



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

Mavina Moore, Co-Chair

Rob Roqueta, Co-Chair

Committee Report

Date: Tuesday, December 12, 2023
Time: 7:00pm
Place: *This Meeting was held remotely.*

The Housing/Community Development/Social Services Committee met as indicated above. In attendance were Co-Chairs Roqueta and Moore; and Committee Member Reps. Pollack and Walston. Absent or excused were Reps. Campbell, Ley, and Dakary Watkins. Also present were Moira Sawch, CDBG Administrator; Anita Carpenter, Grants Officer; Vin Tufo and Jon Gottlieb, Charter Oak Communities; Arnold Knittel, Community Development Office; and members of the public.

Co-Chair Roqueta called the meeting to order at 6:05pm.

Item No.	Description	COMMITTEE ACTION
1. HCD31.045	PUBLIC HEARING: Public Hearing for the CDBG Program Year 2022 Consolidated Annual Performance & Evaluation Report (CAPER) 11/14/2023 – Submitted by Moira Sawch	Public Hearing Held
2. HCD31.046	REVIEW: Review Public Comment for the CDBG Program Year 2022 Consolidated Annual Performance & Evaluation Report (CAPER). 11/14/2023 – Submitted by Moira Sawch	Report Made and Year 2022 CAPER approved 4-0-0

Co-Chair Roqueta opened the public hearing at 6:06pm. Kieran Edmondson and Frances Lane spoke. There being no other members of the public wishing to speak the public hearing was closed.

Ms. Sawch stated that she did not receive any public comments. She then reviewed the [attached](#) presentation on the CDBG Program Year 2022 Consolidated Annual Performance & Evaluation Report (CAPER).

HUD requires this report to be filed annually. It includes information on annual progress, a five-year plan, goals, outcomes, and how resources and investments have been used.

The following funds were made available:

- Home Fund: \$493,472 received and so far \$240,000 expended. This was for down payment and mortgage assistance. These are \$20,000 loans that recipients have 30 years to repay.

- CDBG: \$877,693 received and so far \$571,784 expended.
- Cares Act: \$1,246,292 received and so far \$695,472 expended.

Although remaining funds have not yet been used, they have been obligated to other projects. Most funds have seven years to be used. Ms. Sawch stated everyone works very hard to make sure no funds are ever forfeited.

Work has been completed on many public service programs such as food assistance, daycare, child abuse prevention, senior programs, and many others.

There are several projects being worked on:

- West Side traffic calming improvements
- Air conditioning at Boys & Girls Club
- New roof on Yerwood Center gym
- Renovating bathrooms at Gilhead House facility
- Domestic Violence Crisis Center basement improvements
- Adding a Warehouse Store Manager position at the Food Bank
- Cold storage upgrade at Scofield Manor

A motion to approve the Year 2022 CAPER was made, seconded and approved by a vote of 4-0-0 (Reps. Roqueta, Moore, Pollack, and Walston in favor).

3. HCD31.047 REVIEW; Year 50 CDBG Budgeting Schedule. **Report Made**
12/4/2023 – Submitted by Moira Sawch

Ms. Sawch stated that the Community Development Department would like to propose changes to the way the schedule has previously been done. They would like to push back the schedule so that when it comes time to make specific grants, it is done with knowledge of the full amount that has been allocated from HUD, rather than guessing how much will be allocated. This would make the process of awarding grants cleaner, easier, and more definitive because the exact dollar amount will be known in advance. This will prevent her department from having to return to the Committee to adjust the grants numbers.

Year 50 CDBG application process information will be available in late January. Ms. Sawch will get this information to the BOR. It will be available on the City of Stamford Community Development webpage at <https://www.stamfordct.gov/government/operations/land-use-bureau-planning-zoning-zoning-enforcement/community-development>.

4. [HCD31.049](#) REJECTION; Allocation of \$750,000 to Charter Oak **Rejection Failed**
Communitites to Facilitate the Redevelopment of 61 **0-4-0**
Units of Affordable Housing at Oak Park Phase 1

Mr. Gottlieb reviewed this item. The Stamford Affordable Housing Trust Fund (SAHTF) has recently approved this application which is for additional funding for the redevelopment of Oak Park. It was built in the 1940's and has been maintained by Charter Oak but with inadequate funding and has been deteriorating. Phase 1 is the redevelopment of 61 units.

They have received significant funding from several sources, including low income housing tax credits, fee-in-lieu funds, City capital funds, and rebates from Eversource.

This request for additional funding is due to 1) increased interest rates and 2) higher insurance costs. This higher cost takes away from debt that can be supported.

Mr. Tufo explained that the \$750K request is the difference of what was originally intended to be borrowed. This will cover the gap created due to the higher costs.

This is the first allocation being requested from the SAHTF. The fee-in-lieu funds were received prior to it being established. Previously the Zoning Board would grant fee-in-lieu abilities to developers and would allocate to the applicants. Fee-in-lieu funds now go straight to the SAHTF.

Some changes to the development include:

- A natural detention basin to prevent flooding
- Installation of underground flood mitigation
- An additional 40 off-street parking spaces
- Energy efficient with each unit having its own mechanical systems
- Additional three bedroom units will be added, making up 1/3 of the development
- New street and sidewalk utility infrastructure

All residents who relocated can move back after completion as long as they were in good-standing when they left. Their rent will be the same as when they relocated.

Mr. Tufo stated that this project is the essence of the preservation portion of Stamford's affordable housing policy. It involves taking housing that was originally built for returning World War II veterans and creating modern, efficient housing that will be used for many years to come.

A motion to reject Item #4 was made, seconded, and failed by a vote of 0-4-0 (Reps. Roqueta, Moore, Pollack, and Walston opposed).

Co-Chair Roqueta adjourned the meeting at 7:22pm.

Respectfully submitted,
Robert Roqueta, Co-Chair

This meeting is on [video](#)