

August 11, 2008

Present: Wayne Hileman, Andrew O'Hazo, Jean Suddaby, Sue Werkhoven

Guests: None

Visitors: Chris Charles, Bill Fairbairn, Dick Sears

Call to Order

Chairman Wayne Hileman called the meeting to order at 5:00 p.m.

Minutes of July 14, 2008

Sue Werkhoven moved to accept the minutes. Jean Suddaby seconded the motion, which was approved unanimously.

Inclusion of Items Not on Agenda

Bill Fairbairn, from the Washington Community Housing Trust, informed the Housing Commission that there will be an article in a forthcoming town newsletter about an available limited equity house. The article will explain the limited equity concept and the application process. For this house, an applicant's income requirement would be 80 percent of the area medium income. This house is handled through the Housing Trust, not through a realtor.

The Housing Trust, a private, non-profit 501(c)3 organization, is currently using some grant money to pay a consultant to help with procedures such as vetting properties and applying for grant funds. Also, Bill Fairbairn brought to the Housing Commission's attention a book titled "Shared Equity Homeownership", a 2006 publication by John Davis from the National Housing Institute.

Wayne Hileman referenced an article in a recent Litchfield County Times about the Connecticut town of Salisbury looking into ways to provide moderately priced housing for seniors, young families and people working there.

Joint Letter- WHC & WCHT

The Commission reviewed the draft letter suggested by Housing Trust member Jack Boyer at the last Housing Commission meeting. The goal is to send out a postal patron mailing seeking to purchase a small land parcel where a couple of single-family affordable homes could be built for qualified Washington families.

Wayne Hileman will incorporate the suggestions from Housing Commission members into the final version of a letter titled "We're Looking for a Few Good Acres" and send this version to members for further input. This letter will hopefully be sent the first or second week in September.

Incentive Housing Zones

Andy O'Hazo reported back to the Housing Commission that an investigation of the Old Town Garage Site as a possible area for an Incentive Zone Grant would involve perc-hole tests, at an approximate cost of \$600 each and an analysis of soil types for approximately \$750.

Dick Sears thought such an analysis would be helpful information for the town to have. Wayne Hileman concurred, saying any information gleaned would benefit the town in future decision-making about what, if anything, this area could support.

Bill Fairbairn said that Washington's 1962 Plan of Development had described the Old Town Garage site as a place for a possible sewage treatment plant. This would allow for greater building density within the village center. A question was raised whether the anti-sewer development policy had been removed from the latest Plan of Development. Chris Charles added that it might be helpful to involve the Health Director when analyzing this site.

Sue Werkhoven said the River Front Loop Committee had given their report on suggested uses for this site to the Selectmen.

The focus, Wayne Hileman said, was on answering this question: Is this site (parcel) a possibility for an incentive housing zone? He proposed the next Housing Commission meeting be devoted to a field rip

to the site. He will also invite people who have expertise in various aspects of site analysis.

Adjourned

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

The meeting adjourned at 6:25.

The next meeting, on Monday, September 8, will be a field trip to the Old Town Garage site.

Respectfully submitted,
Patte Doran