



Housing/Community Development/Social Services Committee - Board of Representatives

Elaine Mitchell, Chair

Lila Wallace, Vice Chair

Report of Meeting

Date: Wednesday, January 22, 2014
Time: 6:30 p.m.
Place: Democratic Caucus Room 4th Floor, Government Center,
Stamford, CT

The Housing-Community Development-Social Services Committee met as indicated above. Present were Chair Mitchell, Vice Chair Wallace, and Committee Member Reps. Giordano, Mahoney, McNeil. Excused were committee members Moore and Uva. Also present Tim Beeble, Director of Community Development; Sharona Cowan, Social Services Division and Dana Lee, Office of Legal Affairs.

1. **HCD29.01 REVIEW; regulations concerning social service (relocation expenses; i.e. timing and payment (Formerly HCD28.056)**

12/18/13 – Held in Committee

- State mandated – Displacement of tenants related to enforcement of health and safety codes.
- State has a \$250 fine for State Health Code, municipalities provides for enhanced fines or criminal violations that varies by codes.
- When the health, police department, fire marshal or housing enforcement renders the dwelling uninhabitable, an order is issued to vacate, and the tenants must leave. The city has an obligation under code enforcement activities to provide certain financial and advisory assistance to the displaced tenants.
- Fiscal year 2012-2013 there were 34 relocations
- 16 had children in the family
- 23 of the 34 stayed in a hotel
- The expenses totaled \$93,500 that included hotel, moving expenses and rehousing payments. The hotel expense alone came to \$58,000, the average cost for per night is \$70.00 to \$110.00.
- The displaced tenants have difficulty finding suitable housing due to lack of finances to support renting in Stamford, might have criminal background prohibiting to be eligible low income housing and the low income housing dwellings have waiting lists.
- Chapter 135, Department of Economic and Community Development; Uniform Relocation Assistance Act the city's obligation under Sec. 8-271. Relocation assistance advisory program (b) (3) states the city has "to assure that, within a reasonable period of time, prior to displacement there will be available in areas not generally less desirable in regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families and individuals displaced, decent, safe and sanitary dwellings." The city does not have property available to meet this requirement. Some of the suggestions made by committee members were to use confiscated housing property as relocation property managed by a not-for-profit organization, to convene a housing task force to address low income housing and other housing issues.
- City Attorney Dana Lee submitted to the Committee a draft copy of a Proposed City of Stamford Relocation Plan For Persons Displaced By Code Enforcement Activities (current documentation is 30 years old) – this item, which was not on the agenda, will be reviewed in the committee's March 2014 meeting

2. **HCD29.04 APPROVAL of a request by New Neighborhoods, Inc. to allocate \$75,000 from window replacement at 53-55 Stillwater Avenue to parking and entry stair renovations.**
12/18/13 – Held in Committee
01/06/14 – Held in Committee
 - **The item was withdrawn by New Neighborhoods, Inc.** The organization will revert back to the original request. Approved 5-0-0
3. **HCD29.05 PUBLIC HEARING; on the year 40 CDBG Proposals (2014-2015)**
 - **February 6, 2014 – Public Hearing**
 - February 20, 2014 – Sub-committee meets
 - March 1, 2014 – Budget work shop in conjunction with the Mayor’s office
4. **HCD29.06 REVIEW; local resources for affordable housing development including Capital Budget, Linkage and Below Market Rate Inclusionary Zoning**
REPORT MADE
 - Capital Budget allocation starting with year 1982 – 2014 totals \$19,330,000 for the development or rehabilitation of 1,140 housing units and two homeless shelters (documentation for the various housing development production in Stamford, CT is in the Board’s Office)
 - Commercial Linkage – Commercial building permit fees collected for fiscal year 2005 – 2012 totals \$17,234,974 with \$830,256 allocated for linkage. For fiscal year 2012 – 2013 the numbers were not available.
 - Below Market Rate (BMR) Inclusionary Zoning there were 8.922 units approved by the Zoning Board. Of the units set aside as affordable BMR units, 451 housing units have been completed and a total of \$5,526,000 has been paid by developers opting out of providing BMR units. Also, there are 493 BMR units that were approved but have not yet been constructed. Also there is an anticipated \$7,170,000 to be paid by developers of approved projects who will not be providing BMR units. In some cases the developers provide a payment directly to the City’s Inclusionary Zoning fund. In other cases, the Zoning Board decides whether to approve other direct payments from developers to third party developers who will provide affordable housing. There is a footnote to the documentation where there was a contribution of \$500,000 to the Housing Development Fund, Inc. to create up to six affordable housing units but there is no mention whether they were created and where.

All documentation is located in the Board’s Office including income limits for BMR Units and BMR 2014 rent levels.

This Meeting is available on [Video](#).