

# March 14, 2011

**Present:** Liddy Adams, Ted Bent, Wayne Hileman, Andy O'Hazo

**Visitors:** Peter Talbot, Chris Charles, First Selectman Mark Lyon

## Call to Order

The regular meeting of the Housing Commission was called to order at 5:05 pm by Chairman Wayne Hileman, who then seated Ted Bent as a regular member.

## Minutes of February 14, 2011 Regular Meeting

Wayne Hileman moved to accept the minutes as submitted. Ted Bent seconded the motion, which was approved unanimously.

## Inclusion of Items Not on Agenda

Chairman Wayne Hileman asked for unanimous consent to add the Myfield LLC Affordability Plan Referral under New Business, which was approved unanimously.

## Updates/Communications

### A. CHFA (CT Housing Finance Authority) Mortgages

The Housing Commission is exploring the possibility of using some of its funds to help first time home buyers secure a CHFA mortgage. Chairman Wayne Hileman spoke with a CHFA representative about whether this can be accomplished under their current regulations. CHFA seems amenable to the idea so long as our funds were used for down payment assistance in conjunction with a CHFA loan. Washington would receive 1 point toward its Affordable Housing Appeals List for each CHFA mortgage. The commission will further explore the particulars with CHFA.

### B. Moratorium on Condominiums

Land Use Coordinator Janet Hill sent a response to the Housing Commission's query regarding a possible lifting of the moratorium on condominium development. She suggested a joint Zoning/Housing meeting so that ideas could be exchanged informally. Members thought this was a fine idea, and will seek a "slow time" to schedule such a meeting.

### C. Planning Sub-Committee

The next meeting of the Planning Commission's Sub-Committee on preparations for the 2013 POCD is scheduled for March 24. Wayne Hileman, representing the Housing Commission, reported that there was a good exchange of ideas at the last meeting. He pointed out that the Housing Commission didn't exist when the 2003 Plan was written and there needs to be a complete rewrite of the housing chapter to bring it up to date. He offered the Housing Commission's help in doing this.

## New Business

### A. Myfield LLC - Referral of Affordability Plan

Myfield LLC has applied to amend their special permit and return to the 13 units and 13 buildings first approved by the Zoning Commission, with 4 units in their 'set-aside' development to be designated as affordable. The style for the units yet to be built will be changed and there is a slight reduction in square footage from the original plan. The Zoning Commission is asking the Housing Commission to again examine the affordability plan of the application to see if it is in compliance with the requirements stipulated in C.G.S. 8-30(g). The Commission discussed the changes to the plan relative to the previous version, and believes it complies with or exceeds all requirements under the law. They will send a letter to that effect to the Zoning Commission.

### B. Affordable Housing Designation for Town Beach House

As the Beach House lease is up for renewal on May 1st, the Housing Commission is interested in seeing if the Beach House can be qualified as 'affordable', thus adding 1.5 points to the Town's Affordable Housing Appeals List. Members discussed the details of what was required and how to best

proceed. First Selectman Lyon indicated that it was always his desire to see it designated as affordable if possible. Mr. Charles asked if the Housing Commission was looking to permanently designate the Beach House as affordable. Members thought it should not be a prerequisite for hiring any caretaker, and that affordable status should be sought on a case-by-case basis. The Housing Commission will compose a letter to the Selectmen laying out how to determine eligibility according to state guidelines, offer its assistance and leave it to the Selectmen to decide.

#### C. Discussion of 2010 Census Data

Wayne Hileman distributed the latest Census Bureau numbers for the Town of Washington, which show 3,578 residents and 2,124 housing units. They discussed the 2000 Census numbers, which were disputed over the “undercount” of housing units, thus making the population figure for 2000 very suspect. They then compared the new figures to the 1990 Census, which listed 3,905 residents and 1,856 housing units. The Commission discussed the Census Bureau’s net increase of 268 housing units over the past twenty years, which compared favorably with the Housing Commission’s compiled local housing data during the same time period.

Mr. Talbot asked what the Housing Commission hoped to do, if anything, with the new Census data. Wayne replied that the figures, for now, can only be used to either confirm or refute what our local data and anecdotal information tell us. As more detailed Census info gets released we can further determine whether our demographic observations are also evident in the Census data.

#### **Adjourn**

The meeting adjourned at 6:30pm.

The next regularly scheduled meeting will be on Monday, April 11, 2011, in the Land Use Room at Town Hall.

Respectfully submitted,  
Patte Doran  
Secretary