



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

Mavina Moore, Co-Chair

Rob Roqueta, Co-Chair

Committee Minutes

Date: Tuesday, November 29, 2022
Time: 6:30 p.m.
Place: *This Meeting was held remotely.*

The Housing/Community Development/Social Service Committee met as indicated above. In attendance were Co-Chairs Roqueta and Moore; and Committee Member Reps. Baxter, Campbell, Goldberg, and Pollack. Excused were Rep. Ley. Also present: Emily Gordon, Director of Housing and Community Development; and Ralph Blessing, Land Use Bureau Chief.

Co-Chair Roqueta opened the meeting at 6:32 p.m.

Item No.	Description	Committee Action
1. HCD31.026	REVIEW and APPROVAL; Year 49 CDBG Budgeting Schedule. 11/08/22 – Submitted by Emily Gordon	HELD 6-0-0

The Committee discussed the Year 49 CDBG Budgeting Schedule. Director Gordon suggested a slight change because of the feedback received in the previous year that instead of the committee doing the evaluation process, an internal working group of city employees would do the evaluation process and suggest the amounts to the committee to then amend and/or approve the budget. Some committee members had concerns with this suggestion.

Since the Board of Representatives committee calendar is not complete for the year 2023, a motion to hold this item was made, seconded and approved by a vote of 6-0-0. (Roqueta, Moore, Baxter, Campbell, Goldberg and Pollack in favor)

2. HCD31.021	REVIEW; Increasing the Current BMR Percentage Requirements. 06/08/22 – Submitted by Rep. Stella, Roqueta and Moore 06/28/22 – Held by Committee 6-0-0 08/08/22 – Moved to Pending 10/25/22 – Held by Committee	REPORT MADE
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Chief Blessings and Director Gordon made a presentation about the following:

- Stamford's Housing Ecosystem
- Roles and Responsibilities
- Affordability Plan Approved May 2022 and is on the City's website
- Key Issues
 - Rental Affordability
 - Homeownership opportunities
 - Limited supply of certain types of new housing

- Racial inequities
- Recommendations include
 - Consolidate Management of housing programs
 - Scale up investments in housing
 - Use Land more effectively to creation housing
- Committee concerns include:
 - More management in BMR process; including change in rent when tenant income may increase
 - Resolution encouraging the Zoning Board to make changes to their regulations
 - More affordable Senior Housing
 - Safety net programs like Shelters
 - More deeply affordable housing
 - Possible increase to 20% of new units to increase BMR availability
 - Does fee in lieu shut out minorities
 - Where is the 4 Million from the Smith apartments
 - Waiting list transparency

Mr. Blessings added:

- Developers do not routinely buy out
- 80% BMR units are provided on-site
- Most BMR units are on the South End and Downtown
- Fee in lieu can be used to address some of the affordable housing issues in Stamford (BMR, Homeless shelters)
- Fee in lieu was used for a home ownership program on the Southend
- St. Johns in a private entity; The City has no role
- The Smith money went to deeply affordable housing units on Franklin Street
- Charter Oak would be great idea for BMR unit process

3. HCD31.019 REVIEW; Fee in Lieu as an Alternative Tool for Creating Affordable Housing.
 04/06/22 – Submitted by Rep. Roqueta
 04/11/22; Held at Steering
 05/09/22 – Moved to Pending
 06/28/22 – Held by Committee 6-0-0
 08/08/22 – Moved to Pending
 10/25/22 – Held by Committee

**REPORT
MADE**

Mr. Blessings briefly discussed the following regarding Fee in Lieu:

- It allows money to be put in projects that make different type of units; for larger families
- Allowed to include the 30% AMI
- Allows support to affordable home ownership projects
- May be able to increase fee in lieu percentage

The Meeting adjourned at 9:55 p.m.

Submitted by Robert Roqueta, Co-Chair

This meeting is on [Video](#)