

June 14, 2010

Present: Liddy Adams, Wayne Hileman, Andy O'Hazo, Jean Suddaby, Sue Werkhoven

Visitors: Richard McGregor, Chris Charles

Call to Order

The regular meeting of the Housing Commission was called to order at 5:00 pm by Chairman Wayne Hileman.

Minutes of April 12, 2010 Regular Meeting

The May 10 minutes were amended as follows:

Under WCHT-Myfield LLC Administration, all words after "affordability administrator" deleted in second sentence.

Under Few Good Acres Initiative-272 Sabbaday Lane, third paragraph, "will be" changed to "was".

Wayne Hileman moved to accept minutes as amended. Andy O'Hazo seconded the motion, which was approved unanimously.

Updates/Communications

A. Annual Town Meeting

Wayne Hileman informed members that another \$25,000 was approved for the next fiscal year at the annual Town Budget Meeting for the Housing Fund. This brings the total to \$275,000 plus any accumulated interest. Also, the Town's Housing Commission Ordinance was amended to provide for three alternate commission members.

B. Few Good Acres

The appraisal and survey have been completed. Wayne Hileman appointed Liddy Adams to act as the Housing Commission representative in formal negotiations with Mrs. Bronson. Liddy will contact the First Selectman's office and the Bronsons to initiate talks in the near future.

Liddy Adams pointed out that, when considering what to bid, the Housing Commission should keep in mind that the end product will need to be affordable. Andy O'Hazo thought that the needs of both parties could be met with honest dialogue. Sue Werkhoven agreed, saying that the outcome should be fair to both sides.

The commissioners discussed pursuing some additional site work in anticipation of a successful negotiation. Liddy thought it was prudent to have some preliminary work done prior to a Town Meeting to address any concerns.

Wayne Hileman made a motion that the Housing Commission recommend to the Board of Selectmen an expenditure not to exceed \$1,500 from the Town's Affordable Housing Fund for perc and deep hole testing for the 272 Sabbaday Lane property. Sue Werkhoven seconded the motion, which was approved unanimously.

Old Business

A. New Residential Zones

Wayne Hileman expressed appreciation to Peter Talbot for providing a digital version of the Town of Washington's property map. Wayne will denote the overlay areas they have been considering and email the map with these elements added so members can comment. If the town decides to pursue ideas for a rezoning of the village center(s), this map could be a helpful starting point.

New Business

A. Alternate Commission Members

The Housing Commission now has provision for three alternate members. They are to be appointed by the Board of Selectmen, with input from the Housing Commission and the WRTC & WDTC. Members discussed ways of “getting out the word” and considered notices in the Town Newsletter and on the Town website. Jean Suddaby thought it would be beneficial to have another senior citizen on the commission, and all agreed. Wayne thought another commissioner with a young family would also be helpful. He urged the commissioners to begin discussing the opportunity with members of the community.

Public Comment

Wayne Hileman, seeing members of the public present, chose to open the floor to comment. Mr. McGregor, having moved here recently from a city, was concerned when he heard about the Housing Commission’s support of affordable housing. He said that the projects that were built in the city were not appropriate for a small town. Wayne Hileman assured him that large projects such as those described by Mr. McGregor would never be pursued by the town. The affordable housing already here is administrated by the private Washington Community Housing Trust. The Housing Commission is interested in providing home ownership opportunities through limited equity family housing based on qualifying income.

B. Town Beach House – Affordable Housing Status

Wayne Hileman recused himself from this portion of the meeting, as he has filed a complaint against the Town in regard to this matter. He designated Vice Chair Liddy Adams to preside and left the premises.

Members discussed the criteria for designating this town property as officially affordable. Contingent on income and expense guidelines, this unit could, as a rental, warrant one and ½ points toward the town’s affordable housing appeals list. Liddy Adams asked Andy O’Hazo to ask the Board of Selectmen to keep this unit in mind for this possibility.

Adjourn

Liddy Adams moved to adjourn the meeting. Andy O’Hazo seconded the motion which was approved unanimously. The meeting adjourned at 6:05 pm.

The next regularly scheduled meeting will be on Monday, July 12, 2010, in the Land Use Room at Town Hall.

Respectfully submitted,
Patte Doran
Secretary