



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

Mavina Moore, Co-Chair

Rob Roqueta, Co-Chair

# **Committee Minutes**

**Date:** Monday, April 21, 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-Chairs Moore and Roqueta; Committee Member Reps. Campbell, Ley, Pollack, Walston, and Williams. Also present were Reps. Adams, Boeger, Figueroa, Goldberg, Morson, and Summerville; Ralph Blessing, Land Use Bureau Chief; Emily Gordon, Principal Housing Planner; Alex Ryckman, Wolf Company; Brittany Lawrence, 1201 Washington Blvd tenant; Several other Tenants and members of the public.

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

<b>Item No.</b>	<b>Description</b>	<b>Committee Action</b>
1. HCD31.073	REVIEW; Current qualification status of BMR unit residents of 1201 Washington Blvd. 02/05/25 – Submitted by Rep. Boeger, Moore, Roqueta and Walston	<b>REPORT MADE</b>

Rep. Sean Boeger raised two concerns regarding the situation at 1201 Washington Boulevard: first, that recent reductions in HUD's Area Median Income (AMI) could newly disqualify current BMR residents who were eligible at the time they were notified of displacement; and second, that the city lacks any formal policy to prioritize displaced tenants for alternative affordable housing. He explained that these were the reasons he brought the item before the committee—to explore what the city could do, including potential changes to zoning regulations, ordinances, or other policies, to help ensure displaced tenants receive placement priority. Boeger also noted that Lawrence referenced housing regulations that give priority to individuals displaced by government actions and questioned whether a similar approach could be applied locally to protect affected BMR tenants. Rep. Boeger also clarified that the issue was not caused by the current property owner or UConn, but rather exposed a gap in city policy. Boeger shared that in conversations with resident advocate Brittany Lawrence, tenants expressed uncertainty over whether their eligibility would be preserved under the new AMI standards and noted that no written commitments had been provided regarding their future housing.

Committee/Board members expressed unified concerns about the shortcomings of the city's BMR program. They noted inconsistent protections compared to HUD-supported housing and emphasized the need for stronger city involvement beyond initial tenant placement. Members called for proactive policies to prevent future displacement,

questioned how new HUD AMI figures would be applied fairly, and stressed the need for written guarantees to protect tenants facing relocation. Concerns were also raised about developers potentially bypassing BMR obligations by changing project use after approval. Additionally, members called for clearer accountability from property owners, stronger enforcement roles for city departments, and continued collaboration with housing advocates to ensure no resident is left without housing options.

Ralph Blessing clarified that 1201 Washington Blvd is privately owned and not governed by HUD or federal funding. He explained that the BMR units are under local zoning regulations and noted that the city is reviewing those rules to ensure better tenant protection in the future. Blessing also said that while the city currently uses HUD AMI figures, they are working with the Law Department to explore potential flexibility in how those numbers are applied locally.

Emily Gordon, stated that the program is locally administered but does rely on HUD's annual AMI data. Due to regional redistricting, the 2025 AMI for Stamford decreased significantly, which may render some tenants ineligible. She acknowledged the need for stability and noted that the city is reviewing options to address the sudden change without harming tenants.

Alex Ryckman, representing the Wolf Company, stated that an FAQ document is being prepared for BMR residents and a draft relocation agreement is in development. Final relocation planning will be determined based on housing availability, with implementation expected by early 2026.

Members called for swift action to review and potentially revise zoning regulations and BMR program criteria to provide more effective protection for residents.

Co-Chair Moore adjourned the meeting at 8:40 pm.

Respectfully submitted,  
Mavina Moore, Co-Chair

This meeting is on [video](#).