

**MINUTES OF THE AFFORDABLE HOUSING TRUST  
FUND BOARD OF TRUSTEES REGULAR MEETING ON  
TUESDAY, JUNE 14, 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, and Rob Roqueta.

Chair Gordon called the meeting to order at 7:01pm.

Chair Gordon stated that the meeting start was delayed due to technical issues. She stated the 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 March 8, 2022 Minutes**

Mr. Mannis moved that the Board approve drafted minutes. Ms. Lane seconded this motion although the 4-0-0 (Gordon, Cowan, Lane & Mannis) vote did not pass since there was not a quorum present. Mr. Roqueta was temporarily unavailable.

**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 \$190,290.87 remaining unallocated based on current capital accounts. Staff spoke with OPM who identified that the funds need to be reconciled and moved into the Affordable Housing Trust Fund account.

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

The following was discussed:

- NHS provided a set of prioritized projects (totaling \$111,200), work estimates, and photos of the current state.
- Projects may be eligible for CDBG, HOME or HOME-ARP funds which will be available over the next year.
- Estimates for the list of priority projects provided by Neighborhood Housing Services.
- The desire of the Board to fund preservation projects in addition to new housing, which has appeared to be the preference.
- Prioritizing funding for structural issues. Staff will provide a list of projects related to structural issues for discussion at the next meeting.

Ms. Lane moved that the Board allocate \$112,000 to Neighborhood Housing Services. Mr. Roqueta seconded this motion. Mr. Mannis left the meeting at 7:20pm so the Board had no quorum and took no vote.

4. **Status of Rejection by the Board of Representatives for Applications SAHTF 1 (Housing Development Fund Application for 95 Elmcroft Road) and SAHTF 2 (Pacific House Application for 36 Ann Street)**

The Board of Representatives has an opportunity to reject any project over \$100,000. SAHTF 1 and SAHTF 2 went to the Housing/Community Development/Social Services Committee on March 29<sup>th</sup> where the rejections failed 3-4-0 and 0-7-0, respectively. These were heard at the full Board meeting on April 4<sup>th</sup> where the rejections also failed 4-29-1 and 0-33-2, respectively.

The following was discussed:

- The Board of Representative discussion centered on the SAHTF 1 project and included confusion regarding the mechanisms used to make homeownership affordable.
- Since this was the first time this has come before the Board of Representatives there may have been confusion over the process and the role the Affordable Housing Trust Fund played in thoroughly assessing the applications.
- Providing the appropriate Board of Representatives Committee with as much notice as possible to ensure they have ample time for questions to be answered before voting.
- There were some concerns heard outside of the formal meetings that the units would not be affordable enough.

5. **Status of Amendment to Linkage Ordinance by Board of Representatives (increase share percentage from 5% to 10%)**

The change to the Linkage Ordinance was approved by the full Board of Representatives, which would provide another approximately \$200,000 to the Affordable Housing Trust Fund each year. There will be a Public Hearing and then the final language will be voted on by the full Board for adoption.

6. **Discussion on Stamford's Housing Affordability Plan and Priorities for the Affordable Housing Trust Fund**

The following was discussed:

- There is interest in a joint workshop (Housing/Community Development/Social Services Committee, Affordable Housing Trust Fund, Planning Board, Zoning Board, etc.) to discuss the Housing Affordability Plan findings, recommendations, and roles of each board.
- The City should be working on improving the programs already in place, like the Below Market Rate Program, before starting new programs.
- There is a large need for more deeply affordable apartments, and the rising Area Median Income (which includes neighboring wealthy towns) makes the more moderate AMIs out of reach of families making close to the minimum wage.
- Implementing the Plan is going to require more City staff.

7. **Old Business**

None

8. **New Business**

None

**ADJOURNMENT**

Ms. Lane called for adjournment of the meeting at 8:01pm, seconded by Mr. Roqueta and carried on a vote of 4 to 0 (Gordon, Cowan, Lane & Roqueta).

**NOTE:** These proceedings were recorded on video and are available for viewing through the City of Stamford's web page – [www.stamfordct.gov](http://www.stamfordct.gov).