

June 12, 2006

Present: Liddy Adams, Don Brigham, Wayne Hileman, Jean Suddaby, Sue Werkhoven

Visitors: Dick Sears, First Selectman

Guests: None

Call to Order: Chairman Wayne Hileman called the meeting to order at 5:03 p.m.

The members thanked Sue Werkhoven for filling in as secretary for the May meeting.

The minutes of May 8 were accepted unanimously.

Inclusion of Items not on Agenda. Because Wayne Hileman will not be here on July 10, the members decided to move the meeting date to July 24.

Depot Study. Wayne Hileman reiterated the Housing Commission's current focus on the issue of senior citizen housing in general and its relationship to the Depot Study in particular. Jean Suddaby reported on the survey she is developing with Dick Sears. Having looked at surveys done in other towns, she and Dick also reviewed the section of the 2002 questionnaire dealing with senior housing. (See 2002 Final Report of the Housing Study Committee to the Board of Selectman.) Jean Suddaby also referenced the Summary of Recommendations on page 3 of this report. Don Brigham emphasized the report's finding that the community strongly supported the availability of moderately priced housing for people with roots in the community. For people in general, there was less support for such housing. Liddy Adams pointed out that there is a timing issue which makes assessment of senior citizen housing needs more difficult. Some seniors aren't ready to take advantage of units that become available while, at other times, there are those who need units when there are none available. Jean Suddaby distributed the survey draft to members to elicit their responses regarding additions and modifications. Wayne Hileman then asked members to take the draft home and fill it out, making notes of reactions and corrections. Suggestions can also be emailed to Dick Sears, who can easily integrate these into the online draft. Liddy Adams felt that the Housing Commission should let the Planning Commission know about the survey and its progress. Any data collected would be welcomed by the Planning Commission.

A discussion arose about the concept of high density housing. Currently, Zoning finds a lack of public support for such housing.

Don Brigham recommended that survey questions be worded in a way that made it clear the town wasn't in the building business. An example would be: Do you think it is important for the town to **encourage** the building of smaller units?

The Housing Fund. Wayne Hileman discussed possible ways to word an ordinance pertaining to the fund. To help with this, Dick Sears handed out Goshen's ordinance for its Land Acquisition Fund. Washington has set aside \$125000 in its budget for housing matters, but an ordinance is necessary for proper oversight of expenditures. Wayne Hileman will rework a draft of the proposed ordinance based on members' comments.

Current Affordable Housing. Wayne Hileman gave an update on whether the Washington Congregational Church would be deed restricting all, some, or none of the Ellsworth apartments. The congregation will be voting on this matter in the near future.

The Housing Commission will continue to explore whether other existing housing might qualify as affordable.

Dick Sears distributed a handout entitled "Affordable Worker Housing: A Key to Business Expansion in Connecticut". This article states that "Survey respondents in all income groups agreed that housing affordability was a significant problem in Connecticut."

The meeting adjourned at 6:30 pm.

The next scheduled meeting is July 24, 2006, at 5 p.m. in the Land Use Room, Town Hall.

Respectfully submitted,

Patte Doran