



**C.H.E.S.S. COMMUNITY DEVELOPMENT, HOUSING,
EDUCATION, SOCIAL SERVICES, STATE &
COMMERCE**

Maureen Pollack, Co-Chair

Stephanie Sylvestre, Co-Chair

Committee Report

Date: Tuesday, January 27, 2026

Time: 6:30 p.m.

Place: This meeting was held remotely.

The CHESS Committee met as indicated above. In attendance were Co-Chairs Pollack and Sylvestre, and Committee Member Reps. Goldberg, Gross, McKeown, Price, Walston, Wirz and Yeager. Also in attendance were Rep. Morson; Sharona Cowan, Director of Housing/Social Services Administration; Emily Gordon, Director of Housing and Community Development/Planning.

Co-Chair Pollack called the meeting to order at 6:33 p.m.

Item No.	Description	Committee Action
1. <u>CHESS32.002</u>	REVIEW; Overview of City Housing Initiatives 01/07/2026 – Submitted by Rep. Pollack	Report Made

Ms. Cowan discussed her attached presentation materials and provided an overview of Housing Services. Topics included definitions related to affordable housing and Area Median Income (AMI); the scope of housing services; landlord-tenant inquiries; landlord engagement efforts; and administration of the Fair Rent Commission. Ms. Cowan outlined the Fair Rent complaint and hearing process, Commission composition, and appeal rights, and reviewed the City's housing complaint intake system.

Committee members asked clarifying questions regarding AMI geography, Fair Rent Commission procedures, landlord participation, and assistance available to tenants and homeowners, which were addressed during the discussion.

Rep. McKeown noted for the record that he departed the meeting early due to a scheduling conflict.

Ms. Gordon discussed her attached presentation materials and provided an overview of the City's housing planning and development framework. Topics included housing affordability concepts; recent housing plans and assessments; and key findings related to housing need. Ms. Gordon reviewed the Below Market Rate (BMR) Housing Program, the Affordable Housing Trust Fund and Capital Fund, and discussed BMR unit distribution, affordability levels, and program administration.

Committee members asked clarifying questions regarding AMI calculations, affordability levels, access to BMR units, waitlists, and lottery practices, which were addressed during the discussion.

Co-Chair Pollack adjourned the meeting at 8:15 pm.

Respectfully submitted,
Maureen Pollack, Co-Chair

This meeting is on [video](#).

Due to technical difficulties, the meeting recording did not capture the meeting in its entirety.