



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

*Elaine Mitchell, Chair*

*Lila Wallace, Vice Chair*

# **Report of Meeting**

**Date:** Tuesday August 19, 2014  
**Time:** 6:30 p.m. – UPDATED TIME  
**Place:** Democratic Caucus Room 4<sup>th</sup> 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 and Committee Member Reps. Mahoney, McNeil, and Moore. Absent or excused was Vice Chair Wallace and Committee Member Rep. Giordano. Also present were Reps. Caterbone and Ryan; Tim Beeble, and Erik Larson, Stamford Community Development office.

<b>Item No.</b>	<b>Description</b>	<b>Committee Action</b>
1. HCD29.17	REVIEW; Procedures ( <a href="#">Current</a> and <a href="#">Proposed</a> ) for Social Services Relocation. 05/23/14 – Submitted by Anne Fountain 06/17/14 – Held in Committee 07/22/14 – Held in Committee	Held in Committee 4-0-0

This item was held because attorney Dana Lee was unavailable.

<sup>1</sup> 2. HCD29.18	REVIEW; CDBG Process 08/05/14 – Submitted by Rep. Mitchell	Report Made & Held in Committee 4-0-0
--------------------------	---	---

The Committee discussed the CDBG process and came up with several ideas, including how to notify recipients of the time limit on spending the money. The Committee held this item in order to get input from the Mayor's office at the next meeting.

<sup>2</sup> 3. HCD29.19	REVIEW; One for One Housing Replacement Ordinance. 08/05/14 – Submitted by Rep. Mitchell	Report Made & Held in Committee 4-0-0
--------------------------	---	---

Chair Mitchell distributed the ordinance to committee members for their review and comment. The Committee held this item in order for Committee members to have a chance to come up with questions and to get input from Corporation Counsel's office at the next meeting.

---

<sup>1</sup> Video time stamp 00:00:54 Part 1

<sup>2</sup> Video time stamp 00:47:37 Part 1

- <sup>3</sup>4. HCD29.21 APPROVAL; Increase the maximum loan under the HOME Program to \$40,000 per unit for new construction of housing restricted to be affordable to low and very low income people or rehabilitation of housing for extremely low income people at 30% of Area Median Income. Report Made & Held in Committee 4-0-0  
08/05/14 – Submitted by Tim Beeble

Mr. Beeble distributed the [attached handout](#). He explained the history of the HOME program. Committee members discussed this item and whether it will be a sufficient incentive as a loan for new construction and whether making it forgivable will be a sufficient incentive for the development of affordable housing for extremely low income individuals. The \$40,000 loan would only apply for housing for extremely low income persons (incomes of \$26,000). Mr. Beeble explained that he used 30% of area median income based on HUD's definition. The question was raised as to whether this goes far enough for Stamford, which would require a deeper subsidy. The City has \$350,000 to give under this program in a given year. The City can use the repayments to spend again. The City has mortgages on the homes and the rate of default is very low under the program. He will provide the Committee with information on allocations, paybacks and defaults under the program.

The Committee held this item in order to get perspectives from Mutual Housing, New Neighborhoods and Jonathan Rose (non-profit and for-profit developers) at the next meeting as to whether this will help to provide affordable housing for extremely low income individuals.

Chair Mitchell adjourned the meeting.

Submitted by,  
Elaine Mitchell, Chair

*This meeting is on Video ([Part 1](#) and [Part 2](#)).*

---

<sup>3</sup> Video time stamp 00:02:25 Part 2