



Introducing Tammy Talton

BNT is pleased to introduce a new member of its team: Tammy Talton. Tammy joined BNT as Program Manager in February of 2007. Her responsibilities include overseeing construction management for the Lead Free Families Program, managing the Pequonnock Relocation Program and property management. Tammy brings her passion for helping others and four years of property management experience to her position at BNT.



Moving Forward

For Linda Valdes, October 8, 2007 was more than just an ordinary Monday, and more than just another Columbus Day. On October 8th, 2007, BNT helped Linda and her two children move into a newly renovated and much-anticipated Bridgeport apartment.

Once a resident of Bridgeport Housing Authority's (BHA's) Pequonnock Apartments, Linda was one of the 189 families displaced prior to the complex's demolition in 2002. Since then, BHA has been working to locate and develop the necessary Pequonnock Replacement units. BNT has assisted the process by managing the development of 60 of these units, including the Valdes' new place on the East Side. BHA has also contracted BNT to assist the former Pequonnock families with the relocation and move-in process as apartments become available. BNT's roles include management of the waiting list, showing the apartments, and arranging for moving services. Currently, there are 97 families on the active waiting list. To date, 12 families have already settled into their new homes, and 12 more are expected to be moving shortly. Nine other units have been offered to families.

For Linda, moving into the new apartment has provided new stability and peace. "It has everything, even a backyard and parking," Linda enthused, expressing particular excitement that her kids could each have their own bedroom, and live in a nice neighborhood.



Bridgeport
Neighborhood
Trust, Inc.

BNT's mission is to strengthen neighborhoods by embracing a holistic revitalization approach through advocacy, education, investment and technical support.

Coming Soon: New Affordable Housing in the Greater Bridgeport Area

BNT is committed to the creation of affordable housing - both within Bridgeport city limits and beyond. A comprehensive response to Connecticut's affordable housing crisis requires an increase of affordable and market rate housing in both suburban and urban communities throughout the state. To this end, BNT is developing affordable housing opportunities throughout the City (see Development Pipeline for updates on BNT's current projects). Extending these opportunities beyond Bridgeport, BNT recently began assisting developer Todd Cascella in the initial stages for creating an affordable housing project in Monroe, Connecticut. BNT is providing technical assistance for the project by preparing budgets and financing applications to the Department of Economic and Community Development.

The Development Pipeline

35 Alex Street

To be sold to first time homeowner Bernadette White in January 2008

101 Barnum Ave

Pending construction

Holly Street

In predevelopment

Pequonnock Replacement Units

As of January, 2008 49 of the 60 units are in various stages of acquisition and development, including the 12 ACAP units that are complete and occupied.

Phase I	11 units: Under Construction
Phase II - ACAP	12 units: Complete
Phase III - Acquisition and Rehab	Maplewood Ave. (6 units), and Brook St. (4 units): Acquired and in predevelopment
	Lafayette (12 units), Barnum (4 units): Identified and Pending Acquisition



Lead Free Families

Entering 2008, BNT is proud to announce the success of the first round of the City of Bridgeport's Lead Free Families Program. Funded by a \$3 million grant from the Department of Housing and Urban Development (HUD), and managed by BNT, the program is alleviating lead hazards from 275 units throughout the City. Based on the program's initial results, the City recently secured a second \$3 million grant from HUD to expand its lead abatement work. Bridgeport was the only city in Connecticut to receive the HUD grant this year.

Of the 275 units assisted with the initial Lead Free Families funding, 145 were full abatements completed by certified lead abatement contractors, including many local and minority-owned businesses. The remaining 130 units are part of the rebate program intended for property owners who elect to do minor work themselves. Once the work is complete and the property receives a clearance, the reimbursement is issued.

The new \$3 million HUD grant will allow the program to provide remediation to another 200 units. Of these units, 100 will be full abatements, and 100 will be included in the rebate program.

For more information on participating in the Lead Free Families program, please contact Milta Feliciano at 203 576-7483. For eligibility requirements, please contact Sabine Kuczo at 203 576-8220.

Homeownership Program

Make yourself at home

BNT helps people feel at home in Bridgeport. To do this, they invite them to first feel at home with the process of buying a home by participating in BNT's free homeownership program. The program offers a variety of workshops, personal counseling and in-depth classes – all created to provide the information, answers and support a first time homebuyer needs.

All BNT workshops are free and open to the public, but pre-registration is required. To sign up for one of BNT's homeownership workshops, classes or individual counseling, please call Emilia Diaz at 203 332-7977.

BNT has expanded its Homeownership Program with support from:

- Department of Housing and Urban Development: \$22,000
- Fairfield County Community Foundation: \$15,000
- JP Morgan Chase Bank: \$10,000
- Citigroup: \$10,000
- People's United Bank: \$5,000

Upcoming Workshops

LANDLORD/TENANT & FAIR HOUSING REGULATIONS, LEASES, HOUSING DISCRIMINATION This workshop covers responsibilities of the landlord and the tenant, finding and keeping good tenants, oral & written leases, housing discrimination, fair market rents & security deposits, etc

Date: Wed, Jan. 9th, 6 - 8 p.m.

Location: Bridgeport City Hall Annex, 999 Broad St., Conference rooms A & B, 2nd floor, Bridgeport, CT

Speakers: Atty. Richard Tenenbaum, CT Legal Services & Joseph Wincze, Director, City of Bridgeport Fair Housing Office

CHASING A BETTER (CREDIT) SCORE This workshop covers how to improve your credit, how to identify and address underlying elements that create financial problems; how to chose a loan, how to understand money and credit, etc

Date: Wed, Jan. 16th, 6 - 8 p.m.

Location: Bridgeport Public Library (downtown), 925 Broad St. Bridgeport, CT

Speaker: Diane Mull, Consumer Credit Counseling Services of CT

BNT's 8 HR. PRE-PURCHASE HOMEBUYER CERTIFICATE WORKSHOPS

Topics covered include (1) Should you rent or buy, (2) overview of buying a home and qualifying for a mortgage, (3), negotiating purchase contracts, (4) the house inspection and appraisal process, (5) the closing process and post-purchase information e.g. home maintenance do's & don'ts

Dates: Sat. Jan. 26th, Sat. Feb. 23rd, Sat March 29th

Time: 9 a.m. - 5 p.m. (breakfast and lunch provided)

Location: Bridgeport Neighborhood Trust, 177 State St., 5th floor, Bridgeport, CT

In addition to the public program, BNT is partnering with Seaview Avenue Business Association (SABA) to conduct special homeownership workshops (seminars) for employees of SABA's member institutions: Bridgeport Hospital, Lacey Manufacturing, Rotair Industries and Syntex Rubber Corporation. Seminars include "Financial Literacy", "Landlord/Tenant and Fair Housing Regulations" and "Anti-Predatory Lending, Foreclosure Prevention and Credit Laws".

