



**Albion Street Clinic and Housing:**  
 Health clinic and housing on one site

**Father Panik  
 Village  
 Replacement  
 Program**

Albion Street is HACB's new, three-phase, mixed-use, mixed finance development undertaken in partnership with Southwest Community Health Center (SWCHC), a Federally funded health center serving Medicare and Medicaid patients. The building site lies off Fairfield Avenue between Albion and Andover Streets.

SWCHC's portion of the project includes facilities for dental services on the first floor of a portion of the Albion Street side of the building and obstetric, gynecological, medical, and behavioral health services on the first and second floors of the Andover Street portion of the building. HACB will build 35, two-bedroom apartments on four floors above the dental clinic. The total estimated cost is \$26 million.

Excess parking on the current Stop & Shop site across the street will be shared with the facility to avoid creating additional, unnecessary paving. The building features green roofs and will be LEED certified.

SWCHC and HACB, now in their 15<sup>th</sup> year of tenant/landlord collaboration, have examined the problem of continuing the SWCHC lease at Bird Street, a site that is both too small and inefficient to meet the demands for patient services, and too costly to comply with mandated accessibility standards.

SWCHC will use Health and Human Services funding along with its own reserves to build Phase I (the dental clinic), which is committed to start in April 2010. SWCHC has applied for funds to complete Phase II, which would, if funded, complete the construction of the state-of-the-art community health center.

HACB has applied for 4% LIHTC financing through the Connecticut Housing Finance Authority and funding through the Father Panik Village replacement fund for the housing. Completion of construction and lease up should be completed in Fall 2011.

**Future needs:**

**State:**

- Approval of bond for construction financing
- Approval of 4% LIHTC for permanent financing

**Federal:**

- Approval of \$7.3 million in construction and permanent financing

**City:**

- Zoning permission for building's height and other details
- Permission for shared parking on Stop and Shop site
- Transfer of adjacent, vacant City land taken in tax foreclosure to enlarge the site

## ALBION STREET

- **The Building:** A new-mixed-use, mixed finance development to be built by the Housing Authority of the City of Bridgeport (HACB) in partnership with the Southwest Community Health Center (Southwest).
  1. \$26M in new construction.
  2. A new, state-of-the-art community-based health center with a capacity to service more than 35,000 visits per year.
  3. 35 new units of family housing with immediate access to local shopping, transportation, schools, and other amenities.
- **The Location:** 46 Albion St. – 1.2 acre lot; site of two former Evergreen apartments.
- **Southwest – an economic engine:**
  1. Southwest’s out-patient medical, dental, and behavioral health services will re-locate to Albion Street from its current Bird Street site. Dental care center will expand from 7 to 11 operatories.
  2. Over 90,000 patient visits are generated annually. Albion St. visits to increase from 21,000 – 35,000 annually.
  3. The health center project will **create 35 construction jobs; retain 42 health care jobs;** and expand employment opportunities for Bridgeport residents.
  4. Increase Southwest’s current business with West End Merchants.
  5. Increase Stop and Shop customer base and Stop & Shop potentially may install a pharmacy.
- **Tax generating property:** Albion Street will contribute annual municipal taxes.
- **The Environment:** Development requires a full environmental assessment and remediation to residential standards.
- **Zoning:** Appropriate zoned for mixed use, and already with adequate parking identified, the Albion Street development requires only three waivers:
  1. Height. (Zoning would restrict the building height to 35 feet, although 65 feet is requested; adjacent industrial lots allowed to build up to 75 feet under current regulations.)
  2. Office space. (Zoning restricts office space to a 5,000 square foot maximum; approximately 25-27,000 will be needed for the entire Southwest health center facility.)
  3. FAR.