

March 9, 2009

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

Guests: Five members of the Washington Community Housing Trust

Visitors: Several residents and First Selectman, Mark Lyon

Call to Order

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

Minutes of the February 9, 2009 Regular Meeting

Correction:

Page 2 under Review of Pending and Potential Affordable Housing Applications Part B, second paragraph, first sentence: changed "limited equity family" to "age restricted".

Wayne Hileman moved to accept the minutes as amended. Jean Suddaby seconded the motion, which was approved unanimously.

Washington Community Housing Trust

Walter Whitney, a member of the W.C.H.T, presented a development proposal that included a request for \$150,000 from the Town of Washington's Housing Fund. Mr. Whitney introduced David Berto of Housing Enterprises, Inc., to explain this projected project whose goal is to create housing for persons of moderate means. According to Mr. Whitney and Mr. Berto's Handout, "There is a need for moderately priced homes in Washington.----Members of the Washington workforce such as teachers, town employees, and service workers desire home ownership." The Handout states that "The Washington Community Housing Trust has secured an option to purchase the former Myfield development at 7 Mygatt Road, Marbledale. Renamed MARBLEDAL MEADOWS, the property will be redesigned to provide eleven, new one-, two- and three-bedroom homes for moderate-income families. -----Four years ago, the Town began putting money aside to assist in creating housing for persons of moderate means. WCHT is asking the Housing Commission, and Boards of Finance and Selectmen to consider this request and to place it before a Town Meeting.-----"(The WCHT is requesting \$150,000.)---"Currently, there is a balance of \$225,000+/- in the Housing Fund. This grant will be used for predevelopment costs in the preparation of a grant application to the CT Department of Economic and Community Development. The State grant will be used to purchase the property and develop the eleven new, owner-occupied homes." The Handout goes on to give further detailed information.

Wayne Hileman explained the process involved in a formal request for Affordable Housing Fund monies. First, the Housing Commission must determine the merits of the request. If it is decided that the request is worthy of consideration, the Housing Commission makes a recommendation to the Board of Selectmen who approve or disapprove it. If approved, the request goes to the Board of Finance, who insures that the monies are being used according to the Housing Commission's Ordinance. The request then goes to a Town Meeting for final approval.

Wayne Hileman asked Mr. Berto and Mr. Whitney why they were redesigning their project rather than keeping the previous configuration. Mr. Berto said their vision was for a different market demographic than that of the previous proposal. The WCHT's proposal is for energy-star rated homes that would be within reach of people with moderate incomes.

The Housing Commission tabled the vote on this request until the next regular meeting.

Updates

A. 16 Titus Road – Old Town Garage Site

Paul Szymanski (see previous minutes) is still familiarizing himself with the details needed to apply for a possible Technical Assistance Grant.

B. Washington Partners LLC

There is no new information on Pond View Estates' pursuit of a possible affordable housing component.

C. Wykeham Rise LLC

There is nothing new to report on this proposal.

Submission of Budget Request for 2009

Wayne Hileman read the draft of the Housing Commission's official request letter for \$50,000 from the capital non-renewing portion of the Town's Annual 2009 Budget and \$1000 from the General fund for secretarial/clerical expenses. The Housing Commission members unanimously approved the official request letter.

Adjourn

Wayne Hileman moved to adjourn the meeting. Jean Suddaby seconded the motion which was approved unanimously.

The meeting adjourned at 6:00pm.

The next regularly scheduled meeting will be on Monday, April 13, 2009, in the Land Use Room at Town Hall.

Respectfully submitted,

Patte Doran

Secretary