



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

Elaine Mitchell, Chair

Lila Wallace, Vice Chair

Committee Report

Date: Tuesday, April 19, 2016
Time: 6:30 p.m.
Place: Republican Caucus Room, 4th Floor, Government Center, 888
Washington Boulevard

The Housing/Community Development/Social Services Committee met at the above time and place. Present were Chair Mitchell, Vice Chair Wallace and Committee Members Reps. Giordano, Mahoney, McNeil, and Moore. Excused were committee member Watkins. Also present were Erik Larson, Community Development; Norman Cole, Land Use Bureau; and Ellen Bromley, Public Safety, Health & Welfare.

Chair Mitchell called the meeting to order at 6:40 p.m.

Item No.	Description	Committee Action
¹ .HCD29.044	APPROVAL; Year 42 CDBG Budget. 04/01/16 – Submitted by Mayor Martin 04/14/16 - Approved by the Board of Finance	Committee Approved 5-0-0
A motion to approve this item was made, seconded and approved by a vote of 5-0-0. (Mitchell, Wallace, Giordano, Mahoney, McNeill and Moore in favor.)		
² HCD29.045	RESOLUTION; Authorizing the Mayor to Submit the Year 42 Annual Action Plan for the Community Development Program of the City of Stamford, Connecticut. 04/01/16 – Submitted by Mayor Martin	Committee Approved 5-0-0
A motion to approve this item was made, seconded and approved by a vote of 5-0-0. (Mitchell, Wallace, Giordano, Mahoney, McNeill and Moore in favor.)		
³ HCD29.043	REVIEW; Creating One Source where all Affordable Housing Funds are located and from which they are Disbursed. 03/08/16 – Submitted by Rep. Mitchell 03/22/16 – Report Made & Held in Committee	Report Made

¹ Video Time Stamp 00:00:35

² Video Time Stamp 00:05:20

³ Video Time Stamp 00:08:00 Discussion

The Committee thoroughly discussed the attached preliminary [draft matrix chart](#) regarding the housing funds that Erik Larson and Representative Mahoney drafted.

The draft matrix includes information on the following:

- HOME Investment Partnerships Program
 - The Process
 - The Accomplishments
 - Active Projects
- Commercial Linkage for Affordable Housing
 - The Process
 - The Accomplishments
 - Active Projects
- Housing Development Fund
 - The Process
 - The Accomplishments
 - Active Projects
- Section 7.4 – Below Market Rate Dwelling Units (Inclusionary Housing Zoning Trust Fund)
 - The Process
 - The Accomplishments
 - “Fee-In-Lieu”

Mr. Norman Cole added:

- The Inclusionary Housing Zoning Fund was created by the City of Stamford to place funds the Zoning board has generated through its Zoning Affordable Housing program
- \$16.9 million paid into the fund
- \$5.8 million pending payment
- 90% of developers will build affordable units
- Zoning board directs the funds
- Funds are accepted and appropriated into fund
- The Community Development office dispenses through mortgage and loan agreements
- 11,000 Units of housing and 1,000 units are affordable
 - 20% are paying the fee from the 11,000
 - 587 units occupied
 - 450 in construction proposed and pledged
- Most successful affordable housing program in Connecticut

Chair Mitchell said at the next meeting they would like to have the following:

- Listing of all projects that funding have been allocated for housing
- The level of affordable housing units (25%, 30%, etc. of income)
- Occupancy levels

4. [HCD29.46](#) RESOLUTION and public hearing; Approving a List of Programs to the State Dept. of Revenue Services in accordance with the provisions of the Connecticut Neighborhood Assistance Act. **(public hearing to be held May 17, 2016)** **May 17, 2016 Meeting**
04/06/16 – Submitted by Mayor Martin

As a Secondary Committee:

1. [F29.407](#) ADDITIONAL APPROPRIATION (Capital Budget); **No Action**
\$3,226,917.00 Affordable Housing Zoning Initiative; Payment
received from developer of the Atlantic Station
North Tower; \$3,085, 223.50 for Metro Green III
and \$141,693.50 deposited into fund.
04/06/16 – Submitted by Mayor Martin
04/12/16 - to be considered by the Planning Board
04/14/16 - to be considered by the Board of Finance

The meeting adjourned at 8:25 p.m.

Submitted by

Elaine Mitchell, Chair

This meeting is on [Video](#).