



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

Elaine Mitchell, Chair

Lila Wallace, Vice Chair

## **Committee Report**

**Date:** Tuesday, January 17, 2017  
**Time:** 6:30 p.m.  
**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, Vice Chair Wallace and Committee Member Reps. Giordano, Mahoney, Moore and Watkins. Also present were Rep. Ryan; Erik Larson, Community Development; and Mike Toma, Assistant Corporation Counsel.

Chair Mitchell called the meeting to order at 6:30 p.m.

<b>Item No.</b>	<b>Description</b>	<b>Invitee (s)</b>
1. <a href="#">HCD29.43</a>	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 10/18/16 – Held in Committee	K. Emmett

Mr. Toma explained to the Committee that he briefly researched there concerns. He looked into State Statutes and confirmed that the Inclusionary Zoning is handled by the Zoning Board, and the Zoning Board has regulations regarding this. He said the Statute is brief and general and is left up to the interpretation of the local Zoning Board. He said over the past 10 years or more the Zoning has been controlling the money received from the developers and earmarking the money on their own. He's not sure how past practice of how the money is dispensed came to be. Mr. Toma said there is nothing in the Code of Ordinances that talks specifically about the Zoning Boards practice of allowing developers to provide money in exchange for permission to not build affordable units. That information is part of Zoning Regulations. He said the Zoning Board practice has been using the money and has been doing so without counsel. He said his only concerns about combining all the funds would be with the HOME program because HUD funds have stipulations and regulations that must be met.

Chair Mitchell confirmed they met with David Stein, Ellen Bromley and others first, leaving the Law Department last for clarification.

After a brief discussion the Committee would like written documents from the law department by the middle of February regarding:

- The Board of Reps having input on Zoning Board Regulations (funds allocation)
- Can they Zoning Board come to the Board of Reps for approval of funds allocation?
- Can all affordable housing funds be combined for allocation from one place?
- The past and present process of the Zoning Board Inclusionary Zoning funds (including emails, meeting minutes etc.)

The Committee requested an updated BMR list which the Board office will request from Mr. Ralph Blessings, Land Use Bureau Chief.

Chair Mitchell adjourned the meeting at 7:05 p.m.

Respectfully submitted,  
Elaine Mitchell, Chair

*This meeting is on [Video](#).*