



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

Elaine Mitchell, Chair

Lila Wallace, Vice Chair

Committee Report

Date: Tuesday, October 18, 2016
Time: 6:30 p.m.
Place: Democratic Caucus Room, 4th Floor, Government Center, 888
Washington Boulevard

The Housing/Community Development/Social Services Committee met at the above time and place. In attendance were Chair Mitchell, Vice Chair Wallace and Committee Member Reps. Mahoney, McNeil, Moore and Watkins. Absent or excused was Committee Member Rep. Giordano. Also present were Rep. Ryan; Erik Larson, Community Development; and Ross Burkhardt and Cathleen Miller, New Neighborhoods, Inc.

Chair Mitchell called the meeting to order at 6:36 p.m.

Item No.	Description	Committee Action
1. HCD29.50	APPROVAL; Request from New Neighborhoods, Inc. to use Year 42 award of \$150,000.00 awarded to NNI Bell Street Limited Partnership for the Atlantic at NNI Belltown Manor. to transfer the Year 42 award of \$150,000.00 from "The Atlantic" located at 50 Bell Street to "Belltown Manor" at 21 Burdick Street. 09/07/16 – Submitted by Erik Larson 09/21/16 – Public Hearing Held & Held in Committee	E. Larson R. Burkhardt

Mr. Burkhardt explained that NNI applied for the funds in January, 2016 and received an award through CHFA through the Housing Tax Credit Contribution ("HTCC") program. They thought that the combination of the HTCC funds and the \$150,000 from the City was necessary to complete the heating system for the Atlantic at NNI Belltown Manor. They discovered that the cost was actually going to be lower and would like to reallocate the \$150,000 to another elderly property they manage, for improvements needed there.

Mr. Larson, Ms. Miller and Mr. Burkhardt discussed this item with the Committee as follows:

- If the Committee did not approve this transfer, it would hurt the process in terms of timeliness of expenditure for the line of credit. Not spending a large award such as this could result in HUD reducing the next award
- This committee allocated \$150,000 for this project; the original request was for \$207,000. The original budget for the boiler upgrade was \$207,950. NNI then received \$375,000 from the HTCC program (see the [attached letter](#)), but the funds were not restricted to improvements to the heating system. The scope of the project changed due to site conditions which were discovered in July, and the

cost for the boiler replacement to date has been \$340,000. Remaining HTCC funds can be used for other work that needs to be done in the building.

- Committee members expressed concern about reallocating funds when there were other projects which the Committee did not fund
- NNI is used to obtaining funds from multiple sources. The application was made based upon the best information they had at the time.
- This request is to transfer the original \$150,000 award to NNI for “The Atlantic” at 50 Bell Street to “Belltown Manor” at 21 Burdick Street

A motion not to allocate these funds to NNI for use at Belltown Manor, but to review if there are other entities to which the funds should be allocated was made, seconded and failed by a vote of 2-4-0 (Reps. Mahoney and Watkins in favor; Reps. Mitchell, Wallace, McNeil and Moore opposed).

Chair Mitchell requested that the description of the item be changed to clarify the request, to read APPPROVAL ; Request from New Neighborhoods, Inc. to transfer the Year 42 award of \$150,000.00 from “The Atlantic” located at 50 Bell Street to “Belltown Manor” at 21 Burdick Street.

Committee members expressed concern about not having the budget and scope of work for the project at Belltown Manor.

A motion to approve this Item was made, seconded and approved by a vote of 4-2-0 (Reps. Mitchell, Wallace, McNeil and Moore in favor; Reps. Mahoney and Watkins opposed).

Chair Mitchell requested that the detailed backup for this project be provided prior to the Board meeting. No Board approval is required for this item.

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| 2. HCD29.43 | 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
04/19/16 – Report Made & Held in Committee
07/19/16 – Report Made & Held in Committee
09/21/16 – Report Made & Held in Committee | Held in
Committee |
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Chair Mitchell adjourned the meeting at 7:08 p.m.

Respectfully submitted,
Elaine Mitchell, Chair

This meeting is on [video](#).