



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

Mavina Moore, Co-Chair

Rob Roqueta, Co-Chair

Committee Report **DRAFT**

Date: Tuesday, January 28, 2025
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-Chair Moore and Committee Member Reps. Ley, Pollack, Walston, and Williams. Absent or excused were Co-Chair Roqueta and Committee Member Rep. Campbell. Also present were Rep. Summerville; Ralph Blessing, Land Use Bureau Chief; Emily Gordon, Principal Housing Planner; Anita Carpenter, Grants Officer; Moira Sawch, Grants Administrator; and members of the public.

Co-Chair Moore called the meeting to order at 6:34 p.m.

Item No.	Description	Committee Action
1. HCD31.071	REJECTION; an Allocation of \$400,000.00 to New Neighborhoods, Inc. for the addition of six new units of affordable housing at Martin Luther King, Jr. Apartments. 12/13/24 – Submitted by R. Blessing	Rejection Failed 0-5-0

Mr. Blessing gave a brief overview of this item.

The Affordable Housing Trust Fund consists of city funds only. Whenever there is a Trust Fund project of more than \$100K it must be brought to the BOR. There are unused areas in this building that were previously used for commercial space, and will be turned into residential apartments.

A motion to reject Item #1 was made, seconded, and failed by a vote of 0-5-0 (Reps. Moore, Ley, Pollack, Walston, and Williams opposed).

2. HCD31.035 REVIEW; Homeowner/Small Landlord Rehabilitation Program. **Held 4-0-0**
02/13/23 – Submitted by Reps. Baxter and Campbell
03/28/23 –Held by Committee
04/25/23 –Held by Committee
05/23/23 – Held by Committee 6-0-0
07/10/23 – Moved to Pending
01/23/24 – Held by Committee 4-0-0
02/12/24 – Held by Steering Committee

Rep. Moore stated that this item is from 2023. In past discussions, Ms. Gordon had said there was not enough staff to be able to use this funding to oversee the program. Rep. Moore would like to know the status of this program.

Ms. Gordon had to step out of the meeting. Mr. Blessing said that Ms. Gordon is no longer in charge of community development. The city decided to reorganize the housing department and Ms. Sharona Cowan is the Director of Social Services and is now in charge of housing. As part of the reorganization, the Land Use Bureau is no longer involved in the landlord rehabilitation program.

Ms. Sawch stated that no formal program has been set up but she would look into it the accounts for the funding. She assumes the money has not been spent since no program was set up, but she would have to research that to confirm.

Rep. Moore stated it is not acceptable that there are funds sitting unused because there is no one to run the program. There are people who need this program.

Mr. Blessing and Ms. Sawch agreed that someone with a construction background would be needed, and this would most likely have to be an outside vendor since the city does not usually provide direct services due to liability issues.

Rep. Pollack said that on the City of Stamford website, this program is listed with an asterisk stating that it is a pending program.

A motion to hold Item #2 was made, seconded, and approved by a vote of 4-0-0 (Reps. Moore, Pollack, Walston, and Williams in favor).

3. [HCD31.062](#) REVIEW; Potential Workforce Housing for Stamford Residents and Employees **Report Made**
07/02/24 – Submitted by Reps. Pavia and Sherwood
08/12/24 – Moved to Pending

Since neither of the submitters for this item were present, Mr. Blessing gave a general overview.

Some changes have been made to the Below Market Rate (BMR) program.

- When a new building becomes available with affordable units, there will be two lotteries: one for people who live and/or work in Stamford, and one for everyone else.
- It is now easier for developers to go lower with affordability levels of 45% Area Median Income (AMI).

Due to the Fair Housing Act, all BMR units cannot be only for people who live and/or work in Stamford.

Developers still have the fee-in-lieu option, but right now most of the new developments will have BMR units on-site. For example, 900 Long Ridge Road is going to have 22 units on-site.

The number of 3-bedroom units is increasing in Stamford.

Mr. Blessing shared the [attached](#) with the committee showing the new units coming to Stamford.

Ms. Gordon shared the [attached](#) with the committee showing the 45% AMI 3-bedroom unit limits.

Co-Chair Moore adjourned the meeting at 7:37pm.

Respectfully submitted,
Mavina Moore, Co-Chair

This meeting is on [video](#).