

**MINUTES OF THE AFFORDABLE HOUSING TRUST
FUND BOARD OF TRUSTEES REGULAR MEETING ON
TUESDAY, MARCH 8, 2022, AT 6:30 PM EST
THROUGH A WEB AND PHONE MEETING**

Present for the Affordable Housing Trust Fund Board of Trustees: Emily Gordon (Designated Chair), Sharona Cowan, Frances Lane, David Mannis, Rob Roqueta, and David Stein.

Chair Gordon called the meeting to order at 6:34pm.

Chair Gordon stated that this meeting is being conducted through “Zoom” video conference. She then gave instructions on how the meeting will be run and described the meeting information and access via weblink or dial-in instructions could be found on the meeting agenda posted on the City of Stamford’s website.

Chair Gordon explained Ralph Blessing was unable to attend and had designated her as Chair for the meeting.

An overview of the planned meeting agenda was then provided.

1. Approval of February 22, 2022 Minutes

Mr. Stein moved that the Board approve drafted minutes with corrections from the February 22, 2021 meeting. Mr. Roqueta seconded this motion which carried 5-0-1 (Gordon, Cowan, Mannis, Roqueta & Stein) with 1 abstention (Lane).

2. Balance of the Affordable Housing Trust Fund

The balance has not changed since the last meeting. Currently \$1,915,290.87 is funded and \$364,963.50 unfunded across both accounts.

In the earlier days the linkage and fee-in-lieu funds budgeted were based on estimates, so the unfunded portion is the portion of the estimates that did not materialize. The unfunded amount will not be funded.

Separately, linkage fees totaling \$252,144 were approved July 1, 2021 but have yet to be reflected into the account. This should be received by the end of the fiscal year. Linkage fees are allocated each year during the budgeting process but are delayed by at least one year.

The fund currently has \$190,290.87 remaining unallocated.

There are additional federal funds available through the federal government that could be put into the Affordable Housing Trust Fund if approved by other boards.

3. Application SAHTF 3 - \$400,000 Neighborhood Housing Services of Stamford Application for 17 & 19 Stephen Street, 48 Orchard, 692 Pacific, and 13 Woodland

A presentation was provided by Ms. Nydia Brown requesting funds for \$400,000 to improve five properties primarily serving residents making less than 30% AMI including some project-based Section 8 units. Funds would support projects including roof replacement, kitchen rehab, window replacement, parking lot improvements, new fencing, boiler installation and exterior paint.

The following was discussed:

- NHS received \$329,000 of fee-in-lieu for new boilers, new security cameras, renovated units, water heaters, roof repair, and new furniture and appliances across multiple properties.
- These types of projects could be eligible for Community Development Block Grant or HOME funds moving forward. They may also be eligible for HOME ARP funds.
- Some members of the Board would prefer copies of the estimates before making a decision and NHS can provide those estimates as well as pictures before the next meeting.
- Priority elements for the applicant include roof repairs and parking lot improvements. Other top items include kitchen renovations, paint and sum pumps.
- Some members indicated interest in discussing the Draft Housing Affordability Plan at the next meeting and what types of projects should be prioritized (new construction or preservation) with Trust Fund dollars before making a decision on SAHTF 3.

Ms. Lane moved that the Board hold Application SAHTF 3. Mr. Stein seconded this motion which carried 6-0 (Gordon, Cowan, Lane, Mannis, Roqueta & Stein).

Mr. Mannis left the meeting at 7:29pm.

ADJOURNMENT

Ms. Cowan called for adjournment of the meeting at 7:31pm, seconded by Mr. Stein and carried on a vote of 5 to 0 (Gordon, Cowan, Lane, Roqueta & Stein).

NOTE: These proceedings were recorded on video and are available for viewing through the City of Stamford's web page – www.stamfordct.gov.