to provide 10 BMR units affordable to families earning less than 50% of AMI.